



**Board of County Commissioners**

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

**PUBLIC HEARING AGENDA**

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

**THIS AGENDA IS SUBJECT TO CHANGE**

**Tuesday**  
**October 26, 2021**  
**9:30 AM**

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. MOTION TO APPROVE AGENDA**

**4. AWARDS AND PRESENTATIONS**

**5. PUBLIC COMMENT**

**A. Citizen Communication**

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

**B. Elected Officials' Communication**

**6. CONSENT CALENDAR**

- A.** List of Expenditures Under the Dates of October 11-15, 2021
- B.** Minutes of the Commissioners' Proceedings from October 19, 2021
- C.** Resolution Approving Development Agreement between Adams County and Asphalt Specialties Inc. in the Amount of \$62,619.00 Received in Escrow by County for Public Improvements  
(File approved by ELT)
- D.** Resolution Approving Abatement Petitions and Authorizing the Refund of Taxes for Account Numbers R0105158, R0015267, and P0037897  
(File approved by ELT)

- E.** Resolution Approving the 2021 Disaster Management Plan  
(File approved by ELT)
- F.** Resolution Approving the Adams County Human Services Department  
Fiscal Year 2021-22 Chafee Program Plan  
(File approved by ELT)
- G.** Resolution Approving Right-of-Way Agreement between Adams County  
and Maria Luisa, Julieta Lozoya Morales and Carlos A. Rodriguez de la  
Rosa for Property Necessary for the Miscellaneous Concrete and ADA  
Ramps Project  
(File approved by ELT)
- H.** Resolution Approving Right-of-Way Agreement between Adams County  
and Khagendra Gurung and Nabina Gurung for Property Necessary for the  
York Street Roadway and Drainage Improvements Project from East 78th  
Avenue to East 88th Avenue  
(File approved by ELT)
- I.** Resolution Approving Right-of-Way Agreement between Adams County  
and Bernardo Sanchez and Raquel Chavez de Sanchez and Angel Bernard  
Sanchez for Property Necessary for the Pecos Street Roadway and  
Drainage Improvements Project from West 52nd Avenue to West 58th  
Avenue in the Amount of 4508.00 Dollars  
(File approved by ELT)
- J.** Resolution Approving Right-of-Way Agreement between Adams County  
and Michael W. Sunday and Dixie Sunday for Property Necessary for the  
York Street Roadway and Drainage Improvements Project from East 78th  
Avenue to East 88th Avenue in the Amount of 5200.00 Dollars  
(File approved by ELT)
- K.** Resolution Approving Right-of-Way Agreement between Adams County  
and Ira Eugene Putman and Mary Ann Putman for Property Necessary for  
the York Street Roadway and Drainage Improvements Project from East  
78th Avenue to East 88th Avenue in the Amount of 5200.00 Dollars  
(File approved by ELT)
- L.** Resolution Superseding and Replacing April 26, 2016 Resolution  
Regarding the Percentage for the Arts Program  
(File approved by ELT)
- M.** Resolution Superseding and Replacing April 26, 2016 Resolution  
Regarding Adams County Visual Arts Commission Establishing, Clarifying  
Purpose and Identifying Funding Sources; Establishing Mission, Role,  
Members and Funding Sources for the Adams County Visual Arts  
Commission  
(File approved by ELT)
- N.** Resolution Approving Right-of-Way Agreement between Adams County  
and Steve Lewis for Property Necessary for the Pecos Street Roadway and  
Drainage Improvements Project from West 52nd Avenue to West 58th  
Avenue in the Amount of 156,720.00 Dollars  
(File approved by ELT)
- O.** Resolution Adjusting the Values of Agricultural Land for Tax Year 2021 as  
Permitted by C.R.S. 39-8-102(1)  
(File approved by ELT)
- P.** Resolution Setting Forth the Final Decisions of the Adams County Board of  
Equalization for Tax Year 2021  
(File approved by ELT)

## 7. NEW BUSINESS



**A. COUNTY MANAGER**

1. Resolution Approving Adams County's Withdrawal from the Tri-County Health Department  
(File approved by ELT)
2. 2021 Commissioner Redistricting  
(File approved by ELT)

**B. COUNTY ATTORNEY**

1. Resolution Approving the Colorado Opioids Settlement Memorandum of Understanding, Subdivision Settlement Participation Forms, and Colorado Subdivision Escrow Agreement  
(File approved by ELT)

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

**9. LAND USE HEARINGS**

**A. Cases to be Heard**

1. RCU2020-00033 3220 W. 55th Place Rezone  
(File approved by ELT)
2. PLN2021-00009 Adams County Parks and Open Space Text Amendments  
(File approved by ELT)

**10. ADJOURNMENT**

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

From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 4:30 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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

New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM

Mellissa Sager submitted a new eComment.

Meeting: Board of County Commissioners on 2021-10-26 9:30 AM

Item: C. 21-804 Resolution Approving Development Agreement between Adams County and Asphalt Specialties Inc. in the Amount of \$62,619.00 Received in Escrow by County for Public Improvements (File approved by ELT)

eComment: Full written comment from Dr. John Douglas, Executive Director for TCHD, submitted by email to Clerk of the Board. Summary (1) Thanks to our past and present staff, partnering organizations, residents, and local elected officials. (2) Recognition of the County's consideration of best steps forward. (3) TCHD's position that a district health department has important advantages and can be accomplished through a new governance structure rather than a complete separation. (a) TCHD's size creates budgetary efficiencies and opportunities to employ staff with unique expertise, enhancing diversity of our programs and providing greater bandwidth for procuring competitive grants and contracts. (b) Already leveraging lessons learned and trust built during the pandemic and new partnerships are rapidly complementing those developed with our schools and hospitals in past years. (c) While some advantages can be rebuilt, loss of momentum and near-term opportunities to improve health are likely costs.

View and Analyze eComments

This email was sent from <https://granicusideas.com>.

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From: Mellissa Sager <msager@tchd.org>  
Sent: Monday, October 25, 2021 4:37 PM  
To: Erica Hannah  
Subject: Public Comment from TCHD on Resolution Approving Adams County Withdrawal from TCHD  
Attachments: Public Comment on Resolution Approving Adams County Withdrawal from TCHD\_FINAL.pdf

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

I submitted a written comment summary on behalf of TCHD. Attached is our full written comment

Comment Summary Submitted: Full written comment from Dr. John Douglas, Executive Director for TCHD, submitted by email to Clerk of the Board. Summary (1) Thanks to our past and present staff, partnering organizations, residents, and local elected officials. (2) Recognition of the County's consideration of best steps forward. (3) TCHD's position that a district health department has important advantages and can be accomplished through a new governance structure rather than a complete separation. (a) TCHD's size creates budgetary efficiencies and opportunities to employ staff with unique expertise, enhancing diversity of our programs and providing greater bandwidth for procuring competitive grants and contracts. (b) Already leveraging lessons learned and trust built during the pandemic and new partnerships are rapidly complementing those developed with our schools and hospitals in past years. (c) While some advantages can be rebuilt, loss of momentum and near-term opportunities to improve health are likely costs.

Please let me know if you have any questions or need any additional information.

Thank you

-Mellissa

Mellissa Sager, J.D.  
Policy and Public Affairs Officer  
Tri-County Health Department  
6162 S Willow Drive, Suite 100  
Greenwood Village, CO 80111  
Office: 720-200-1605  
Cell: 720-309-3153  
Email: msager@tchd.org



October 25, 2021

Re: Public Comment from Dr. John Douglas, MD, Executive Director for the Tri-County Health Department, to Adams County Board of County Commissioners, regarding Resolution Approving Adams County's Withdrawal from Tri-County Health Department

Good morning,

As the Executive Director for the Tri-County Health Department (TCHD), I am reaching out to provide a few remarks regarding the consideration of a resolution to withdraw Adams County from their current district public health agency, TCHD.

First, I would like to offer thanks to our past and present staff, partnering organizations, residents, and local elected officials over the past 73 years--since Adams County joined with Arapahoe and Jefferson Counties to create TCHD in 1948--for being part of such an important and effective regional public health collaboration. This is an effort that has been recognized by the National Association of City and County Health Officials (NACCHO) with one of their highest honors—Model Practice Awards—25 times over 18 consecutive years, what we think is the longest such “streak” of any health department in the country. We are proud that the most recent of these Awards involved our Healthy Farmer's Market program in Adams County. Our example has also inspired a regional collaboration of health departments in the Metro area—the Metro Denver Partnership for Health, also recognized by NACCHO. This national and regional recognition highlights not only the depth and breadth of expertise among the staff at TCHD, but also their dedication and innovation in pursuit of healthier communities.

Second, realizing that the Board of County Commissioners has spent much time considering how best to provide public health services within the County, including your support of a third-party assessment of public health services by the Otowi consultants, I wanted to be sure that you understand our agency's perspective as you make this difficult decision. In sharing these thoughts, I am speaking for both our organization as well as our staff.

We know that the past few years have presented many challenges for the governance of a three-county health department, most recently resulting in the decision by Douglas to withdraw. However, we think maintaining a district health department collaboration has some important advantages and can be accomplished through a new governance structure rather than a complete separation.

- As you know, the size of our organization has created not only budgetary efficiencies but staff expertise unique for a local health department in Colorado. Unique expertise at TCHD include an on-staff medical epidemiologist, a public health attorney, an air quality specialist and occupational health specialist, health data and geographic information system (GIS) experts, nurse home visitors, and many others.

- Not only does such expertise enhance strength and diversity of our programs, it also provides greater bandwidth for procuring additional resources through competitive grants and contracts. This is one of the reasons that for every one dollar our counties contribute to our budget, we have been able to leverage four dollars of additional resources. Recent examples include the Love My Air - Air Quality Monitoring Program, a state grant to support better uptake of the Child Tax Credit, and a federal grant to support plans to more comprehensively address Alzheimers Disease.
- Although the COVID-19 pandemic is unfortunately not over, we are already leveraging lessons learned and trust built from the difficult experiences we have navigated together over the last 19 months. One of the most important lessons has been the critical importance of partnerships—particularly with community-based organizations. Partnerships forged between TCHD and community partners during COVID are rapidly complementing those developed with our schools and hospitals in past years and, similar to our work with schools and hospitals, will provide important opportunities to improve health across the County.
- While some of these advantages—such as expertise and partnerships--can certainly be rebuilt over time, loss of momentum and near-term opportunities to improve health outcomes of our residents are likely costs of this approach.

We think building on these advantages by maintaining a multi-county health department can create an even stronger public health system for the whole county and for our cities where most residents live, and maybe especially for Aurora which shares both Adams and Arapahoe counties. A stronger system like this can continue leveraging the efficiencies and expertise of what would remain the largest local public health department in Colorado, while still allowing for the much-needed tailoring of services and budgets most suitable for each county, as well as creation of new frameworks such as one to address social determinants of health in all sectors of the county and county departments. This approach would avoid a transition that could negatively impact services for our residents, particularly those that are the most vulnerable, and would certainly have fewer negative impacts on our staff.

Third and finally, regardless of your decision, I want to be clear that TCHD is committed to working with both counties to assure as seamless a transition as possible to whatever new future structure is developed. We say this because we believe in the value that public health plays in the lives of our residents. And, as for my remarks in general, in articulating this commitment, I am channeling the dedicated staff of TCHD who will remain as mission-driven as they and their predecessors have been for 73 years.

Thank you,

John M. Douglas, Jr., MD  
Executive Director  
Tri-County Health Department

From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 4:27 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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

New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM

Monica Haggstrom submitted a new eComment.

Meeting: Board of County Commissioners on 2021-10-26 9:30 AM

Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)

eComment: Leave TCHD as soon as possible. We need more local control over the health  
department and the health department has no role in controlling the people of Adams county.

The people that serve on health boards need to be held accountable by the people they serve.

Serve, being the operative word as they should never have the power to rule over us.

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From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 4:22 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM

DEBORAH FIELDS submitted a new eComment.

Meeting: Board of County Commissioners on 2021-10-26 9:30 AM

Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)

eComment: The life TCHD is creating for our children is going to leave permanent damage if  
they are not stopped. Masks might well be the least of it.

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From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 4:23 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM

Paolina Romano submitted a new eComment.

Meeting: Board of County Commissioners on 2021-10-26 9:30 AM

Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)

eComment: I support the separation of Adams County from Tri County Health Department. It has become abundantly clear that the people on the board no longer care about the people they oversee and blindly follow those above them. Douglas County saw what was really going on and made the best decision for their constituents, as you should. We in Adams know what is best for us and our people, not the board of health. We live here and are the ones who are privy to our wants and needs. Furthermore, I think the people should be involved when it comes to those who are appointed. We need more diversity to help uphold our democracy. Thank you.

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From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 4:04 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM  
Faron-Hill Jill submitted a new eComment.  
Meeting: Board of County Commissioners on 2021-10-26 9:30 AM  
Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)  
eComment: opt out of TCHD!!  
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From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 3:59 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM

Me Ho submitted a new eComment.

Meeting: Board of County Commissioners on 2021-10-26 9:30 AM

Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)

eComment: But I only support this if the Commissioners actually listen to their constituents and  
get a well-rounded politically diverse board to manage ADCO Health going forward and give the  
constituents a say in who ends up on the board. It's truly clear that TCHD is NOT following the  
science with regards to masking our children and honestly, it's hurting them psychologically.

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From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 3:54 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM  
Erica Lopez submitted a new eComment.  
Meeting: Board of County Commissioners on 2021-10-26 9:30 AM  
Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)  
eComment: Please push to leave TCHD as soon as possible. In the mean time unmask our  
children! You do not get the choice to decide what is best for my children! Dr. Douglas has said  
that he should have listened to those of us who came to him in droves, he didn't and it cost him  
more than his job and the jobs of so many others! I hope you listen to us and don't fall in to the  
same missteps that Dr. Douglas did. You must also let the people of Adams County have a say  
in who is elected to the new Adams County Health Department! We can not have the same poor  
mismanaged representation we have had from Mullica, Reyes and Schiliz! Take a stand against  
the tyrants you put in to these positions!!  
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From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 3:48 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM

Kristie Sanchez submitted a new eComment.

Meeting: Board of County Commissioners on 2021-10-26 9:30 AM

Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)

eComment: It is in the best interest of Adams County to pull out of TCHD. TCHD is not using  
correct/sound information to base their ridiculous mandates on. Our children and their families  
deserve to make decisions themselves. I also strongly feel that the public has the right to choose  
those who are appointed to the new board of health so that the people are represented...not  
those who get big pay offs for the corrupt agenda.

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From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 3:42 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM

Nicole Brauchler submitted a new eComment.

Meeting: Board of County Commissioners on 2021-10-26 9:30 AM

Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)

eComment: I am in complete support of leaving TCHD. This needs to happen sooner than later.  
However, it is absolutely necessary to involve voter input as to who is placed in this role going  
forward.

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From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 3:37 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM

Maryjane Myrsiades submitted a new eComment.

Meeting: Board of County Commissioners on 2021-10-26 9:30 AM

Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)

eComment: As a member of Adams County, I demand that the public has input as to who is  
appointed to the new board of health. I look forward to hearing your plans to include the public in  
the decision making process.

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From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 3:34 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM

Joelle Pearson submitted a new eComment.

Meeting: Board of County Commissioners on 2021-10-26 9:30 AM

Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)

eComment: Tri-County HD is a 73yo accredited, nationally renowned, award-winning health department. Everyone gets more for less when resources are pooled, as they have been. The 400 employees worked tirelessly since March 2020 to keep their jurisdictions safe during a worldwide pandemic. Health Departments are not supposed to be political. Moves to dismantle by these counties are entirely political. A bragging right for the County Commissioners, who I wouldn't be surprised to see use this move to advance their political careers. To reinvent the wheel is a gross mismanagement of funds. County Commissioners serve a 2-4 year term, but have the power to leave much destruction in their wake. All this over some Douglas County constituents not wanting to wear masks anymore. The worldwide pandemic is not over. Does anyone appreciate the fact that Tri-County has served to protect over 1.2 million people, giving their best, and now their reward will be assisting to dismantle their careers at TCHD?

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From: noreply@granicusideas.com  
Sent: Monday, October 25, 2021 3:29 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM  
matt southard submitted a new eComment.

Meeting: Board of County Commissioners on 2021-10-26 9:30 AM

Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)

eComment: Please leave TCHD. I fully support leaving TCHD. TCHD/Dr. Douglas has said in the  
Denver post that this pandemic has been too hard to manage and feels that the situation is too  
stressful for him and his team. In addition, Eva has stated in Westword in April that she has been  
wanting out of TCHD for years. They have miss managed the pandemic by - more or less -  
guessing how to get us out of this mess. Now they have but the burdened of the pandemic on  
our children by making them wear mask in school. Bring the control back to Adams county where  
you can be more flexible and act according to your people. I support leaving TCHD 100%  
View and Analyze eComments

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From: noreply@granicusideas.com  
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To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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

New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM  
Chaslyn Williams submitted a new eComment.  
Meeting: Board of County Commissioners on 2021-10-26 9:30 AM  
Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)  
eComment: Withdrawal from TCHD and immediately afterwards, unmask our children.  
View and Analyze eComments

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From: noreply@granicusideas.com  
Sent: Sunday, October 24, 2021 10:23 PM  
To: Erica Hannah  
Subject: New eComment for Board of County Commissioners on 2021-10-26 9:30 AM

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

New eComment for Board of County  
Commissioners on 2021-10-26 9:30 AM

Chris Fellure submitted a new eComment.

Meeting: Board of County Commissioners on 2021-10-26 9:30 AM

Item: 1. 21-872 Resolution Approving Adams County's Withdrawal from the Tri-County Health  
Department (File approved by ELT)

eComment: This is a terrible idea that would result in an egregious misuse of funds. Bowing to political pressure and backing out of a functioning system just to spend more money attempting to recreate the same system to potentially provide a more politically favorable outcome by ignoring professional opinions is insane. By the time the new system is functional the original reason used to justify it may no longer be relevant, and any politicians still in office who voted for it will then be held responsible for the cost of creating a functionally obsolete pariah.

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

<b>Fund Number</b>	<b>Fund Description</b>	<b>Amount</b>
1	General Fund	1,136,620.40
4	Capital Facilities Fund	102,073.94
6	Equipment Service Fund	152,860.25
13	Road & Bridge Fund	177,677.77
19	Insurance Fund	458,037.26
25	Waste Management Fund	15,855.00
27	Open Space Projects Fund	3,592.20
30	Community Dev Block Grant Fund	30,661.75
31	Head Start Fund	23,666.40
34	Comm Services Blk Grant Fund	8,615.74
35	Workforce & Business Center	3,720.24
43	Colorado Air & Space Port	34,428.47
50	FLATROCK Facility Fund	832.78
		<u>2,148,642.20</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>
00008125	378404	CARUSO JAMES LOUIS	10/13/2021	6,100.00
00008126	37193	CINA & CINA FORENSIC CONSULTIN	10/13/2021	24,000.00
00008130	1016895	G4S SECURE SOLUTIONS USA INC	10/13/2021	22,684.68
00008132	77305	ROSTIE SANDRA	10/13/2021	2,600.00
00008143	1016895	G4S SECURE SOLUTIONS USA INC	10/14/2021	26,129.07
00008144	1178350	GUZMANS PARTY RENTALS	10/14/2021	1,900.00
00008145	1090064	NICHEVISION FORENSICS LLC	10/14/2021	18,000.00
00008151	934096	WOOD EIS INC	10/14/2021	294.15
00763932	410759	ABC LEGAL SERVICES	10/14/2021	19.00
00763934	42779	ADAMS COUNTY COMMUNICATION CEN	10/14/2021	404,849.59
00763935	41866	ADT SECURITY SERVICES	10/14/2021	394.00
00763936	671987	ADVANTAGE HOOD WORKS LLC	10/14/2021	1,980.00
00763938	228213	ARAMARK REFRESHMENT SERVICES	10/14/2021	60.00
00763939	322973	ARMORED KNIGHTS INC	10/14/2021	1,781.95
00763942	140646	AZTEC SOFTWARE LLC	10/14/2021	6,174.00
00763944	13160	BRIGHTON CITY OF (WATER)	10/14/2021	21,377.98
00763945	13160	BRIGHTON CITY OF (WATER)	10/14/2021	9,482.05
00763946	13160	BRIGHTON CITY OF (WATER)	10/14/2021	208.60
00763947	37266	CENTURY LINK	10/14/2021	85.00
00763953	327914	CESCO LINGUISTIC SERVICE INC	10/14/2021	3,796.00
00763954	90207	CHARM TEX	10/14/2021	80.64
00763959	1226046	CHRISTENSEN MELANIE	10/14/2021	736.24
00763961	1227316	CLEMENTI LOU	10/14/2021	50.00
00763962	1190499	COLLIERS ENGINEERING & DESIGN	10/14/2021	18,667.50
00763964	2157	COLO OCCUPATIONAL MEDICINE PHY	10/14/2021	2,472.00
00763965	2157	COLO OCCUPATIONAL MEDICINE PHY	10/14/2021	260.00
00763967	252174	COLORADO COMMUNITY MEDIA	10/14/2021	128.48
00763968	612089	COMMERCIAL CLEANING SYSTEMS	10/14/2021	3,710.00
00763969	255001	COPYCO QUALITY PRINTING INC	10/14/2021	3,090.00
00763970	13565	CORE ELECTRIC COOPERATIVE	10/14/2021	40.18
00763971	42984	CORECIVIC INC	10/14/2021	10,884.40
00763972	1189578	COVETRUS PHARMACY SERVICES LLC	10/14/2021	202.92
00763973	812980	DATAGUIDE	10/14/2021	1,481.69
00763974	1179041	DENCO FENCE COMPANY	10/14/2021	20,300.00
00763977	700466	DIRECT EDGE DENVER LLC	10/14/2021	2,160.76
00763978	491318	EAGLE ROCKS DISTRIBUTING	10/14/2021	1,695.06

## 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>
00763980	370160	EIDE BAILLY LLP	10/14/2021	75,709.22
00763981	35867	ELDORADO ARTESIAN SPRINGS INC	10/14/2021	75.88
00763982	810281	ELLIOTT LEGAL INVESTIGATIONS	10/14/2021	19.00
00763983	13136	EMPLOYERS COUNCIL SERVICES INC	10/14/2021	99.00
00763986	47723	FEDEX	10/14/2021	364.68
00763988	197938	FIRST CALL OF COLO	10/14/2021	4,960.00
00763989	339325	FLEXENTIAL PROFESSIONAL SERVIC	10/14/2021	1,850.01
00763993	289637	GENERAL NETWORKS	10/14/2021	4,500.00
00763998	14991	HELTON & WILLIAMSEN PC	10/14/2021	170.00
00763999	1227725	HERRICK DOUGLAS V	10/14/2021	19.00
00764000	854591	HEWLETT PACKARD ENTERPRISE COM	10/14/2021	15,211.44
00764001	10864	HILLYARD - DENVER	10/14/2021	5,980.93
00764004	494097	HP INC	10/14/2021	14,498.60
00764005	5814	I70 SCOUT THE	10/14/2021	832.00
00764006	79260	IDEXX DISTRIBUTION INC	10/14/2021	530.27
00764007	382539	iHEART MEDIA	10/14/2021	7,510.00
00764009	32276	INSIGHT PUBLIC SECTOR	10/14/2021	13,901.72
00764012	746356	J. BROWER PSYCHOLOGICAL SERVIC	10/14/2021	3,375.00
00764015	13593	KAISER PERMANENTE	10/14/2021	10,307.55
00764017	1020086	LABORATORY CORPORATION OF AMER	10/14/2021	8,854.50
00764018	40843	LANGUAGE LINE SERVICES	10/14/2021	1,425.98
00764019	36861	LEXIS NEXIS MATTHEW BENDER	10/14/2021	187.36
00764020	189723	MAPLETON EDUCATION FOUNDATION	10/14/2021	3,000.00
00764021	1227729	MCNEILPAPPAS PC	10/14/2021	19.00
00764022	871154	MEI TOTAL ELEVATOR SOLUTIONS	10/14/2021	1,641.00
00764023	1007328	MENDOZA VICTORIA E	10/14/2021	3,770.00
00764025	357044	MILE HIGH FLEA MARKET	10/14/2021	422.50
00764026	418857	MILLER COHEN PETERSON YOUNG	10/14/2021	19.00
00764027	342200	MOORE LAW GROUP, APC	10/14/2021	19.00
00764029	13591	MWI ANIMAL HEALTH	10/14/2021	2,812.53
00764030	430881	NEON RAIN INTERACTIVE LLC	10/14/2021	716.95
00764031	381475	NGUYEN NGON V	10/14/2021	147.00
00764032	16428	NICOLETTI-FLATER ASSOCIATES	10/14/2021	548.00
00764033	13422	NORTHGLENN AMBULANCE	10/14/2021	200.00
00764034	282112	ORACLE AMERICA INC	10/14/2021	45,849.06
00764035	192059	POINT SPORTS/ERGOMED	10/14/2021	360.00

## 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>
00764036	48924	PRO TECH COMPUTER SYSTEMS INC	10/14/2021	122,568.50
00764038	8681	RIVERDALE RESTAURANT	10/14/2021	3,360.00
00764041	51032	ROTARY CLUB OF NORTHGLENN THOR	10/14/2021	275.00
00764044	752307	RUNBECK ELECTION SERVICES INC	10/14/2021	11,533.24
00764045	1227727	SAENZ MACIAS MARIA	10/14/2021	19.00
00764046	23946	SAFEGUARD BUSINESS SYSTEMS	10/14/2021	568.84
00764048	574170	SCHULTZ PUBLIC AFFAIRS LLC	10/14/2021	5,416.67
00764049	1018893	SEWALD HANFLING PUBLIC AFFAIRS	10/14/2021	4,285.71
00764050	13538	SHRED-IT	10/14/2021	48.00
00764051	1184412	SNI COMPANIES	10/14/2021	1,919.20
00764052	13932	SOUTH ADAMS WATER & SANITATION	10/14/2021	1,539.34
00764053	51001	SOUTHLAND MEDICAL LLC	10/14/2021	1,942.18
00764054	928073	SQUEEGEE SQUAD	10/14/2021	4,718.70
00764057	1186984	STIVERS STAFFING SERVICES LLC	10/14/2021	24,562.08
00764058	13949	STRASBURG SANITATION	10/14/2021	1,427.40
00764060	599714	SUMMIT FOOD SERVICE LLC	10/14/2021	44,764.32
00764061	102754	SUMMIT PATHOLOGY	10/14/2021	1,496.10
00764064	498722	THERMAL & MOISTURE PROTECTION	10/14/2021	1,050.00
00764066	1076372	TIMBER LINE ELECTRIC AND CONTR	10/14/2021	731.80
00764067	666214	TYGRET DEBRA R	10/14/2021	110.00
00764069	240959	UNITED HEALTHCARE	10/14/2021	31,950.00
00764072	51179	UNITED PARCEL SERVICE INC	10/14/2021	342.52
00764073	1007	UNITED POWER (UNION REA)	10/14/2021	68.07
00764074	1007	UNITED POWER (UNION REA)	10/14/2021	134.96
00764075	46792	UNITEDHEALTHCARE INSURANCE COM	10/14/2021	4,500.00
00764077	28617	VERIZON WIRELESS	10/14/2021	3,251.65
00764079	1211342	VERSATILE ENVIRONMENTAL LLC	10/14/2021	375.00
00764080	956168	WERNER W ELIZABETH	10/14/2021	163.24
00764082	13822	XCEL ENERGY	10/14/2021	55.66
00764083	13822	XCEL ENERGY	10/14/2021	4,701.56
00764084	13822	XCEL ENERGY	10/14/2021	6,683.53
00764085	13822	XCEL ENERGY	10/14/2021	1,007.48
00764086	13822	XCEL ENERGY	10/14/2021	478.87
00764087	13822	XCEL ENERGY	10/14/2021	72.50
00764088	13822	XCEL ENERGY	10/14/2021	103.63
00764089	13822	XCEL ENERGY	10/14/2021	59.80

## Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00764090	13822	XCEL ENERGY	10/14/2021	118.25
00764091	13822	XCEL ENERGY	10/14/2021	2,294.47
00764092	13822	XCEL ENERGY	10/14/2021	56.60
00764093	13822	XCEL ENERGY	10/14/2021	49.84
00764094	13822	XCEL ENERGY	10/14/2021	34.57
<b>Fund Total</b>				<b>1,136,620.40</b>

## Net Warrants by Fund Detail

4Capital Facilities Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00008142	979090	E CUBE INC	10/14/2021	2,443.72
00008150	737980	WOLD ARCHITECTS AND ENGINEERS	10/14/2021	11,401.48
00764042	248870	ROTH SHEPPARD ARCHITECTS	10/14/2021	88,228.74
			<b>Fund Total</b>	<b>102,073.94</b>



Net Warrants by Fund Detail

6      Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00763985	346750	FACTORY MOTOR PARTS	10/14/2021	8,615.40
00764003	4170	HONNEN EQUIPMENT	10/14/2021	5,280.69
00764008	682207	INSIGHT AUTO GLASS LLC	10/14/2021	289.24
00764014	27626	JOHN ELWAY CHEVROLET	10/14/2021	116,268.75
00764047	16237	SAM HILL OIL INC	10/14/2021	20,899.73
00764063	790907	THE GOODYEAR TIRE AND RUBBER C	10/14/2021	1,506.44
			<b>Fund Total</b>	<b>152,860.25</b>

## Net Warrants by Fund Detail

**13****Road & Bridge Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00008129	26746	FELSBURG HOLT & ULLEVIG	10/13/2021	14,977.50
00763930	1225309	6201 N BROADWAY LLC	10/14/2021	12,760.00
00763937	411865	ALFRED BENESCH & CO	10/14/2021	19,751.90
00763941	296523	AYRES ASSOCIATES INC	10/14/2021	5,334.86
00763943	49497	BFI TOWER ROAD LANDFILL	10/14/2021	1,258.25
00763976	237568	DESIGN WORKSHOP	10/14/2021	11,991.00
00763990	1087645	FROST CONTROL SYSTEMS INC	10/14/2021	37,400.00
00763991	1226741	GALLAGHER LAUREN V	10/14/2021	480.00
00763992	1226733	GALLEGOS ARTHUR L	10/14/2021	455.00
00763995	1226747	GONZALEZ MURILLO IRIMEO	10/14/2021	750.00
00763996	1226738	GORHAM DENNIS	10/14/2021	200.00
00764013	506641	JK TRANSPORTS INC	10/14/2021	9,920.00
00764028	1226732	MORENO CLEPER HOMAR	10/14/2021	965.00
00764037	1226730	RINKOR WILLIAM J	10/14/2021	200.00
00764039	1226704	ROBERTS THOMAS	10/14/2021	200.00
00764040	147080	ROCKSOL CONSULTING GROUP INC	10/14/2021	56,959.26
00764043	38643	ROTHWEILER GROUP INC	10/14/2021	3,875.00
00764081	1226706	WHELAN DANIEL L	10/14/2021	200.00
<b>Fund Total</b>				<b>177,677.77</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>
00008128	423439	DELTA DENTAL OF COLO	10/13/2021	102,036.35
00763931	838333	A DEZIGN	10/14/2021	357.40
00763966	13297	COLO STATE TREASURER	10/14/2021	48,108.87
00763987	947425	FIRST AMERICAN ADMINISTRATORS	10/14/2021	15,424.05
00764016	13593	KAISER PERMANENTE	10/14/2021	80,241.67
00764068	3333	U S POSTMASTER	10/14/2021	5,268.90
00764070	37507	UNITED HEALTHCARE	10/14/2021	5,601.08
00764071	240959	UNITED HEALTHCARE	10/14/2021	156,293.75
00764076	46792	UNITEDHEALTHCARE INSURANCE COM	10/14/2021	44,705.19
			<b>Fund Total</b>	<b>458,037.26</b>

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

25

Waste Management Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00008146	433702	QUANTUM WATER & ENVIRONMENT	10/14/2021	15,855.00
<b>Fund Total</b>				<b>15,855.00</b>

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

27

**Open Space Projects Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00764059	266133	STREAM LANDSCAPE ARCHITECTURE	10/14/2021	3,592.20
<b>Fund Total</b>				<b>3,592.20</b>

## Net Warrants by Fund Detail

30Community Dev Block Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00008131	907138	ROOT POLICY RESEARCH INC	10/13/2021	1,258.75
00008147	1128110	SPORT CLIPS CO140	10/14/2021	7,303.00
00008148	1131183	STYRIA BAKERY II LLC	10/14/2021	7,490.00
00008149	29064	TIERRA ROJO CORPORATION	10/14/2021	14,610.00
<b>Fund Total</b>				<b>30,661.75</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>
00763948	37266	CENTURY LINK	10/14/2021	407.08
00763949	37266	CENTURY LINK	10/14/2021	144.12
00763950	37266	CENTURY LINK	10/14/2021	448.41
00763951	37266	CENTURY LINK	10/14/2021	115.48
00763952	152461	CENTURYLINK	10/14/2021	11.86
00763955	166025	CHILDRENS HOSPITAL	10/14/2021	579.38
00763956	166025	CHILDRENS HOSPITAL	10/14/2021	231.75
00763957	166025	CHILDRENS HOSPITAL	10/14/2021	75.00
00763958	166025	CHILDRENS HOSPITAL	10/14/2021	412.50
00763960	327250	CINTAS CORPORATION NO 2	10/14/2021	337.84
00763963	5078	COLO DEPT OF HUMAN SERVICES	10/14/2021	35.00
00763975	45567	DENVER CHILDREN'S ADVOCACY CTR	10/14/2021	11,418.80
00763994	971545	GENESIS FLOOR CARE OF COLORADO	10/14/2021	8,272.38
00764010	32276	INSIGHT PUBLIC SECTOR	10/14/2021	581.00
00764024	1090294	MIGHTY LITTLE VOICES SPEECH TH	10/14/2021	500.00
00764062	13770	SYSCO DENVER	10/14/2021	95.80
<b>Fund Total</b>				<b>23,666.40</b>

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

34

**Comm Services Blk Grant Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00763933	30283	ACCESS HOUSING OF ADAMS COUNTY	10/14/2021	5,944.72
00763979	190240	ECPAC	10/14/2021	244.68
00763997	44825	GROWING HOME INC	10/14/2021	2,426.34
<b>Fund Total</b>				<b>8,615.74</b>



Net Warrants by Fund Detail

35

Workforce & Business Center

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00763984	5686	EXPRESS SERVICES INC	10/14/2021	1,648.98
00764011	32276	INSIGHT PUBLIC SECTOR	10/14/2021	1,570.96
00764078	8076	VERIZON WIRELESS	10/14/2021	500.30
<b>Fund Total</b>				<b>3,720.24</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>
00008127	709816	CITY SERVICEVALCON LLC	10/13/2021	32,137.92
00763940	80118	AT&T CORP	10/14/2021	109.65
00764055	33604	STATE OF COLORADO	10/14/2021	2,168.00
00764056	33604	STATE OF COLORADO	10/14/2021	12.90
<b>Fund Total</b>				<b>34,428.47</b>

Net Warrants by Fund Detail

50

FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00764002	10864	HILLYARD - DENVER	10/14/2021	457.78
00764065	498722	THERMAL & MOISTURE PROTECTION	10/14/2021	375.00
<b>Fund Total</b>				<b>832.78</b>

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

**Grand Total**      2,148,642.20

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

<u>2051</u>	<u>ANS - Admin &amp; Customer Care</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Animal Control/Shelter CLEMENTI LOU	00001	1004983	402717	10/12/2021	50.00
					Account Total	50.00
	Operating Supplies ARAMARK REFRESHMENT SERVICES	00001	1004893	402500	10/8/2021	60.00
					Account Total	60.00
					Department Total	110.00

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

<u>1011</u>	<u>Board of County Commissioners</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Special Events					
	MAPLETON EDUCATION FOUNDATION	00001	1004892	402495	10/8/2021	3,000.00
	RIVERDALE RESTAURANT	00001	1004896	402504	10/8/2021	3,360.00
					Account Total	<u>6,360.00</u>
					Department Total	<u><u>6,360.00</u></u>

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

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	E CUBE INC	00004	1005188	402949	10/14/2021	2,443.72
	ROTH SHEPPARD ARCHITECTS	00004	1005174	402945	10/14/2021	88,228.74
	WOLD ARCHITECTS AND ENGINEERS	00004	1005197	402949	10/14/2021	561.10
	WOLD ARCHITECTS AND ENGINEERS	00004	1005198	402949	10/14/2021	9,889.49
	WOLD ARCHITECTS AND ENGINEERS	00004	1005199	402949	10/14/2021	950.89
					Account Total	<u>102,073.94</u>
					Department Total	<u><u>102,073.94</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>
	Telephone					
	AT&T CORP	00043	1004984	402715	10/12/2021	95.07
					Account Total	95.07
					Department Total	95.07



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

<u>4308</u>	<u>CASPATCT</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	AT&T CORP	00043	1004984	402715	10/12/2021	<u>7.29</u>
					Account Total	<u>7.29</u>
					Department Total	<u><u>7.29</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>
	Misc Revenues					
	STATE OF COLORADO	00043	1005016	402809	10/13/2021	.40-
	STATE OF COLORADO	00043	1005014	402809	10/13/2021	71.00-
					Account Total	71.40-
					Department Total	71.40-

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

<u>4304</u>	<u>CASP Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	AT&T CORP	00043	1004984	402715	10/12/2021	<u>7.29</u>
					Account Total	<u>7.29</u>
					Department Total	<u><u>7.29</u></u>

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

<u>941018</u>	<u>CDBG 2018/2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Inst.-Pgm. Cst					
	SPORT CLIPS CO140	00030	1005027	402814	10/13/2021	7,303.00
	STYRIA BAKERY II LLC	00030	1004901	402523	10/8/2021	3,745.00
	STYRIA BAKERY II LLC	00030	1004910	402537	10/8/2021	3,745.00
					Account Total	14,793.00
	Grants to Other Institutions					
	TIERRA ROJO CORPORATION	00030	1004533	402001	10/1/2021	14,610.00
					Account Total	14,610.00
					Department Total	29,403.00

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

<u>1022</u>	<u>CLK Elections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Legal Notices					
	COLORADO COMMUNITY MEDIA	00001	1004903	402528	10/8/2021	128.48
	I70 SCOUT THE	00001	1004905	402528	10/8/2021	832.00
					Account Total	960.48
	Membership Dues					
	ROTARY CLUB OF NORTHGLENN THOR	00001	1004906	402528	10/8/2021	275.00
					Account Total	275.00
	Operating Supplies					
	CESCO LINGUISTIC SERVICE INC	00001	1004902	402528	10/8/2021	3,796.00
	RUNBECK ELECTION SERVICES INC	00001	1004907	402528	10/8/2021	11,533.24
					Account Total	15,329.24
					Department Total	16,564.72

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

<u>1023</u>	<u>CLK Motor Vehicle</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Destruction of Records					
	SHRED-IT	00001	1004989	402796	10/13/2021	48.00
					Account Total	48.00
					Department Total	48.00

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

<u>1021</u>	<u>CLK Recording</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	1004988	402796	10/13/2021	3,090.00
	DATAGUIDE	00001	1004904	402528	10/8/2021	1,481.69
					Account Total	4,571.69
					Department Total	4,571.69

**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>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00043	1005016	402809	10/13/2021	13.30
	STATE OF COLORADO	00043	1005014	402809	10/13/2021	2,239.00
					Account Total	2,252.30
	Received not Vouchered Clrg					
	CITY SERVICEVALCON LLC	00043	1005008	402805	10/13/2021	32,137.92
					Account Total	32,137.92
					Department Total	34,390.22



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

<u>30</u>	<u>Community Dev Block Grant Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg ROOT POLICY RESEARCH INC	00030	1004998	402805	10/13/2021	1,258.75
					Account Total	1,258.75
					Department Total	1,258.75

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

<u>9264</u>	<u>Community Recovery</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Janitorial Services					
	COMMERCIAL CLEANING SYSTEMS	00001	1004878	402372	10/7/2021	<u>3,710.00</u>
					Account Total	<u>3,710.00</u>
					Department Total	<u><u>3,710.00</u></u>

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

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	CARUSO JAMES LOUIS	00001	1004909	402535	10/8/2021	6,100.00
	CINA & CINA FORENSIC CONSULTIN	00001	1004919	402599	10/11/2021	24,000.00
					Account Total	30,100.00
	Operating Supplies					
	ELDORADO ARTESIAN SPRINGS INC	00001	1005020	402812	10/13/2021	.43
	ELDORADO ARTESIAN SPRINGS INC	00001	1005021	402812	10/13/2021	11.00
	ELDORADO ARTESIAN SPRINGS INC	00001	1005022	402812	10/13/2021	41.95
	ELDORADO ARTESIAN SPRINGS INC	00001	1005023	402812	10/13/2021	22.50
	SOUTHLAND MEDICAL LLC	00001	1005025	402812	10/13/2021	1,624.59
	SOUTHLAND MEDICAL LLC	00001	1005026	402812	10/13/2021	317.59
					Account Total	2,018.06
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	1005035	402812	10/13/2021	260.00
	FEDEX	00001	1005039	402812	10/13/2021	130.45
	FEDEX	00001	1005028	402812	10/13/2021	177.03
	FEDEX	00001	1005029	402812	10/13/2021	26.19
	FIRST CALL OF COLO	00001	1005031	402812	10/13/2021	4,960.00
	LABORATORY CORPORATION OF AMER	00001	1005038	402812	10/13/2021	8,854.50
	LANGUAGE LINE SERVICES	00001	1005032	402812	10/13/2021	39.36
	LEXIS NEXIS MATTHEW BENDER	00001	1005030	402812	10/13/2021	187.36
	SUMMIT PATHOLOGY	00001	1005024	402812	10/13/2021	1,496.10
	UNITED PARCEL SERVICE INC	00001	1005033	402812	10/13/2021	265.66
	UNITED PARCEL SERVICE INC	00001	1005034	402812	10/13/2021	76.86
					Account Total	16,473.51
					Department Total	48,591.57

**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>
	Postage & Freight					
	SAFEGUARD BUSINESS SYSTEMS	00001	1004885	402486	10/8/2021	34.67
					Account Total	34.67
	Printing External					
	SAFEGUARD BUSINESS SYSTEMS	00001	1004885	402486	10/8/2021	534.17
					Account Total	534.17
					Department Total	568.84

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

<u>951016</u>	<u>CSBG</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	ACCESS HOUSING OF ADAMS COUNTY	00034	1004496	401906	9/30/2021	5,944.72
	ECPAC	00034	1004497	401906	9/30/2021	244.68
	GROWING HOME INC	00034	1004498	401906	9/30/2021	2,426.34
					Account Total	<u>8,615.74</u>
					Department Total	<u><u>8,615.74</u></u>

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

<u>2041</u>	<u>Emerg Mgmt - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv WOOD EIS INC	00001	1005037	402815	10/13/2021	294.15
					Account Total	294.15
					Department Total	294.15

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

<u>6</u>	<u>Equipment Service Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	FACTORY MOTOR PARTS	00006	1005119	402939	10/14/2021	8,615.40
	HONNEN EQUIPMENT	00006	1005118	402939	10/14/2021	5,280.69
	INSIGHT AUTO GLASS LLC	00006	1005139	402939	10/14/2021	40.00
	INSIGHT AUTO GLASS LLC	00006	1005140	402939	10/14/2021	40.00
	INSIGHT AUTO GLASS LLC	00006	1005136	402939	10/14/2021	209.24
	JOHN ELWAY CHEVROLET	00006	1005120	402939	10/14/2021	38,756.25
	JOHN ELWAY CHEVROLET	00006	1005121	402939	10/14/2021	38,756.25
	JOHN ELWAY CHEVROLET	00006	1005122	402939	10/14/2021	38,756.25
	SAM HILL OIL INC	00006	1005114	402937	10/14/2021	19,746.03
	SAM HILL OIL INC	00006	1005116	402939	10/14/2021	1,153.70
	THE GOODYEAR TIRE AND RUBBER C	00006	1005117	402939	10/14/2021	1,506.44
					Account Total	152,860.25
					Department Total	152,860.25

**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					
	35252	00001	1003735	401353	9/23/2021	<u>163.24</u>
					Account Total	<u>163.24</u>
					Department Total	<u><u>163.24</u></u>



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

<u>50</u>	<u>FLATROCK Facility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg HILLYARD - DENVER	00050	1005168	402945	10/14/2021	457.78
					Account Total	457.78
					Department Total	457.78

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

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=12183	00001	1004717	402343	9/28/2021	478.87
	UNITED POWER (UNION REA)	00001	1005064	402850	10/13/2021	68.07
					Account Total	546.94
	Other Professional Serv					
	HELTON & WILLIAMSEN PC	00001	1005063	402850	10/13/2021	170.00
					Account Total	170.00
					Department Total	716.94

**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>
	Building Repair & Maint					
	MEI TOTAL ELEVATOR SOLUTIONS	00001	1005067	402850	10/13/2021	<u>199.00</u>
					Account Total	<u>199.00</u>
					Department Total	<u><u>199.00</u></u>

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

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=12171	00001	1004722	402343	9/30/2021	<u>9,482.05</u>
					Account Total	<u>9,482.05</u>
					Department Total	<u><u>9,482.05</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>
	Building Repair & Maint					
	THERMAL & MOISTURE PROTECTION	00050	1004880	402372	10/7/2021	375.00
					Account Total	375.00
	Gas & Electricity					
	Energy Cap Bill ID=12177	00050	1004725	402343	9/23/2021	49.84
					Account Total	49.84
					Department Total	424.84

**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>
	Other Professional Serv					
	THERMAL & MOISTURE PROTECTION	00001	1004881	402372	10/7/2021	<u>525.00</u>
					Account Total	<u>525.00</u>
					Department Total	<u><u>525.00</u></u>

**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=12181	00001	1004710	402343	9/22/2021	4,701.56
					Account Total	4,701.56
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=12169	00001	1004711	402343	9/20/2021	1,539.34
					Account Total	1,539.34
					Department Total	6,240.90

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

<u>1079</u>	<u>FO - Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	ADT SECURITY SERVICES	00001	1005066	402850	10/13/2021	394.00
					Account Total	394.00
	Gas & Electricity					
	Energy Cap Bill ID=12174	00001	1004716	402343	9/28/2021	1,007.48
					Account Total	1,007.48
					Department Total	1,401.48



**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					
	MEI TOTAL ELEVATOR SOLUTIONS	00001	1005068	402850	10/13/2021	845.00
					Account Total	845.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=12172	00001	1004712	402343	9/30/2021	21,377.98
					Account Total	21,377.98
					Department Total	22,222.98

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

<u>1062</u>	<u>FO - Other Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	ROSTIE SANDRA	00001	1004929	402610	10/11/2021	2,600.00
					Account Total	2,600.00
	Gas & Electricity					
	XCEL ENERGY	00001	1004373	401759	9/29/2021	55.66
					Account Total	55.66
					Department Total	2,655.66

**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>
	Building Repair & Maint					
	MEI TOTAL ELEVATOR SOLUTIONS	00001	1004879	402372	10/7/2021	597.00
					Account Total	597.00
	Gas & Electricity					
	Energy Cap Bill ID=12178	00001	1004718	402343	9/23/2021	72.50
	Energy Cap Bill ID=12179	00001	1004719	402343	9/23/2021	103.63
	Energy Cap Bill ID=12180	00001	1004720	402343	9/23/2021	59.80
	Energy Cap Bill ID=12182	00001	1004721	402343	9/28/2021	118.25
	UNITED POWER (UNION REA)	00001	1005065	402850	10/13/2021	134.96
					Account Total	489.14
	Other Professional Serv					
	THERMAL & MOISTURE PROTECTION	00001	1004882	402372	10/7/2021	525.00
					Account Total	525.00
					Department Total	1,611.14

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

<u>1123</u>	<u>FO - Riverdale Animal Shelter</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	TIMBER LINE ELECTRIC AND CONTR	00001	1004876	402372	10/7/2021	731.80
					Account Total	<u>731.80</u>
	Gas & Electricity					
	Energy Cap Bill ID=12176	00001	1004723	402343	9/23/2021	2,294.47
					Account Total	<u>2,294.47</u>
					Department Total	<u><u>3,026.27</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					
	BRIGHTON CITY OF (WATER)	00001	1005073	402850	10/13/2021	208.60
	VERSATILE ENVIRONMENTAL LLC	00001	1004875	402372	10/7/2021	375.00
					Account Total	<u>583.60</u>
	Gas & Electricity					
	Energy Cap Bill ID=12173	00001	1004724	402343	9/22/2021	56.60
					Account Total	<u>56.60</u>
	Maintenance Contracts					
	ADVANTAGE HOOD WORKS LLC	00001	1004877	402372	10/7/2021	1,980.00
					Account Total	<u>1,980.00</u>
					Department Total	<u><u>2,620.20</u></u>

**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=12170	00001	1004714	402343	9/21/2021	40.18
					Account Total	40.18
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=12168	00001	1004715	402343	10/1/2021	1,427.40
					Account Total	1,427.40
					Department Total	1,467.58

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

<u>1072</u>	<u>FO - West Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=12175	00001	1004713	402343	9/28/2021	<u>6,683.53</u>
					Account Total	<u>6,683.53</u>
					Department Total	<u><u>6,683.53</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					
	ADAMS COUNTY COMMUNICATION CEN	00001	1005099	402939	10/14/2021	315,261.11
	ADAMS COUNTY COMMUNICATION CEN	00001	1005099	402939	10/14/2021	89,588.48
	ARMORED KNIGHTS INC	00001	1005149	402939	10/14/2021	356.39
	ARMORED KNIGHTS INC	00001	1005150	402939	10/14/2021	356.39
	ARMORED KNIGHTS INC	00001	1005150	402939	10/14/2021	356.39
	ARMORED KNIGHTS INC	00001	1005150	402939	10/14/2021	356.39
	ARMORED KNIGHTS INC	00001	1005150	402939	10/14/2021	356.39
	AZTEC SOFTWARE LLC	00001	1005097	402939	10/14/2021	6,174.00
	CHARM TEX	00001	1005077	402937	10/14/2021	80.64
	COLLIERS ENGINEERING & DESIGN	00001	1005148	402939	10/14/2021	18,667.50
	CORECIVIC INC	00001	1005102	402937	10/14/2021	7,089.60
	CORECIVIC INC	00001	1005100	402937	10/14/2021	3,794.80
	COVETRUS PHARMACY SERVICES LLC	00001	1005146	402939	10/14/2021	168.63
	COVETRUS PHARMACY SERVICES LLC	00001	1005146	402939	10/14/2021	34.29
	DENCO FENCE COMPANY	00001	1005144	402939	10/14/2021	20,300.00
	DIRECT EDGE DENVER LLC	00001	1005152	402939	10/14/2021	2,160.76
	EAGLE ROCKS DISTRIBUTING	00001	1005084	402939	10/14/2021	1,695.06
	EIDE BAILLY LLP	00001	1005201	402958	10/14/2021	30,819.22
	EIDE BAILLY LLP	00001	1005202	402958	10/14/2021	44,890.00
	FLEXENTIAL PROFESSIONAL SERVIC	00001	1005166	402937	10/14/2021	1,850.01
	G4S SECURE SOLUTIONS USA INC	00001	1005189	402949	10/14/2021	6,203.13
	G4S SECURE SOLUTIONS USA INC	00001	1005190	402949	10/14/2021	6,207.08
	G4S SECURE SOLUTIONS USA INC	00001	1005191	402949	10/14/2021	6,207.08
	G4S SECURE SOLUTIONS USA INC	00001	1005192	402949	10/14/2021	2,684.90
	G4S SECURE SOLUTIONS USA INC	00001	1005193	402949	10/14/2021	4,826.88
	G4S SECURE SOLUTIONS USA INC	00001	1004999	402805	10/13/2021	4,574.38
	G4S SECURE SOLUTIONS USA INC	00001	1005000	402805	10/13/2021	4,612.38
	G4S SECURE SOLUTIONS USA INC	00001	1005001	402805	10/13/2021	4,635.46
	G4S SECURE SOLUTIONS USA INC	00001	1005002	402805	10/13/2021	4,583.66
	G4S SECURE SOLUTIONS USA INC	00001	1005003	402805	10/13/2021	4,278.80
	GUZMANS PARTY RENTALS	00001	1005195	402949	10/14/2021	1,900.00
	HEWLETT PACKARD ENTERPRISE COM	00001	1005094	402939	10/14/2021	1,047.40
	HEWLETT PACKARD ENTERPRISE COM	00001	1005094	402939	10/14/2021	7,605.72
	HEWLETT PACKARD ENTERPRISE COM	00001	1005095	402939	10/14/2021	6,558.32
	HILLYARD - DENVER	00001	1005167	402945	10/14/2021	1,046.08



**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>
	HILLYARD - DENVER	00001	1005169	402945	10/14/2021	1,350.60
	HILLYARD - DENVER	00001	1005170	402945	10/14/2021	796.86
	HILLYARD - DENVER	00001	1005171	402945	10/14/2021	1,527.24
	HILLYARD - DENVER	00001	1005172	402945	10/14/2021	1,260.15
	HP INC	00001	1005175	402937	10/14/2021	14,498.60
	IDEXX DISTRIBUTION INC	00001	1005134	402939	10/14/2021	151.07
	IDEXX DISTRIBUTION INC	00001	1005134	402939	10/14/2021	379.20
	iHEART MEDIA	00001	1005151	402939	10/14/2021	7,510.00
	INSIGHT PUBLIC SECTOR	00001	1005155	402937	10/14/2021	581.00
	INSIGHT PUBLIC SECTOR	00001	1005156	402937	10/14/2021	435.75
	INSIGHT PUBLIC SECTOR	00001	1005157	402937	10/14/2021	290.50
	INSIGHT PUBLIC SECTOR	00001	1005158	402937	10/14/2021	435.75
	INSIGHT PUBLIC SECTOR	00001	1005159	402937	10/14/2021	1,135.21
	INSIGHT PUBLIC SECTOR	00001	1005160	402937	10/14/2021	1,135.21
	INSIGHT PUBLIC SECTOR	00001	1005161	402937	10/14/2021	145.25
	INSIGHT PUBLIC SECTOR	00001	1005164	402937	10/14/2021	871.50
	INSIGHT PUBLIC SECTOR	00001	1005165	402937	10/14/2021	8,871.55
	J. BROWER PSYCHOLOGICAL SERVIC	00001	1005078	402937	10/14/2021	1,875.00
	J. BROWER PSYCHOLOGICAL SERVIC	00001	1005079	402937	10/14/2021	1,500.00
	MENDOZA VICTORIA E	00001	1005124	402939	10/14/2021	642.50
	MENDOZA VICTORIA E	00001	1005124	402939	10/14/2021	917.50
	MENDOZA VICTORIA E	00001	1005125	402939	10/14/2021	2,210.00
	MILE HIGH FLEA MARKET	00001	1005101	402939	10/14/2021	422.50
	MWI ANIMAL HEALTH	00001	1005126	402939	10/14/2021	43.31
	MWI ANIMAL HEALTH	00001	1005128	402939	10/14/2021	369.72
	MWI ANIMAL HEALTH	00001	1005129	402939	10/14/2021	384.23
	MWI ANIMAL HEALTH	00001	1005130	402939	10/14/2021	23.90
	MWI ANIMAL HEALTH	00001	1005131	402939	10/14/2021	78.28
	MWI ANIMAL HEALTH	00001	1005133	402939	10/14/2021	28.16
	MWI ANIMAL HEALTH	00001	1005153	402937	10/14/2021	1,667.98
	MWI ANIMAL HEALTH	00001	1005154	402937	10/14/2021	216.95
	NICHEVISION FORENSICS LLC	00001	1005194	402949	10/14/2021	18,000.00
	ORACLE AMERICA INC	00001	1005176	402937	10/14/2021	45,849.06
	PRO TECH COMPUTER SYSTEMS INC	00001	1005177	402937	10/14/2021	122,568.50
	SCHULTZ PUBLIC AFFAIRS LLC	00001	1005141	402939	10/14/2021	5,416.67
	SEWALD HANFLING PUBLIC AFFAIRS	00001	1005143	402939	10/14/2021	4,285.71

**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>
	SNI COMPANIES	00001	1005178	402937	10/14/2021	1,919.20
	SQUEEGEE SQUAD	00001	1005173	402945	10/14/2021	4,718.70
	STIVERS STAFFING SERVICES LLC	00001	1005179	402937	10/14/2021	1,125.40
	STIVERS STAFFING SERVICES LLC	00001	1005179	402937	10/14/2021	2,060.40
	STIVERS STAFFING SERVICES LLC	00001	1005180	402937	10/14/2021	2,461.60
	STIVERS STAFFING SERVICES LLC	00001	1005181	402937	10/14/2021	2,795.23
	STIVERS STAFFING SERVICES LLC	00001	1005182	402937	10/14/2021	2,196.40
	STIVERS STAFFING SERVICES LLC	00001	1005183	402937	10/14/2021	7,378.80
	STIVERS STAFFING SERVICES LLC	00001	1005184	402937	10/14/2021	2,496.00
	STIVERS STAFFING SERVICES LLC	00001	1005185	402937	10/14/2021	3,232.11
	STIVERS STAFFING SERVICES LLC	00001	1005186	402937	10/14/2021	816.14
	SUMMIT FOOD SERVICE LLC	00001	1005090	402939	10/14/2021	4,416.05
	SUMMIT FOOD SERVICE LLC	00001	1005087	402939	10/14/2021	7,459.20
	SUMMIT FOOD SERVICE LLC	00001	1005088	402939	10/14/2021	26,302.74
	TYGRETTE DEBRA R	00001	1005093	402939	10/14/2021	110.00
					Account Total	<u>928,690.70</u>
					Department Total	<u><u>928,690.70</u></u>

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

<u>31</u>	<u>Head Start Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CHILDRENS HOSPITAL	00031	1005082	402937	10/14/2021	75.00
	CHILDRENS HOSPITAL	00031	1005083	402937	10/14/2021	412.50
	DENVER CHILDREN'S ADVOCACY CTR	00031	1005081	402937	10/14/2021	11,418.80
	GENESIS FLOOR CARE OF COLORADO	00031	1005089	402937	10/14/2021	3,010.00
	GENESIS FLOOR CARE OF COLORADO	00031	1005096	402937	10/14/2021	1,161.00
	GENESIS FLOOR CARE OF COLORADO	00031	1005091	402937	10/14/2021	3,010.00
	GENESIS FLOOR CARE OF COLORADO	00031	1005092	402937	10/14/2021	625.40
	GENESIS FLOOR CARE OF COLORADO	00031	1005098	402937	10/14/2021	465.98
	INSIGHT PUBLIC SECTOR	00031	1005163	402937	10/14/2021	581.00
					Account Total	20,759.68
					Department Total	20,759.68

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

<u>935121</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	CHILDRENS HOSPITAL	00031	1004946	402604	10/11/2021	579.38
	CHILDRENS HOSPITAL	00031	1004947	402604	10/11/2021	231.75
	MIGHTY LITTLE VOICES SPEECH TH	00031	1004948	402604	10/11/2021	500.00
					Account Total	1,311.13
	HS Parent Activity Expenses					
	SYSCO DENVER	00031	1004928	402604	10/11/2021	95.80
					Account Total	95.80
	Operating Supplies					
	CINTAS CORPORATION NO 2	00031	1004925	402604	10/11/2021	168.92
	CINTAS CORPORATION NO 2	00031	1004926	402604	10/11/2021	168.92
					Account Total	337.84
	Other Professional Serv					
	COLO DEPT OF HUMAN SERVICES	00031	1004927	402604	10/11/2021	35.00
					Account Total	35.00
	Telephone					
	CENTURY LINK	00031	1004920	402604	10/11/2021	407.08
	CENTURY LINK	00031	1004921	402604	10/11/2021	144.12
	CENTURY LINK	00031	1004922	402604	10/11/2021	448.41
	CENTURY LINK	00031	1004923	402604	10/11/2021	115.48
	CENTURYLINK	00031	1004924	402604	10/11/2021	11.86
					Account Total	1,126.95
					Department Total	2,906.72

**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>
	Postage & Freight					
	U S POSTMASTER	00019	1005203	402957	10/14/2021	5,268.90
					Account Total	5,268.90
	Special Events					
	A DEZIGN	00019	1004894	402501	10/8/2021	357.40
					Account Total	357.40
					Department Total	5,626.30

**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	1004704	402288	10/6/2021	11,840.80
	DELTA DENTAL OF COLO	00019	1004704	402288	10/6/2021	9,350.36
	DELTA DENTAL OF COLO	00019	1004704	402288	10/6/2021	266.00
	DELTA DENTAL OF COLO	00019	1004705	402288	10/6/2021	40,978.70
	DELTA DENTAL OF COLO	00019	1004705	402288	10/6/2021	22,960.49
	DELTA DENTAL OF COLO	00019	1004705	402288	10/6/2021	185.00
	DELTA DENTAL OF COLO	00019	1004706	402288	10/6/2021	11,014.00
	DELTA DENTAL OF COLO	00019	1004706	402288	10/6/2021	5,441.00
					Account Total	<u>102,036.35</u>
					Department Total	<u><u>102,036.35</u></u>

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

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	COLO STATE TREASURER	00019	1005113	402937	10/14/2021	48,108.87
					Account Total	48,108.87
	Retiree Med - Kaiser					
	KAISER PERMANENTE	00019	1004966	402702	10/12/2021	80,241.67
					Account Total	80,241.67
	Retiree Med - Pacificare					
	UNITEDHEALTHCARE INSURANCE COM	00019	1004955	402695	10/12/2021	14,901.73
	UNITEDHEALTHCARE INSURANCE COM	00019	1004755	402354	10/7/2021	14,901.73
	UNITEDHEALTHCARE INSURANCE COM	00019	1004785	402354	10/7/2021	14,901.73
					Account Total	44,705.19
	Retiree Med - UHC-MED					
	UNITED HEALTHCARE	00019	1004834	402362	10/7/2021	38,890.11
	UNITED HEALTHCARE	00019	1004943	402690	10/12/2021	39,789.18
	UNITED HEALTHCARE	00019	1004950	402690	10/12/2021	38,884.99
	UNITED HEALTHCARE	00019	1004945	402690	10/12/2021	38,729.47
					Account Total	156,293.75
					Department Total	329,349.48

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

<u>8615</u>	<u>Insurance- UHC Retiree Medical</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	UNITED HEALTHCARE	00019	1004701	402281	10/6/2021	544.54
	UNITED HEALTHCARE	00019	1004701	402281	10/6/2021	57.32
	UNITED HEALTHCARE	00019	1004695	402281	10/6/2021	515.88
	UNITED HEALTHCARE	00019	1004695	402281	10/6/2021	57.32
	UNITED HEALTHCARE	00019	1004699	402281	10/6/2021	544.54
	UNITED HEALTHCARE	00019	1004699	402281	10/6/2021	57.32
					Account Total	1,776.92
	Insurance Premiums					
	UNITED HEALTHCARE	00019	1004699	402281	10/6/2021	1,171.92
	UNITED HEALTHCARE	00019	1004699	402281	10/6/2021	123.36
	UNITED HEALTHCARE	00019	1004695	402281	10/6/2021	1,110.24
	UNITED HEALTHCARE	00019	1004695	402281	10/6/2021	123.36
	UNITED HEALTHCARE	00019	1004701	402281	10/6/2021	1,171.92
	UNITED HEALTHCARE	00019	1004701	402281	10/6/2021	123.36
					Account Total	3,824.16
					Department Total	5,601.08



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

<u>8623</u>	<u>Insurance- Vision</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Self-Insurance Claims					
	FIRST AMERICAN ADMINISTRATORS	00019	1004872	402366	10/7/2021	13,760.51
					Account Total	13,760.51
					Department Total	13,760.51

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

<u>1061</u>	<u>IT Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	CHRISTENSEN MELANIE	00001	1004941	402688	10/12/2021	202.50
	CHRISTENSEN MELANIE	00001	1004942	402688	10/12/2021	533.74
					Account Total	736.24
					Department Total	736.24

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

<u>1057</u>	<u>IT Application Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	GENERAL NETWORKS	00001	1004987	402794	10/13/2021	4,500.00
	NEON RAIN INTERACTIVE LLC	00001	1004953	402693	10/12/2021	437.45
	NEON RAIN INTERACTIVE LLC	00001	1004954	402693	10/12/2021	279.50
					Account Total	5,216.95
					Department Total	5,216.95

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

<u>27</u>	<u>Open Space Projects Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	STREAM LANDSCAPE ARCHITECTURE	00027	1005187	402937	10/14/2021	3,592.00
	STREAM LANDSCAPE ARCHITECTURE	00027	1005187	402937	10/14/2021	.20
					Account Total	3,592.20
					Department Total	3,592.20

**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>
	Education & Training					
	EMPLOYERS COUNCIL SERVICES INC	00001	1004895	402501	10/8/2021	99.00
					Account Total	99.00
	Insurance Premiums					
	KAISER PERMANENTE	00001	1004967	402702	10/12/2021	10,307.55
	UNITED HEALTHCARE	00001	1004951	402690	10/12/2021	8,000.00
	UNITED HEALTHCARE	00001	1004944	402690	10/12/2021	7,950.00
	UNITED HEALTHCARE	00001	1004949	402690	10/12/2021	8,000.00
	UNITED HEALTHCARE	00001	1004838	402362	10/7/2021	8,000.00
	UNITEDHEALTHCARE INSURANCE COM	00001	1004792	402354	10/7/2021	1,500.00
	UNITEDHEALTHCARE INSURANCE COM	00001	1004764	402354	10/7/2021	1,500.00
	UNITEDHEALTHCARE INSURANCE COM	00001	1004956	402695	10/12/2021	1,500.00
					Account Total	46,757.55
	Messenger/Delivery Service					
	FEDEX	00001	1004897	402501	10/8/2021	31.01
					Account Total	31.01
					Department Total	<u>46,887.56</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	1004884	402485	10/8/2021	<u>34.57</u>
					Account Total	<u>34.57</u>
					Department Total	<u><u>34.57</u></u>

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

<u>3058</u>	<u>PW - ADA Transition Implement.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Land					
	GALLAGHER LAUREN V	00013	1004917	401887	10/14/2021	480.00
	GALLEGOS ARTHUR L	00013	1004915	401887	10/14/2021	455.00
	GORHAM DENNIS	00013	1004916	401887	10/14/2021	200.00
	MORENO CLEPER HOMAR	00013	1004914	401887	10/14/2021	965.00
	RINKOR WILLIAM J	00013	1004913	401887	10/14/2021	200.00
	ROBERTS THOMAS	00013	1004911	401887	10/14/2021	200.00
	WHELAN DANIEL L	00013	1004912	401887	10/14/2021	200.00
					Account Total	2,700.00
					Department Total	2,700.00

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

<u>3056</u>	<u>PW - Capital Improvement Plan</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Land					
	6201 N BROADWAY LLC	00013	1004495	401887	9/30/2021	12,760.00
	ROTHWEILER GROUP INC	00013	1004484	401887	9/30/2021	3,875.00
					Account Total	16,635.00
	Road & Streets					
	GONZALEZ MURILLO IRIMEO	00013	1004918	401887	10/14/2021	750.00
					Account Total	750.00
					Department Total	17,385.00



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

<u>8624</u>	<u>Retiree-Vision</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Self-Insurance Claims					
	FIRST AMERICAN ADMINISTRATORS	00019	1004873	402366	10/7/2021	<u>1,663.54</u>
					Account Total	<u>1,663.54</u>
					Department Total	<u><u>1,663.54</u></u>

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

<u>13</u>	<u>Road &amp; Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ALFRED BENESCH & CO	00013	1005123	402939	10/14/2021	16,327.50
	ALFRED BENESCH & CO	00013	1005145	402939	10/14/2021	3,424.40
	AYRES ASSOCIATES INC	00013	1005147	402939	10/14/2021	5,334.86
	BFI TOWER ROAD LANDFILL	00013	1005132	402937	10/14/2021	1,258.25
	DESIGN WORKSHOP	00013	1005086	402937	10/14/2021	11,991.00
	FELSBURG HOLT & ULLEVIG	00013	1005007	402805	10/13/2021	14,977.50
	FROST CONTROL SYSTEMS INC	00013	1005127	402937	10/14/2021	37,400.00
	JK TRANSPORTS INC	00013	1005137	402937	10/14/2021	2,040.00
	JK TRANSPORTS INC	00013	1005135	402937	10/14/2021	7,880.00
	ROCKSOL CONSULTING GROUP INC	00013	1005085	402937	10/14/2021	56,959.26
					Account Total	157,592.77
					Department Total	157,592.77

**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>
	Other Communications					
	VERIZON WIRELESS	00001	1004968	402699	10/12/2021	<u>119.04</u>
					Account Total	<u>119.04</u>
					Department Total	<u><u>119.04</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>
	Contract Employment					
	NICOLETTI-FLATER ASSOCIATES	00001	1004963	402699	10/12/2021	548.00
					Account Total	548.00
	Other Communications					
	VERIZON WIRELESS	00001	1004968	402699	10/12/2021	1,095.01
					Account Total	1,095.01
	Other Professional Serv					
	POINT SPORTS/ERGOMED	00001	1004960	402699	10/12/2021	360.00
					Account Total	360.00
					Department Total	<u>2,003.01</u>

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

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	1004968	402699	10/12/2021	445.37
					Account Total	445.37
	Sheriff's Fees					
	ABC LEGAL SERVICES	00001	1004938	402686	10/12/2021	19.00
	ELLIOTT LEGAL INVESTIGATIONS	00001	1004937	402686	10/12/2021	19.00
	HERRICK DOUGLAS V	00001	1004976	402686	10/12/2021	19.00
	MCNEILPAPPAS PC	00001	1004977	402686	10/12/2021	19.00
	MILLER COHEN PETERSON YOUNG	00001	1004936	402686	10/12/2021	19.00
	MOORE LAW GROUP, APC	00001	1004939	402686	10/12/2021	19.00
	NGUYEN NGON V	00001	1004940	402686	10/12/2021	147.00
	SAENZ MACIAS MARIA	00001	1004979	402686	10/12/2021	19.00
					Account Total	280.00
					Department Total	725.37

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

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	1004965	402699	10/12/2021	67.24
					Account Total	67.24
	Other Communications					
	CENTURY LINK	00001	1004959	402699	10/12/2021	85.00
	VERIZON WIRELESS	00001	1004968	402699	10/12/2021	40.01
					Account Total	125.01
					Department Total	192.25

**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>
	Food Services					
	SUMMIT FOOD SERVICE LLC	00001	1004974	402699	10/12/2021	4,325.77
					Account Total	4,325.77
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	1004965	402699	10/12/2021	943.82
					Account Total	943.82
	Operating Supplies					
	SUMMIT FOOD SERVICE LLC	00001	1004974	402699	10/12/2021	2,260.56
					Account Total	2,260.56
	Other Communications					
	VERIZON WIRELESS	00001	1004968	402699	10/12/2021	399.95
					Account Total	399.95
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	1004964	402699	10/12/2021	2,472.00
					Account Total	2,472.00
					Department Total	<u>10,402.10</u>

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

<u>2072</u>	<u>SHF- Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	1004968	402699	10/12/2021	<u>30.75</u>
					Account Total	<u>30.75</u>
					Department Total	<u><u>30.75</u></u>



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

<u>2010</u>	<u>SHF- MIS Unit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	1004968	402699	10/12/2021	171.84
					Account Total	171.84
					Department Total	171.84

**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>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	1004965	402699	10/12/2021	347.68
					Account Total	<u>347.68</u>
	Other Communications					
	VERIZON WIRELESS	00001	1004968	402699	10/12/2021	592.55
					Account Total	<u>592.55</u>
					Department Total	<u><u>940.23</u></u>

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

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	1004965	402699	10/12/2021	27.88
					Account Total	27.88
	Other Communications					
	VERIZON WIRELESS	00001	1004968	402699	10/12/2021	40.01
					Account Total	40.01
					Department Total	67.89

**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 Communications					
	VERIZON WIRELESS	00001	1004968	402699	10/12/2021	317.12
					Account Total	317.12
	Other Professional Serv					
	NORTHGLENN AMBULANCE	00001	1004962	402699	10/12/2021	200.00
					Account Total	200.00
					Department Total	517.12

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

<u>97800</u>	<u>Wagner-Peyser</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	1004359	401759	9/29/2021	91.39
					Account Total	91.39
					Department Total	91.39

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

<u>25</u>	<u>Waste Management Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	QUANTUM WATER & ENVIRONMENT	00025	1005196	402949	10/14/2021	15,855.00
					Account Total	15,855.00
					Department Total	15,855.00

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

<u>99600</u>	<u>WBC Admin Pool</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	1004359	401759	9/29/2021	51.38
					Account Total	<u>51.38</u>
					Department Total	<u><u>51.38</u></u>

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

<u>99806</u>	<u>WIOA &amp; Wag/Pey Shared Prog Cst</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	1004359	401759	9/29/2021	<u>51.38</u>
					Account Total	<u>51.38</u>
					Department Total	<u><u>51.38</u></u>



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

<u>35</u>	<u>Workforce &amp; Business Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	EXPRESS SERVICES INC	00035	1005142	402939	10/14/2021	1,648.98
	INSIGHT PUBLIC SECTOR	00035	1005162	402937	10/14/2021	1,570.96
					Account Total	3,219.94
					Department Total	3,219.94

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

<u>99807</u>	<u>Youth Shared Prgrm Direct Cost</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	1004359	401759	9/29/2021	<u>306.15</u>
					Account Total	<u>306.15</u>
					Department Total	<u><u>306.15</u></u>

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

**Grand Total**      2,148,642.20



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

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

**Tuesday  
October 19, 2021  
9:30 AM**

**1. ROLL CALL**

**Rollcall**

**Present:** 4 - Commissioner Henry, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca

**Excused:** 1 - Commissioner Tedesco

**2. PLEDGE OF ALLEGIANCE**

**3. MOTION TO APPROVE AGENDA**

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

**Aye:** 4 - Commissioner Henry, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca

**4. AWARDS AND PRESENTATIONS**

**A.** 2021 Summer Employees of the Season Presentation

**5. PUBLIC COMMENT**

**A. Citizen Communication**

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

## **B. Elected Officials' Communication**

### **6. CONSENT CALENDAR**

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

**Aye:** 4 - Commissioner Henry, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca

- A.** List of Expenditures Under the Dates of September 27 - October 1, 2021
- B.** List of Expenditures Under the Dates of October 4-8, 2021
- C.** Minutes of the Commissioners' Proceedings from October 12, 2021
- D.** Resolution Approving Contract Cost Amendment between Adams County and Endura Health Care, Inc to Provide Medicaid Application Processing Services (File approved by ELT)
- E.** Resolution Approving Incentive Agreement between Adams County and Kroger OZ3LLC and Ocado Solutions USA Inc. (File approved by ELT)
- F.** Resolution Regarding Defense and Indemnification of Chris Laws and Jason Spillis as Defendants Pursuant to C.R.S. § 24-10-101, Et Seq. (File approved by ELT)
- G.** Resolution Approving the Agreement Regarding Final Design and Construction of Drainage and Flood Control Improvements for South Platte River Near the Confluence of Clear Creek Adams County between Adams County and Urban Drainage and Flood Control District and \$150,000 in County Funding (File approved by ELT)
- H.** Resolution Approving the Third Amendment to Agreement Regarding Final Design, Right-of-Way Acquisition, and Construction of Drainage and Flood Control Improvements for Clear Creek at BNSF Crossing between Pecos and Federal Boulevard Adams County between Adams County and Urban Drainage and Flood Control District (File approved by ELT)
- I.** Resolution Approving Grant Amendment for an Award of \$239,641 between Adams County and State of Colorado for the District Attorney's Office Diversion Program for State Fiscal Year 2021-2022 (File approved by ELT)

- J. Resolution Establishing Holidays for 2022  
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

- 1. Resolution Approving an Agreement between Adams County and MW Golden Constructors for Construction Management General Contract Services for the Adams County Government Center Space Utilization Phase 3 Project for the Initial Pre-Construction Cost of \$5,000.00

(File approved by ELT)

**A motion was made by Commissioner O'Doriso, seconded by Commissioner Pinter, that this New Business be approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Henry, Commissioner Pinter, Commissioner O'Doriso, and Commissioner Baca

- 2. Resolution Approving Task Order Three in the Amount of \$460,000.00 between Adams County and DHM Design Corp., for Design Services for the Veterans Memorial at the Riverdale Regional Park

(File approved by ELT)

**A motion was made by Commissioner Baca, seconded by Commissioner O'Doriso, that this New Business be approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Henry, Commissioner Pinter, Commissioner O'Doriso, and Commissioner Baca

- 3. Resolution Approving Amendment One in the Amount of \$23,657.00 to the Agreement between Adams County and Meyers & Sons Construction, LLC, to Provide Construction Services for the 96th Avenue Bridge Over Bijou Creek Phase Two Project

(File approved by ELT)

**A motion was made by Commissioner O'Doriso, seconded by Commissioner Pinter, that this New Business be approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Henry, Commissioner Pinter, Commissioner O'Doriso, and Commissioner Baca

4. Resolution Approving Amendment Two in the Amount of \$250,000.00 to the Agreement between Adams County and JK Transports, Inc., for Truck Hauling Services

(File approved by ELT)

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

**Aye:** 4 - Commissioner Henry, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca

5. Resolution of Support for 27J Schools Mill Levy Override (5A) and Bond (5B) Ballot Questions for the 2021 November Election

(File approved by ELT)

**A motion was made by Commissioner Baca, seconded by Commissioner Pinter, that this Resolution be approved. The motion carried by the following vote:**

**Aye:** 4 - Commissioner Henry, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca

## **B. COUNTY ATTORNEY**

## **8. ADJOURNMENT**

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



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Development Agreement with Asphalt Specialties Inc.
<b>FROM:</b> Jenni Grafton, Director; Greg Labrie, Senior Civil Engineer
<b>AGENCY/DEPARTMENT:</b> Community and Economic Development
<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 cash-in-lieu payment of \$62,619.00 from Asphalt Specialties as described in the Development Agreement.

### **BACKGROUND:**

The developer is the owner of the property located at 345 West 62<sup>nd</sup> Avenue in Adams County. The developer shall be responsible for public street improvements along the lot frontage.

The purpose of this Development Agreement is to provide payment to the County as cash-in-lieu for certain public improvements as described in Exhibit "B". These public improvements consist of curb, gutter, and sidewalk adjoining West 62<sup>nd</sup> Avenue along the lot frontage as described in the exhibit "B" of the Development Agreement.

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

Public Works  
County Attorney's Office

### **ATTACHED DOCUMENTS:**

Development Agreement with Asphalt Specialties, Inc.  
Resolution



**FISCAL IMPACT:**

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

<b>Fund: 13</b>
<b>Cost Center: 13</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:	6045		\$62,619
<b>Total Revenues:</b>			<u>\$62,619</u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>                    </u>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING DEVELOPMENT AGREEMENT BETWEEN  
ADAMS COUNTY AND ASPHALT SPECIALTIES INC. IN THE  
AMOUNT OF \$62,619.00 RECEIVED IN ESCROW BY COUNTY FOR  
PUBLIC IMPROVEMENTS

WHEREAS, the Adams County Development Standards and Regulations of the County of Adams, State of Colorado, require a developer to enter into a Development Agreement for the construction of certain public and private improvements; and,

WHEREAS, Asphalt Specialties, Inc. (“Developer”), is owner of certain real property located at 345 West 62<sup>nd</sup> Avenue, Denver, CO, Parcel Number: 0182510200013; and,

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

WHEREAS, the County and the Developer desire to enter into a Development Agreement for the public improvements at 345 West 62<sup>nd</sup> Avenue in Case No. EGR2020-00038; and,

WHEREAS, the Developer agrees to pay cash-in-lieu in the amount of \$62,619.00 for the public improvements along West 62<sup>nd</sup> Avenue; and,

WHEREAS, the Adams County Community and Economic Development Department recommends approval of the attached Development Agreement for Case No. EGR2020-00038.

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

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

## DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and entered into this 4<sup>th</sup> day of August, 2021, between Asphalt Specialties Co., Inc, a corporation qualified to do business in Colorado ("Developer"), whose address is 10100 Dallas St, Henderson, CO 80640 and the Board of County Commissioners of the County of Adams, State of Colorado ("County"), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601.

WITNESSETH:

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

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

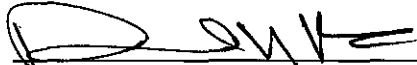
NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services.** The County is completing a Capital Improvements Project on 62<sup>nd</sup> Avenue, as a result the County is not requiring the Developer to construct any public improvements, including curb, gutter, and sidewalk along 62<sup>nd</sup> Avenue as a result of this application. The Developer shall pay cash-in-lieu of constructing those improvements as described in Paragraph 3.
2. **Drawings and Estimates.** The Developer shall furnish all of the necessary engineering, surveying, and drawings needed to design and construct the drainage facilities required to support the development of the property. Upon request, the Developer shall furnish one set of reproducible "as built" drawings to the County.
3. **Cash-in-Lieu.** Developer shall furnish to the County a cash escrow deposit with sufficient funds to make all cash-in-lieu payments required pursuant to this agreement and Developer will furnish evidence of such cash escrow deposit to the County. Said cash escrow deposit shall be sufficient to satisfy the cost of improvements in Exhibit "B" in the amount of \$62,619.00.
4. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.
5. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide payment for the following improvements, and to dedicate the described property.
  - A. **Improvements.**  
  
Public Improvements: See Exhibit "B"
  - B. **Public dedication of land for right-of-way purposes or other public purposes.** Upon approval of this agreement by the Board of County Commissioners, the Developer hereby

agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes:

ROW shall be dedicated by separate document.


Asphalt Specialties Co., Inc.

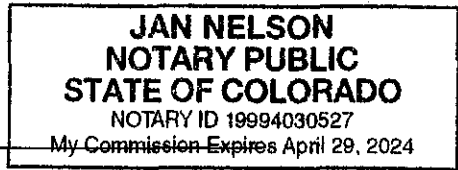
By:   
Daniel W Hunt  
President

The foregoing instrument was acknowledged before me this 4<sup>th</sup> day of August, 2021, by Daniel W. Hunt

My commission expires: April 29, 2024

Address: 10100 Dallas St  
Henderson, Co, 80640

  
Notary Public



APPROVED BY resolution at the meeting of \_\_\_\_\_, 2021.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$62,619.00 No final inspection shall be issued until said collateral is furnished in the amount required and, in a form, acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, COLORADO

\_\_\_\_\_  
Clerk of the Board

\_\_\_\_\_  
Chair

**EXHIBIT A**

**Legal Description:** 345 West 62<sup>nd</sup> Avenue, Denver, CO. Parcel Number: 0182510200013

**Exhibit "B"**  
**W 62nd Ave CASH-IN-LIEU COSTS**

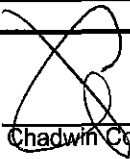
Asphalt Specialties

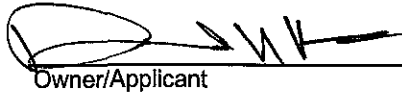
345 W 62 Ave Denver, CO 80216

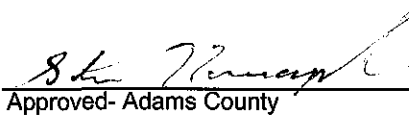
ENG2020-00038

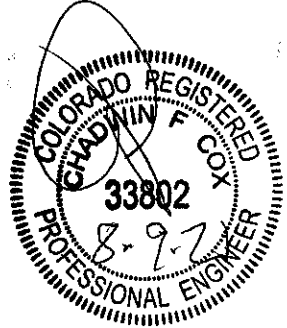
8/3/2021

IMPROVEMENTS LIST PRICING					
Work Category	Improvement Item				
<b>PUBLIC CIRCULATION ITEMS</b>					
Public street improvements	<b>W 62nd Ave Cash-in-Lieu Costs</b>				
	Hot Bituminous Pavement - 5" Thick, 19' Wide (1/2 of street width)	TON	40	\$ 87.50	\$ 3,500.00
	Aggregate Base Course (included in Asphalt)	CU YD		\$ 53.50	\$ -
	Cross Pans 6'	LIN FT	30	\$ 60.00	\$ 1,800.00
	6" Vertical Curb and Gutter	LIN FT	659	\$ 39.00	\$ 25,701.00
	Detached Sidewalks (5' width)	LIN FT	659	\$ 42.00	\$ 27,678.00
	ADA Ramps	EACH	2	\$ -	\$ -
	Striping	LUMP SUM	1	\$ 3,940.00	\$ 3,940.00
	<b>Total</b>				<b>\$ 62,619.00</b>

  
 Chadwin Cox, P.E. 8/9/21  
 Date

  
 Owner/Applicant Date

  
 Approved- Adams County 9/21/21  
 Date





## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Abatements
<b>FROM:</b> Meredith P. Van Horn, Assistant Adams County Attorney
<b>AGENCY/DEPARTMENT:</b> County Attorney
<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 recommendations of the Assessor's Office for the attached abatement petitions.

### **BACKGROUND:**

The Assessor's Office reviewed the attached abatement petitions concerning tax years 2019 and 2020 and has agreed to the abated values for the respective accounts. The findings and recommendations of the Assessor's Office are attached hereto for approval and adoption.

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

Adams County Assessor's Office

### **ATTACHED DOCUMENTS:**

Resolution  
Summary Findings and Recommendations of the Assessor's Office

**FISCAL IMPACT:**

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

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

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

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<hr/> <hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**



BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING ABATEMENT PETITIONS AND AUTHORIZING THE  
REFUND OF TAXES FOR ACCOUNT NUMBERS R0105158, R0015267 and P0037897

WHEREAS, pursuant to C.R.S. § 39-1-113, the Board of County Commissioners may approve abatement petitions concerning property tax assessment and may refund taxes associated therewith; and,

WHEREAS, the attached petitions for account numbers R0105158, R0015267 and P0037897 have been processed, reviewed and approved by the Adams County Assessor's Office; and,

WHEREAS, information regarding the initial assessed value and the justification for reduction in assessed value and refund of taxes is included for each property in the documentation attached; and,

WHEREAS, it is the recommendation of the Assessor's Office that these petitions be approved and refunds be issued by the Board of County Commissioners; and,

WHEREAS, for account number P0037897, approval by the Board of County Commissioners shall be forwarded as a recommendation to the Colorado Property Tax Administrator for review and approval as required by C.R.S. §§ 39-1-113(3) and 39-2-116.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the abatement petitions for account numbers R0105158 and R0015267 are hereby approved.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the resolution approving the petition for account number P0037897 be forwarded, for review, to the Colorado Property Tax Administrator to approve the abatement petition for the Property.

Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

**ABATEMENT**

STIPULATION (As to Tax Year(s) 2019 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0105158 Parcel NO.(S) 01825-18-1-02-002

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$70,800	
Improvements	\$0	
Total	\$70,800	_____

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019 :

Land	\$70,800	
Improvements	\$0	
Total	\$70,800	

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

This parcel is contiguous with the main residential parcel and the abstract code will change to 0700 for the residential rate.

DATED this: September 17, 2021

*Joseph I. Kottenssteb*

*Galen S. Kottenssteb*

Petitioner's Representative

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pierre  
Lescano

Digitally signed by Pierre Lescano  
DN: cn=Pierre Lescano, o=Adams  
County, ou=Adams County Assessor's  
Office, email=pllescana@adcogov.org,  
c=US  
Date: 2021.09.08 17:36:01 -0500

Assessor Representative  
Adams County Assessor's Office

**ASSESSOR'S RECOMMENDATION  
BOARD OF COUNTY COMMISSIONERS**

Account No : R0105158 Parcel No : 01825-18-1-02-002  
 Petition Year : 2019 Date Filed : July 6, 2021  
 Owner Entity : Kottenstette, Joseph T and Eileen S  
 Owner Address : 5425 Lowell Blvd  
 Owner City : Denver State : CO  
 Property Location : Behind 5425 Lowell Blvd

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL	100	L: \$70,800 I: \$0		L: \$70,800 I: \$0	\$20,530	A. Ratio 29.00% Mill Levy 122.695
<b>TOTALS :</b>		<b>\$70,800</b>	<b>\$20,530</b>	<b>\$70,800</b>	<b>\$20,530</b>	Original Tax <b>\$2,518.93</b>

**Tax Exempt Portion**  
0%

**Petitioner's Statement :**

The Petitioner Stated: The subject property is under common ownership, contiguous and used in conjunction with the owner's residence.

**Assessor's Report**

**Situation :**

Parcel is contiguous with SFR parcel owned by same owner.

**Action :**

Change abstract code to 0700

**Recommendation :**

Upon further review, this parcel is contiguous with the main residential parcel and the abstract code will change to 0700 for the residential rate of 7.15%

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		CHANGED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL	700	L: \$70,800 I: \$0	\$49,010 \$0	L: \$70,800 I: \$0	\$5,060	A. Ratio 7.15% Mill Levy 122.695
<b>TOTALS :</b>		<b>\$70,800</b>	<b>\$49,010</b>	<b>\$70,800</b>	<b>\$5,060</b>	Revised Tax <b>\$620.84</b>
<b>REVISED TAX</b>		<b>Tax Refund</b>	<b>\$1,898.09</b>	<b>Revised Tax</b>	<b>\$620.84</b>	

*Pierre Lescano*

September 8, 2021

Appraiser

Date

Ad Valorem Appraiser

**PETITION FOR ABATEMENT OR REFUND OF TAXES**

County: Adams

Date Received 7/6/2021  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: July 1, 2021  
Month Day Year

Petitioner's Name: Joseph T. and Eileen S. Kottenstette  
Petitioner's Mailing Address: 5425 Lowell Blvd.  
Denver CO 80221  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>0182518102002</u>	<u>see Attached</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2019 and 2020 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

see Attached Addendum A

Petitioner's estimate of value: \$ \* 2019 and \$ \* 2020  
Value Year Value Year  
\* See Attached Addendum A

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Joseph T. Kottenstette  
Petitioner's Signature  
Eileen S. Kottenstette

Daytime Phone Number (702) 989-7984  
Email Kottenstette5@comcast.net

By \_\_\_\_\_  
Agent's Signature

Daytime Phone Number ( )  
Email \_\_\_\_\_

\*Letter of agency must be attached when petition is submitted by an agent.  
If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):  
\_\_\_\_\_

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(17), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**  
(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Assessor's or Deputy Assessor's Signature \_\_\_\_\_ Date \_\_\_\_\_

**Section IV: Decision of the County Commissioners**  
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_ / \_\_\_\_ / \_\_\_\_, at which meeting there were present the following members:

Month Day Year

\_\_\_\_\_

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and Petitioner \_\_\_\_\_ (being present--not present), and WHEREAS, the said \_\_\_\_\_ Name \_\_\_\_\_ Name \_\_\_\_\_ County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board (agrees--does not agree) with the recommendation of the Assessor and the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____	_____	_____	_____

Chairperson of the Board of County Commissioners' Signature \_\_\_\_\_

I, \_\_\_\_\_ County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

Month Year

County Clerk's or Deputy County Clerk's Signature \_\_\_\_\_

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review

**Section V: Action of the Property Tax Administrator**  
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby

Approved  Approved in part \$ \_\_\_\_\_  Denied for the following reason(s): \_\_\_\_\_

Secretary's Signature \_\_\_\_\_ Property Tax Administrator's Signature \_\_\_\_\_ Date \_\_\_\_\_

ADDENDUM A to Petition for Abatement or Refund of Taxes – Joseph and Eileen Kottenstette

Joseph and Eileen Kottenstette own and reside at their house known as 5425 Lowell Blvd, Denver, CO which is in unincorporated Adams County, CO. They also own several parcels of vacant land that are west of their house and on Meade Street.

The parcel in question is legally described as: Sub: Berkeley Gardens Blk 17, Lots 12 to 16 inclusive and the North 3 feet of Lot 17 (also known as 5460 Meade Street), Parcel No. 0182518102002.

Directly behind our residence is the parcel described as: Sub: Berkeley Gardens Blk 17, Lots 18 to 20 inclusive and the South 22 feet of Lot 17 and the North 3 feet of Lot 21; Parcel No. 0182518102003. When Petitioners filed an appeal of the value of this lot in 2017, the value was adjusted downward. So was the value of the adjacent lot described in paragraph 2 above. The distinction is that this lot had a rate adjustment as well. Since it is directly behind our house it appears that the rate was correctly adjusted to the residential rate of .07%.

The issue is not the value of the parcel in question. The issue is that we believe it should also be taxed at the residential rate of .07% but it has been taxed at the rate of .29%.

We are aware of the case of Ziegler v. Park Cty. Bd. of Cty. Comm'rs, Supreme Court of Colorado, decided February 18, 2020, (Supreme Court Case No. 19SC157). In that case, the Court determined that vacant land must physically touch another parcel containing a residential improvement to satisfy the contiguity requirement. The lots must be used as a unit. But a residential improvement is not needed on each contiguous and commonly owned parcel of land for that parcel to be used as a unit.

In our case, the parcel in question touches the parcel just south of it which is described in paragraph 3 above. That parcel has a very large storage shed on it that has been there for many years. And it is directly behind our residence. We argue that all of these parcels are a collective unit of residential property and have been used as a collective unit for many years.

We do not contest the valuation placed on the two parcels. We contest the fact that the parcel in question is being taxed at the rate of .29% rather than the rate of .07%.

*Joseph T. Kottenstette*  
*Eileen S. Kottenstette*



Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

**ABATEMENT**

STIPULATION (As to Tax Year(s) 2020 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0105158 Parcel NO.(S) 01825-18-1-02-002

2. The subject property is classified as a Vacant Land property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2020 :

Land	\$70,800
Improvements	\$0
Total	\$70,800

4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2020 :

Land	\$70,800
Improvements	\$0
Total	\$70,800

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2020 .

This parcel is contiguous with the main residential parcel and the abstract code will change to 0700 for the residential rate.

DATED this: September 17, 2021

*[Handwritten signature: Kayla T. Kottenstett]*  
*[Handwritten signature: Gileen S. Kottenstett]*

Petitioner's Representative

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Pierre  
Lescano

Digitally signed by Pierre Lescano  
DN: cn=Pierre Lescano, o=Adams  
County, ou=Adams County Assessor's  
Office, email=pllescano@adcogov.org,  
c=US  
Date: 2021.09.08 17:58:36 -0600

Assessor Representative  
Adams County Assessor's Office

**ASSESSOR'S RECOMMENDATION  
BOARD OF COUNTY COMMISSIONERS**

Account No : R0105158 Parcel No : 01825-18-1-02-002  
 Petition Year : 2020 Date Filed : July 6, 2021  
 Owner Entity : Kottenstette, Joseph T and Eileen S  
 Owner Address : 5425 Lowell Blvd State : CO  
 Owner City : Denver Behind 5425 Lowell Blvd  
 Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	100	L: \$70,800 I: \$0		L: \$70,800 I: \$0	\$20,530	A. Ratio 29.00% Mill Levy 123.003	
<b>TOTALS :</b>		<b>\$70,800</b>	<b>\$20,530</b>	<b>\$70,800</b>	<b>\$20,530</b>	<b>Original Tax \$2,525.25</b>	

**Tax Exempt Portion**  
0%

**Petitioner's Statement :**  
 The Petitioner Stated: The subject property is under common ownership, contiguous and used in conjunction with the owner's residence.

**Assessor's Report**  
**Situation :**  
 Parcel is contiguous with SFR parcel owned by same owner.

**Action :**  
 Change abstract code to 0700

**Recommendation :**  
 Upon further review, this parcel is contiguous with the main residential parcel and the abstract code will change to 0700 for the residential rate of 7.15%

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		CHANGED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	700	L: \$70,800 I: \$0	\$49,010 \$0	L: \$70,800 I: \$0	\$5,060	A. Ratio 7.15% Mill Levy 123.003	
<b>TOTALS :</b>		<b>\$70,800</b>	<b>\$49,010</b>	<b>\$70,800</b>	<b>\$5,060</b>	<b>Revised Tax \$622.40</b>	
<b>REVISED TAX</b>		<b>Tax Refund</b>	<b>\$1,902.85</b>	<b>Revised Tax</b>	<b>\$622.40</b>		

*Pierre Lescauo* September 8, 2021  
 Appraiser Date  
 Ad Valorem Appraiser



**PETITION FOR ABATEMENT OR REFUND OF TAXES**

County: Adams

Date Received 7/6/2021  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: July 1, 2021  
Month Day Year

Petitioner's Name: Joseph T. and Eileen S. Kottenstette  
Petitioner's Mailing Address: 5425 Lowell Blvd.  
Denver CO 80221  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>0122518102002</u>	<u>see Attached</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2019 and 2020 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

see Attached Addendum A

Petitioner's estimate of value: \$ \* 2019 and \$ \* 2020  
Value Year Value Year

\* See Attached Addendum A

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

Joseph T. Kottenstette  
Eileen S. Kottenstette  
Petitioner's Signature

Daytime Phone Number (702) 989-7984  
Email Kottenstette5@comcast.net  
Daytime Phone Number ( )  
Email

By \_\_\_\_\_  
Agent's Signature

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(1)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**  
(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

Petitioner's Signature \_\_\_\_\_ Date \_\_\_\_\_

Assessor's or Deputy Assessor's Signature \_\_\_\_\_ Date \_\_\_\_\_

**Section IV: Decision of the County Commissioners**  
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_ / \_\_\_\_ / \_\_\_\_, at which meeting there were present the following members:

\_\_\_\_\_  
Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and  
Name  
Petitioner \_\_\_\_\_ (being present--not present), and WHEREAS, the said  
Name  
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board (agrees--does not agree) with the recommendation of the Assessor and the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____	_____	_____	_____

\_\_\_\_\_  
Chairperson of the Board of County Commissioners' Signature

I, \_\_\_\_\_ County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County  
this \_\_\_\_\_ day of \_\_\_\_\_  
Month Year

\_\_\_\_\_  
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review

**Section V: Action of the Property Tax Administrator**  
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby

Approved  Approved in part \$ \_\_\_\_\_  Denied for the following reason(s): \_\_\_\_\_

\_\_\_\_\_  
Secretary's Signature

\_\_\_\_\_  
Property Tax Administrator's Signature

\_\_\_\_\_  
Date

ADDENDUM A to Petition for Abatement or Refund of Taxes – Joseph and Eileen Kottenstette

Joseph and Eileen Kottenstette own and reside at their house known as 5425 Lowell Blvd, Denver, CO which is in unincorporated Adams County, CO. They also own several parcels of vacant land that are west of their house and on Meade Street.

The parcel in question is legally described as: Sub: Berkeley Gardens Blk 17, Lots 12 to 16 inclusive and the North 3 feet of Lot 17 (also known as 5460 Meade Street), Parcel No. 0182518102002.

Directly behind our residence is the parcel described as: Sub: Berkeley Gardens Blk 17, Lots 18 to 20 inclusive and the South 22 feet of Lot 17 and the North 3 feet of Lot 21; Parcel No. 0182518102003. When Petitioners filed an appeal of the value of this lot in 2017, the value was adjusted downward. So was the value of the adjacent lot described in paragraph 2 above. The distinction is that this lot had a rate adjustment as well. Since it is directly behind our house it appears that the rate was correctly adjusted to the residential rate of .07%.

The issue is not the value of the parcel in question. The issue is that we believe it should also be taxed at the residential rate of .07% but it has been taxed at the rate of .29%.

We are aware of the case of Ziegler v. Park Cty. Bd. of Cty. Comm'rs, Supreme Court of Colorado, decided February 18, 2020, (Supreme Court Case No. 19SC157). In that case, the Court determined that vacant land must physically touch another parcel containing a residential improvement to satisfy the contiguity requirement. The lots must be used as a unit. But a residential improvement is not needed on each contiguous and commonly owned parcel of land for that parcel to be used as a unit.

In our case, the parcel in question touches the parcel just south of it which is described in paragraph 3 above. That parcel has a very large storage shed on it that has been there for many years. And it is directly behind our residence. We argue that all of these parcels are a collective unit of residential property and have been used as a collective unit for many years.

We do not contest the valuation placed on the two parcels. We contest the fact that the parcel in question is being taxed at the rate of .29% rather than the rate of .07%.

*Joseph T. Kottenstette*  
*Eileen S. Kottenstette*

Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

**COUNTY BOARD OF EQUALIZATION**

STIPULATION (As to Tax Year(s) 2020 Actual Value(s))

1. The property subject to this Stipulation is:  
Schedule No. (S): R0015267 Parcel NO.(S) 01567-01-2-02-021

2. The subject property is classified as a Residential property.

3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2020 :

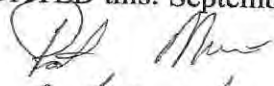
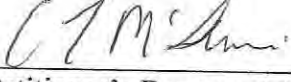
Land	\$183,000
Improvements	\$447,959
Total	\$630,959


4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2020 :

Land	\$183,000
Improvements	\$21,658
Total	\$204,658

5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2020.

DATED this: September 14, 2021

  
  
\_\_\_\_\_  
Petitioner's Representative  
Charles T. McGinness  
\_\_\_\_\_  
2188 E 141st Ave  
\_\_\_\_\_  
Brighton Co 80602  
\_\_\_\_\_

  
\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

**ASSESSOR'S RECOMMENDATION  
BOARD OF COUNTY COMMISSIONERS**

Account No : R0015267 Parcel No : 0157323010005  
 Petition Year : 2020 Date Filed : July 13, 2021  
 Owner Entity : Charles T. McGinness  
 Owner Address : 2188 E 141st Ave  
 Owner City : Brighton State : Co  
 Property Location : SUB: WADLEY FARMS SECOND FILING BLK: 9 LOT: 5

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	100	L: \$183,000	\$13,080	L: \$183,000	\$13,080	A. Ratio	7.15%
		I: \$447,959	\$32,030	I: \$447,959	\$32,030	Mill Levy	116.164
TOTALS :		\$0	\$0	\$630,959	\$45,110	Original Tax	\$5,240

**Tax Exempt Portion**  
0%

**Petitioner's Statement :**

Requests ZERO value due to fire destroying primary improvement

**Assessor's Report**

**Situation :**

Inspection confirms only Outbuilding remains.

**Action :**

Removed Improvement from record

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$183,000	\$13,080	L: \$183,000	\$13,080	\$3,540.68
		I: \$447,959	\$32,030	I: \$21,658	\$1,550	Revised Tax
TOTALS :		\$630,959	\$45,110	\$204,658	\$14,630	\$1,699.48

Jeff Maldonado  
Appraiser

September 28, 2021  
Date

Appraiser



## PETITION FOR ABATEMENT OR REFUND OF TAXES

County: \_\_\_\_\_

Date Received 7/13/2021  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: 7 7 2021  
Month Day Year

Petitioner's Name: Charles T. McGinness

Petitioner's Mailing Address: 2188 E. 141st Ave.  
Brighton, CO 80602  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0015267</u>	<u>2188 E 141st Ave.</u> <u>Brighton, CO 80602</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) \_\_\_\_\_ and \_\_\_\_\_ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

The residence burned down in August of 2018. There is no house on the property.

Petitioner's estimate of value: \$ Ø 2019 and \$ Ø 2020  
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

CT McGinness  
Petitioner's Signature

Daytime Phone Number (720) 257-4631

Email griffleman@gmail.com

By \_\_\_\_\_  
Agent's Signature\*

Daytime Phone Number ( ) \_\_\_\_\_

Email \_\_\_\_\_

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

Section II:		Assessor's Recommendation (For Assessor's Use Only)					
	Tax Year _____			Tax Year _____			
	Actual	Assessed	Tax	Actual	Assessed	Tax	
Original	_____	_____	_____	_____	_____	_____	
Corrected	_____	_____	_____	_____	_____	_____	
Abate/Refund	_____	_____	_____	_____	_____	_____	
<input type="checkbox"/> Assessor recommends approval as outlined above.							
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(IXD), C.R.S.							
Tax year: _____	Protest?	<input type="checkbox"/> No	<input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)				
Tax year: _____	Protest?	<input type="checkbox"/> No	<input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)				
<input type="checkbox"/> Assessor recommends denial for the following reason(s):							
						_____ Assessor's or Deputy Assessor's Signature	





ADAMS COUNTY, MISSOURI

POST OFFICE  
2188 E 191st Ave  
Brighton, CO 80002

Jeff Mulvanick  
Adams County Assessor  
4430 S. Adams County Hwy  
Suite 2102  
Brighton, CO 80001-8203

RECEIVED

JUL 13 2021  
OFFICE OF THE  
ADAMS COUNTY ASSESSOR

80001-8203



Ken Musso  
Assessor



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
Phone 720-523-6038  
Fax 720-523-6037  
www.adcogov.org

**BOARD OF COUNTY COMMISSIONERS**

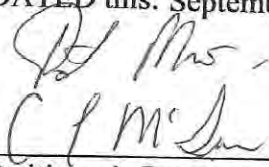
STIPULATION (As to Tax Year(s)) 2019 Actual Value(s))


1. The property subject to this Stipulation is:  
Schedule No. (S): R0015267 Parcel No.(S) 01567-01-2-02-021
  
2. The subject property is classified as a Residential property.
  
3. The County Assessor originally assigned the following actual value to the subject property for tax year(s) 2019 :

Land	\$183,000
Improvements	\$447,959
Total	\$630,959
  
4. The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2019 :

Land	\$183,000
Improvements	\$21,658
Total	\$204,658
  
5. By entering into this agreement, the Petitioner understands that they are giving up rights to further appeal of the value of this property for tax year(s) 2019.

DATED this: September 14, 2021

  
\_\_\_\_\_  
Petitioner's Representative  
Charles T. McGinness  
\_\_\_\_\_  
2188 E 141st Ave  
\_\_\_\_\_  
Brighton Co 80602  
\_\_\_\_\_

  
\_\_\_\_\_  
Assessor Representative  
Adams County Assessor's Office

**ASSESSOR'S RECOMMENDATION  
BOARD OF COUNTY COMMISSIONERS**

Account No : R0015267  
 Petition Year : 2019  
 Owner Entity : Charles T. McGinness  
 Owner Address : 2188 E 141st Ave  
 Owner City : Brighton

Parcel No : 01567-01-2-02-021  
 Date Filed : July 13, 2021

Property Location : State : Co  
 SUB: WADLEY FARMS SECOND FILING BLK:9 LOT:5

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT		
		Actual Value	Assessed Value	Actual Value	Assessed Value			
REAL	100	L:		L:	\$183,000	\$13,080	A. Ratio	7.15%
		I:		I:	\$447,959	\$32,030	Mill Levy	116.249
<b>TOTALS :</b>			\$0		\$630,959	\$45,110	Original Tax	\$5,244

**Tax Exempt Portion**  
0%

**Petitioner's Statement :**

Residence burned to ground in 2018 - only outbuilding remains

**Assessor's Report**

**Situation :**

Petitioner's statement confirmed

**Action :**

Removed Single Family Dwelling from record.

**Recommendation :**

Upon further review, a reduction in value appears warranted.

**ASSESSOR'S RECOMMENDED ADJUSTMENT**

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL		L:	\$183,000	\$13,080	L:	\$183,000	\$13,080	Tax Refund	\$3,543.27
		I:	\$447,959	\$32,030	I:	\$21,658	\$1,550	Revised Tax	
<b>TOTALS :</b>			\$630,959	\$45,110		\$204,658	\$14,630		\$1,700.72

Jeff Maldonado  
Appraiser

September 28, 2021  
Date

Staff Appraiser

**PETITION FOR ABATEMENT OR REFUND OF TAXES**

County: \_\_\_\_\_

Date Received 7/13/2021  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: 7 7 2021  
Month Day Year

Petitioner's Name: Charles T. McGinness  
Petitioner's Mailing Address: 2188 E. 141st Ave.  
Brighton, CO 80602  
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R0015267</u>	<u>2188 E 141st Ave.</u> <u>Brighton, CO 80602</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) \_\_\_\_\_ and \_\_\_\_\_ are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

The residence burned down in August of 2018. There is no house on the property.

Petitioner's estimate of value: \$ 0 2019 and \$ 0 2020  
Value Year Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete.

CT McGinness  
Petitioner's Signature

Daytime Phone Number (720) 257-4631  
Email grifelman@gmail.com  
Daytime Phone Number ( )  
Email

By \_\_\_\_\_  
Agent's Signature\*

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

<b>Section II: Assessor's Recommendation</b> (For Assessor's Use Only)						
	Tax Year _____			Tax Year _____		
	Actual	Assessed	Tax	Actual	Assessed	Tax
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer. § 39-10-114(1)(a)(i)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s):

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**

(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**  
(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

**The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:**

	Tax Year _____			Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____	_____	_____	_____
Corrected	_____	_____	_____	_____	_____	_____
Abate/Refund	_____	_____	_____	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

\_\_\_\_\_  
Petitioner's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

\_\_\_\_\_  
Date

**Section IV: Decision of the County Commissioners**  
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_/\_\_\_\_/\_\_\_\_, at which meeting there were present the following members:

Month Day Year

\_\_\_\_\_  
with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present-not present) and \_\_\_\_\_ Name (being present-not present) and \_\_\_\_\_ Name (being present-not present), and WHEREAS, the said \_\_\_\_\_ Name County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED, that the Board (agrees--does not agree) with the recommendation of the Assessor and the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund	Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____	_____	_____	_____

\_\_\_\_\_  
Chairperson of the Board of County Commissioners' Signature

I, \_\_\_\_\_ County Clerk and Ex-officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of said County this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ Year.

\_\_\_\_\_  
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**  
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this abatement petition, is hereby

Approved  Approved in part \$ \_\_\_\_\_  Denied for the following reason(s): \_\_\_\_\_

\_\_\_\_\_  
Secretary's Signature

\_\_\_\_\_  
Property Tax Administrator's Signature

\_\_\_\_\_  
Date



ADAMS COUNTY, COLORADO  
JUL 13 2021

Jeff Mulholland  
Adams County Assessor  
4730 S. Adams County Hwy  
Suite 2012  
Brighton CO 80601-8203

McGuiness  
4730 S Adams Ave  
Brighton, CO 80602

RECEIVED

JUL 13 2021  
OFFICE OF THE  
ADAMS COUNTY ASSESSOR

60601-8203



ABATEMENT FOR TAX YEAR:		2020
TODAYS DATE		09/24/21
BUSINESS NAME:	BLACKWING ASL LLC	
ACCOUNT NUMBER:	P0037897	
PARCEL NUMBER:		

	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	TAX DOLLARS
ORIGINAL VALUE	\$406,702	\$117,940	123.003	\$14,506.97
REVISED VALUE	\$33,894	\$9,830	123.003	\$1,209.12
ABATED VALUE	\$372,808	\$108,110	123.003	\$13,297.85

Provide your reason for the Abatement/Added in the space below:

PP was overvalued based on receipts provided



ADDED ASSESSMENT FOR TAX YEAR:

BUSINESS NAME:		
ACCOUNT NUMBER:		
PARCEL NUMBER:		

	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	TAX DOLLARS
ORIGINAL VALUE		\$0		\$0.00
REVISED VALUE		\$0	0	\$0.00
ADDED VALUE	\$0	\$0	0	\$0.00

# PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received \_\_\_\_\_  
(Use Assessor's or Commissioners' Date Stamp)

**Section I: Petitioner, please complete Section I only.**

Date: 09/10/2021  
Month Day Year

Petitioner's Name: BLACKWING ASL LLC C/O MERYEM ERSOZ  
 Petitioner's Mailing Address: 9557 Iron Mountain Way  
Arvada CO 80212  
 City or Town State Zip Code


SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>P0037897</u>	<u>5371 Tennyson St Unit 8</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2020 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

**Personal property overvalued**

Petitioner's estimate of value: \$ 33,894.00 ( 2020 )  
Value Year

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.

\_\_\_\_\_  
Petitioner's Signature  Daytime Phone Number ( 720 ) 329-5007  
Email ersoz9557@gmial.com

By \_\_\_\_\_ Daytime Phone Number ( \_\_\_\_\_ )  
Agent's Signature\*

Printed Name: \_\_\_\_\_ Email \_\_\_\_\_

\*Letter of agency must be attached when petition is submitted by an agent.

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

**Section II: Assessor's Recommendation**  
(For Assessor's Use Only)

Tax Year \_\_\_\_\_

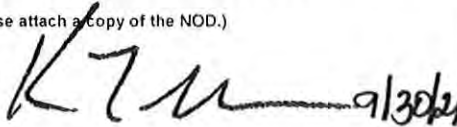
	Actual	Assessed	Tax
Original	_____	_____	_____
Corrected	_____	_____	_____

Abate/Refund Please see attached abatement worksheet.

Assessor recommends approval as outlined above.

If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.

Tax year: \_\_\_\_\_ Protest?  No  Yes (If a protest was filed, please attach a copy of the NOD.)

Assessor recommends denial for the following reason(s): 

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature

**FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY**  
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

**Section III: Written Mutual Agreement of Assessor and Petitioner**  
(Only for abatements up to \$10,000)

The Commissioners of \_\_\_\_\_ County authorize the Assessor by Resolution No. \_\_\_\_\_ to review petitions for abatement or refund and to settle by written mutual agreement any such petition for abatement or refund in an amount of \$10,000 or less per tract, parcel, or lot of land or per schedule of personal property, in accordance with § 39-1-113(1.5), C.R.S.

The Assessor and Petitioner mutually agree to the values and tax abatement/refund of:

	Tax Year _____		
	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>
Original	_____	_____	_____
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____

Note: The total tax amount does not include accrued interest, penalties, and fees associated with late and/or delinquent tax payments, if applicable. Please contact the County Treasurer for full payment information.

\_\_\_\_\_  
Petitioner's Signature Date

\_\_\_\_\_  
Assessor's or Deputy Assessor's Signature Date

**Section IV: Decision of the County Commissioners**  
(Must be completed if Section III does not apply)

WHEREAS, the County Commissioners of \_\_\_\_\_ County, State of Colorado, at a duly and lawfully called regular meeting held on \_\_\_\_/\_\_\_\_/\_\_\_\_, at which meeting there were present the following members:  
Month Day Year

\_\_\_\_\_  
with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor \_\_\_\_\_ (being present--not present) and  
Name  
Petitioner \_\_\_\_\_ (being present--not present), and WHEREAS, the said  
Name  
County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor, and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

\_\_\_\_\_  
Chairperson of the Board of County Commissioners' Signature

I, \_\_\_\_\_ County Clerk and Ex-Officio Clerk of the Board of County Commissioners in and for the aforementioned county, do hereby certify that the above and foregoing order is truly copied from the record of the proceedings of the Board of County Commissioners.

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the seal of said County  
this \_\_\_\_\_ day of \_\_\_\_\_  
Month Year

\_\_\_\_\_  
County Clerk's or Deputy County Clerk's Signature

Note: Abatements greater than \$10,000 per schedule, per year, must be submitted in duplicate to the Property Tax Administrator for review.

**Section V: Action of the Property Tax Administrator**  
(For all abatements greater than \$10,000)

The action of the Board of County Commissioners, relative to this petition, is hereby  
 Approved  Approved in part \$ \_\_\_\_\_  Denied for the following reason(s): \_\_\_\_\_

\_\_\_\_\_  
Secretary's Signature

\_\_\_\_\_  
Property Tax Administrator's Signature

\_\_\_\_\_  
Date





**MotoCrane, LLC**  
 610 SE 9<sup>th</sup> Street, Suite 11  
 Minneapolis, MN 55414  
 United States of America  
 +1.952.334.7515

**SALES INVOICE**  
 INVOICE NUMBER: 2017\_1012

CUSTOMER INFORMATION
Blackwing ASL LLC 9557 Iron Mountain Way Arvada, CO 80007 USA ersoz@gmail.com

SHIPPING DETAILS
Blackwing ASL LLC 9557 Iron Mountain Way Arvada, CO 80007 USA 720-329-5007

DATE	REQUISITIONED BY	F.O.B. POINT	TERMS (IF ANY)
12/08/2017	M. Ersoz	MINNEAPOLIS	MC012


QTY	DESCRIPTION	UNIT PRICE	TOTAL
1	MOTOCRANE LAUNCH PACKAGE (Upgraded to GEN3)	\$39,950.00	\$39,950.00
1	ARMA+ Boom Extension Kit Upgrade	\$4450.00	\$4450.00
1	Dual Controller Upgrade	\$950.00	\$950.00
1	ATLIS Speed Rail Mounts	\$525.00	\$525.00
-	LAUNCH PACKAGE PRE-ORDER DEPOSIT	-\$5000.00	-\$5000.00

**International Shipping Notes:**

- International Shipping terms are DAT (Delivered at Terminal)
- International Buyers are responsible for all costs incurred during the importation of goods (e.g. customs/duties/taxes).
- International Buyers are responsible for assigning a customs broker to the shipment prior to release of shipment.
- MotoCrane, LLC will provide all necessary documentation for successful importation of goods.

SUBTOTAL	\$40,875.00 USD
SALES TAX (80007)	-
SHIPPING+ HANDLING	\$750.00
<b>TOTAL DUE</b>	<b>\$41,625.00 USD</b>

Total balance due must be paid in full in order for shipment to be released. Pick-up of goods must first be scheduled and confirmed with MotoCrane, LLC. MotoCrane, LLC is not responsible for loading freight to be picked-up. Freight brokers must contact MotoCrane, LLC to confirm the shipment. Invoices not paid within two (2) weeks will be voided.

SIGNATURE 

DATE 12/11/17

Questions? Contact us.  
 +1.952.334.7515  
 sales@motocrane.com

From: Candrone | Canadas Drone Source ! support@candrone.com  
Subject: Thank you for shopping with us.  
Date: March 6, 2018 at 5:10 PM  
To: ersoz9557@gmail.com



# CANDRONE

Meryem, thanks for your purchase today!

**Your Receipt**  
March 6, 2018, 10:10 PM  
Invoice Number: #9141

Description	Unit Price	Total
1x DJI Ronin 2 <i>camera</i>	CA\$8,999.00	
	CA\$8,999.00	
	Discount	-CA\$1,422.97
	Total	CA\$7,576.03

Paid with manual.

*Per Declaration  
this is about  
17/4 \$6,000.00 American  
currency.*

You might also like...



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> 2021 Revision to Disaster Management Plan (formerly EORP)
<b>FROM:</b> Ron Sigman, Emergency Manager
<b>AGENCY/DEPARTMENT:</b> CSWB
<b>HEARD AT STUDY SESSION ON</b>
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners adopts the 2021 Disaster Management Plan.

**BACKGROUND:** Per C.R.S. 24-33.5-707(8) Each local and interjurisdictional disaster agency shall prepare and keep current a local or interjurisdictional disaster emergency plan for its area. The last revision to the Adams County Emergency Operations & Recovery Plan (EORP) was conducted in 2014. The 2021 revision has updated the document name to Disaster Management Plan to better reflect the current industry standard and intent of the document. The 2021 revision also includes updated County department titles, roles and responsibilities and was developed in conjunction with the Division of Homeland Security & Emergency Management assessment tool, a requirement for future EMPG funding.

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

Colorado Department of Homeland Security and Emergency Management

### **ATTACHED DOCUMENTS:**

Public Hearing Agenda Item template  
Resolution template  
Legal review of 2021 (DMP)  
Summary of key revisions  
2021 Disaster Management Plan (DMP)  
DHSEM EOP assessment tool

**FISCAL IMPACT:**

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

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

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

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<hr/>

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 2021 DISASTER MANAGEMENT PLAN

WHEREAS, the Colorado Disaster Emergency Act, Colorado Revised Statutes (C.R.S.) § 24-33.5-701, *et seq.*, provides procedures for statewide and local prevention of, preparation for, response to, and recovery from disasters; and,

WHEREAS, the Colorado Disaster Emergency Act, C.R.S. § 24-33.5-707(8), requires that each local and interjurisdictional disaster agency shall prepare and keep current a local or interjurisdictional disaster emergency plan for its area; and,

WHEREAS, the Board of County Commissioners of the County of Adams, State of Colorado has determined that the proper management of disasters is of public concern; and,

WHEREAS, the Board of County Commissioners finds that the citizens of Adams County will be better protected by the adoption of certain disaster policies.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Adams, State of Colorado, that the attached Adams County Disaster Management Plan is adopted and shall take effect upon declaration of a disaster pursuant to C.R.S. § 24-33.5.709.

BE IT FURTHER RESOLVED that any prior Adams County Emergency Operation & Recovery Plan previously adopted by the Adams County Board of County Commissioners is hereby repealed.

## Major Revisions to the 2021 Disaster Management Plan (DMP)

- New cover page
- Name changed from Emergency Operations & Recovery Plan (EORP) to Disaster Management Plan to better reflect mission statement of Disaster vs Emergency Management.
- Vetted County Departments to reflect current correct titles and new additions since 2014
- Revised signature page to reflect BoCC adoption
- Updated References and Authorities to reflect current references
- Updated Table of Contents
- Plan has been vetted against the State EOP assessment tool





# Disaster Management Plan

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**ADAMS COUNTY COLORADO**

**2021 Version**



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**ADAMS COUNTY**  
**COLORADO**

---

**FOR OFFICIAL USE ONLY**



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# Executive Summary

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This Disaster Management Plan forms the framework for how the County will respond to and recover from all types of disasters. It is built on the same concepts identified in the National Incident Management System and is designed to align key roles across local, county, state, and federal agencies. As no plan can contain all the necessary details, this document is meant to capture the key principles, authorities, responsibilities and coordinating structures required in the County's response to and recovery from disasters. To allow for a scaled response, delivery of the specific resources and capabilities, and a level of coordination appropriate to each incident, the responsibilities described within the plan and the relative annexes may be implemented partially or fully, depending on the need.

This framework includes and is supplemented by the following:

- County Comprehensive Plan (2020)
- County Hazard Mitigation Plan (2020)
- Annual Operating Plan (2021)
- County Disaster Policies (2019)
- Emergency Support Annexes
- Recovery Support Annexes
- Continuity of Operations Plan – COOP (as developed by each County department / elected office)

The goal of this plan is to lay a foundation for the collaborative approach between the government, citizens, non-profit and faith-based organizations, and involved agencies of Adams County. This Plan is written around the cycle of mitigating, preparing for, responding to and recovering from disasters that affect community and government functions.

While general roles and responsibilities are described within this base plan, annexes are attached to this plan that more fully describe the partnerships and functions that are necessary as the County responds to and recovers from a disaster. The Adams County Office of Emergency Management is responsible for coordinating the development and maintenance of this base plan and supporting annexes. Functional position-specific annexes may be developed by those departments/agencies responsible for that function. This plan, and the identified support annexes, were written in collaboration with those agencies identified herein.



# I. INTRODUCTION

## Supersession

Upon completion and formal adoption, this plan will supersede and replace the existing Adams County Emergency Operations and Recovery Plan dated December 2014.

## Overview

In an effort to ensure that this Plan was aligned with the State and National preparedness guidance; the following publications listed below were consulted and incorporated in concept:

- The National Incident Management System (October 2017)
- National Response Framework, Fourth Edition, October 2019
- Comprehensive Preparedness Guide 101, v.2 (November 2010)
- National Disaster Recovery Framework, Second Edition (June 2016)
- Colorado Hazard and Incident Response and Recovery Plan (November 2016)
- Colorado State Emergency Operations Plan (Sept 2019)
- Resolution Adopting Adams County Disaster Policies, Board of County Commissioners for Adams County, State of Colorado Resolution 2020-159

These documents represent a significant evolution in the way we approach preparedness, emergency response and recovery management. Together, they create a vision of a more prepared and disaster resilient nation with coordinated capabilities to mitigate against, prepare for, respond to, and recover from all hazards. Additionally, national guidance, and relative case law has set the standard for the local emergency planning process. Pursuant to CPG 101, v.3, preparedness plans should be developed in consideration of the needs of the whole community. This 'whole community' approach suggests a planning process that involves representation from the actual population in the community and involves community leaders and the private sector in the planning process. It is also essential to include groups or organizations that support individuals with disabilities or specific access and functional needs. The purpose of whole community planning is to build resilient communities. Specifically, the priorities under this plan are as follows:

- Protect life, property, and the environment to the greatest extent possible
- Shorten the response and recovery timelines as much as possible.
- Restore the impacted area to the new normal.



Success of the County in disaster response and recovery depends upon robust collaboration of all County departments and elected officials, the public and private sector, municipal jurisdictions, and faith-based agencies and community groups within Adams County. Collaboration requires joint planning and training focused on improving capabilities and resource management of all involved entities. To support this collaboration, primary agencies are identified based on their day-to-day authorities, resources and capabilities, as the responsible agency to serve as the lead in fulfilling specific functions needed during response and recovery operations. In addition, other agencies are identified that are important partners in providing specific assistance and functional needs for the community. These functional roles are described in further detail in the attached annexes.

## Definition: Emergency Management

Emergency management here refers to the coordination and management of resources and responsibilities relating to the mitigation of, preparedness for, response to, and recovery from a disaster or emergency.

## Purpose

The purpose of the Adams County Disaster Management Plan is to provide a framework for the coordinated planning, response, and recovery management for disaster events in Adams County. This document provides the overall guidance for County government during the different phases of disaster management.

Figure 1. Phases of Disaster Management



This base plan provides an overview of the roles, responsibilities and actions of elected officials, county departments and partner agencies within Adams County. The base plan is then supported by annexes



that describe core functional outcomes that must be addressed by government operations to provide successful emergency response and recovery to the community. The plan utilizes the Emergency Operations Plan toolkit provided by the State of Colorado as guidance for development of this plan.

Pursuant to C.R.S. 24-33.5-707, the plan recognizes that County assistance will be provided to impacted communities within the County and the County shall cooperate with the emergency management agencies of municipalities situated within its borders. Likewise, when resources are unavailable within Adams County, the County shall look to the State to provide assistance and support. To facilitate cooperation, this plan is applicable to all of Adams County, but does not supersede or replace municipal or state Disaster Management Plans, nor is it meant to replace department or agency operating procedures.

## Scope

This plan may be applied to any hazard, natural or human caused, that necessitates or may necessitate the response of multiple departments or agencies outside the scope of normal operations or with the potential to exceed normal capabilities in Adams County. Impacts to Adams County may include direct impacts (severe weather) or indirect impacts (regional transportation disruption outside the county). Procedures for routine emergencies and incidents are covered in respective departmental, agency, or jurisdictional normal operation plans, policies, and procedures. Procedures for operational execution of the tasks in this plan reside in departmental, agency, or jurisdictional operation plans, policies, and procedures.

## Planning Assumptions

The preparation of this plan was guided by several assumptions that address a range of issues that potentially impact response and recovery capabilities and the concept of operations:

- An emergency or disaster can occur at any time and any location. It may create significant degrees of loss of life, human suffering, property damage and economic hardship to individuals, governments, the environment, and the business community.
- The elected and appointed leaders of Adams County are responsible for disaster preparedness and coordination of response (CRS 24-33.5-707)
- When threatened by hazards, citizens expect elected and appointed leaders to take action to help them resolve the problem. Citizens expect the government to coordinate its resources, be the foundation for appropriate communication, channel the efforts of the whole community, and, if necessary, solicit assistance from outside the jurisdiction.
- Disaster and other large-scale emergencies are rarely confined to one jurisdiction, so a multi-jurisdictional effort may be required to manage such incidents. All levels of government share responsibility for working together in preventing, preparing for, responding to, and recovering from the effects of an emergency or disaster event. Partnerships need to embrace the whole community concept.



- Incident management begins and ends at the local government level. Local agencies will respond to an incident to the extent possible, depending on available resources and mutual aid. Once these initial resources have been exhausted, resources may be requested through the County Emergency Operations Center in accordance with the Resource Management Annex. If additional resources are required, requests will be made from the County Emergency Operations Center to the State Emergency Operations Center and from the State to Federal government. Agencies should follow the County and State Resource Mobilization/Management Plans to ensure financial encumbrances are understood when requesting resources. The National Incident Management System (NIMS) will be utilized in the implementation of this plan and all supporting Annexes.

#### **LIMITATIONS STATEMENT**

Adams County Government and partner agencies strive to make every effort to respond and help our community recover from disasters. However, there is the potential that resources, infrastructure, and communication systems may be overwhelmed. This Plan outlines the roles and responsibilities of Adams County Government and external partner agencies with the assumption that in ideal situations communications, agency capabilities, and resources will be available, and partner agencies will fulfill roles and responsibilities as outlined in this plan.

## **Plan Development, Adoption & Maintenance**

The Disaster Management Plan provides guidance for the County's disaster management approach. Additional material pertaining to the actions taken to respond to and recover from disasters are contained in specific essential support function or hazard Annexes. Annexes are developed and implemented in coordination with lead and support agencies and provide additional guidance on specific functions that support the base plan. Annexes may be created, revised, or updated as needed.

#### **PLANNING TEAM**

The Office of Emergency Management, in conjunction with the Executive Board of the Local Emergency Planning Committee (LEPC), will serve as the Planning Team. The Planning Team will review lessons learned and after-action reports and determine goals, objectives, and priorities for furthering emergency preparedness within the County.

Based on the identified goals, objectives, and priorities, the Planning Team will develop strategies to include participation from the whole community as required by FEMA's Comprehensive Preparedness Guide (CPG) 101, v3, September 2021.

#### **PLAN DEVELOPMENT**

The Adams County Office of Emergency Management is responsible for the development and revision of the Disaster Management Plan. The Office of Emergency Management will coordinate with County agencies and partners in the development of the plan. (C.R.S. 24-33.5-707)



## **PLAN REVIEW AND APPROVAL**

This Plan will be coordinated with each agency/department identified herein. Coordination will allow for each agency to provide input on the plan components and roles and responsibilities identified in the Plan. If necessary, additional partner and stakeholders will be identified and incorporated into the planning process for the plan and associated annexes.

After a legal review, the plan will be submitted to the Board of County Commissioners for formal adoption. Partners, stakeholders, and the public are invited to attend scheduled study sessions and public hearings, as per County policy.

## **PLAN IMPLEMENTATION, MAINTENANCE AND REVISION**

The Adams County Disaster Management Plan is adopted by the Adams County Board of County Commissioners by resolution, which serves as the promulgation letter for the Disaster Management Plan.

Plan revision will occur every 2 years, or as determined necessary by the Emergency Manager, the County Manager, or the Board of County Commissioners. However, minor revisions or clarifications may be made by the Office of Emergency Management from time to time. Changes, revisions, and clarifications will be identified and tracked through the Record of Changes Log (Appendix A). The master copy of this Plan, with a master Record of Changes Log, will be maintained by the Adams County Office of Emergency Management.

## **DEVELOPMENT AND IMPLEMENTATION OF SUPPORTING ANNEXES**

Development, revision, and implementation of supporting annexes will be coordinated by the Office of Emergency Management in collaboration with relevant partner agencies and departments. Supporting annexes may be created and updated as often as needed.

## **TRAINING AND EXERCISING THE DISASTER MANAGEMENT PLAN**

A critical component of any plan development is the training and exercise of that plan. Training is dependent on coordination, participation, and leadership from all the agencies identified in this Plan. To support this goal, the Office of Emergency Management is responsible to the Board of County Commissioners for the following:

- Conducting an accurate risk assessment of the County through development of a Hazard Mitigation Plan. Such risk assessment will be conducted in a manner that is consistent with the Colorado Division of Homeland Security and Emergency Management and FEMA's guidelines for Hazard Identification and Risk Assessment.
- Implementing an annual training and exercise program to promote awareness and a shared sense of responsibility for emergency planning and preparedness for all identified agencies. Such training and exercise program will include an annual review or workshop on the Disaster Management Plan to familiarize Adams County officials, employees and other emergency officials and agencies with the provisions of this plan. This includes volunteer organizations, non-governmental organizations, and appropriate private sector groups.



- Maintaining an emergency management program that uses a whole community approach to prepare for, respond to, and recover from disasters affecting Adams County.
- Ensuring the readiness of the County Emergency Operations Center and overseeing the management of its operations.
- Advising the County Manager of the overall readiness of Adams County to respond to and recover from disasters.

## II. CONCEPT OF OPERATIONS

### Plan Activation

Emergencies and disasters will be managed under the roles and responsibilities set forth herein. Adams County shall retain the responsibility for direction and control of its own operations, personnel, resources, and facilities when an emergency or disaster occurs.

When municipal response capabilities are insufficient, municipalities may reach out to Adams County for additional support. If the effects of a disaster or emergency require Adams County to seek outside assistance, the assistance provided shall supplement, not replace, the operations of the Adams County agencies or departments involved.

This Plan, and any necessary supporting annexes, may be activated upon the issuance of a Disaster Declaration by the Board of County Commissioners, or their line of succession as dictated in the Adams County Disaster Policies referencing C.R.S. 24-33.5-709.

Local disasters or emergencies not requiring a disaster declaration may utilize the concepts provided in this Plan to support response and recovery efforts. A disaster declaration is not required for the activation of the Emergency Operations Center or this plan.

### Disaster Declaration

Pursuant to the County Disaster Policy and the Colorado Disaster Emergency Act, C.R.S. 24-33.5-701, et seq.:

- A local disaster may be declared by the Chair of the Board of County Commissioners, or its line of succession as defined in the Adams County Disaster Policy.
- The County is authorized to declare a disaster if the County finds that the County or any of its cities, municipalities, townships, special districts, or other part thereof is suffering from, or is in imminent danger of suffering, a natural or man-made emergency or disaster.
- A disaster declaration shall be the authority for the deployment, use, and/or distribution of any supplies, equipment, and materials assembled pursuant to the Adams County Disaster Policy and the Resource Management Annex.



- Upon declaring an emergency or disaster, and unless the circumstances of the emergency or disaster prevent or impede this action, such declaration shall be promptly filed with the Colorado Division of Homeland Security and Emergency Management and the County Clerk and Recorder.

Upon the issuance of a disaster declaration, the Board of County Commissioners may exercise the following powers, including but not limited to:

- I. An order closing or canceling the use of any County owned building, facility, public park, or other public place.
- II. Suspend County business operations as necessary and in conjunction with elected officials, suspend and or close other County offices.
- III. Suspend or change department policies regarding timelines for service to citizens or customers.
- IV. Suspend or change times and locations of public meetings, as necessary.
- V. Utilize all available resources of the County as may be reasonably necessary to cope with the disaster whether in preparation for, response to, or recovery from the disaster.
- VI. Compensate employees for overtime worked in relationship to the disaster in accordance with the policies set forth in the Adams County Employee Manual.
- VII. Make application for state or federal assistance.
- VIII. Delegate authority to such County officials as determined to be reasonably necessary or expedient.
- IX. Suspend normal operating procedures for approval of contracts and other County agreements, as necessary. The Chair of the Board of County Commissioners and/or the County Manager is specifically authorized to enter into contracts and other agreements that are outside of his/her normal contracting authority when he/she determines that the disaster necessitates that the matter be handled immediately. Contracts or agreements that are normally placed on a public hearing agenda shall be included on the agenda for the next regular meeting of the Board.
- X. Enter into such reciprocal aid, mutual aid, joint powers agreements, intergovernmental assistance agreements or other compacts or plans with other governmental entities for the protection of life and property.
- XI. When a required competency or skill for a disaster function is not available within the County government, the County may seek assistance from persons or incident management teams through the State Office of Emergency Management and delegate such authority for such period of time and extent as necessary to successfully manage the disaster.



XII. Any expenditures made in connection with the declaration, including mutual aid activities, shall be deemed conclusively to be for the direct protection and benefit of the inhabitants and property of the County.

XIII. In the event of a declared disaster, the County Finance Policy #1015 will be in effect.

XIV. Modify building and or planning permit requirements to facilitate the efficient restoration of buildings and property within the County.

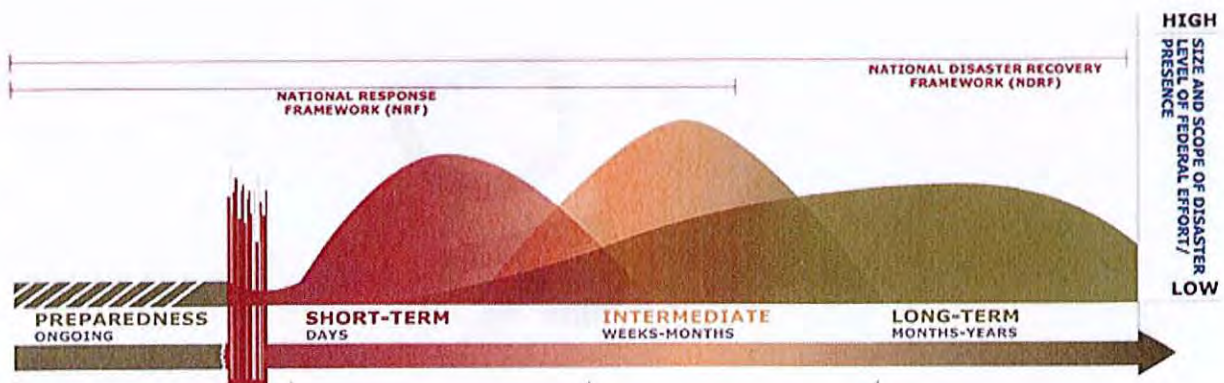
XV. Issue all other orders or undertake such other functions and activities as the County reasonably believes necessary to protect the health, safety, and welfare of persons or property within the County or to otherwise preserve the public peace or abate, clean up, or mitigate the effects of any disaster.

XVI. The Resolution adopting the county disaster policies and any disaster declaration that is issued will not relieve any County departments of the responsibilities or authority otherwise given to them by the Board of County Commissioners.

## Operational Phases

Disaster response and recovery do not result in clear start and stop points in time, but are instead a continuum of preparedness, response, and recovery operations. While there are points of intersection along this continuum, for purposes of this Plan and its supporting annexes, roles and responsibilities will be discussed in terms of preparedness, response, and recovery.

Figure 2. Disaster Recovery Continuum



## Operational Transitions

The response phase is triggered by a disaster event that affects the county and results in activation of this Plan. In the initial onset of a disaster, the Office of Emergency Management is responsible for the coordination of information flow between the following entities and components that comprise the multi-agency coordination system:

- Incident Command System (Field Response)



- Dispatch Centers
- Emergency Operations Centers
- Joint Information Centers
- Policy Groups
- Other response partners

#### **RESPONSE PHASE – EMERGENCY OPERATIONS CENTER**

At the onset of a disaster, the County’s Emergency Operations Center is typically activated and serves as the focal point for the multi-agency coordination system. Specifically, the Adams County Emergency Operations Center performs four core functions:

- Communication Coordination – communication systems must be established among partners in the field, the policy group, dispatch agencies, and other local and state partners necessary for the response.
- Resource Support – identify, acquire, prioritize, and allocate needed and anticipated support resources. Also provide technical assistance and resource coordination between the State and local jurisdictions.
- Situational Awareness – Emergency Operations Center staff must collect, analyze, and share information from various sources to develop and maintain a common operating picture and provide information for critical decision making.
- Policy Coordination – Information gathered in the EOC is shared with policy makers, who use the information to form policy directives. These directives are reflected within the Emergency Operations Center’s operations.

The Emergency Operations Center can provide support for disaster incidents, planned events, and continuity of government situations. Activation and notification are determined by the guidelines set forth in the Emergency Operations Center Activation Annex. Requests for activation of the Emergency Operations Center may be made by any of the following:

- Office of Emergency Management staff
- The County Manager or Board of County Commissioners
- The Adams County Sheriff
- Other officials, as described in the Emergency Operations Center Activation Annex

This Plan and the Adams County Emergency Operations Center operate under the Support Function concept as described below.

#### **RESPONSE & RECOVERY SUPPORT FUNCTIONS**

The Emergency Operations Center provides support to the incident by staffing the Center with appropriate support function subject matter experts. In addition to providing subject matter expertise, the role of each support function is to assist in assessing the overall situation and coordinate resources during response. The support functions required during Emergency Operations Center activation will depend on the level of activation, and the type, size, and scope of the incident.



Depending upon the level of activation, the appropriate support functions will be notified and requested to report to the Adams County Emergency Operations Center to support the incident.

As the incident transitions to the recovery phase, it is important to shift to a recovery coordination system, and the corresponding recovery support functions. The recovery coordination system components may include:

- Disaster Assistance Centers
- Recovery Support Functions
- Community Structures- neighborhood groups and service groups, non-governmental and faith-based organizations
- Economic Organizations
- Private Industry
- Recovery Coordination Group

Both the multi-agency and the recovery coordination systems are designed to coordinate efforts during the transition from response to recovery. These systems, and the transition between them, are critical as the needs and resources required for recovery efforts may be different from the operational response needs of a disaster.

The annexes to this Plan describe agency and department responsibilities and provide operational guidance. All agencies and departments are responsible for having standard operating procedures, guidelines, checklists, staffing patterns or resource requirements needed to perform their support functions.

*Table 1. Essential Support Function Lead Agency List*

Support Function Lead Agency List	
Essential Support Function Name	Lead Agency/Department
Transportation	Adams County – Public Works Department
Emergency Communications	Adcom911 ARES R1D1
Public Works	Adams County – Public Works Department
Firefighting	Adams County – Sheriff's Office Fire Districts & Departments
Emergency Medical Service	Fire Districts & Departments with Emergency Medical Services



Emergency Management	Adams County – Community Safety & Well-being - Office of Emergency Management
Mass Care and Human Services	Adams County – Human Services
Volunteers & Donations	Adams County – Human Services / Community Safety & Well Being
Public Health <ul style="list-style-type: none"> <li>● Public Health/Hospitals</li> <li>● Behavioral Health</li> <li>● Fatalities Management</li> </ul>	Tri-County Health Department <ul style="list-style-type: none"> <li>● Tri-County Health Department</li> <li>● Community Reach Center</li> <li>● Adams County – Coroner’s Office</li> </ul>
Hazardous Materials	Adams County – Sheriff's Office /Fire Districts & Departments/Adams/Jeffco Hazmat Authority
Animals & Livestock	Adams County – Parks, Open Space & Cultural Arts Adams County – Animal Services / CSU Extension
Utilities	Adams County – Public Works Public Utility Companies
Law Enforcement	Adams County – Sheriff's Office
Damage Assessment	Adams County – Assessor's Office (Residential & Business) Adams County – Public works (Infrastructure)
Emergency Public Information	Adams County – County Manager - Communications AdCom 911 / MetCom

*Table 2 Recovery Support Function (RSF) Lead Agency List*

<b>Recovery Support Function (RSF) Lead Agency List</b>	
Recovery Support Function Name	Lead Agency/Department
Debris Management	Adams County – Public Works Department Adams County – Parks, Open Space, and Cultural Arts



Community & Economic Recovery	Adams County – Community & Economic Development
Infrastructure	Adams County – Public works Adams County – Assessor
Assistance to Individuals & Families	Adams County – Human Services Adams County – Community & Economic Development
Recovery Management	Adams County – Community Safety & Well-being - Office of Emergency Management; Adams County Long-Term Recovery & Major Initiatives Dept.
Housing	Adams County – Human Services Department Unisom Housing Partners
Health & Medical	Tri-County Health Department
Public Health/ Hospitals	Tri-County Health Department
Behavioral Health	Community Reach Center
Environmental Recovery	Adams County – Community & Economic Development
Historical & Cultural Resources	Adams County – Community & Economic Development
Consumer Protection & Public Safety	Adams County – Sheriff’s Office
Public Information & Community Engagement	Adams County – County Manager - Communications

## Financial Management

The equipment, personnel, and financial resources of the Adams County government may quickly be overtaxed in a disaster. Mutual aid agreements exist with our municipalities, school districts, fire and police districts, and other county governments that may offset costs.

Internally, each County department, office, and agency has responsibility to track employee time and/or equipment utilized for disaster response and recovery with the coding as provided by the Finance Department. Other agencies outside Adams County government are responsible for finance and tracking employee time and equipment in accordance with their own policies. Adams County government may seek disaster reimbursement and coordinate such reimbursement with other involved agencies as



dictated by the reimbursement process contained in the County Disaster Finance Policy and the Resource Support Annex.

## Continuity of Operations

All Adams County agencies are responsible for developing and implementing Continuity of Operations Plans (COOP) to ensure that essential government services are provided to the public. The County Manager, in conjunction with the Office of Emergency Management, is responsible for ensuring the overall development of a Continuity of Government (COG) Plan. Separate from the Disaster Management Plan, COOP and COG plans identify agency mission-essential functions and the key policies, procedures and resources needed to meet agency responsibilities. The COOP and COG plans also serve to identify essential personnel and protect and preserve vital records and systems deemed essential for continuing government functions.

## Hazard Assessment & Risk Analysis

Risk, for the purposes of this plan and as defined by FEMA, is a combination of hazard, vulnerability, and exposure. It is the impact that a hazard would have on people, services, facilities, and structures in a community, and refers to the likelihood of a hazard event resulting in an adverse condition that causes injury or damage.

The risk assessment process identifies and profiles relevant hazards and assesses the exposure of lives, property, and infrastructure to these hazards. The process allows for a better understanding of a jurisdiction’s potential risk to hazards and provides a framework for developing and prioritizing mitigation actions to reduce risk from future hazard events. In addition to the Hazard Assessment & Risk Analysis conducted as part of the 2020 Hazard Mitigation Plan, Adams County also completed the State of Colorado Emergency Preparedness Assessment (CEPA) in 2021 which includes a capability assessment.

Table 3. Adams County Hazard Ranking \*2020 Hazard Mitigation Plan

Hazard	Geographic Location	Probability of Future Occurrence	Magnitude/Severity (Extent)	Overall Significance
Thunderstorms	Extensive	Highly Likely	Limited	High
Tornado/Damaging Wind	Extensive	Highly Likely	Limited	High
Winter Weather	Extensive	Highly Likely	Limited	High
Flood	Limited	Likely	Limited-Critical	Medium
Dam Failure/Incident	Limited-Significant	Unlikely	Critical	Medium



Drought	Extensive	Likely	Negligible	Medium
Hazardous Materials Incident	Limited	Likely	Limited	Medium
Earthquake	Limited	Occasional	Limited	Low
Subsidence	Limited	Occasional	Limited	Low
Wildfire	Limited	Likely	Negligible	Low
Terrorism/Active Shooter	Limited	Occasional	Limited	Low
Cyber Incident	Limited	Likely	Limited	Low

**Geographic Location**

Limited: Less than 10% of planning area

Significant: 10-50% of planning area

Extensive: 50-100% of planning area

**Probability of Future Occurrences**

Highly Likely: Near 100% chance of occurrence in next year or happens every year.

Likely: Between 10 and 100% chance of occurrence in next year or has a recurrence interval of 10 years or less.

Occasional: Between 1 and 10% chance of occurrence in the next year or has a recurrence interval of 11 to 100 years.

Unlikely: Less than 1% chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.

**Magnitude/Severity (Extent)**

**Catastrophic—More than 50% of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths**

Critical—25-50% of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability.

Limited—10-25% of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability.

Negligible—Less than 10% of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid

**Significance**

Low: minimal potential impact

Medium: moderate potential impact

High: widespread potential impact



# III. ROLES AND RESPONSIBILITIES

## All Agencies

All agencies in this Plan, including elected officials & directors, are responsible for the following, in addition to those roles and responsibilities specifically outlined in their agency specific section:

### Planning & Preparing

1. Developing and implementing Continuity of Operations (COOP) Plans, standard operating procedures, checklists, staffing patterns and/or resources needed to meet the requirements identified in this plan to ensure that essential government services are provided to the public.
2. Understanding their agency's emergency responsibilities identified in this plan and assigning personnel to perform those functions.
3. Developing mutual aid agreements or intergovernmental agreements that are needed to meet their requirements identified in this plan.
4. Identifying and inventorying agency specific resources that are needed to meet their requirements as identified in this plan.
5. Considering access and functional needs (AFN) issues so that emergency response and recovery actions support the needs of the whole community.

### Response & Recovery

1. Reporting significant events and activities promptly to the Emergency Operations Center to ensure a common operating picture during emergencies.
2. Tracking personnel time and equipment utilized for disaster response and recovery. Utilizing appropriate forms and following appropriate procedures as established by the Finance Department.
3. Providing a representative to the Emergency Operations Center, when appropriate, to coordinate their emergency response functions. Representatives may be available virtually, by telephone, or in person in the Emergency Operations Center.
4. Coordinating emergency public information with involved Public Information Officers.
5. Providing a representative to participate in the Recovery Coordination System, when appropriate, to communicate and strategize on community recovery operations as relevant to their recovery function.
6. Providing information, updates, and regular reports to the Office of Emergency Management as needed to facilitate the recovery and reimbursement process.

## County Government

The **Assessor's Office** is responsible for:

1. Serving as the lead agency, in conjunction with Public Works, for the development and implementation of the Damage Assessment Annex.
2. Maintaining a program to quickly provide damage assessment.



3. Serving as the lead agency in coordinating the collection of damage assessment data and losses sustained to industry, businesses, and residential dwellings as defined by department standard operating procedures.
4. Providing equipment, records, documentation, and personnel to participate in the collection of information for damage assessments.
5. Conducting and coordinating damage assessment activities with the Adams County Sheriff's Office, Rampart Search and Rescue, Public Works, and other first response agencies to provide the information needed for initial response and long-term recovery.

The **Board of County Commissioners** is responsible for:

1. Determining and authorizing the level of commitment of County resources and funds for disaster response and recovery as permitted by law and appropriate intergovernmental agreements or MOUs.
2. Issuing a disaster declaration when a disaster or extraordinary emergency event has occurred, or the threat of such an event is imminent.
3. Invoking those powers and authorities as described in the County Disaster Policies, as necessary.
4. Providing prioritization strategies and policy level guidance and decisions in conjunction with County Management and other elected officials.

The **Clerk and Recorder's Office** is responsible for:

1. Recording of local disaster declarations.

The **Colorado Air & Space Port** is responsible for:

1. Providing support for emergency sheltering operations within CASP facilities.
2. Providing support for Federal repatriation efforts, as requested.
3. Providing communication with aviation resources such as:
  - Denver FAA TRACON
  - Denver Air Traffic Control Tower
  - CDOT-Aeronautics Division

The **Community & Economic Development** is responsible for:

1. Providing policy guidance and direction regarding disaster and post-disaster temporary land use issues, including:
  - a. Land use codes
  - b. Building permitting
  - c. Temporary housing
  - d. Construction equipment sites
  - e. Temporary administrative permitting process
  - f. Long range planning
2. Providing environmental analysis support.
3. Coordinating with local businesses and neighborhoods during emergency situations to provide information regarding disaster assistance and recovery information.
4. Providing staffing to the Emergency Operations Center, as requested.



**Community Safety and Well Being - Animal Management** is responsible for:

1. Coordinating with the Riverdale Animal Shelter for the sheltering and care of animals during a disaster.
2. Providing animal management services to unincorporated Adams County.

The **Coroner's Office** is responsible for:

1. Serving as the lead agency for the development and implementation of the Mass Fatalities Annex.
2. Coordinating with Tri-County Health Department and Community Reach on implementing the Mass Fatalities Annex.
3. Advising the Board of County Commissioners and the Emergency Operations Center on matters pertaining to the handling, disposition, and identification of the deceased.
4. Organizing and training hospital, mortuary, and grave registration teams.
5. Establishing morgue facilities and directing the identification and disposition of the deceased.
6. Providing public information and notification information regarding the deceased.

The **County Attorney's Office** is responsible for:

1. Serving as the principal legal advisor to Adams County government, including all elected offices and departments during all phases of disaster planning, response, and recovery.
2. Providing interpretation of federal, state, and local laws and regulations to ensure that Adams County is operating within the law during all phases of disaster planning, response, and recovery.
3. Drafting disaster declarations, resolutions, ordinances, and other legal documents as needed.
4. Providing legal counsel to elected officials, directors, and other Adams County personnel regarding liabilities and risks associated with emergency response and recovery operations.
5. Assisting the Office of Emergency Management and members of the policy group with timely policy decisions.
6. Providing representation in the Emergency Operations Center as part of policy group as requested by Office of Emergency Management.

The **County Attorney – Risk Management** is responsible for:

1. Providing messaging to County employees, in conjunction with the Public Information Office, regarding disaster situation, applicable instructions, and available resources.
2. Assisting with damage assessments of County buildings and facilities.
3. Coordinating the collection and dissemination of insurance claims and information.
4. Coordinating workers compensation issues with Human Resources and other departments, offices, or other agencies that have personnel working for Adams County during the emergency or disaster.



The **County Manager** is responsible for:

1. Providing direction to the Executive Leadership Team and County Directors before, during, and after the disaster or emergency.
2. Serving as the Emergency Operations Center Director during full EOC activations
3. Serving as the liaison to the Board of County Commissioners during disaster operations.
4. Exercising authorities as defined in the Adams County Disaster Policies.

The **County Manager - Communications** is responsible for:

1. Serving as the lead agency for the development and implementation of the Emergency Public Information Annex.
2. Participating in and/or coordinating the Joint Information System and, if requested, the Joint Information Center.
3. Establishing a call center for citizen inquires when necessary.
4. Coordinating public information efforts with the Executive Leadership Team and Board of County Commissioners, as appropriate.
5. Monitoring social media for the purpose of gathering and disseminating relevant information.

The **District Attorney's Office** is responsible for:

1. Coordinating criminal prosecutions related to a disaster event, as appropriate.
2. Assisting with criminal investigations as requested by law enforcement.

The **Facilities & Fleet Management** is responsible for:

1. Coordinating emergency procedures for all County buildings, facilities, and property falling under the jurisdiction of Facility Operations.
2. Providing maintenance support to the EOC as requested.
3. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.

The **Finance Department** is responsible for:

1. Developing emergency finance procedures for disaster procurement and resource management.
2. Maintaining all financial and expense tracking documentation related to disaster response and recovery.
3. Researching and procuring State and Federal disaster response and recovery grants.
4. Coordinating with the elected officials, appointed officials, and department heads on fiscal policy, records, and expenditures related to disaster response and recovery.
5. Providing necessary financial documentation for local, state, and federal damage assessment activities.
6. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.
7. Implementing the County Disaster Finance Policy when directed by the County Manager.



The **Human Services Department** is responsible for:

1. Serving as the lead agency for mass care and human services during a disaster. These functions may include coordination of:
  - Temporary housing
  - Emergency sheltering
  - Food resources (food banks, etc.)
  - Individual and family disaster assistance, including Family Assistance Centers
  - Disaster mental health, in conjunction with Community Reach
  - Disaster case management
2. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.
3. Coordinating access and functional needs resources.
4. Coordinating volunteer and donations management.

The **Information Technology & Innovation** is responsible for:

1. Maintaining County information technology continuity of operations during an emergency or disaster.
2. Providing information technology support to the Emergency Operations Center when activated.
3. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.

The **Information Technology & Innovations Department - GIS** is responsible for:

1. Providing GIS support in the Emergency Operations Center as part of the Situational Awareness Section.
2. Providing situation awareness dashboards and mapping to support disaster response and recovery.

The **Information Technology & Innovations Department - Telecommunications Services** is responsible for:

1. Maintaining continuity of County telecommunications services during an emergency or disaster event.
2. Providing telecommunications support to the Emergency Operations Center.

**Neighborhood Services – Building Inspection** is responsible for:

1. Coordinating with Adams County Public Works and Assessor’s Office to conduct damage assessments.
2. Collecting and sharing of initial damage assessment data with the Emergency Operations Center (EOC).
3. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.



The **Office of Emergency Management** is responsible for:

1. Serving as the lead agency for the development and implementation of the Disaster Management Plan.
2. Providing situational awareness information to Adams County officials, neighboring jurisdictions, State Division of Homeland Security and Emergency Management, and key partners.
3. Seeking support from county, state, and federal emergency partners, when required, to supplement Adams County disaster response efforts.
4. Coordinating the Multi-Agency Coordination system and disaster response and recovery operations through the Adams County Emergency Operations Center.
5. Providing disaster resource coordination and management.

The **Parks, Open Space & Cultural Arts** is responsible for:

1. Serving as the lead agency for debris management.
2. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.
3. Supporting other response and recovery operations, such as emergency sheltering (human and animals), as requested.

**People and Culture** is responsible for:

1. Maintaining employee personnel records relating to disasters.
2. Recruiting and hiring temporary workers for emergency related employment.
3. Implementing County personnel and benefits policies, including workers compensation, insurance, leave, time keeping/payroll, etc.
4. Implement policies for reassignment of employees for emergency duties.
5. Implement policies for use of volunteers.

The **Public Works Department** is responsible for:

1. Coordinating with Parks, Open Space, and Cultural Arts for debris management operations following a disaster.
2. Assessing and reporting infrastructure damage and other situational awareness information.
3. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.
4. Providing emergency traffic control, snow removal, and traffic engineering, including the establishment of emergency traffic routes, and coordination with the Colorado Department of Transportation for the marking of such emergency routes.



The **Riverdale Animal Shelter** is responsible for:

1. Serving as the lead agency for the sheltering and care of animals during a disaster.
2. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.
3. Coordinating with CSU extension for the sheltering of livestock during a disaster.

The Adams County - **Sheriff's Office** is responsible for:

1. Serving as the lead agency for law enforcement operations within unincorporated Adams County.
2. Serving as the Designated Emergency Response Authority (DERA) for hazardous materials response and for implementation of the Hazardous Materials Annex.
3. Provide staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.
4. Providing situational awareness updates during a disaster to elected officials and the Emergency Operations Center, as requested.
5. Providing preliminary damage assessments to the Emergency Operations Center, as requested.
6. Providing victim's advocate services to disaster victims, as requested.

## **Municipal Government**

**Incorporated Municipalities** are responsible for:

1. Creating municipal emergency management plans consistent with the National Incident Management System and the National Response Framework, for those with an emergency management program.
2. Coordinating their emergency plan development with the County Office of Emergency Management, where applicable.
3. Considering access and functional needs (AFN) issues so that emergency response and recovery actions support the needs of the whole community.
4. Coordinating disaster situational awareness information and resource management with the County Emergency Operations Center.

**Municipal Emergency Management Offices** are responsible for:

1. Coordinating the emergency planning and emergency support operations of municipal and partner agencies prior to and during disaster response and recovery operations.
2. Coordinating requests for resources through the County, if appropriate.
3. Promoting situational awareness by informing municipal officials, neighboring jurisdictions, and key partners of the emergency or disaster situation.
4. Providing situational awareness information to the County Emergency Operations Center, when appropriate.



## State Government

The **Colorado Division of Homeland Security and Emergency Management** is responsible for:

1. Being available on a 24-hour basis to provide advice and technical assistance, state resources, and coordination of supplemental assistance in support of local emergency management disaster and recovery operations.
2. Processing requests for state and federal disaster assistance.
3. Managing the State Emergency Operations Center.
4. Assisting in the coordination of Federal response and support.
5. Coordinating resources and information as needed with other State agencies.

## Federal Government

The **Federal Government** is responsible for:

1. Providing emergency response on federally owned or controlled property, such as military installations and federal prisons.
2. Providing federal assistance as directed by the President of the United States under the coordination of the United States Department of Homeland Security, Federal Emergency Management Agency and in accordance with national response plans.
3. Identifying and coordinating recovery assistance under other federal statutory authorities.

## Special Services, Authorities and Districts

**Special Services, Authorities and Districts** are responsible for:

1. Preparing agency SOPs to address disaster response and recovery.
2. Providing personnel to staff the EOC and/or attend EOC trainings and exercises as requested.
3. Acknowledging their agency's roles and responsibilities during disaster response and recovery, as defined in this plan.
4. Coordinating disaster response and recovery operations with the County Emergency Operations Center.
5. Obtaining and maintaining the necessary agreements to support their specific task responsibilities as defined in this Plan.
6. Maintaining records for all emergency-related expenses, in accordance with County disaster finance policies.
7. Considering access and functional needs (AFN) issues so that emergency response and recovery actions support the needs of the whole community.

The **Adams/JeffCo Hazardous Response Authority** is responsible for:

1. Providing guidance and subject matter expertise to Incident Command during a hazardous material incident.
2. Providing supplemental resources and personnel to Incident Command.



3. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.
4. Serving as a subject matter expert on hazardous materials response during an incident.

**Adcom911** is responsible for:

1. Serving as the lead agency for emergency communications.
2. Maintaining the Code Red and IPAWS emergency notification systems.
3. Coordinating information with communications/dispatch centers within and outside of the County.
4. Establishing a coordinated radio Communications Plan in coordination with incident command, surrounding jurisdictions and the State.
5. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.

**CSU Extension Adams County** is responsible for:

1. Conducting damage assessments on crops, agricultural infrastructure, farm animals, and coordinating that assessment with the Assessor and the Emergency Operations Center.
2. Providing advice and guidance to owners/operators of farms, ranches, gardens, and other agricultural facilities regarding the short- and long-term effects of the emergency or disaster.
3. Developing a plan in conjunction with Tri-County Health Department, to dispose of animal carcasses to prevent the spread of disease.
4. Developing and implementing a plan in conjunction with other agencies and the Emergency Operations Center to rescue, move, keep, and control livestock that are affected by a disaster or emergency.

**Emergency Medical Service Organizations** are responsible for:

1. Providing emergency medical services to minimize the loss of life due to the disaster or emergency.
2. Implementing appropriate ICS structure, on-scene policies, and procedures in accordance with NIMS guidelines and principles.
3. Ordering resources and mutual aid as needed.
4. Tracking of on-scene EMS resources.
5. Participating in unified command.
6. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.

**Fire Departments & Protection Districts** are responsible for:

1. Implementing appropriate ICS structure, on-scene policies, and procedures in accordance with NIMS guidelines and principles.
2. Determining objectives, response strategies, and resource needs for the protection of life and property.
3. Ordering resources and mutual aid as needed.
4. Tracking of on-scene fire resources.
5. Assisting in the coordination of emergency evacuations.
6. Participating in unified command.



7. Providing staffing to the Emergency Operations Center to fill Essential Support Functions, as requested.

**Hospitals/Medical Facilities** are responsible for:

1. Establishing Hospital Incident Command and opening a Department Operations Center, as needed.
2. Maintaining communications with external agencies, local and County Emergency Operations Centers, and/or incident command.
3. Maintaining current bed availability and divert status using EMS systems.
4. Providing medical treatment and patient care.
5. Coordinating with Tri-County Health Department during disaster response and recovery operations.

**School Districts** are responsible for:

1. Establishing a school Incident Command and opening a Department Operations Center, as needed.
2. Maintaining communications with external agencies, local and County Emergency Operations Centers, and/or incident command.
3. Student and staff accountability and reunification.
4. Coordinating transportation services when requested by the EOC.

The **Tri-County Health Department (TCHD)** is responsible for:

1. Serving as lead agency for all public and environmental health incidents affecting Adams County.
2. Serving as the lead agency for the Public Health Essential Support Function in the EOC, as well as providing staff to the EOC, as requested.
3. Maintaining SOPs and response plans for public health response and recovery.
4. Coordinating with the County Communications Department on public health communications.
5. Coordinating with County and local jurisdictions to provide public health services to the community during a disaster or emergency.

## **Non-Governmental and Volunteer Organizations**

**Non-Governmental and Volunteer Organizations are responsible for:**

1. Preparing standard operating procedures, checklist, staffing patterns or resource requirements needed to meet their mission statement.
2. Providing personnel to staff the EOC and/or attend EOC trainings and exercises as requested.
3. Acknowledging their agency's roles and responsibilities during disaster response and recovery, as defined in this plan.
4. Coordinating all response activities with incident command and/or the Emergency Operations Center.
5. Obtaining and maintaining the necessary agreements to support their specific task responsibilities.
6. Maintaining records for all emergency-related expenses, in accordance with County disaster finance policies.



The **Amateur Radio Emergency Service (ARES R1D1)** is responsible for:

1. Providing emergency radio communications during disaster response, as requested.
2. Establishing and operating the emergency radio net in coordination with the Emergency Operations Center.
3. Providing staff to the Emergency Operations Center or other off-site locations, as requested.

**Colorado Voluntary Organizations Active in Disaster (COVOAD)** organization is responsible for:

1. Coordinating VOAD member agencies for the provision of volunteer services to people affected by disasters.
2. Keeping VOAD member agencies informed of disaster situations and possible resource needs.
3. Providing an Emergency Operations Center liaison to assist with the provision of volunteer services, as requested.
4. Coordinating disaster volunteer information, in conjunction with the Joint Information Center.
5. Assisting with volunteer and donations management, as requested.

**Community Reach** is responsible for:

1. Providing disaster mental health practitioners and pastoral care to those needing preliminary counseling and information on long-term counseling services.
2. Coordinating with Mass Care and Public Health Essential Support Functions during disaster response and recovery operations.

The **Mile High Chapter, American Red Cross** is responsible for:

1. Supporting emergency or disaster shelter operations.
2. Providing specially trained liaisons to work at designated Command Posts, Emergency Operations Centers, or other locations to support mass care activities, as requested.
3. Providing situational information on current Red Cross mass care activities as requested prior to and during response operations.
4. Supporting reunification efforts.
5. Maintaining an updated list of available mass care facilities.
6. Providing 24-hour emergency phone coverage and initiating response to the disaster or emergency within 2 hours of notification.
7. Providing Disaster Health Services nurses, in coordination with Adams County Human Services and Tri-County Health Department.

**Rampart Search & Rescue** is responsible for:

1. Supporting local authorities in locating and extracting lost, stranded, or trapped individuals.
2. Providing transportation assistance for field damage assessment teams, when requested.
3. Coordinating 4x4 transportation assistance.
4. Coordinating SAR dog operations in support of field operations, when requested.
5. Coordinating with Adcom911 and ARES D-27 for communications assistance, when requested.
6. Supporting situational awareness through field and damage assessments.
7. Coordinating all operations with Incident Command.

**The Salvation Army** is responsible for:

1. Assisting with disaster welfare inquiries, counseling services, and pastoral care.
2. Providing meal services for emergency workers and displaced citizens.



3. Assisting with food/beverage donations related to mass care operations.

The **United Way 211** program is responsible for:

1. Providing 2-1-1 as a central phone number and call center for information and referral services in the event of a disaster.
2. Coordinating public information through the Joint Information Center.
3. Conducting trend analysis for tracking community needs and unmet needs and forwarding reports to Adams County OEM.
4. Actively participating in training and exercises throughout the year in support of disaster response planning and response efforts.

## IV. REFERENCES AND AUTHORITIES

The following references and authorities may be consulted for further advice and guidance. Other than those references and authorities that have the inherent force and effect of law, this Plan is not intended to incorporate them by reference.

### REFERENCES:

- Adams County Resolutions, IGA's, and MOU's
- County Comprehensive Plan
- County Hazard Mitigation Plan (2020)
- Annual Wildland Fire Operating Plan (2020)
- Hazard Analysis & Risk Assessment (2020) completed as part of the County Hazard Mitigation Plan
- AdCom 911 Operations Plans and SOPs
- County Disaster Policies
  - Disaster Finance Policy
  - Human Resource Policies
- Disaster Support Annexes
  - Resource Management Annex
  - EOC Activation Annex
  - Emergency Public Information Annex
  - Evacuation, Sheltering, and Re-Entry Annex
  - Damage Assessment Annex
- Colorado Disaster Emergency Act (CRS 24-33.5-701, et. Seq.)
- Colorado Emergency Operations Plan
- Federal acts, statutes, resolutions, and other documents that guide emergency management including:
  - Homeland Security Presidential Directive 5 (HSPD 5), Management of Domestic Incidents
  - Presidential Directive Policy 8, National Preparedness Goal
  - Emergency Planning and Community Right-to-Know Act of 1986 (SARA Title III)
  - Stafford Act
  - Community Preparedness Guide (CPG) 101, v.3, September 2021



- Post– Katrina Reform Act
- Homeland Security Act of 2002
- National Planning Framework
- PETS Act 2006
- Plain Language Guidance
- National Incident Management System (NIMS) (October 2017)
- National Recovery Framework, Second Edition (June 2016)
- National Response Framework, (Fourth Edition (October 2019)
- Americans with Disabilities Act

**AUTHORITIES:**

- Title 24, Article 33.52-701 et. Seq., Colorado Revised Statutes, as amended; entitled the Colorado Disaster Emergency Act of 1992.
- 44 CFR Parts 59-76 - National Flood Insurance Program and related programs.
- 44 CFR Part 13 (The Common Rule) - Uniform Administrative Requirements for Grants and Cooperative Agreements.
- 44 CFR Part 206 - Federal Disaster Assistance for Disasters Declared after November 23, 1988.
- 44 CFR Part 10 - Environmental Considerations.
- 44 CFR Part 14 - Audits of State and Local Governments.
- 44 CFR 350 of the Code of Federal Regulations.
- 50 CFR - Title 10 of the Code of Federal Regulations.
- Public Law 107-296, 116 Stat. 2135 (2002) (codified predominantly at 6 U.S.C. 101-557 and other sections of the U.S.C.), ESTABLISHED THE Department of Homeland Security with the mandate and legal authority to protect the American people from the continuing threat of terrorism.
- Public Law 93-288, as amended, 42 U.S.C. 5121, et seq, the Robert T. Stafford Disaster Relief and Emergency Assistance Act, which provides authority for response and recovery assistance under the Federal Response Plan, which empowers the President to direct any federal agency to utilize its authorities and resources in support of State and local assistance efforts.
- Public Law 106-390, Disaster Mitigation Act of 2000, to amend the Robert T. Stafford Disaster Relief and Emergency Assistance Act to authorize a program for pre-disaster mitigation, to streamline the administration of disaster relief, to control the Federal costs of disaster assistance, and for other purposes.
- 16 U.S.C. 3501, et seq, Coastal Barrier Resources Act.
- Public Law 93-234, Flood Disaster Protection Act of 1973, as amended by the Flood Insurance Reform Act of 1994, 42 U.S.C. 4001, et seq, provides insurance coverage for all types of buildings.
- Public Law 99-499, Superfund Amendments and Re-authorization Act of 1986, Part III, the Emergency Planning and Community Right-to-Know Act of 1986, 42 U.S.C. 11001, et seq, which governs hazardous materials planning and community right-to-know.
- Public Law 101-615, Hazardous Materials Transportation Uniform Safety Act (HMTUSA), which provides funding to improve capability to respond to hazardous materials incidents.
- Public Law 95-510, 42 U.S.C. 9601, et seq, the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA), as amended, which requires facilities to notify authorities of accidental releases of hazardous materials.



- Public Law 101-549, Clean Air Act Amendments of 1990, which provide for reductions in hazardous air pollutants and risk management planning requirements.
- Public Law 85-256, Price-Anderson Act, 42 U.S.C. 2210, which provides for a system of compensating the public for harm caused by a nuclear accident.
- Public Law 84-99, 33 U.S.C. 701n, Flood Emergencies, authorizing an emergency fund for flood emergency preparation, flood fighting and rescue operations, and repair and restoration of flood control works threatened or destroyed by flood.
- Public Law 91-671, Food Stamp Act of 1964, in conjunction with Section 412 of the Stafford Act, relating to food stamp distributions after a major disaster.
- Public Law 89-665, 16 U.S.C. 470, et seq, National Historic Preservation Act, relating to the preservation of historic resources damaged because of disasters.
- Stewart B. McKinney Homeless Assistance Act, 42 U.S.C. 11331-11352, Federal Emergency Management Food and Shelter Program.
- National Flood Insurance Act of 1968, 42 U.S.C. 4101, et seq, as amended by the National Flood Insurance Reform Act of 1994 (Title V of Public Law 103-325).
- Regal Community Development and Regulatory Improvement Act of 1994.
- Public Law 833-703 - amendment to the Atomic Energy Act of 1954.
- Pursuant to the authority granted in Adams County resolutions, the issuance of a declaration of a state of disaster automatically empowers the chair of the Board of County Commissioners to exercise those powers as set forth in the Adams County Disaster Policies and all of the disaster and emergency powers permitted by the state and by local laws and resolutions and shall activate all relevant portions of this Plan. Nothing in this DMP shall abridge or curtail the authority of the Board of County Commissioners.
- Pursuant to the authority granted in Adams County resolutions, the chair of the Board of County Commissioners, or a designee, as the principal executive officer of Adams County, shall have the authority to declare that a state of disaster exists when, in his/her opinion, a disaster or extraordinary emergency event has occurred, or the threat of such an event is imminent. The disaster declaration shall be in writing and shall describe the nature of the disaster, the area threatened, the conditions that brought it about, and the conditions that would remedy it. The Board of County Commissioners shall be responsible for the publication and dissemination of information to the public and shall file the declaration with the Adams County Clerk and Recorder and forward a copy to the Colorado Division of Homeland Security and Emergency Management.
- The Board of County Commissioners exercises general direction and control of all Adams County departments in emergency or disaster operations. The county manager shall be responsible to the Board of County Commissioners for the coordination of all activities of offices, departments, and organizations in the execution of this plan.
- Independently elected officials should endeavor to fully comply with this plan as detailed and as consistent with their statutory and constitutional obligations of office.

**MEMORANDUMS OF UNDERSTANDING AND AGREEMENTS:**

- Mutual Aid between Fire Departments and Foothills Fire Protection District (January 2006)
- Adams County Fire Departments' Mutual Aid Trust concerning Hazardous Substances Incidents (August 2006)
- Adams County & Jefferson County Hazardous Response Authority IGA (January 2000)
- Colorado Emergency Management IGA (January 2006)



- Adams County Disaster-Emergency Mutual Aid and Funding Assistance IGA (December 2012)
- Colorado North Central All-Hazards Region Health & Medical MOU (January 2008)
- Adams County Schools Letter Agreement (January 2013)
- Adams County Office of Emergency Management and Adams County Amateur Radio Emergency Service – District 27 MOU (July 2006)
- Colorado Department of Public Health and Environment, Tri-County Health Department and Adams County Agreement for Emergency Space Usage (August 2007)
- Emergency Managers Weather Information Network MOU (April 2011)
- Multi-County Regional Emergency Medical and Trauma Advisory Council (June 2008)

## V. SIGNATURES

### **Notice of Plan Approval**

This document indicates the commitment to continuous planning, training, and exercise activities to ensure the level of preparedness necessary to respond to emergencies or disasters within the County. By affixing the signatures indicated below, the signing agency indicates receipt of this Plan and hereby approves it for implementation and acknowledges that it supersedes any/all previous versions. The Disaster Management Plan is a living document and will be updated as conditions change. Minor changes and updates of facts will occur as approved by the Adams County Emergency Manager. Complete review and revision will occur every 2 years or as directed by the Planning Team.

### **Record of Review and Distribution**

Copies of this Plan will be filed with the Adams County Office of Emergency Management and will be made available electronically to all partners.

**Signature Page**

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Adams County - Board of County Commissioners

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Date





**BASE EMERGENCY OPERATIONS PLAN**

Subcomponent	Measure	Response	Score	Critical	Page	Notes
<b>Promulgation</b>	Summary of roles and responsibilities for Agencies tasked with disaster authorities	Included	2		19-30	
	Reference to Local Resolution and/or Ordinance; Local Laws and Authorities; State Laws and Authorities; Federal Laws and Authorities	Included	2	1	5	
	Elected Officials Signature(s) / Date	Included	2		34	BoCC Chair signature
<b>Approval &amp; Implementation</b>	Introduction	Included	2		5	
	Plan applicability	Included	2		5	
	Delegation of Authority for modifications	Included	2		9	
	Elected Officials Signature(s) / Date	Included	2	1	34	BoCC Chair
<b>Record of Change</b>		Included	2		35	
<b>Record of Distribution</b>		Included	2		33	
<b>Table of Contents</b>		Included	2		3	
<b>Purpose</b>	Purpose of the EOP	Included	2		6	
	Summary of base plan and annexes	Included	2		4	
<b>Scope</b>		Included	2		7	
<b>Situation Overview</b>	Planning environment-necessity of EOP	Included	2		8	
	Provision of assistance during response	Included	2		7	
	Hazard Identification and Risk Assessment: The four basic components of a risk assessment are: 1) hazard identification, 2) profiling of hazard events, 3) inventory of assets, and 4) estimation of potential human and economic losses based on the exposure and vulnerability of people, buildings, and infrastructure	Included	2	1	17	HIRA included in 2020 Hazard Mitigation Plan. Also completed State CEPA evaluation 2021 with reference made to both in Disaster Management Plan.
	Capability Assessment summary	Included	2		17	Reference made to CEPA 2021
	Mitigation Overview	Included	2		17	Reference to Hazard Mitigation Plan 2020
<b>Assumptions</b>	Assumptions made for planning purposes to make it possible to execute the EOP	Included	2		7	
<b>Concept of Operations</b>	Pre-disaster operations	Included	2	1	10	
	Response to disaster operations	Included	2	1	10	
	Recovery from disaster operations	Included	2	1	13	
<b>Organization and Assignment of Roles and Responsibilities</b>	<b>Agency roles &amp; responsibilities for:</b>					
	Emergency Management	Included	2	1	24	
	Law Enforcement	Included	2	1	25	
	Fire	Included	2	1	27	
	EMS	Included	2	1	27	
	Coroner	Included	2	1	21	
	Public Health	Included	2	1	28	
	Public Works/Road and Bridge	Included	2	1	24	
	OIT	Included	2	1	23	
	GIS	Included	2	1	23	
	Special Districts	Included	2	1	26	
	Hospitals	Included	2	1	27	
	Human Services	Included	2	1	23	
	<b>Individual roles &amp; responsibilities for:</b>					
	Chief Elected Official	Included	2		20	
	Elected Officials	Included	2		19	included under their elected offices responsibilities
	Emergency Manager	Included	2	1	24	
	County Manager / City Manager	Included	2		21	
	Sheriff / Police Chief	Included	2		25	
	Fire Chief	Included	2		27	
	HR Director	Included	2	1	24	
	Finance Director/CFO	Included	2	1	22	
	Planning Director	Included	2		20	
	Code Enforcement Director	Included	2		20	
	Assessor	Included	2		19	



Direction, Control, and Coordination	IT Director	Included	2		23	
	County/City Attorney	Included	2		21	
	ESF Leads & reference to ESF annexes	Included	2	1	14	
	Primary & Secondary Response Function Matrix	Included	2	1	12	
	Concept for operational management, direction and control for Incident Command, EOC Operations, Consequence Management, Dispatch and Multi-Agency Coordination	Included	2	1	12	
	Identification of tactical and operational control of response assets	Included	2	1	8	
	Multi-Agency Coordination Group	Included	2	1	9	
	Consideration and integration of other local EOP's within the jurisdiction	Included	2	1	7	
						LEPC serves as MAC Group

<b>Information Collection, Analysis, and Dissemination</b>	Identified Critical Information Requirements	Partially Included	1			Included in EOC Activation Annex
	Process for information collection and reporting of Critical Information	Partially Included	1			Included in EOC Activation Annex
	Process for analyzing and filtering of information to make it actionable	Partially Included	1			Included in EOC Activation Annex
	Processes used for sharing information	Partially Included	1			Included in EOC Activation Annex
	Processes used for dissemination of information to Policy Group/LESE's and Public	Partially Included	1			Included in EOC Activation Annex
	Process for information storage and retention	Partially Included	1			Included in EOC Activation Annex
	Summary of communications plan and procedures for Emergency Process for disaster Response Organization	Included	2	1	22	Reference under Communications dept.
	Reference to Tactical Interoperability Plans	NOT Included	0			Included in Alert/Warning Annex; Public Info Annex
						Regional TIC/FOG available
<b>Administration</b>	Authorities and policies for reassignment of employees from normal to emergency duties	Partially Included	1	24		Referenced only: comprehensive guidance included in County People & Culture policies.
	Summary of Policies for Worker's Comp	Partially Included	1	24		Reference only
	Summary of Policies for Insurance	Partially Included	1	24		Reference only
	Summary of process for time keeping	Partially Included	1	23		Reference only
	Summary of process for records retention	Partially Included	1	24		Reference only
	Summary of policies and process for use of Volunteers	Partially Included	1	24		Reference only
<b>Finance</b>	Authorities and policies for disaster spending, procurement and contracting	Partially Included	1	22		Referenced only: comprehensive guidance included in County Finance policy and Disaster Finance policy, not Reference only
	Summary of process for emergency procurement and spending	Partially Included	1	22		Reference only
	Summary of process for emergency contracting	Partially Included	1	22		Reference only
	Summary of process for contracting land use assessments	Partially Included	1	22		Reference only
	Summary of process for tracking disaster costs	Partially Included	1	22		Reference only
	Summary of process for establishing burn rates	Partially Included	1	22		Reference only
	Summary of process for disaster reimbursement	Partially Included	1	22		Reference only
	Summary of process for financial record retention	Partially Included	1	22		Reference only
	Reference to Finance Management Plan	Partially Included	1	22		Reference only
<b>Logistics</b>	Authorities and policies for Mutual-aid or Regional-aid agreements	Included	2	1	21	County Attorney's Office Roles/Responsibilities
	Summary of identification of Resource Gaps based on defined Threats/ Hazards (Capability Assessment Gap Analysis)	Included	2	1	17	Reference to CEPA included
	Summary of Mutual-aid Agreement procedures, processes and review	Included	2	1	21	County Attorney Office Roles / Responsibilities
	Summary of processes for Resource Ordering, tracking, demobilization to include local, state and private sectors.	Partially Included	1	1	30	Reference only: details included in the Resource Management Annex & EOC Activation Annex
	Summary of process for identifying specialized resources	Partially Included	1	1	30	Included in Resource Management Annex
	Reference to Resource Management Plan	Included	2	1	30	
<b>Plan Development and Maintenance</b>	Describe the jurisdictional planning processes, participants and how development and revision of different levels of the EOP are coordinated during the planning and coordination	Included	2	8		
	Specific position assigned for overall responsibility of planning and coordination	Included	2	8		
	Process for establishing the cycles for training, reviewing, evaluating and updating the EOP	Included	2	9		
	Process for training, reviewing, evaluating and updating the EOP	Included	2	9		
<b>Laws, Authorities and References</b>	Narrative for legal basis of jurisdictional emergency operations and activities	Included	2	5		Overview
	<b>Federal</b>					
	Comprehensive Preparedness Guide 101 v.2	Included	2	5		
	Emergency Planning and Community Right-to-Know Act of 1986 (SARA Title III)	Included	2	32		
	Americans with Disabilities Act	Included	2	31		
	Stafford Act	Included	2	31		
	Post Katrina Reform Act	Included	2	31		
	National Planning Framework	Included	2	5		
	Homeland Security Presidential Directive 5 (HSPD 5), Management of Domestic Incidents	Included	2	31		
	PETS Act 2006	Included	2	31		

Presidential Directive Policy 8, National Preparedness Goal	Included	2	31
Plain Language Guidance	Included	2	31
Homeland Security Act of 2007	Included	2	31
<b>State of Colorado</b>			
Colorado Disaster Emergency Act (CWS 24-33.5-700 Series)	Included	2	5
Colorado Emergency Operations Plan	Included	2	30
<b>Local Emergency Management Resolution</b>			
Local Emergency Management Resolution	Included	2	32
Public Health Authorities	Included	2	33
School District Authorities	Included	2	33
<b>TOTAL</b>		<b>182</b>	<b>35</b>
		Out of 198	Out of 33
<b>TOTAL %</b>		<b>91.92%</b>	<b>106.06%</b>





## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Approval of Chafee Foster Care Independence Program 2021-2022 Annual Plan
<b>FROM:</b> Human Services Department
<b>AGENCY/DEPARTMENT:</b> Human Services 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 the 2021-2022 Chafee Foster Care Independence Program Plan

### **BACKGROUND:**

In December of 1999, the Foster Care Independence Act of 1999 was signed into law. Title I of the Act is the Chafee Foster Care Independence Program (CFCIP). This legislation helps ensure that young people involved in the foster care system get the tools they need to make the most of their lives. They may have opportunities for additional education or training, housing assistance, counseling or other services.

The Chafee Foster Care Independence Program is a federally funded program that is county administered. The State requires a plan each year that is approved by the Board of County Commissioners and County Human Services Director in regard to expenditures and detailed program information. Upon plan approval, funds are allocated to the county to provide direct services to youth who have emancipated or are emancipating out of foster care in efforts to assist them in becoming self-sufficient.

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

The Board of County Commissioners, Adams County Human Services Department, Colorado Department of Human Services and multiple community based programs

### **ATTACHED DOCUMENTS:**

2021-2022 Adams County Chafee Foster Care Independence Program Collaborative Plan and Budget Worksheets

**FISCAL IMPACT:**

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

<b>Fund:</b> 15
<b>Cost Center:</b> 99915, Various

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:	5755		51,960,313.00
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u>51,960,313.00</u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	7645		6,078,100.00
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>			<u>6,078,100.00</u>

**New FTEs requested:**             YES             NO

**Future Amendment Needed:**     YES             NO

**Additional Note:**



BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE ADAMS COUNTY HUMAN SERVICES  
DEPARTMENT FISCAL YEAR 2021-22 CHAFEE PROGRAM PLAN

WHEREAS, in December of 1999, the Foster Care Independence Act of 1999 (“Act”) was signed into law; and,

WHEREAS, the Act helps ensure that young people involved in the foster care system who have limited or no family resources have access to the tools they need to improve their lives as adults, including opportunities for additional education or training, housing assistance, counseling or other services; and,

WHEREAS, ACHSD has reviewed the attached plan for the time period of October 1, 2021 through September 30, 2022; and,

WHEREAS, the Adams County Board of County Commissioners has reviewed said plan and finds it to be appropriate and in the best interest of the youth of Adams County.

NOW THEREFORE, BE IT RESOLVED BY the Board of County Commissioners, County of Adams, State of Colorado, acting in its own capacity and in its capacity as the Board of Social Services, that the Adams County Fiscal Year 2021-2022 Chafee Collaborative Program Plan, a copy of which is attached, is hereby approved.

BE IT FURTHER RESOLVED that the Chairman is authorized to execute said Chafee Program Plan on behalf of Adams County.



MEMORANDUM

**TO:** Adams County Board of County Commissioner's

**FROM:** Kari Daggett—Deputy Director

**DATE:** October 1, 2021

**SUBJECT:** 2021-2022 Chafee Foster Care Independence Program Plan

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**Background:**

In December of 1999, the Foster Care Independence Act of 1999 was signed into law. Title I of the Act is the Chafee Foster Care Independence Program (CFCIP). This legislation helps ensure that young people involved in the foster care system who have limited or no family resources have access to the tools they need to improve their lives as adults. They may have opportunities for additional education or training, housing assistance, counseling or other services.

**Fiscal Impact:**

Approval is being requested for the annual State Program Plan only. The Chafee allocation for Adams County varies from year to year, but this year we are tentatively receiving \$133,498 in federal funding for this program. These funds are used to provide a variety of services to 80-100 youth, as well as to pay salaries and benefits for the Chafee Program Coordinator position.

**Recommendation:** My recommendation is to approve the plan

If you have any questions or need further information, please let me know.

Please contact Susan Adams at 720-523-4419 or [smadams@adcogov.org](mailto:smadams@adcogov.org) when a fully executed copy is ready for pick-up.



**REQUEST FOR STATE APPROVAL OF PLAN**

Does your county program intend on applying for Colorado Foster Youth Successful Transition to Adulthood Grant Program (HB21-1094) funding?

- Yes
- No

Please complete all portions of the plan for the Chafee Foster Care Independence Program (Chafee).

This Chafee Program Services Plan is hereby submitted for ADAMS COUNTY (*Indicate host county name*), for the performance period of October 1, 2021 through September 30, 2022.

The Plan includes the following:

- Completed and Signed “Request for State Approval” form
- Completed “FFY22 Program Plan Cover Page” form
- Completed “Statement of Assurances” form
- Completed “Narrative Summary and Program Description” form
- Completed and Signed “Regional Collaborative MOU(s)” (*if applicable*)
- Completed “Financial Pre-award Questionnaire” form
- Completed “Budget and Budget Justification Form Workbook”
- Completed “Population to be Served” Worksheet
- Completed “Budget Template” Worksheet
- Completed “Workload Worksheet” (for each worker)

This Chafee Program Services Plan has been developed in accordance with State Department of Human Services rules and is hereby submitted to the Colorado Department of Human Services, Division of Child Welfare for approval. If the enclosed proposed Chafee Program Services Plan is approved, the plan will be administered in conformity with its provisions and the provisions of State Department rules and plan requirements.

**Contact Information:**

**Primary Contact:**

Name: Susan Adams Phone: 720-523-4419  
Title: Chafee Program Coordinator/SCW IV Email: smadams@adcogov.org

**Supervisor/Administrator Contact:**

Name: Rick Schilling Phone: 720-523-4330  
Title: Community Services Supervisor Email: rschilling@adcogov.org

**Accounting Contact:**

Name: Skye Thomas Phone: 720-523-2925  
Title: Accounting SS-Senior Email: skthomas@adcogov.org

By signing below you verify that the information provided in this plan is correct and current and the county agrees to provide services in accordance with this plan. Your signature also acknowledges agreement to the statement of assurances found herein. If two or more counties propose this plan, the required signatures below are to be completed by each participant county. Please attach an additional signature page as needed.

\_\_\_\_\_  
Signature, Director, County Department of Human Services DATE

\_\_\_\_\_  
Signature, CHAIR, BOARD OF COUNTY COMMISSIONERS or Appointed Representative DATE



**CHAFEE PROGRAM SERVICES PLAN  
 Federal Fiscal Year (FFY) 2022 PROGRAM PLAN COVER PAGE**

Period of Performance: October 1, 2021 to September 30, 2022

- Chafee Case Management and Support Services
- Education and Training Voucher (ETV) Services
- National Youth in Transition Database (NYTD) Services

Host County Name: **ADAMS**

Fiscal Agent: Adams

Host County DUNS Number: **076476373**

**Regional Chafee Collaborative Counties:**

- This section should be utilized to identify other counties which your program will be serving in FFY22.
- Identify the counties that your program has an official collaboration with (signed MOU - see page 11 for the template).
- It should also be used to designate those counties that aren't being served by an existing Chafee program where your program is willing to serve.
- For those counties that you include in this section they will be added to your county for the purposes of the calculation of your annual award.
- If two or more counties identify the same county that they are willing to serve the calculation will be split between those counties for the award.

Collaborative Counties (please indicate if you have an MOU with each county listed):

- |        |           |     |
|--------|-----------|-----|
| 1. N/A | MOU: Yes: | No: |
| 2.     | MOU: Yes: | No: |

Does your county program have a formalized agreement (MOU, Interagency agreement, etc.) with the local Runaway and Homeless Youth (RHY) Provider?

- Yes
- **No**
- In-process:

Name of RHY Provider: N/A

Additional Notes: We work with local programs, such as Urban Peak, when youth are in need of services.

**Contracted Agency Name (if applicable)**

Name of Agency Contracted to Provide Chafee Services on behalf of the County: N/A

Agency Name: N/A

**CHAFEE PROGRAM SERVICES PLAN  
STATEMENT OF ASSURANCES**

The following County(ies): ADAMS assure that, upon approval of the Chafee Program Services Plan and notice of funding, the following will be adhered to in the implementation of the Chafee Program Services Plan:

**Chafee Program - Federal and State Required Statement of Assurances:**

1. Funds shall be used exclusively for the purposes specified in the plan (12 CCR 2509-4 (7.305.41);
2. Funds shall not be used to supplant, duplicate, or replace existing child welfare funds and;
3. Funds shall not be used for county budget shortfalls;
4. Assistance and services shall be provided only to Chafee-eligible youth [Social Security Act (SSA), Title IV-E, Section 477(b)(3)(A)] on a voluntary basis;
5. Not more than 30 percent of the amounts allocated for Chafee for a fiscal year (performance period) will be expended for room and board for youth who have left foster care because they have attained 18 years of age and have not attained 21 years of age [SSA Section 477(b)(3)(B)];
6. None of the amounts paid to the County Department from its Chafee award will be expended for room and board for any child who has not attained 18 years old [SSA Section 477(b)(3)(C)];
7. The County Department will make every effort to coordinate the Chafee program receiving funds with other Federal and State programs for youth (especially transitional living youth projects funded under part B of Title III of the Juvenile Justice and Delinquency Prevention Act of 1974), abstinence education programs, local housing programs, programs for disabled youth (especially sheltered workshops), and school-to-work programs offered by high schools or local workforce agencies [SSA Section 477(b)(3)(F)];
8. Youth participating in the program under this section will participate directly in designing their own program activities that prepare them for independent living and the youth will be required to accept personal responsibility for living up to their part of the program [SSA Section 477(b)(3)(H)];
9. The County Department will enter data on services into the State automated reporting system (Colorado Trails);
10. The County Department will assure that National Youth in Transitions Database (NYTD) program evaluation and youth survey requirements are met; and
11. Ensure all youth 18 to 21 have documents that demonstrate legal presence in the United States before Chafee services are provided [SSA Section 472(a)(3), Immigration and Nationality Act (INA) Section 245A(h), and INA Section 210(f)].
12. Chafee services and funding are utilized only for those youth who qualify according to the eligibility standards contained in 12 CCR 2509-4 (7.305.42).

The County's Chafee Program Services Plan is required to be approved annually. Given that services are not standardized across counties, it is important to provide detailed bullets of information about a County's projected services.

According to Volume 7, the Chafee Program is a federally funded statewide independent living program that is county administered.

The purpose of the Chafee Program is to provide flexible funding to enable programs to be designed and conducted for the following purposes [SSA Section 477(a)]:

1. Support all youth who have experienced out-of-home placement at age 14 or older in their transition to adulthood through transitional services such as assistance in obtaining a high school diploma and post-secondary education, career exploration, vocational training, job placement and retention, training and opportunities to practice daily living skills, substance abuse prevention, and preventative health activities;

2. Help children who have experienced foster care at age 14 or older achieve meaningful, permanent connections with a caring adult;
3. Help children who have experienced foster care at age 14 or older engage in age or developmentally appropriate activities, positive youth development, and experiential learning that reflects what their peers in intact families experience;
4. Provide financial, housing, counseling, employment, education, and other appropriate support and services to former foster care recipients between 18-23 years of age to complement their own efforts to achieve self-sufficiency and to assure that program participants recognize and accept their personal responsibility for preparing for and then making the transition from adolescence to adulthood;
5. Make available vouchers for education and training, including postsecondary training and education, to youths who have aged out of foster care;
6. Provide the services to children who, after attaining 16 years of age, have left foster care for kinship guardianship or adoption, and
7. Ensure children who are likely to remain in foster care until 18 years of age have regular, ongoing opportunities to engage in age or developmentally-appropriate activities.
8. These services shall supplement existing independent living resources and programs in county departments, residential child care facilities and child placement agencies, and by federal statute, shall not replace or duplicate existing services.

Chafee Program funds shall not exceed 30% of a counties budget or be used for room and board for a youth under eighteen (18) years of age.



## NARRATIVE SUMMARY AND PROGRAM DESCRIPTION

It is acknowledged that the eligible youth for Chafee services per 12 CCR 2509-4 (7.305.42) represents a diverse population with many different developmental needs. For certain questions there is a request to provide information on how each population will be addressed by the department of human/social services and/or the Chafee program. It will be important to differentiate the services that are available when there is continued DHS/DSS involvement as opposed to when this is no longer an option.

When completing each section please provide the requested information for the two separate identified populations:

- Population #1: 14 through 17-year-olds.
- Population #2: 18 to 23-year-olds.

Positive Youth Development (PYD) is extremely important in guiding service implementation and should be taken into consideration and documented throughout the annual plan. The PYD principles are provided below.

- *Strengths-based - Taking a holistic approach that focuses on the inherent strengths of an individual, family or community, then building upon them.*
- *Inclusive - Addressing the needs of all youth by ensuring that our approach is culturally responsive.*
- *Engaging youth as partners - Ensuring the intentional, meaningful, and sustained involvement of youth as equitable partners in the programs, practices, and policies that seek to impact them.*
- *Collaborative - Creating meaningful partnerships within and across sectors to effectively align our work.*
- *Sustainable - Addressing long-term planning through funding, training, capacity building, professional development, and evaluation in order to ensure ongoing support and engagement of youth.*

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### Identification, Outreach, and Waitlist:

- I. Describe in bulleted detail how the program will identify and engage youth eligible for Chafee services in each of the eligible populations.

Population #1: The Adams County Chafee program has offered skill building groups and other opportunities to youth 14 and older for over 20 years.

- A Trails report was developed to identify 14-15-year old youth in care in Adams County; outreach to caseworkers via email and phone calls in attempts to generate referrals
- Outreach for eligible youth in placement; initiate referrals from both in county and out of county caseworkers
- Groups formerly known as Socialization Group, Youth Connections and most recently, Basic Life Skills have been offered yearly or biannually to youth ages 14 and older with limited success
- Weekly Life Skills groups are offered to open Chafee youth over age 16—during COVID-19 they were being provided virtually and will continue to be offered either virtually or in person, as needed per county health guidance and recommendations
- Agency contacts for Casey Life Skills Assessment and provides login and technical assistance to workers completing the assessment with youth on their workloads
- In October of 2018, we began sending agency staff a monthly email with tips designed to help youth build independent living skills through activities related to money management, time management, goal setting for a new school year, grocery shopping tasks, wellness/healthy habits, getting a job (i.e.: resume writing, interviews), etc. These tips can easily be shared with providers and parents.
- When appropriate, youth ages 14 and older may be invited to attend special events or workshops hosted by Chafee such as Job Corps, bus riding practice, etc.
- When appropriate, youth ages 14 and older may be invited to attend special events or workshops hosted by Chafee such as Job Corps, bus riding practice, etc.

- When youth are approaching, or reach age 16, they may be referred for regular Chafee services; an introduction to services and assessment is scheduled. A 15 year-old-youth may be opened for Chafee services depending on the youth's individual plan, needs, and if our caseload allows
- Chafee staff work closely with our YIT (Youth in Transition)/HITT (Helping Integrate Teens and Tweens) teams to ensure eligible youth are being referred in a timely manner and receiving services. We attend a joint monthly meeting with YIT/HITT to provide them with information about openings and program updates since they are most likely to refer to Chafee as they work with older youth
- Provide outreach and technical assistance to other programs within the agency that work with adolescents in placement. Ensure that workers are aware of Chafee as a resource for the older youth on their workloads
- Attend team, unit or section meetings to present information about our program to educate workers about available services, changes to the program, resources available, etc.
- Communicate with group home staff and foster parents to generate referrals as they generally notify us when they have an eligible youth and we reach out to the caseworkers to initiate a referral
- Participate in a yearly Provider Resource Fair at our agency for additional outreach to staff. Provide a table to share program information, brochures, photos that reflect our work with youth and answer case specific questions from caseworkers
- Participate in New Caseworker Orientation
- Have provided an annual newsletter to agency staff with articles and poetry written by youth about their experiences, articles and photos reflecting events throughout the year, information about policy changes and resources, and eligibility information
- Developed a program brochure and a referral flowchart to simplify questions about eligibility and when to refer youth; brochure is updated regularly to reflect program changes to eligibility, services, etc.
- Pathways to Transition Snapshot reports are utilized on all referrals to confirm eligibility
- Assist with completing required NYTD surveys for youth in the current cohort
- There is currently a wait list for this population as Pathways to Success and Division X youth currently have priority and we have insufficient staff to serve all referrals, at this time.

Population #2: Many youth make the transition from traditional Chafee to After Care when their child welfare case is closed and they choose to maintain involvement with the program

- Referrals for After Care youth may come from CDHS, DYS, GAL's, other professionals, community members, peers and the youth may self-refer
- Youth at Urban Peak are often referred if they plan to live in Adams County or were previously involved with the county; coordinate services with the Urban Peak staff and Pathways Navigator to best serve these youth
- We work with DYS staff to obtain referrals for youth on parole that are in community placement
- Referrals may come through CDHS if the youth aged out in another state and CDHS assists in confirming eligibility
- We maintain a program Facebook page that youth can access to connect to the program and learn about available services, as well as find current available resources
- Beginning 9/7/21, we are a comparison site for Pathways to Success, a voluntary, intensive, youth-driven, and strengths-based case management approach with the long-term goal of preventing homelessness among youth with foster care experience, and have begun enrolling new clients who are screened in as eligible and who agree to participate in the study
- Outreach efforts will continue to attempt to locate former program clients that are eligible for Division X funds and open/re-open cases as needed
- Youth in this age group are given priority on the wait list with the exception of youth with a history of trafficking or homelessness.

II. Describe (in bulleted format) how the county will verify a youth meets the citizenship or qualified alien requirements before accessing Chafee services [SSA Section 472(a)(3), INA Section 245A(h), and INA Section 210(f)].

- Referrals are not accepted as complete unless they include:
  - Copy of birth certificate
  - Copy of Social Security card or recently stamped (within 60 days) official request for a new card
  - A photo ID, if available
- Referrals for youth in the Unaccompanied Refugee Minor (URM) program must include at least two supporting documents that may include:
  - Colorado ID
  - Social Security card
  - Alien Registration card/Green Card
  - Employment Authorization card
  - Affidavit of Proof of Lawful Presence
- Youth must have an approved I-485. At this time, eligible URM youth are in the custody of Denver, Clear Creek or El Paso County Human Services and are placed through Lutheran Family Services and have an approved I-485.
- SIJS status youth are not eligible for Chafee services

III. Describe how the program will operate a waitlist if there is a need for one. Include how the program will prioritize youth with the most need and on what criteria this is based.

In alignment with CDHS approved criteria, referrals will be prioritized based on the following:

1. Transfer of Chafee services from another county, provider, or state;
2. Risk or history of homelessness;
3. Risk or history of human trafficking or exploitation;
4. Youth has discharged from an out-of-home placement or exited from an eligible placement through the Division of Youth Services after attaining age eighteen (18);
5. In an out-of-home placement at age sixteen (16) up to twenty-one (21) years of age;
6. Remaining eligible populations

*Program Narrative: Describe in bulleted detail and short summary how the program will design and deliver individualized services to achieve the purposes below.*

#### I. Legal permanency and lifelong connections

A. Describe how the County child welfare agency will help young people identify, develop, and strengthen relationships with family, kin, mentors, and other supportive adults through the course of ongoing casework practice for youth who continue to have ongoing involvement with child welfare.

- Population #1: ACHSD utilizes a wide array of tools to ensure adolescents involved with the agency have every opportunity to have appropriate, supportive relationships with biological family, extended family, psychological family, mentors and other community supports. Sibling visits are a priority and contracted services for transportation and supervision may be utilized to ensure they occur regularly. Efforts to reunify with family and/or maintain family relationships are always a priority unless there are no viable options available. In addition, ACHSD is moving to a “pod” approach for casework in efforts to provide more consistency for families throughout their case, which will aid in communication between workers to ensure all viable options are taken into consideration.

Among the resources available to caseworkers are:

- Family Team Meetings (FTM's)
- Permanency Round Tables (PRT's)
- Family Search and Engagement(formerly Diligent Search or Intensive Family Finding)
- Youth Voice meetings
- Prudent Parenting standards allowing for more extracurricular activities
- Diligent Search/Court Partners pilot program with Maplestar initiates the process at the shelter hearing
- Therapeutic services through our Internal Treatment Team
- Supportive services through our Life Skills Team
- Services through Griffith Center, Maplestar, Shiloh, Savio, The Hope Initiative and other contracted programs
- Permanency Pacts
- Snapshot of Support
- Youth Connectedness Scale
- Genograms
- Court Appointed Special Advocates (CASA)
- Child Family Resource Team (CFRT)
- Adoption
- Allocation of Parental Rights (APR)
- Relative Guardian Assistance (RGA)
- Dream Makers
- Youth Advocacy Program (YAP)
- Project Foster Power
- Lifelong, Inc. for youth mentors
- Choice Program through the Adoption Exchange

Population #2: All of the tools listed for population #1 may be used with youth 16 and older still in care. Youth who have emancipated from care may be able to utilize many of the same resources. See B.(Population #2) for related services for emancipated youth.

B. Describe how the Chafee program will serve as a support, rather than a replacement to the efforts described in question 1 above, to support the development of lifelong connections.

Population #1: Caseworkers will primarily work with the youth and/or family to identify possible connections and will request diligent searches, when needed.

- All tools listed above may be utilized in any case open to the agency
- Chafee provides consultation and resources as needed with this population
- Monthly BLS tips involve activities between the youth and their caregiver or other support person
- In situations where a Chafee case is open prior to age 16, Chafee workers may attend PRT's and FTM's to gain an understanding of the family history that may be useful in continued work with the youth and to support transition goals set by the team

Population #2: Although the caseworker would still be the primary on many of these cases, Chafee workers may be increasingly involved in the quest for permanent connections for our clients, especially for emancipated youth.

- We attend PRT's and FTM's whenever possible to gain a clear understanding of the family history and level of available, appropriate support
- Trails records may be more thoroughly reviewed to gain an understanding of the family dynamics and history, especially if related issues are affecting the youth's progress
- Chafee workers may be assigned tasks with the youth through PRT's that assist in the process of identifying supportive, permanent connections for youth
- We encourage youth to "think outside the box" when identifying possible supports in their Chafee plan

- We provide groups on healthy relationships and communication, as well as provide socialization activities to help youth build confidence in developing/maintaining relationships
- As previously noted, the team “pod” approach when working with families will assist in ensuring all options are considered, including revisiting various connections throughout the duration of the case
- Support for youth reunifying with family members or supports post-emancipation
  - Chafee worker may help youth initiate contact with potential supports
  - Chafee worker may participate in reunification meetings to support the youth
  - Chafee may provide funding for activities/meals/snacks during initial contacts
  - Chafee has provided funding for youth to travel to reunify with supports

C. For Population #2 describe how your Chafee program will help young people identify, develop, and strengthen relationships with family, kin, mentors, and other supportive adults, including your program’s use of the Youth Connections Scale and other tools to support the development of lifelong connections.

Population #2: After Care youth are supported in developing and maintaining relationships with family, friends, coworkers, professionals, faith-based organizations, etc.

- We provide opportunities for groups, experiential and social activities with peers
- We update Chafee plans as needed, and discuss changes in “supports” that may have impacted the youth; updates are entered in Trails
- We notify youth of any leadership opportunities through advisory boards or other youth-driven resources such as Project Foster Power.
- We refer and support youth in utilizing programs like Rainbow Alley and Urban Peak in efforts to build relationships with others who have had similar life experiences
- Funding to support connectedness (i.e.: restaurant gift card to take someone they cared for out to a meal over the holidays)
- We utilize the Youth Connectedness Scale and Circle of Support to revisit relationships that may have changed over time and to identify new supports
- We utilize the Permanency Pact as youth near transition to identify specific supportive adults and peers that may be available to help in specific situations (i.e.: where they can spend the holidays, help if their car breaks down, regular check ins, etc.). This document provides a chance to speak to youth about their identified supports to ensure they are viable.
- We accept a youth’s chosen relationships. We do not judge whether a relationship is positive or negative for the youth, but we do address any concerns we see that arise
- Provide ongoing support for youth who have chosen to reconnect with family after their child welfare case closes as these situations can be positive, but often result in retraumatizing the youth and creating emotional difficulties that derail a youth from their plan
- Provide support and resources to youth dealing with grief and loss issues

## II. Wellbeing

A. Describe the services the program will provide to help youth meet their physical, dental and mental health needs. Include your program’s efforts to educate and enroll youth in Former Foster Care Medicaid.

Although the past eighteen months have presented us with an unprecedented set of circumstances, we continue to provide services to youth via in-person visits, individual virtual meetings/staffings/groups, texts, phone calls, emails and Facebook Messenger. We resumed in-person groups at the beginning of July 2021 and will continue to do so as long as it is deemed safe.

- Throughout the pandemic, we have provided youth and providers with information and resources related to both the medical and mental health aspects of our changing environment including sharing available information on COVID-19 testing, vaccinations, and access to crisis services
- Chafee can provide individual consultation to youth to assist with any personal and confidential issues and make referrals to appropriate resources when necessary.
- We collaborate with the University of Colorado School of Nursing to provide a Life Skills group centered on Health and Hygiene. The group covers general physical and dental health issues the youth may have and provides for a Q&A in an open, honest environment.

- We collaborate with a nutritionist through Tri-County Health to present information about choosing a diet that is beneficial to their overall health as well as signs of any vitamin deficiencies
- Through our collaboration with Tri-County Health Department and their Registered Dietician, we take youth grocery shopping and prepare a healthy, family-style meal
- We have utilized the Adams County Wellness Program and CSU Cooperative Extension to teach youth about health, nutrition and wellness
- We have utilized internal experts from our agency to facilitate groups when there have been specific needs to address such as suicide and huffing
- Chafee provides education to youth about options for medical care based on level of need (i.e.: PCP, doctor's office/clinic, Urgent Care, Emergency Room) and have created a "cheat sheet" about where to go along with local resources
- Chafee staff assists youth in locating medical, dental and mental health providers that accept Medicaid using online tools such as those available through the Psychology Today website and Colorado PEAK app
- We assist youth with the Colorado PEAK tools to apply for and monitor their benefits
- We provide youth a Health Record resource so they can use it to keep a record of their own providers, vaccinations, medical history, etc.
- Chafee staff ensures that all active After Care youth who are eligible for Former Foster Care Medicaid are currently enrolled. We can easily confirm if their FFC Medicaid case is open through a Trails search
- When in contact, Chafee staff provide former clients under the age of 26 with information about Former Foster Care Medicaid so they can confirm coverage or be quickly reactivated. We contact CDHS when there are issues or errors with a youth's eligibility or inaccurate information in Trails. In addition, if a youth moves out of Colorado after their child welfare case is closed, Chafee staff ensure they are aware that their Former Foster Care Medicaid will be deactivated but may be reinstated if they return to the state prior to age 26. We may facilitate reactivation or refer them to an appropriate resource if they are not living in Adams County. This is often the case with youth who go to Job Corps or those who find family members and move to reconnect.
- Workers attend available training related to youth health needs such as T1D, depression/suicide, etc.

B. Describe the services the program will provide to help young people make informed sexual health decisions and meet their sexual health needs.

- At the time of assessment, youth are asked for their pronouns and their case is opened in our data base indicating their chosen gender
- Youth and staff are asked to share their name and pronouns at the beginning of each weekly group
- Life Skills group youth attend two groups presented by Tri-County Health Department: Abstinence/Birth Control Methods and Sexually Transmitted Infections. They receive the most accurate and up-to-date information possible from a public health nurse, as well as a variety of confidential resources they can access, including the teen clinic. They learn the proper way to use condoms and other forms of birth control to avoid unplanned pregnancies and STI's.
- Life Skills group members also participate in groups regarding Healthy Relationships and Healthy Sexuality presented by Rainbow Alley, our Internal Treatment Team, or Chafee staff. These are presented twice a year as part of our regular group curriculum.
- Through our partnership with Tri-County Health, the Chafee program has condoms available for all youth at all times. We regularly provide information about local resources (i.e. Planned Parenthood, Tri-County Health, local clinics, etc.) and make referrals, as needed.
- We have worked with several transgender and questioning youth and have utilized available community resources including Rainbow Alley, The Center, The Gender Identity Center and Cory Barrett (private provider), and agency staff to assist in our work with these youth. We strive to ensure that these youth receive very specialized referrals and services as this population can be at increased risk if in the community without supports. Often, youth are coming to realizations about their sexuality after they have aged out of the program, and we continue to provide resources and support.

C. Describe the services and supports the program will provide to young people who are pregnant and parenting.

- Approximately every other summer, we collaborate with our Internal Treatment Team to provide a one-day workshop on relationships and parenting

- We utilize and refer youth to community-based services such as Tri-County Health/Nurse Family Partnership, CSU Extension classes, Child Find, Head Start, A Precious Child, Megan's Wish, CCAP and Qualistar, the Denver Indian Center, parenting classes and fatherhood boot camps/rights resources, among others
- We may refer pregnant/parenting teens to available housing programs including Hope House, Warren Village, Mercy House, Decatur Place, Father Ed Judy House/Catholic Charities, Bannock Youth Center/Volunteers of America, etc.
- We provide ongoing, individual support to our young parents throughout the duration of their Chafee case. We assist them with gifts for their children at the holidays as most of them cannot afford to purchase anything on their own. Youth are also offered available donated resources such as grocery and furniture gift cards, when available
- We attend FTM's and other staffings related to the child(ren) of clients when requested by the caseworker
- We support youth who choose to place their child up for adoption. We provide information about various local agencies so youth can decide what program feels right to them and have accompanied youth to appointments at agencies and provided support throughout the adoption process
- We work with struggling parents to locate supportive resources which at times, may require a child protection referral. We are honest and straightforward with our young parents if this is the case in the hopes we can continue to maintain our relationship with them while they work to resolve safety and well-being issues related to their children
- If requested, we may attend hearings with court-involved parents on our caseload to provide support

D. Describe the services the county and program will provide to help young people make healthy relationship decisions.

Population #1: Youth in this age range may receive support and services through:

- Chafee workshops/activities open to all clients
- Monthly BLS tips for caseworkers, providers and other supports to utilize
- Individual and group therapy
- Use of mentoring opportunities (i.e.: CASA, Lifelong, Inc., Choice, Raise the Future, etc.)
- Early intervention through Fostering/Acing Healthy Futures between the ages of 9-12
- Various groups discussing Healthy vs. Unhealthy Relationships, healthy sexuality, discussing all types of relationships (intimate, friendships, family, etc.)
- Full-day workshop every other summer regarding relationships, parenting, the cost of raising a child and child safety
- Utilizing "Tea Consent", "Sandwich Consent" and similar online tools in group and individual discussions with youth
- PRT's and FTM's
- Utilizing programs such as the Youth Advocacy Program (YAP), CASA, Dream Makers, Lifelong Inc., Choice program
- Referrals to local mental health agencies for therapeutic intervention/crisis services
- Individual, timely work based on a youth's specific relationship situation; ongoing discussion about current relationship related issues/concerns
- Opportunities for appropriate pro-social and experiential activities with peers

Population #2: Older youth generally require a lot of support around relationships and this may be provided through:

- Ongoing individual meetings with youth
- After Care peer support
- Pro-social activities
- Workshops specific to healthy relationships and parenting
- Referrals to local mental health agencies or other resources for therapeutic intervention/crisis, grief and loss, individual or couples counseling, etc.
- Unfortunately, on occasion Chafee staff have had to involve law enforcement to ensure the safety of our clients when they have reported incidents of abuse or domestic violence



E. Describe the services the county and program will provide to help young people make healthy lifestyle decisions (including but not limited to substance use, exercise, tobacco use prevention, etc.).

Population #1: Youth in this age range may receive support and services through:

- Chafee workshops/activities open to all clients
- Monthly BLS tips for caseworkers, providers and other supports to utilize
- Individual and group therapy
- Use of mentoring opportunities (i.e.: CASA, Lifelong, Inc., Choice, Raise the Future, etc.)
- Early intervention through Fostering/Acing Healthy Futures between the ages of 9-12
- Values/Lifestyle Choices group discussing personal values, habits and choices (substance abuse and sexual health), reputation and stress
- Health & Hygiene group facilitated by staff and students from the CU School of Nursing covering a variety of health-related topics, including dental health, and the impacts of smoking/vaping/substance abuse
- Food/Nutrition group with a nutritionist from Tri-County Health or the Adams County Wellness program discussing diet, exercise and general health
- Personal Branding workshop addressing internet safety, the use of social media, how they present themselves, how they can reinvent themselves, and how they wish to be regarded
- Specialized groups related to substance abuse, when needed
- Experiential activities that offer appropriate risk-taking challenges in a safe environment
- School programs such as PE, health classes and specialized activities
- Assistance with accessing the local recreation center/fitness centers
- Physicians/medical staff
- Individual meetings with Chafee worker
- Probation-UA's and/or classes
- Church/religious organizations
- Camp/sports fees, when appropriate and funding available
- Mentors
- Providers and caseworkers

Population #2: Youth in the Chafee program receive detailed information pertaining to these issues through as well as:

- After Care support group and peer discussions
- Utilizing Colorado Quitline for free support to stop tobacco use
- Online resources and research
- Individual discussions with youth, when pertinent
- Probation or Parole-UA's and/or classes
- Referrals to available/appropriate community resources

F. Describe how your program will collaborate with family, kin, mentors, other supportive adults, community health and mental health centers, and community partners to support the wellbeing of young people in the program.

- Youth are asked to identify specific support people and how they would utilize those supports. While one person may be a support for a place to stay, another might be utilized for a ride to a medical appointment. Youth are often surprised by the number of support people they have in their lives once they think about it, and others need assistance to build their network
- Youth often struggle after leaving the system and we work with those youth to access services they may need. We assist them in connecting or reconnecting to appropriate resources, when needed. Often, services through a mental health agency are necessary, especially for those having great difficulty adjusting to being out of care
- After Care group and socialization activities provide opportunities for youth who were in care to connect to other youth with similar experiences. They are often in a position to provide support and resources for each other through peer-to-peer support. They can provide each other with a different level of encouragement and support than they receive from professionals in their lives
- Youth are offered opportunities to participate in leadership and peer driven programs such as the Metro Youth Alliance, Project Foster Power, Elevating Connections and other community events

- Joint activities for all Chafee program youth can and have resulted in “natural mentoring” situations that benefit both the older and younger youth
- We recommend that youth get involved in the community through their school, volunteering, faith-based programs, community events, Rainbow Alley, Bridging the Gap events, etc. to encourage interactions with non-agency professionals
- Youth who reconnect to family members after leaving care are counseled and assisted with the process to help address issues as they arise
- Youth at certain postsecondary education programs are connected to Fostering Success, a program that assists former foster youth in adjusting to college life. They provide support in a multitude of ways including school/dorm supplies, counseling, activities and tutoring
- Youth have been utilizing Dream Makers, a program that reaches out to teens without family support who are aging out of the foster care system. They strive to empower youth by providing them opportunities to “dream about their future”. They fulfill dreams related to employment and education needs for these youth.

G. Describe how the county and program will collaboratively serve young people with physical and developmental disabilities.

Population #1: When youth with disabilities are in care, their caseworker ensures they receive specific accommodations to meet their needs. Youth with disabilities will be referred to Chafee when the caseworker believes they may benefit from services. Collaborative efforts may include:

- Specialized foster care/medical foster care
- Contact with the schools to provide appropriate educational related services and accommodations; attendance at IEP and 504 Plan meetings
- Assessment/Referral for SSDI and/or CHRP
- Working with physicians to ensure medical needs are addressed and any necessary medical devices are made available to the youth (hearing aids, glasses, wheelchairs, diabetic supplies, dietary needs, etc.)
- Referrals to local community center boards for possible transition to adult services
- Assessment to determine appropriateness for the Chafee program
- Recommendations for services and/or activities based on the assessment
- Referrals to external programs such as Honeyman, Inc., school-based programs, Workforce & Business Center, SWAP and/or the Division of Vocational Rehabilitation (DVR)
- Open Chafee case if youth can understand the concepts of independent living at an approximate 9<sup>th</sup> grade level and is willing to engage in services; assessment and recommendations for available services
- Individual appointments and/or group attendance to build independent living skills, based on need
- Design individualized skills plans/task lists for youth to learn skills and to reinforce the learning in the foster home
- Appropriate transition support; connection to available community services

Population #2: Youth in this age group with disabilities may be receiving or have been referred to:

- We may attend Support Intensity Scale (SIS) meetings in preparation for youth leaving child welfare and entering adult services
- Adult services for transition between ages 18 and 21
- SWAP or DVR to build employment skills
- Honeyman, Inc. or community center board to build a support network, learn basic life skills and receive services specific to their disability
- Youth open to Chafee may continue to receive supportive services and resource referrals until they age out of the program at age 23
- Collaboration with young adult disability serving agencies such as North Metro Community Services, Dungarvin, Developmental Pathways, available host homes, etc.
- Transition support/After Care services, including intervention services, if the youth’s child welfare case closed prior to them turning 21 and they were not appropriate for adult services
- Staff attends trainings related to assisting young adults in applying for SSI, applying for long-term care, etc., to understand the processes and eligibility

H. Describe how the program will support the young people you serve when it comes to their culture, linguistic needs, racial and ethnic backgrounds, sexual orientations, and gender identifies.

- Client cases are opened in our in-house Mango data base with their identified gender, and they are addressed by the gender of their choice in group and individual interactions
- The Adams County Human Services Department is very proud to have become the 1<sup>st</sup> Child Welfare Agency in Colorado to seek, and be awarded two seals through the Human Rights Campaign, the largest organization in the US that lobbies for LGBTQ equality. Our agency received the 2019 “You Are Welcome Here” seal and the 2019 “Recognized Innovator in Supporting and Serving LGBTQ Youth & Families” seal, which is currently the highest level of recognition awarded. Staff completed numerous trainings related to service provision for youth and families in regard to LGBTQ considerations, as well as recruiting and supporting foster and adoptive homes for LGBTQ youth. County staff are required to complete a minimum of 5 hours of LGBTQ related training each year to maintain the seals, which helps workers stay updated on terminology and ways to support our youth and providers.
- As the Adams County Chafee program has had several URM clients on our caseloads over the past four years, we are always trying to obtain more information on best practices in working with these youth. This includes participating in CDHS URM Quarterly meetings and/or trainings when possible, as well as educating ourselves about the youth’s history, region they came from and their specific cultural backgrounds
- Our program strives to provide culturally responsible services to our youth and if we cannot meet their needs, we try to locate and secure supplemental services that can fill that void. For example, Native American youth may be referred to DIFRC or DIC to receive additional services that are culturally specific. Mango House or the African Community Center may be utilized if a youth is a refugee.
- Several years ago, an incident with a youth led us to add a Prejudice & Tolerance group to our curriculum. The group discusses the meanings of the words and different groups that have faced prejudice in the past and present. Youth consistently bring up ethnicity, sexual identity/preferences, religious preferences and often, being a teenager in foster care. Current events are often a topic of what can become a lively conversation. The group watches “The Mighty Times of Rosa Parks” of “A Time for Justice” and then we discuss the issues and the difference one person was able to make. We encourage them to stand up for others when it is safe to do so.
- Adams County staff includes a Diversity & Inclusion Administrator who provides innovative cultural awareness and other related trainings to staff. 1-2 times per year we utilized his expertise to provide a group for Chafee program youth and plan to continue hosting this activity. Although we provide a group on Prejudice & Tolerance, his presentations are very unique and we feel youth benefit greatly from attending.
- Rainbow Alley staff provide a Life Skills group addressing healthy sexuality which includes information about consent, sexual identity, sexual preferences and supportive resources for struggling youth.
- Chafee clients at times have issues around sexual identity and sexual orientation. Chafee workers strive to have open, honest relationships with our youth that allow them to share their issues and concerns in a Safe Zone so we can help them to the best of our ability. Program staff has become increasingly familiar with local community resources that can offer them information and support. We refer youth to these resources any time they confide their struggles so they can have additional supports in place while determining who they are and what they envision for their future relationships and sexual identity. Campus resources are recommended to youth who are attending post-secondary institutions.
- As LGBTQI youth would often benefit from additional support services, youth are often referred to community resources including The Center, Rainbow Alley and Cory Barrett, a private provider who was affiliated with The Center for many years and continues to work with LGBTQI youth through grant funding. Program staff take extra care in working with these youth and seek applicable training to ensure their needs are being met as they can be at increased risk of maltreatment and self-harm.

### III. Safe and stable housing

A. Describe how the county will strategically access the full continuum of financial housing resources for youth including Independent Living Arrangements (ILA), Chafee, and Family Unification Program (FUP) vouchers.

ACHSD may offer ILA stipends to youth 18 and older who meet specific criteria. When a supportive adult is identified, a background check is completed and if approved, monthly independent living contracts are created with goals and objectives the youth must complete to receive a stipend. Through the use of stipends, youth contract to receive a dollar amount attached to a certain task or goal. As they accomplish those tasks or goals, they receive an appropriate stipend to help support them in their IL situation. The caseworker documents the plan in Trails and provides monthly reports on progress, as well as works with the support person in providing independent living skill opportunities. The maximum amount a youth can earn is up to \$800/month, increased in 2016 from \$500/month. An ILA stipend may be approved for placement with a non-relative, positive permanent connection or for a scattered site apartment. They may be assisted with a deposit, purchasing a bed, etc. through county funds as they are still in care. On a case-by-case basis, administration may also approve a \$400 monthly incentive to providers when there is a need, for a total available stipend of \$1200. We may also utilize transitional programs such as Third Way Lincoln and Next Steps to assist youth in preparing for their eventual emancipation. Adams County has had a contract in place with Shiloh Homes to operate a two-bedroom independent living house that youth may reside in to assist them in transitioning into independence. This house is assigned a "house caseworker" who works specifically with them on their day to day needs. Youth who meet the criteria to live in the IL House have the opportunity to practice living on their own with a safety net provided through continued involvement with ACHSD. The youth must have an OPPLA goal and the ability to demonstrate progress in treatment, consistent responsibility and consistent ability to make good decisions. Once it is determined that a youth can live independently, a staffing occurs and the transitional case manager works independently with the youth to assess their needs and determine what is required to ensure the youth's success. Youth are expected to be employed and/or attend an education program and to actively work toward their emancipation. When they are ready to move to an IL situation, youth who are still in care may receive county funding to pay application fees and deposits as well as set up their new home. Youth pay sign a lease, pay a deposit and are expected to pay rent monthly and on time. Youth may also contract to earn a stipend until their child welfare case is closed. ACHSD is currently revising our process for ILA's/SILP's; the process will continue as new information/guidance becomes available. In July 2021, Lutheran Family Services opened a new transitional housing program in Broomfield. The program is called Anchor House and we have already referred one youth that we felt would be appropriate. Anchor House offers youth who have experience foster care direct support and coaching within a positive peer community to help them gain life skills and transition to adulthood. We are very excited about a new housing opportunity beginning in November 2021. In an innovative and groundbreaking collaboration between Adams County and Maiker Housing, our former offices at 7401 N. Broadway are being repurposed into an affordable housing complex called "Caraway". 12 apartments have been designated for foster and former foster youth over age 18, eight with Project Based Vouchers (PVB) and four based on youth making 30-70% of the area median income (AMI). An application/screening process has been developed for youth who are interested, appropriate and capable of living on their own. We have developed a team from across the agency that will interview youth applying for the apartments, as well as complete regular follow-up reviews to ensure the youth are doing well and have the necessary supports in place to be successful. After they are approved by the team, they will be referred for either an apartment with an attached PVB, requiring them to complete the Maiker Housing Application, or to an apartment based on their AMI, moving them straight to the property application. Youth will be living in a new, beautiful apartment they can be proud of and may be eligible for vouchers that will help them with the transition to self-sufficiency. This housing opportunity will provide an invaluable resource for this population. Unfortunately, this will not be a resource for clients who are sexual offenders, and housing continues to be a challenge for youth in this situation. For these After Care youth, we often utilize Craig's List and other sources offering "rooms for rent", as very few apartment complexes are an option. We also utilize a list of sex offender friendly housing options for available rentals and understanding landlords who are willing to work with youth as they complete treatment and work to get off the registry. Adams County continues to support youth in utilizing FUP vouchers when available and appropriate. Youth must now complete the Vulnerability Index-Service Prioritization Decision Assistance Tool (VI-SPDAT) through the coordinated entry system to be placed on the waiting list for FUP and other types of housing vouchers. The county has a Community Safety & Wellbeing

Coordinator and Chafee staff have connected with her to secure 2 FUP vouchers for specific youth, the first new vouchers we have secured in almost 2 years. She is also applying for FYI vouchers, so we anticipate continued collaboration. Youth staying at Urban Peak are automatically assessed, and we assist youth in need that are not staying at the shelter with transportation and scheduling at the Urban Peak Drop-In Center to complete the assessment. We also accompany eligible youth to MHUW when they offer their monthly housing pre-application meetings. Through this process, youth are placed on waiting lists for vouchers they are eligible for and will receive the first one that becomes available. As youth receive a voucher, we coordinate with the MHUW housing coordinator and assigned Independent Living Coach throughout the lease up process. Chafee staff may assist with apartment searching, applications and fees, hold fees, deposits, household items, furniture incentive cards, food, etc. After they move-in, they are no longer eligible for housing funds through Chafee as it is a duplication of funding, but we continue to work with them around budgeting, employment, education, housing issues, and any other daily living skills they may need. One other resource that has become available in the Denver Metro area is Open Up, a program that matches families with a room for rent with people in need of housing. We have met with the program staff and regularly share the information with county staff.

B. Describe the housing supports including financial assistance (fees, deposits, rental assistance, and emergency funds), referral services, and assistance locating housing the program will provide to help youth secure safe and stable housing.

The 2021-22 year will be unique in that we will have access to additional funding through Division X/Pandemic Relief funds. With access to funding for part of the 2020-21 year, it allowed our program to reach out to and reopen youth up to age 27. We assisted youth with hold fees, security deposits, rent, utilities, furniture, groceries, etc. Funding for this older age group ended on September 30, 2021 which means Chafee eligible youth up to the age of 27 has expired and we will now revert back to age 23, we will once again be limited to using no more than 30% of our allocation on housing expenses and spending limits of \$4000 for transportation also expired. We anticipate spending up to 30% of this year's funds for housing as we have other resources to meet other types of needs. Additionally, we are now live as a Pathways to Success program comparison site and will have additional funding available to meet the needs of these participants. As noted above, Caraway Apartments will also be a significant additional resource for this year and in the future to get our youth housed. Youth still in care are expected to work and save money to assist in the transition to their own housing. The county may assist with costs of deposits to help them secure a place to live, and they may receive further financial support through their IL stipend. After Care youth may be referred to Family Unification Program (FUP), Volunteers of America (VOA), Colorado Access or other programs for housing assistance. They may be assisted with application fees, deposits, household items, furniture, food, etc. through Chafee housing dollars (2810). FUP and VOA may also be utilized to provide financial assistance when youth are securing housing. As previously noted above, youth who receive a voucher may be assisted with costs related to secure housing, but once they receive benefits through the voucher (generally rent for a month or two), they are no longer eligible for Chafee After Care housing dollars, so we utilize other resources for assistance. Our collaboration with the Dream Makers program has become invaluable as they assist in providing items that support youth in their transition to independence. They are often able to assist with funding and household related items, including move-in kits and gift cards for furniture and groceries. Aurora Warms the Night offers furniture and household items, as well as daily meals, laundry facilities, etc. In the winter months, they offer emergency shelter and clients may transition into permanent housing once in the program. Comitis Crisis Center is another local resource we may refer clients to for both shelter and potential transition services. In addition, ACHSD developed a program several years ago called Building Blocks for Young Adult Program (BBYAP). Youth who emancipated from ACHSD custody may request funding for a variety of needs, including housing costs until the age of 24. BBYAP funds have been used to meet the needs of a multitude of youth who were either not in Chafee, who have aged out of Chafee, or when Chafee funds were unavailable. Youth are also able to contact adolescent caseworkers or Chafee workers within Adams County through YIT and Chafee Facebook pages that are monitored daily. There are in-house Benefits Navigators that can assist youth in determining eligibility and signing up for appropriate benefits. Youth may also be referred to the new website at [www.Benefits.gov](http://www.Benefits.gov) to utilize the available benefit finder to determine what benefits they may be eligible to receive. We moved to a new county building in September 2017, affording clients the opportunity for "one stop shopping" as entitlement programs, the housing authority, Child Welfare, the Workforce and Business Center, Chafee, etc. are now housed under one roof. This has improved access to various supportive

programs as we can walk them directly to the check-in area. We work closely with the youth to develop a reasonable, working budget prior to move out so they are as prepared as possible for the reality of being self-sufficient and revisit their budgets often when they are living on their own. In 2021-22 we will continue to work on implementing our procedure for youth reentry for youth who agree to reengage in foster care on a voluntary basis.

C. Briefly describe barriers to securing safe and stable housing in the communities you serve and efforts your county is engaged in to address those barriers.

ACDHS has entered into a first-of-its-kind collaboration with Maiker Housing, our local housing authority, to redevelop our prior office building located at 7401 N. Broadway into a new, affordable housing complex for the citizens of Adams County. There will be 116 units, with 12 designated for current and former foster youth age 18 and over. The complex has 1,2- and 3-bedroom apartments to accommodate various family sizes and includes a fitness center, playground, BBQ area, fenced dog park, community garden, rooftop patio, etc. to promote community connections. In addition, the county Community Safety & Wellbeing Coordinator has applied for FYI and other vouchers to assist the homeless youth and veteran populations in Adams County in securing safe and stable housing. While our resources are improving, there has been a consistent lack of transitional housing resources for our emancipating youth that can provide them with an opportunity to learn the skills they need while living in a realistic environment. The options for a youth who is out of care are very limited and if there are no vouchers available, they can be wait-listed for multiple months after their application is accepted. The housing coordinated entry system to get youth assessed for available housing has been a challenge since foster youth are no longer prioritized for FUP even if they are eligible for the voucher. They are added to the waitlist along with other youth who may or may not be eligible for the vouchers earmarked to assist former foster youth who are experience inadequate, unstable housing or near homelessness. In addition, it has been difficult to get updated information even after a youth has been added to the waitlist which makes planning for housing an issue until the youth has been issued a voucher. This makes the Caraway project even more exciting as we will have apartments dedicated for some of the youth in our program. Many of our youth have significant mental health needs or substance abuse issues and maintaining housing on their own proves very difficult. Housing programs through mental health, FUP and VOA are utilized when appropriate and available. Housing proves to be even more difficult for youth on the sex offender registry, so we assist with all efforts to help youth successfully complete treatment and be removed from the registry. We have requested guidance from CDHS regarding paying for offense specific therapy sessions for a youth who did not complete treatment before his child welfare case was closed. If approved, this could be a valuable opportunity to help youth who are truly ready to complete treatment move forward after foster care. Currently, the lack of affordable housing in the Denver metro area is a significant barrier for youth, even for those with housing vouchers as it is difficult to find housing that is within the payment standard, at times resulting in a youth's voucher expiring before they are able to secure stable housing. We are connected to a property manager who facilitates groups on searching for appropriate housing and understanding leases so youth have as much information as possible to make informed decisions about their housing. Our previous 3- year MOU with Mile High United Way/Bridging the Gap expired 7/1/21. We were notified in June that the MOU was being updated to include coordinated entry language. We have not yet received an updated document and do not currently have an MOU in place with MHUW/BTG. The MOU previously allowed youth currently in foster care to be referred and utilize the vouchers with a caseworker providing the case management. FUP vouchers have been extended from 18 months to 3 years, giving youth extra time to achieve stability.

While we feel strongly that moving directly from foster care to public housing is not an ideal transition plan, some youth have been referred during their transition due to limited options. FUP is our primary housing assistance resource for After Care youth, and we prefer to utilize it closer to age 21, when possible. Youth are now required to complete the VI-SPDAT through MHUW, a shelter or the Urban Peak Drop-In Center, before they are placed on waiting lists for any vouchers they are eligible for. We work with youth to ensure they can complete the VI-SPDAT and have the documents needed to navigate the process and obtain housing. This new process makes youth transitioning from foster care a lower priority due to less vulnerability on the VI-SPDAT and further limits housing accessibility to these youth who may not present as high needs at the time of the assessment due to just exiting care. In 2019, Jefferson County received FYI (Foster Youth to Independence) housing vouchers for use by youth who are at least 18 years old and not more than 24 years of age; who left

foster care, or will leave foster care within 90 days, in accordance with their transition plan; and who is homeless or at risk of becoming homeless. We have worked with Jefferson County to access the available vouchers when a youth is eligible and willing to reside in Jefferson County. We assist with the application process, attend tenant briefings, assist with the apartment search and can offer assistance with the upfront housing costs such as application fees, deposits, etc. if needed.

D. Describe ways in which the program will collaborate with family, kin, mentors, supportive adults, housing authorities, or community partners to help young people secure safe and stable housing.

Chafee program staff work with youth to consider all possible housing options including housing vouchers, renting rooms, or living with a roommate. Many youth reconnect to family members or psychological family members after leaving care, more notably since the implementation of PRT's. We can assist them in exploring possible housing options with these resources. We may provide roommate questionnaires to address issues prior to move-in, assist with apartment searching, and provide simple leases to use in room rental situations. Our program works in conjunction with programs like FUP, VOA and Rox Place to help youth maintain housing once it has been secured. We are connected to a property manager who facilitates groups on searching for appropriate housing and understanding leases so youth have as much information as possible to make informed decisions about their housing. She has also assisted in helping some of our youth get housed as she often notifies us when there are apartments available at her properties. Dream Makers has assisted with funding to help youth obtain or maintain housing, and with basic start up kits when a youth moves into a new apartment. We will continue to collaborate with Dream Makers at the Caraway Apartments as they have offered to assist with furnishing each youth unit. In addition, Dream Makers has provided 5 Adams County After Care youth with a vehicle or funding for a vehicle to help them maintain their work, school schedules and housing.

E. Describe the status of the county and Chafee partners with local runaway and homeless youth (RHY) providers, and/or continuums of care (CoC). Include efforts underway, through those partnerships, to prevent youth from discharging from foster care to a homeless shelter facility.

On occasion, a youth will transition out of care to a homeless shelter. This is never our first choice and occurs only after all efforts to stabilize a youth have been exhausted. Unfortunately, these youth are often struggling with mental health or substance abuse issues and are refusing to comply with agency recommendations and/or court orders. Many times, these youth are "done with being in the system" and request their child welfare case be closed, even if they do not have a housing plan. Fortunately, it is often the case that after some time away from the "system", they are more willing and able to follow through with the things they need to do to become stabilized. This is a prime opportunity for Chafee After Care services to be of benefit and if we have previously closed a case due to refusal of services, we can easily re-open their Chafee case and coordinate with shelter staff to help them obtain stability. We are often contacted by Urban Peak in these situations to reopen a case for a youth who left placement prior to their child welfare case being closed. We may also contact the shelter to outreach regarding clients who end up at their facility. We attend teaming's and Pathways staffing when we are working with a youth in common to provide the best support for youth working on their goals for education, employment, housing, connections and their health and well-being. In addition, for youth utilizing the FUP or other housing voucher, we are available to collaborate with the youth's assigned case manager, housing coordinator, or assigned IL coach. In the coming year, our agency will be partnering with our RHY provider to identify and support youth through the foster care reentry process.

F. Describe the status of the county and Chafee program efforts to re-engage youth who may be receiving services through an RHY provider and are Chafee or re-entry eligible, and/or may be on the run from foster care.

If a youth who is freed for adoption and has an OPPLA goal runs from care prior to their 18<sup>th</sup> birthday, the child welfare case is held open until their 18<sup>th</sup> birthday. If they do not return, a motion to dismiss is submitted to the court after their 18<sup>th</sup> birthday requesting approval to close the case. For youth with a goal of "Return Home" where parental involvement is active, the case is held open for 30-60 days before a motion to dismiss is filed. The length of time a case is held open in this situation is on a case-by-case basis. For example, a case involving a teen mother may be held open longer with the hope she will return and re-engage with services. As



Chafee services are available until age 23, the youth may reconnect for services any time and the case can be reopened as long as they are eligible. The current rule for this situation requires that a youth did not run prior to their 18<sup>th</sup> birthday and was in a paid placement on that date. We are often contacted by Urban Peak in these situations to reopen a case for a youth who left placement prior to their child welfare case being closed. We utilize Trails tools such as the Pathways to Success, Transition Snapshot and Client Placement History reports to determine eligibility. There have been instances where a youth is identified as Chafee eligible through their association with other youth who are participating in the program. When this occurs, we verify eligibility and work with the youth to complete a self-referral, complete an assessment and develop an IL plan to address their individual goals. With the implementation of Families First, and the passing of HB 21-1094 (Foster Youth in Transition Program), Adams County has developed a plan to respond to and serve youth requesting re-entry. Youth who are eligible and request re-entry will be assigned a Youth In Transitions worker to complete a needs assessment within 3 days. Chafee may become involved at any point in the case to provide supportive services, funding and case planning until age 23. Additionally, we are now live as a Pathways to Success comparison site and although service provision will look the same, we will have some additional resources available to assist these youth.

#### IV. Secondary educational attainment

A. Describe how the county and program will support or encourage young people as they work to complete their high school diploma or GED.

Population #1: Youth in this age group are supported in whatever ways possible to continue making educational progress and to limit school changes while in care. Youth who enter placement are transported to their home schools daily so they do not have to change schools. The county contracts for transportation services and agency staff assist with transportation when needed. Caseworkers and Chafee workers attend school staffings including IEP's, 504 meetings, safety meetings, etc. to ensure youth are receiving appropriate educational services and support the youth. Under ESSA guidelines, caseworkers are responsible to request BID meetings to discuss possible school changes to assure decision-making is sound, should a move be considered. All youth are encouraged to work toward an educational goal and we adjust programming for youth, as needed. For example, if a youth is in high school and it was determined they would benefit from Life Skills group but there is a scheduling issue, we will work with them one-to-one until their schedule allows for group attendance. Chafee workers always take a youth's school schedule into account when scheduling appointments and if a meeting must occur during school hours, it will be scheduled during a less intrusive time such as lunch, study hall, or on early release days. In some cases, youth have been able to receive high school credits for attending Life Skills group when we have provided their school with information about the groups they attended. We support and encourage participation in extracurricular activities that allow for a more "normal" school experience, and we have often helped with funds to support those activities. We have often referenced HB 08-1019, Section 2, 22-32-128, (7) which states that foster youth will have all school related fees waived, however, we have had little success with fee waivers. Youth are encouraged to begin utilizing the tools on the My Colorado Journey website to map out their secondary and post-secondary educational plans. Youth may be referred to the WIOA/Youth Succeed Program to be assessed for the GED. We assist with making the referral, getting the necessary paperwork to the Workforce Center for eligibility determination, and can help with applying for the GED waiver, if needed.

Population #2: We are strong advocates for youth who are struggling or may be behind in school and could consider alternative programs to reach a more attainable goal. Fortunately, there are many options available to youth who struggle in traditional public schools including alternative schools, online and credit recovery programs. If a youth has dropped out, is too far behind in credits and credit recovery either isn't available or the youth is not interested, they are supported in getting their GED. Programs such as Emily Griffith High School, Academy of Urban Learning, Pathways Future Center, and GOAL Academy may be excellent alternatives for youth who have struggled in traditional school settings. If an alternative is deemed appropriate, we can assist youth in the referral process, especially those who did not complete an educational goal while still in care. We assist youth with getting referred for the GED, through the Workforce & Business Center, EGOS or other approved provider, and may include pre-testing and paying the necessary fees for tests and retests when other resources are unavailable. We have added a Career/College Prep 101 group to our curriculum that covers the basics of college/trade program planning and timelines for FAFSA, scholarships and ETV. This has

also been extended into a one-day workshop in the past. We assist youth with setting up an account on the My Colorado Journey website to explore their options and set goals for their post-secondary educational plans.

B. Describe ways in which the program will collaborate with family, kin, mentors, supportive adults, and education and community partners to support the achievement of high school diplomas or GEDs by youth in your program.

While a youth is working on their educational goals, we are encouraging them throughout the process to attend each of their classes, to complete their homework assignments, manage their class schedules, access tutoring, etc. so they can see progress each term. This allows them to stay focused on the end goal. As a youth prepares to graduate from an educational program, Chafee may assist with the costs of a basic graduation package for program participants, refer them for senior pictures, etc. ACHSD consistently participates in the Celebration of Educational Excellence to ensure all foster youth who achieved an educational goal while in foster care, or Chafee youth involved with ACHSD are recognized. The Chafee Program Coordinator sends out the information agency-wide and reviews, documents and submits the referrals to ensure all eligible youth are offered the opportunity to participate. Youth are encouraged to bring family members, friends, foster parents/placement providers, therapists, teachers, coaches, CASA's, GAL's, YAP workers, or anyone else who supported them throughout their educational journey to the event. As CDHS provides each youth a significant graduation gift at the ceremony, we provide an incentive card to youth with open Chafee cases, when our budget allows. Chafee youth receive a congratulatory card and motivational pin from the program. We may also attend graduation ceremonies or parties for our clients if requested and we are available. Youth often ask us to attend so we can meet family and friends we would not necessarily have contact with through our services while they are in care.

#### V. Post-secondary training and educational attainment

A. Describe how the program will support and encourage young people as they work to complete their postsecondary educational goals.

Youth are encouraged to utilize the tools available through their high school, Chafee, My Colorado Journey website, the Educational Opportunity Center, the Workforce & Business Center, and other resources. We assist youth with exploring post-secondary education programs, as well as with applying to colleges/vocational programs, scholarship searching/applications, financial aid applications, ETV applications, College Opportunity Fund, etc. We may take them to tour a school or program they are interested in and meet with a school representative to make sure any questions they have are addressed. We refer youth to a multitude of scholarships including Helen M. McLoraine, Forward Steps, Family Fellowship, Excelsior Scholarship Fund and Daniel's Fund, and recommend the use of available online scholarship sites including Fastweb.com and Cappex.com. We provide technical support to youth during the application process. We may provide letters of recommendation, requests for fee waivers, when needed, and assist with medical insurance waivers. We often request the Confirmation of Foster Care Dependency court order for youth to use during the financial aid verification process and discuss with youth what financial aid is available including grants, loans (subsidized vs. unsubsidized), work study, ETV, as well as housing and meal plans. We advise youth about what financial aid to accept, what to decline and we provided input on whether they need to accept a student loan. If a youth plans to accept a loan, we discuss the amount they should accept and repayment requirements. Youth at certain postsecondary education programs are connected to Fostering Success, a program that assists former foster youth in adjusting to college life. The program provides support in a multitude of ways including school/dorm supplies, counseling, activities and tutoring. Youth may be referred to schools connected to the Western Undergraduate Exchange Program to help with costs if they want to attend school out of state. We refer youth to the Educational Opportunity Center and take them to meet with staff there, when appropriate. Chafee staff provide ongoing support while youth are in school which may be psychological or monetary, such as meeting with them on campus or at the dorms, or helping with rent during a difficult month. We recognize that attending a program while trying to maintain housing and employment is extremely difficult so we will support them in any way we can. Our program often refers youth to technical/trade programs, Job Corps, Mile-High Youth Corps, apprenticeships, and the military when a youth is not interested in a traditional college education. We provide specific Life Skills groups about Job Corps, military careers and

college preparation. In 2019, we added a workshop about the use of social media, and how colleges and other post-secondary programs are often making decisions about acceptance based on the content of their posts.

B. Describe how the program will collaborate with family, kin, mentors, supportive adults, institutions of higher education, and community partners to support the achievement of postsecondary certifications or degrees by youth in your program.

ACHSD participates annually in the Celebration of Educational Excellence to ensure all foster or Chafee After Care youth who obtained a diploma, GED, degree or vocational certificate are recognized. Again, the Chafee Program Coordinator sends out the information agency-wide and reviews, documents and submits the referrals to ensure all eligible youth are included. These youth have often aged out of care and often out of Chafee as well, however, we try to maintain contact and follow up with youth when they are graduating so they can be celebrated. Youth are encouraged to bring family members, friends, foster parents/placement providers, therapists, teachers/coaches, CASA's, GAL's YAP workers or anyone else who supports them to the event. As youth receive a substantial graduation gift from CDHS at the ceremony, Chafee provides a small token gift to active clients when our budget allows. All Adams County Chafee and former Chafee youth receive a congratulatory card and motivational pin from the program.

## VI. Adequate employment

A. Describe how the county and program will help young people gain the experience and skills needed to become or remain employed.

Population #1: Youth in this age group are fully capable of learning job related skills without being employed and can be easily supported by providers. Their skills can be enhanced through helping youth keep their school supplies and assignments organized, keeping their personal space clean and organized, assisting with household chores, volunteering, practicing good hygiene, etc. Many youth in higher levels of care are offered opportunities to work in the kitchen or with maintenance through their placement, skills which can transfer when a youth is ready for regular employment. Youth can begin working at selected jobs with limited hours as young as 14 years old. The Workforce & Business Center (WBC) offers employment opportunities for younger youth during the summer, such as the Governor's Summer Job Hunt, and some youth may to obtain a work permit to work during the school year if they are able to maintain their grades. Most activities involving a level of responsibility for the youth will benefit their ability to obtain and maintain employment. Use of the Casey Life Skills Assessment and free resources to identify appropriate activities and tasks is highly recommended and Chafee workers assist caseworkers and providers with the process. The Chafee program offers numerous opportunities for youth to gain employment skills as well as employment. Our WBC staff facilitate one of our weekly groups and youth learn about available services, filling out applications, interviewing skills and maintaining employment. They are encouraged to register on [www.ConnectingColorado.com](http://www.ConnectingColorado.com), a valuable, no cost resource for state and local jobs, during the group. The WBC is the primary resource for employment services for foster and Chafee youth and they offer a multitude of resources including WIOA services, job referrals, self-help computer stations, paid work experiences, skills classes, access to job listings and internships/apprenticeships. We are now housed in the same building with WBC, allowing us direct access services and collaborations with WBC professionals. We receive all job fair notices through the WBC and post them on our program Facebook page and attend events with our group when our schedule allows. When our budget allows, we may offer a "Work Experience" for our clients. Youth are "hired" to complete projects at ACHSD including manning our agency booth at different events, preparing mass mailings, assembling training binders or working on our Community Resources booklet when it is time to reprint them. Youth are paid minimum wage and in addition to earning a small amount of money, they gain on-the-job experience, professional office experience they can use on resumes, while also using program staff as a reference. We have offered a Personal Branding Workshop, where youth learn the impact their social media presence can have on future employment and how to correct it. Chafee staff also assist youth with developing their resumes and have flash drives with various resume templates they can choose from. After their resume is completed, multiple copies are printed on the paper of their choice and they keep the flash drive so they can make changes easily and use it when uploading their resume on job search websites, and when completing online applications. If a youth is struggling to obtain employment or wants to improve their interviewing skills, we may do mock interviews and record them so we can show the youth areas for improvement. Program staff

also assist with employment needs such as uniforms, specific footwear, tools/supplies and transportation costs to help them maintain employment. When youth have special needs they may be referred to SWAP/DVR services. Also for these youth, we may utilize an individualized IL skills list to address specific skills needed to obtain employment such as money recognition, counting, giving change, filling out applications, interviewing and job maintenance. When our budget allows, we have contracted with the Strive for Students/Career Services Network to provide either a one-day or three-day Work Readiness workshop for youth. Youth leave the workshop with exceptional skills for understanding their interests, completing a job application, developing their resume and increased confidence when interviewing for jobs. As we have been working with the program since 2003, they will plan trips to Colorado from Arizona around our schedule so we do not have to pay for their travel and we only pay lodging and transportation for the time they are in Denver for the workshop. Youth who have completed the workshop receive a certificate, a copy of their mock interview and a small incentive. We have not been able to schedule in the past few years due to funding. Through Dream Makers, we connected to a program called Thrive, a non-profit through Flatirons Church. Donors pay \$400/youth so they can attend a free multi-day workshop exploring living-wage jobs, networking with high level employers and access to an employment coach. We had planned a joint workshop with Jefferson County for summer 2020 but had to cancel due to COVID-19. As the pandemic issues continued through the summer of 2021, we were unable to host any summer workshops, however, they will remain a resource in the future. Youth in this population are encouraged to begin saving money as soon as they get their first job. It is recommended that they save 80% of each check and begin basic budgeting with the remaining 20% while they remain in foster care and likely have few expenses.

Population #2: It is an expectation that youth in this group are employed unless there are extenuating circumstances. We work with youth to obtain and maintain employment so they can begin to save money and/or support themselves. Chafee youth would attend employment group with the WBC to learn about basic skills and available services. If they are not employed or are underemployed, we may refer specific youth to the WBC for services, or work with them individually to practice filling out applications, learn to track applications and follow-up, practice interviewing to build skills and confidence, provide funds for interview clothes, etc. Youth are invited to the workshops noted in Population 1 to improve their employment related skills and gain perspective from professionals. We post job openings and information about job fairs on our program Facebook page and often contact specific youth when we learn about a particular job opportunity that might be a good fit and assist with referrals as needed. We try to make connections with employers in the area that might be willing to work with our youth, understanding they may have a lot of appointments, they may need some extra hand-holding as they build skills, and they may have limitations to the hours they are available. Often, these youth are struggling with untreated or mental health issues, and we encourage youth in these situations to obtain appropriate services so they can be more stabilized and begin to move forward. Unfortunately, not all youth can be persuaded to go to therapy, take recommended medications, participate in treatment, etc., it is often a matter of time and waiting until they are ready to take on these challenges. Youth who are unable to work full-time to support themselves are directed to services such as the Division of Vocational Rehab and may be assisted with the application process for disability. We believe that most youth are capable of working part-time and encourage them to work jobs and hours that meet their needs in these situations. Although the pandemic has affected some employment opportunities, many youth chose to support themselves through options such as Door Dash and Uber Eats. Several youth were assisted with funding for car insurance and/or repairs through Division X funding so they could maintain their employment and have safe, reliable and legal vehicles to drive. We will likely see more support of this type in the 2021-22 year.

B. Describe how the county and program will collaborate with family, kin, mentors, supportive adults, local workforce centers (WIOA), and community-based workforce programs to help youth prepare for and attain adequate employment.

Population #1: While a youth is in care, they are given the opportunity to begin working when appropriate and approved by their team. Minimally, the provider is expected to be familiar and have open communication with the employer, although often a caseworker and /or Chafee worker will work with them directly, as well. Youth who are doing well in school and in the home are encouraged to work outside the home or facility so they can begin to save for their transition out of care. Work hours and number of hours worked are determined by their schedule, progress and grades in school, as well as behavior at home and in the community. If a youth begins to struggle, those issues will be taken into consideration and adjustments will need to be made. If a

youth is a sexual offender, great caution is taken to ensure they are not working in a situation that allows for contact with children or violates the terms and conditions of probation or diversion. The Chafee program offers numerous opportunities for youth to gain employment skills as well as employment. Our Workforce & Business Center staff facilitate one of our weekly groups and youth learn about available services, filling out applications, interviewing skills and maintaining employment. They are encouraged to register on [www.ConnectingColorado.com](http://www.ConnectingColorado.com) during the group. The WBC is the primary resource for employment services for foster and Chafee youth through the WIOA program, and they offer a multitude of resources including job referrals, self-help computer stations, access to job listings, internships, and apprenticeships. We are now housed in the same building with WBC, allowing for easier access to services and direct contact with WBC professionals. We are able to make timely referrals and have utilized both our office space and/or walked youth to their offices to meet with a case manager immediately or set an appointment. We have added new workshops and groups related to employment to our curriculum. A workshop discussing social media and how youth develop their own personal brand was an addition that provided youth with insight as to what employers and colleges look for on social media sites. We also added a Payroll Education group to our curriculum to ensure youth understand the information on their pay stubs, how to complete a W-4, withholdings, and taxes. We receive notices of job fairs and training opportunities through the WBC and post them on our program Facebook page. Youth are encouraged to become responsible employees through the encouragement of their various supports, whether they be professional or personal. Assigning youth responsibilities and ensuring tasks are completed is a very basic tool that can help make them valuable employees. Many youth obtain their first, entry level job through a connection they have made via their support team/personal network. These resources often provide the basis for a youth's employment history and we utilize them whenever possible.

Population #2: : Combining school and work, this population should have a full-time schedule and by age 17 we hope they have begun to build their savings for their eventual transition from care. Obtaining employment is a priority at this age and we may meet with youth several times and utilize individualized IL skills lists to build the skills they need if they have not been able to secure or maintain employment. We may help them develop or update their resume and provide them with multiple copies as well as a flash drive with their original for easy future updates. We work closely with our Workforce & Business Center and WIOA services are often utilized to help youth prepare for and secure employment. Depending on their age, they may be referred to either the youth or adult program. Internships or apprenticeships may be available to youth in the program when they are 18 years of age or older. We encourage them to talk to friends and family members about their jobs, the expectations and if there are openings. Many of these youth obtain employment through "word of mouth" from peers, often foster siblings, who let them know about immediate openings. Youth often have a YAP worker or CASA that may help them with job searching as an assigned task through a PRT. Chafee workers also assist with job searching, applications, interviewing, clothing, etc. in efforts to help youth obtain employment.

C. Describe how the County and Chafee utilize the Reasonable and Prudent Parent Standards to support youth in engaging with employment opportunities while in foster care.

While a youth is in care, they are given the opportunity to begin working when appropriate and approved by their team. When a youth is employed, the provider is expected to be familiar with and have open communication with the employer, although often a caseworker and /or Chafee worker will work with them directly, as well. Providers also help them set up a savings/checking account and they are encouraged to utilize Direct Deposit if it is an option through their employer. Youth who are doing well in school and in the home are encouraged to work outside the home or facility so they can begin to save for their transition out of care. Work hours and number of hours worked are determined by their schedule, progress and grades in school, as well as behavior at home and in the community. If a youth begins to struggle, those issues will be taken into consideration and adjustments will be made. In some cases, youth must earn the opportunity to be employed outside of the home by meeting certain conditions of probation, parole or therapy. If a youth is a sexual offender, great caution is taken to ensure they are not working in a situation that allows for contact with children or violates the terms and conditions of probation or diversion.

## VII. Financial stability

A. Describe how the county and program will work with youth to develop a functional knowledge of budgeting, money management, and basic financial literacy.

Population #1: There are a variety of resources that can be utilized with this age group to educate them and assist with beginning skills building. The Casey Life Skills Assessment website offers a multitude of resources and activities for not only this population, but also for children as young as 8 years old. Utilizing free tools such as Ready, Set, Fly gives parents, providers and professionals ideas regarding skills they can teach using the age appropriate recommendations and by utilizing “teachable moments”. Young American’s Bank is a brick and mortar resource where children of all ages can go to learn about financial literacy and savings at their level in a fun, youth-friendly environment. Youth often learn the basics of money management through observation, which can have a positive or negative influence. Providers and supports can model money management daily through the use of budgeting, common sense spending habits and by setting spending priorities. Simple tasks like having a youth utilize a piggy bank that allows them to see savings progress or planning to make a meal on a budget can have a positive effect on their future financial decisions. Budgeting and money management are concepts we address on an ongoing basis both through groups and individual work with youth and money management is probably the most revisited topic with Chafee youth throughout the duration of services. As part of the Chafee Life Skills group curriculum, youth begin to learn about money management through groups on budgeting, banking and credit over a three-week span. Bank or credit union representatives present information about savings, checking and credit so youth receive detailed information from professionals in the banking field, and have opportunities to practice the skills while in group. A new Payroll Education group was added to ensure youth understand how deductions and taxes impact their net pay so they can budget their income more effectively. Budgeting and money management are concepts we address on an ongoing basis both through groups and individual work with youth. Youth receive tools to use to learn the concepts of budgeting and ones they can use ongoing to be aware of their spending habits and to avoid overspending when planning for their transition from care. The Chafee worker may use a three-month bill pay exercise to help them understand the concepts of paying bills and knowing what their income vs. expenses are at all times. The worker mails “bills” to the youth and they must “pay” them in a timely manner or pay “late fees”. Youth must keep track of their account balance to ensure they do not “bounce checks”. It can be a useful tool for youth struggling with the concept of bill paying. Hands on Banking for Youth is another tool that we use and offers lessons for youth in elementary school, through high school and into young adulthood. The tool explores the topics and resources for banking, budgeting, saving, credit, investing, and planning for retirement. We also use self-sufficiency calculators to give them a realistic picture of life on their own or to help them budget when they are already emancipated. We provide a yearly Income Tax group to help youth either fill out their tax forms for the previous year or practice filling out the forms with a mock W-2 form. Youth are also provided with information on locating Volunteer Income Tax Assistance (VITA) sites for free tax assistance that they can access in the future. Youth are assisted individually with completing tax forms, as needed. The majority of youth are encouraged to save at least 80% of any income they have while they are still in care so they can be more prepared for the costs of moving out on their own. This is generally included in their Chafee Independent Living Plan.

Population #2: Most youth in this population have either attended the money management related Chafee Life Skills groups or have worked individually with their Chafee worker to enhance their skills. For older youth, developing and tracking their budget may take several months of work until they are more confident and competent regarding their spending. We may ask them to bring in pay stubs, bank statements and receipts for all of their purchases and chart them so they can see patterns in their spending and make adjustments, if needed. Youth on stipends are often required to complete a budget with their Chafee worker or caseworker, and this becomes even more crucial for youth who have aged out and are working to become self-sufficient. ETV applications also require a student budget and is a great reminder for youth to consider school costs and scholarships when developing their budget. Youth who have become skilled at budgeting are supported in using available credit tools to begin appropriately building their financial future. In addition, it is recommended that youth over age 18 and out of foster care pull their own credit reports each year at a free, reputable site such as [www.annualcreditreport.com](http://www.annualcreditreport.com). Reports are offered at no cost and a report can be pulled from each of the three credit bureaus to ensure that youth reports are accurate and that what is listed is their own. If needed, credit remediation is available to assist youth with issues that need corrected on their reports or if their identity has been compromised.

B. Describe how the county will provide youth in out-of-home care with practical money management experience prior to emancipation or discharge, including providing opportunities to open savings and/or checking accounts.

Population #1: As some of these youth are several years from aging out of foster care, they can begin with the basics of saving, and continue to improve their skills and knowledge over time. Challenging youth to consistently save a certain percentage of an allowance or gift money and providing safe places for them to keep their money is important. Young American's Bank provides the best opportunities for youth in this age range to open bank accounts and learn practical skills they will need as they begin to work and save more substantial amounts of money. Other banks offer youth programs as well, but are not necessarily as youth friendly as Young American's Bank. Hands on Banking for Youth, a free online resource, provides learning/games to teach banking skills and to increase a young person's awareness of banking, money and budgeting. As youth obtain employment and move closer to aging out, they work with caseworkers and/or Chafee workers to discuss budgets and the money it will take to live independently. Once foster youth are earning their own money, it is suggested that they save 80% of each check to go towards their emancipation and practice budgeting the remaining 20% to demonstrate their ability to manage their funds between pay periods. Youth are encouraged and assisted in opening checking and savings accounts to practice budgeting their money. Some foster parent providers will assist youth in investing their savings into CD's after they have saved a substantial sum. Youth are also required to complete a realistic budget per their IL plan. These discussions are documented in the Independent Living Plan section in Trails. In working with youth to develop a positive credit history, a local credit union suggested a program involving the use of secured credit cards to allow youth the opportunity to use credit in a less risky manner. A secured credit card can help establish, strengthen and even rebuild credit. Chafee would encourage exploration of a "pilot" program where youth on an IL stipend could be issued a credit card with a defined amount that they can spend and repay to demonstrate responsible credit card use. In addition, the Life Skills group curriculum provides for groups specific to budgeting, banking and credit where they receive information that will assist them in the beginning stages of money management. Chafee staff also work individually with emancipating youth around all aspects of money management as they prepare to leave care, and that work continues if they choose to stay involved in After Care services.

Population #2: Youth over age 18 continue to build their money management skills with their caseworker and/or Chafee worker on an ongoing basis. They may meet monthly or more with their Chafee worker to go over their budget and review their income and expenses. They may be asked to bring in receipts to chart their spending so they can recognize patterns in their spending, identify where changes can be made to live within their budget and identify individual spending priorities. Ongoing and consistent budgeting is encouraged. The importance of savings is a common theme throughout their adolescence and continues into adulthood. We stress that although it can be difficult to save at times, putting away even a few dollars per pay period will add up over time. Youth who learn budgeting concepts and who are successful for up to 6+months will be encouraged and supported in selecting appropriate credit products to strengthen their financial futures.

C. Describe how your program will collaborate with family, kin, mentors, supportive adults, financial literacy programs, and community partners to support the financial education and decision making needs of young people in the program.

Budgeting and saving are topics discussed at most staffings and FTM's so the team working with the youth understands where they are at both fiscally, and in regard to their skills around money management. Youth who would benefit from more intensive education related to banking and investments are generally referred to Young American's Bank as it specializes in working with young people. They offer financial literacy classes and make navigation through information about banking, credit and investments very suitable for youth. Youth who are on a FUP voucher automatically receive services through Bridging the Gap and Young American's Bank to help them save and plan for their expenses more efficiently through the use of IDA's. Youth may also be referred to a personal banker at their local bank. ETV applicants are required to complete a Student Budget Worksheet which allows for them to acknowledge real costs when living on their own, as well as school related expenses. They must take into account all of their income, including scholarships and student loans as well as the cost of tuition, fees, student housing and meal plans. We have previously collaborated with Banking on Our



Future/Operation Hope to provide a one-day workshop addressing the importance of fiscal planning and the options available. They remain a resource for future workshops related to financial education for our clients.

#### VIII. Successful transition to adulthood from foster care.

A. Describe ways in which the county and the Chafee program promotes and supports normalized experiences among young people through age or developmentally appropriate activities.

Although involvement in normalized activities for foster youth is supported at a younger age, Chafee workers develop individualized Chafee plans with each youth following their assessment beginning at age 16. We base it on their goals and needs and update it when there are major changes to the plan. The Chafee program provides many venues for developmentally appropriate activities including several levels of groups, experiential activities and socialization events. Youth are encouraged to participate in extracurricular activities at school and work outside of their placement when appropriate, and we will work with their schedules to accommodate these normalizing activities. The program's philosophy encourages that whenever possible, our clients should be treated like anyone else and that they should have as much of a "normal" teenage experience as possible. Sometimes this means having to deal with the consequences of their behaviors, such as getting fired from a job or not having money to pay their phone bill. We work with them individually to address decision-making and how they would handle a similar situation the next time. Throughout the summer and during the holiday's, we make extra efforts to offer program youth experiential and socialization activities so that they can have more normalized experiences and opportunities for growth.

B. Briefly describe any group classes or activities not already mentioned including the name of the group, purpose of the group, intended audience, expected frequency and length of time, and name of the curriculum used for the group, if applicable.

##### Population #1:

- Although we are no longer providing Basic Life Skills group to foster youth 14-15-year-olds due to under-utilization, we send out a monthly tip for caseworkers and/or providers with ideas and resources that can help their youth begin learning the skills they will eventually need to become self-sufficient. Tips may be related to time management, organization, saving money, etc. We have a multitude of resources available to caseworkers and providers that can assist them in turning everyday activities into learning opportunities.
- Chafee Life Skills Groups have been part of our program for over 25 years. Groups are held year-round on Wednesday's from 4:30-5:45pm, with the exception of summer workshops/activities and holidays. Zoom was utilized for over a year during the pandemic and youth were personally invited through a password protected link. We were able to return to in-person groups in July 2021, and we are prepared to hold any of our groups virtually if the need arises. Skills groups are attended by youth aged 15 to 21 who have an open/active Chafee case and have completed an assessment. Recommendations for Life Skills group attendance are based upon each youth's individual assessment. This group covers daily living skills such as money management, housing, employment, health, relationships, voting, etc. and we have secured an extensive group of professionals who volunteer their time and present on their area of expertise. There are 25+ group/workshop topics in our curriculum and we continue to add new topics based on need and new resources. When youth complete the groups, they receive a binder with information about all of the topics covered and more. Life Skills groups not only provide youth with opportunities to learn new skills, but they are also essential to developing relationships with staff and peers. While we don't anticipate that they will remember everything presented in group, the lessons provide a foundation for learning. Our hope is they will remember enough detail to locate the resources they need, develop pro-social relationships with peers, and view Chafee staff as non-judgmental supports. As not every youth is able to attend group, a virtual workbook has been developed and youth may be assigned activities and tasks to complete through this option, as well.

- Independent Living Issues Group is a 12-week group held on an as needed basis for youth on the verge of moving out on their own. This is a discussion group about issues such as problems with roommates or landlords, locating and utilizing local resources, and dealing with life issues such as buying a car. This group is appropriate for youth 17 and older who have completed Chafee Life Skills Groups and who are preparing for move out within approximately 6 months.

Population #2:

- Traditionally, we have held a weekly After Care drop-in support group for youth who emancipated on or after their 18<sup>th</sup> birthday and have a closed Child Welfare case. Following the move to our new location, we have found it difficult to maintain this group and since then, services have primarily been on an individual basis. Although individual services have always been provided, the group offered a unique support for After Care youth, and we are hoping we can resume at some point. We continue to consider a “traveling” group, meeting in different locations in the Metro area with reasonable access to public transportation. This may be re-evaluated after the pandemic subsides and we can safely meet in public. We will also have the option to meet at the site of our former offices as the Caraway Apartments will have several meeting spaces we will be able to utilize through our collaboration with Ross Property Management. This group has been generally youth driven, based upon what they would like to discuss, although we may provide a timely topic from time to time. This group has been available for over 30 years and former Chafee youth have been welcome to drop in if they need support or want to share how they are doing. We encouraged this as they can often provide valuable advice to newly emancipated youth who may be struggling. We continue to utilize older youth for discussion panels or to share their story with a client we are working with if it may be beneficial.

C. Describe any services not addressed previously in this section that the program will provide to help young people develop life skills and self-sufficiency competencies.

Chafee is a program that allows for creative thinking when working with youth. Our direct services with a youth are client driven and based on their needs and issues that may arise. We are always open to new opportunities that allow us to assist them in becoming self-sufficient. Over the past two years, we have added topical workshops related to basic home maintenance, car ownership and automotive maintenance, and social media use and self-branding. Prior to the pandemic we had met with our Clerk and Recorder to plan for a group discussing elections and voting. While we have a lengthy history of encouraging youth to register to vote and discussing ballot issues and candidates, we were excited to bring in an expert to explain the process more thoroughly. We will revisit this opportunity in the future while we continue to provide general voter information. For example, in an attempt to improve young voter turnout for the 2020 presidential election, we provided youth with information on the new rule that allowed 17-year-olds who turned 18 by the November 3<sup>rd</sup>, 2020 general election to register and vote in the primary election and on election day. When new legislation passes that may affect them, we discuss how voting matters and impacts their daily life. We have discussed issues including minimum wage laws, the tobacco tax that pays for their extended Medicaid, and the Foster Care Bill of rights, among other topics. In 2021-22, youth will receive information on the new HB-21-1094 Foster Youth In Transition Program (aka, voluntary foster care reentry).

D. Describe collaborative partnerships or leveraging of resources not addressed previously in this section.

The Adams County Chafee program could not function without the support of our collaborative partners. Resources may assist youth in their transition out of care or provide support in maintaining their stability. They include group presenters, workshop facilitators, experiential programs, donors and community resources. Although some of our programming has been cancelled or delayed due to the pandemic, we continue to maintain our collaborative partnerships and build new ones on an ongoing basis. Our collaborative partners include:

- A Precious Child
- ACHSD Internal Treatment Team
- ACHSD Youth In Transition Teams & High Intensity Treatment Team
- Adams County Clerk and Recorder
- Adams County Community Safety & Wellbeing

- Adams County Animal Shelter
- Adams County Fleet Management
- Adams County Workforce and Business Center
- All branches of the military
- American Payroll Association—Denver Chapter
- America’s Kids Belong/Colorado’s Kids Belong
- Anchor House/Lutheran Church of Hope
- Ariel Clinical Services
- Banking on our Future/Operation Hope
- CASA
- CDHS-Emancipation Medicaid/Long Term Foster Care Medicaid
- Choice Program
- Colorado Department of Higher Education
- Community Choice Credit Union
- Community Reach Center
- Community Works/Faith-based non-profit
- Cory Barrett—LGBTQ related provider
- CU Ropes Course
- Denver Department of Housing Stability
- Developmental Pathways
- Dream Makers
- Educational Opportunity Center
- Education and Training Vouchers
- Elevating Connections
- Flatirons Church
- Forward Steps
- Front Range Community College (and other local community and state colleges)
- Foster Source
- Hope Tank
- Informational meetings with the faith-based community upon request
- Integral Property Management
- IPie Pizzeria
- Jefferson County Chafee (joint activities)
- Job Corps
- Lutheran Family Services/Unaccompanied Refugee Minor Program
- Maiker Housing
- McWilliams Group
- Medicine Horse Equine Assisted Therapy
- Metro Youth Alliance
- Metropolitan State University
- Mile High United Way/Bridging the GAP
- Pathways to Success/Center for Policy & Research
- Project Foster Power
- Rainbow Alley
- Raise the Future
- Redwood Trust
- Rites of Passage (ROP)
- Ross Property Management
- RTD
- Salvation Army
- SCL Health/West Pines Training Center
- Shiloh House
- Strive for Students/Career Services Network
- The Spot
- Thornton Police Department
- Tri-County Health Department/Nurse Family Partnership
- University of Colorado School of Nursing and Dental Programs
- Urban Peak

- Voluntary Income Tax Assistance (VITA)
- Wells Fargo Bank
- Westminster Police Department
- Youth Advocacy Program

## IX. Sex Trafficking Reporting requirement

A. Describe how your program will identify victims of sex trafficking according to the definition of Sexual Servitude of an Adult (C.R.S. § 18-3-504).

Chafee workers will identify adult, active After Care victims of sex trafficking through self-report and following up on any concerning information we may receive from third-party sources including other professionals, other clients, family members, etc.

B. Describe the county's reporting procedure including who from the county program will make the report to law enforcement and to which law enforcement agency this report will be made. If the county provides Chafee services through an independent contractor, include the procedure for how the contractor will notify the county and how the county will ensure a report is made to law enforcement.

Chafee workers who provide services to After Care youth will complete the High-Risk Victim Identification Tool for youth currently open to Chafee After Care services, and will contact law enforcement where the suspected trafficking occurred within twenty-four (24) hours of becoming aware of any alleged abuse. If the location is unknown, we will contact the agency's jurisdiction to file a report.

C. Identify what information will be presented in the report to law enforcement.

Whenever possible, information will include: name and demographics of alleged victim; dates and times of alleged trafficking; locations or any information that could identify the location of alleged trafficking; name and demographic information about suspected perpetrator(s); any available details related to trafficking, including third-party sources that may have information.

D. Detail how and what will be documented in Trails about the report law enforcement.

Information will be documented in the After Care Trails record for the youth and will include: date report was made; time report was made, name of law enforcement agency that was contacted; name of law enforcement representative taking the report; report number; disposition (assigned/not assigned), if available.

E. Discuss how your program will mitigate the potential effect of reporting youth to law enforcement and the impact that may have on the professional relationship.

When appropriate, the Chafee worker will discuss a pending report with the youth and let them know that while we are mandated to report, our goal is for them to be safe and supported. We will assist them with locating emergency shelter, therapeutic, and other supportive services if they are willing to utilize them. We will offer extended support throughout investigation and outcome (i.e. assistance with transportation to interviews, therapeutic appointments, medical appointment, attending court hearings, etc.), when appropriate and using caution to not impact any pending investigation.

There may be situations when we suspect a youth may run or disappear if they know we are making a report, so a report may be filed without their knowledge if it is deemed to be in their best interest. This may also occur if we have suspicions, but limited information, and need to discuss with law enforcement to determine how to proceed.

## X. Training and Program Support

A. Describe the training needs of staff in your program, ways in which your county will help staff develop skills to more effectively work with youth and young adults, and gaps in training opportunities offered through the Child Welfare Training System and in the community.

All casework and Chafee staff are required to complete 40 hours of state approved, job related training each year. These trainings may be offered through the agency, county, CDHS, national programs and/or local resources. Adams County provides employees with a wide variety of trainings through our LEAD Learning & Development Program. Throughout 2018-19, ACHSD staff completed numerous trainings related to service provision for youth and families regarding LGBTQ considerations, as well as recruiting and supporting foster and adoptive homes for LGBTQ youth. As a result, our agency was the 1<sup>st</sup> in Colorado to be awarded 2 certifications through the Human Rights Campaign. All agency staff are required to complete 5 hours of LGBTQ training each year to maintain our certification.

Chafee staff are always an available resource for caseworkers and providers when they are looking for information or ideas in their work with adolescents. We present program information at New Worker Orientation, host a booth at the annual Resource Fair, and we offer to attend unit, team or section meetings when requested. The Chafee workers offer Casey Life Skills Assessment training on an ongoing or as needed basis. In addition, we provide support to workers through assistance with setting up accounts, providing an instruction sheet and technical assistance. The YIT supervisors offer adolescent training to new workers, CASA, foster parents, and on call workers. Our YIT teams provide ILP training on a regular basis to ensure all agency staff can create a substantive ILP with their youth. Staff can attend whenever needed to ensure they remain competent in the development of ILP's. Chafee staff are often asked to assist Ongoing workers with ILP's if a training is not available. With the changes to Volume VII that requiring IL services for foster youth beginning at age 14, new staff involved in managing Ongoing child protection cases will need initial training specific to creation of ILP's with youth. These trainings can be accessed through CWTA or through inter-agency trainings. We also provide technical assistance, upon request, to other Chafee Programs and workers in Colorado.

## XI. Program Reporting

A. Describe in bulleted detail how your county will engage foster parents and caseworkers to ensure full documentation of all independent living skill activities in Trails.

### Population #1:

- Professionals and providers involved in a youth's case may be tasked to complete IL activities with the youth. They will report back when activities are completed and workers will enter them into Trails as a specific IL activity.
- Chafee workers and caseworkers are expected to document all IL activities in Trails
- Chafee workers will continue to update the Chafee group/activity window to reflect IL activities, contacts and attempted contacts/services
- IL plans may also be reviewed during Family Team Meetings and changes are documented in Trails

### Population #2:

- Chafee staff document all case related contacts and attempted contacts in Trails

B. Describe ways in which your county and program will support efforts to contact youth participating in National Youth in Transition Database (NYTD) surveys.

- Ongoing education of staff within ACHSD
- Workers must ensure Trails records are complete with addresses, phone numbers and emails of youth and anyone who may stay in contact with them
- Educate 17-year-old baseline youth about the NYTD surveys so they are aware they will be asked to complete them again at 19 and 21
- Chafee assists with contacting caseworkers and supervisors to ensure pending surveys are being completed

- Chafee communicates with CDHS regarding issues with surveys and updated youth contact information
- Encourage youth to be “Facebook Friends” with YIT and/or Chafee following closure so we can contact them through Messenger
- Utilization of various social media platforms to contact youth or known contacts

CHAFEE PROGRAM  
REGIONAL MEMORANDUM OF UNDERSTANDING

Date: N/A

This Memorandum of Understanding (MOU) is between \_\_\_\_\_ County (Host County) and \_\_\_\_\_ County (Partnering County) regarding the provision of Chafee program services.

This MOU is entered into in order to clarify and define the roles and responsibilities for each County (listed above) in order to meet the requirements of the Chafee Program regarding Regional County agreements for service delivery to CFCIP participants.

It is the intent that by entering into this agreement that \_\_\_\_\_ County (Host County) and \_\_\_\_\_ County (Partnering County) mutually agree to adhere to State and Federal statutes and policies that apply to the CFCIP program.

General Provisions:

1. It is expected that the Directors (or Director's designee) from both the Host County and the Partnering County sign this MOU.
2. It is expected that both Counties entering this agreement shall be responsible to communicate and coordinate with each other regarding case referral and to provide each other with pertinent information regarding the child and any other issues deemed necessary for effective and constructive service delivery.
3. The Host County shall be responsible for Trails documentation.
4. The Host County is responsible for providing funds for a Chafee participant being served by the Host County.
5. The Host County shall be responsible for documenting and tracking the Chafee funds disbursed and such funds shall be reflected in the Host County's annual reporting.
6. The Host County shall be responsible for expending funds per CFCIP and Federal guidelines, documentation of expenditures and reporting the annual expenditures in annual reports.
7. The Host County shall be responsible for compiling the annual individual data reports and submit them to the Chafee Program Coordinator.
8. The writing and revision of Youth Transition Plans shall include the Chafee participant; care providers, and both the Host County and the Partnering County.
9. The Host County will agree to update the partnering County by use of Trails entry.
10. The Host County will provide any Chafee services determined necessary by the initial assessment in accordance with CFCIP regulations.
11. The Host County is responsible for initial follow up reports.
12. The Host County will inform the Partnering County of case closure through written documentation and will close the Independent Living case in Trails.
13. The Host County is responsible for providing a copy of the annual County Collaborative Chafee Plan to the Partnering County upon plan approval and ensures that expenditures are allowable costs.

Specific Provisions:

1. Please list specific services to be provided by the Host County:
  
2. Financial agreements: The Host County receives a total regional award of \$ \_\_\_\_\_ for the County Collaborative Chafee Plan submitted by the Host and Partnering Counties to the Division of Child Welfare. This award includes an amount of \$ \_\_\_\_\_ available for Chafee services to be provided to Chafee eligible youth from the Partnering County and for which referral is made to the Host County by the Partnering County requesting services. Any funds not expended by August 31st shall be expended at the discretion of the Host County.



3. Chafee funds shall be used in accordance with Federal guidelines in Public Law 106-169 and 2 C.F.R. Part 200, and per federal statute Title IV-E of the Social Security Act at Section 477.

Signatures:

County, Host Collaborative County

\_\_\_\_\_ Director (or Director's designee)  
\_\_\_\_\_ Administrator  
\_\_\_\_\_ Chafee Supervisor  
\_\_\_\_\_ Chafee Caseworker

County, Partner Collaborative County

\_\_\_\_\_ Director (or Director's designee)  
\_\_\_\_\_ Administrator  
\_\_\_\_\_ Chafee Supervisor  
\_\_\_\_\_ Chafee Caseworker

**CHAFEE PROGRAM SERVICES PLAN  
ABOUT THE AWARD AND SUB-RECIPIENT DETERMINATION**

Per the Uniform Administrative Requirements for grants and agreements at 2 CFR Part 200, DCW is required to notify funding recipients about the source of federal funds and about whether the recipient is considered a vendor or a sub-recipient of those federal funds. County recipients of Chafee Independent Living Awards are considered sub-recipients and are subject to the provisions of 45 CFR Part 92 and the Uniform Administrative Requirements of 2 CFR Part 200 (formerly OMB Circulars A-87, A-122, and A-133).

**About the Award:**

Federal Award Identification Number:	2101COCILP	Federal Award Date:	October 1, 2020 - September 30, 2022
Federal Award CFDA #:	93.674	Total Amount of Federal Award:	\$1,642,271
Awarding Agency:	US Department of Health and Human Services, Administration for Children & Families	Pass-through Entity:	Colorado Department of Human Services, Division of Child Welfare
Award Description:	John H. Chafee Foster Care Independence (Chafee ILP) Program under Title IV-E of the Social Security Act (42 U.S.C. 677 et. Seq.).		
Awarding Agency Contact Information:	Derek Blake, Chafee Program Coordinator 303-866-5995 / <a href="mailto:Derek.Blake@State.co.us">Derek.Blake@State.co.us</a>		
Indirect cost rate for the Federal award (including if the de minimis rate is charged per 2 CFR §200.414 Indirect (F&A) costs).	CDHS uses an actual cost allocation model to assess indirect costs. The budget exhibit outlines any indirect costs assumed by the sub-recipient. 0% of this award is R&D.		

The tentative Federal Fiscal Year 2022 award for each county is shown in Attachment 1. This is for planning purposes only, and should be treated as an estimate. Only county programs that received Chafee funds in FFY 2020 are listed. The actual award may increase or decrease.

**CHAFEE PROGRAM SERVICES PLAN  
FINANCIAL PRE-AWARD QUESTIONNAIRE**

Per 2 CFR Part 200, effective July 1, 2015, DCW is also required to conduct a financial risk assessment for all sub-recipients prior to awarding grant funds. Counties must complete and submit this financial pre-award questionnaire and submit it along with their county plan.

Name of organization: Adams County Human Services Department

Name and title of person completing this form: Skye Thomas, Senior Accountant

1) Please complete the following table (adding lines as necessary) or attach your own document detailing your organization's current sources of funding for services for the Chafee-eligible population (including CDHS grants). Provide the funding agency, the program name, the types of funds (i.e., Federal, State, local, private, etc.), and the contract/award budget amount:

Grantor Agency	Type of Funds	Program	Contract/Award Budget Amount	Contract/Award Period
CDHS	Federal	Chafee Foster Care Independence Program	\$127,749.00	10/1/2020 - 9/30/2021

2) Describe your experience managing similar awards. You may use the table below as needed.

Program Name	Program Dates	Program Description	Granting Agency	Amount
Child Welfare Block Allocation	July 1, 2021 - June 30, 2022	Child, youth, and family services costs, staff payroll, child welfare services aka case services, etc.	CDHS	\$20,227,211.00*
Core Services	July 1, 2019 - June 30, 2022	Funding for mental health services, substance abuse treatment, home based services, day treatment, etc. for Child Welfare clients	CDHS	\$2,911,957.00*
LEAP	November 1, 2020 - April 30, 2021	Financial assistance to low-income households to help pay part of their home heating costs.	CDHS	\$400,000.00

\*These dollar amounts reflect the first 6 months of SFY21-22 per CDHS Option Memo #: OM-CFO-2021-001 issued June 24, 2021 and updated August 12, 2021.

3) For the accounting/fiscal FTE assigned to this project, provide their name, title, and how long they have worked for your organization in their current role. Identify the person that is in charge of maintaining your accounting and financial records for this project and provide a brief description of their accounting experience and qualifications. Identify any new accounting personnel assigned to this project within the previous 12 months, and whether any of your accounting systems have changed within the previous 12 months.

**Skye Thomas, Senior Account, Human Services Finance.** Skye has been a member of the Human Services Finance team since May 2021. She previously worked at a neighboring Colorado county Human Services department as an Accounting Supervisor and Core Billing Specialist for 2.5 years. She has been in the accounting field in multiple capacities since 2005. Skye has a bachelor's degree in finance from the



University of Northern Colorado and master's degree in professional accounting from the Colorado State University-Global Campus. She is also a member of the Association of Government Accountants (AGA) and a candidate for the Certified Government Financial Manager credential through the AGA.

4) Does your organization receive an annual financial statement audit under:

- The Single Audit Act/OMB Circular A-133 (Government Auditing Standards)\_\_\_\_\_ OR
- Generally Accepted Auditing Standards (GAAS)
- Click [here](#) for more information on audit requirements for sub-recipients.

Adams County is required by Local Government Uniform Accounting Law and the Colorado Revised Statutes, to have an annual audit conducted in accordance with generally accepted auditing standards by an independent certified public accountant licensed to practice in the State of Colorado. In addition, the County is also required to complete the federally mandated "Single Audit" designed to meet the special needs of the federal grantor agencies, in conformity with the provisions of the Single Audit Act of 1984, the Single Audit Act Amendments of 1996, and Title 2 U.S. Code of Regulations Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards. Link to auditor's report: <https://www.adcogov.org/sites/default/files/2020-AFR.pdf>

If yes, please provide a copy (electronic preferred) or link to your most recent audit report and STOP HERE AND SIGN/DATE BELOW.

IF NO, PLEASE ANSWER ALL THE REMAINING QUESTIONS AND SIGN/DATE BELOW.

- 5) Are your organization's financial records maintained in accordance with Generally Accepted Accounting Principles (GAAP)?
- 6) Are accounting records supported by original documentation specific to contracting with your vendors?
- 7) What controls are followed to ensure all of the following:
- a) The reasonableness of cost;
  - b) The allowability of costs;
  - c) The allocability of costs to a contract?
- 8) Do you have available accounting policies and procedures to review? If not, please describe your organization's overall fiscal controls and structure to sufficiently:
- a) Permit the preparation of financial statements.
  - b) Allow the organization's staff, in the normal course of performing their assigned functions, to prevent or detect misstatements in financial reporting or the loss of assets in a timely manner.
  - c) Compare the budget to actual expenditures.

Please Sign and Date Below:

  
\_\_\_\_\_  
Signature

9-29-2021  
Date

**CHAFEE PROGRAM SERVICES PLAN  
BUDGET AND BUDGET JUSTIFICATION FORM INSTRUCTIONS**

**Introduction**

All counties who submit a plan are required to submit a plan budget and budget justification using the attached budget form. This form is the same as last year application, but see additional information below:

1. *The Division of Child Welfare (DCW) has estimated county awards for federal fiscal year (FFY)22.*

Counties should use the tentative FFY22 county awards table to formulate their budget for FFY22.

2. *The budget categories and level of justification required are more closely aligned with standard federal grant budget categories and justification requirements.*

The budget and justification breaks out personnel, supplies and operating, travel, and indirect expenditures from the standard Chafee activities. Accordingly, please use the budget form to describe how the categorical costs are derived. In the “description” field discuss the necessity, reasonableness, and allocation of the proposed costs. Calculations should include estimation methods, quantities, unit costs, and other similar quantitative detail sufficient for the calculation to be duplicated.

For example: Telephone costs. Average cost is \$40 per month per staff. Two 0.5 FTE staff are assigned for 12 months.  $\$40 \times 2 \times 12 \times 0.5 = \$480$ .

3. *DCW is requesting additional information about the additional funds that are utilized in meeting the needs for serving the Chafee population.*

In addition to knowing the planned use for your Chafee award, DCW is interested in knowing the actual total cost of serving the Chafee-eligible population, above and beyond what the Chafee grant is able to cover. Please include all of the costs of serving the Chafee population, and indicate in the appropriate column whether that cost is traditionally covered by Chafee or by another county funding source. DCW will not assume that the non-Chafee costs are match for the CFCIP funding.

Please use the following categories and guidelines for preparing the budget and budget justification form. If applicable, please review the guidance under ‘Host Counties’. This form was designed to make automatic calculations. However, it is your responsibility to **DOUBLE CHECK ALL CALCULATIONS** to ensure accuracy before submitting your final application.

**Personnel - CFMS - Program Code E010, Function Code 2850**

Description: Costs of employee salaries/wages and benefits. If CFCIP is not funding 100% of the cost, please provide information about the other funding sources you are using and whether those are a part of your CFCIP match.

Justification: Indicate information for each employee for whom CFCIP funding is proposed in whole or in part. For each staff person, provide their title, monthly salary/wages/rates, monthly fringe/benefits costs, time commitment to the project as a percentage or full-time equivalent, and time commitment to the project in months per year. Do not include the costs of consultants or personnel costs of delegate agencies, unless otherwise indicated.

If Chafee is not funding 100% of the position, please provide information about the other funding sources you are using.

Example personnel line items include:

Chafee Coordinator: Direct program time associated with providing leadership to the program.

Adolescent caseworker\*:

Administrative staff: Administrative support positions such as a receptionist, administrative assistant or program assistant, general clerical help, temporary help, etc.

\*Federal IV-E requires a 20% match for the state/county programs to access Independent Living Funds. To meet the match requirement the county should code adolescent caseworkers currently reported in CFMS as (Program Code 3200, Function Code 1210) to an 80/20 (Program Code E050, Function Code 2875).

#### Supplies & Operating - CFMS - Program Code E010, Function Code 2850

Description: Costs of operating the program and of tangible personal property other than that included in the "Other" or "Indirect" categories. Such costs, where applicable and appropriate, may include but are not limited to: insurance, food, space and equipment rentals, printing and publication, computer use, training costs such as tuition and stipends, staff development costs, and administrative costs. This used to be included in the 'Personnel' budget category, which distorted budget projections for personnel. If Chafee is not funding 100% of the cost, please provide information about the other funding sources you are using, and whether those are a part of your CFCIP match.

Justification: Specify general categories of supplies and operating expenses. Show computations and provide other information that supports the amount requested.

#### Travel - CFMS - Program Code E010, Function Code 2850

Description: Costs of employee's project-related travel (This item does not include costs of consultant travel). This used to be included in the 'Personnel' budget category, which distorted budget projections for personnel. If Chafee is not funding 100% of the cost, please provide information about the other funding sources you are using, and whether those are a part of your Chafee match.

Justification: For each type of trip show: the purpose, the duration, per diem, mileage allowances, and other transportation costs and subsistence allowances.

#### Room and Board Reimbursement - CFMS - Program Code E010, Function Code 2810

Description: Reimbursement for room and board is available to young adults, ages 18-23, who emancipated from foster care on or after their 18th birthday. Room and board is defined as rent, rental deposits, furniture, and household start-up items. No more than 30% of your total award may be spent for room and board. If Chafee is not funding 100% of the cost, please provide information about the other funding sources you are using, and whether those are a part of your Chafee match.

Justification: Indicate the number of young adults for whom reimbursement is to be provided, the estimated rate of reimbursement, the quantity, and the percent that will be billed to Chafee. If Chafee is not funding 100% of the cost, please provide information about the other funding sources you are using, and whether those are a part of your Chafee match.

#### Purchase of Service Contracts - CFMS - Program Code E010, Function Code 2850

Description: Indicate information for each specific provider from whom Chafee services are proposed to be purchased. The definition of 'purchase of service contracts' is found in 12 CCR 2509-1 ([Volume 7.607](#)). If CFCIP is not funding 100% of the cost, please provide information about the other funding sources you are using, and whether those are a part of your Chafee match.

Justification: The justification shall include the provider's name, the description of services provided, the rate of services, the quantity of services, and the percent of the cost assigned to Chafee. The description field shall describe the solicitation method for all known or anticipated purchase of service contracts greater than \$10,000.

#### Youth Direct Service - CFMS - Program Code E010, Function Code 2850

Description: Youth Direct Services shall be used according to federal guidelines [SSA Section 477(d)(1)] as incentives for completing goals in the plan for transition to independent living. It should include other expenditures that will assist Chafee youth to emancipate and when no other funding sources exist. *This may not be used for Room and Board.* If Chafee is not funding 100% of the cost, please provide information about the other funding sources you are using, and whether those are a part of your Chafee match.

Justification: The justification shall include the provider's name, the description of services provided, the rate of services, the quantity of services, and the percent of the cost assigned to Chafee.

#### Host County/Other - CFMS - Program Code E010, Function Code 2810

Description: If you are a host county or the fiscal agent for a county, provide details for how much is being requested for each hosted county, including a description of the services offered and details about the calculation methodology.

Also, use this section to indicate any other types of services your Chafee program will provide. If CFCIP is not funding 100% of the cost, please provide information about the other funding sources you are using, and whether those are a part of your Chafee match.

Justification: Provide computations, a narrative description and a justification for each cost under this category.

#### Indirect Charges

Description: Indirect costs are those that have been incurred for common or joint purposes. These costs benefit more than one cost objective and cannot be readily identified with a particular final cost objective without effort disproportionate to the results achieved. After direct costs have been determined and assigned directly to federal awards and other activities as appropriate, indirect costs are those remaining to be allocated to benefited cost objectives. A cost may not be allocated to a federal award as an indirect cost if any other cost incurred for the same purpose, in like circumstances, has been assigned to a federal award as a direct cost.

Justification: Describe your indirect rate or allocation methodology, including whether that methodology has been approved by the federal government and whether it has changed with the introduction of 2 CFR Part 200, Appendix VII (Uniform Administrative Guidance for Grants and Cooperative Agreements, States and Local Government Indirect Cost Proposals).



CHAFEE PROGRAM ANNUAL PLAN

Attachment 1  
PROJECTED FEDERAL FISCAL YEAR 2022 COUNTY FUNDING TABLE

County	Amount
Adams	\$133,498
Arapahoe	\$100,384
Boulder	\$70,333
Broomfield	\$10,713
Chaffee	\$7,631
Delta	\$16,817
Denver	\$168,329
El Paso	\$284,356
Garfield	\$9,005
Jefferson	\$103,667
La Plata	\$22,358
Larimer	\$103,667
Mesa	\$88,459
Montrose	\$15,231
Morgan	\$22,893
Pueblo	\$76,091
Weld	\$75,739
Balance of State	\$0
<b>TOTAL</b>	<b>\$1,304,252</b>

These funding amounts are tentative and shall be treated as an estimate for budgeting purposes only. If your county is not listed, you do not need to complete a plan unless you would like to apply for Chafee Program funds for FFY21.

If you have a need for Chafee funds but do not wish to apply for full funding, please review the Balance of State application process which can be found in the Informational Memorandum titled *Chafee Foster Care Independence Program Services Plan 2019-2020 Planning Package Due on September 25, 2020 (IM-CW\_2019-xxxx)*. The memo can be found on the Memo Website (<https://sites.google.com/a/state.co.us/cdhs-memo-series/home>).

**Chafee Worker #1 Name: Susan Adams--100% Chafee funded SCW IV position**

<b>Key Tasks, Requirements, and Standards of Practice</b>		<b>Hrs/Week</b>	<b>Hrs/Month</b>	<b>Hrs/Year</b>	<b>% of Time</b>
<b>1</b>	<p><b>Case Management and Support Services</b>                      Recommended full-time caseloads:                      • Single County Metro, Suburban and Second City Programs - 25 youth                      • Rural and Regional Collaborative Programs – 15-20 youth  <b>This position includes administrative functions and generally requires a smaller ongoing caseload of 20-25 youth. Caseload will be higher in 2021-22 due to Divison X.</b>                      May include: Monitor Mango referrals, review and assignment of referrals; assessment and IL planning; home, school, office and community visits with youth; weekly group scheduling and facilitation; educational and placement staffings; Youth Voice meetings; PRT's, FTM's; collateral contacts; Trails documentation of all contacts and activities; state and agency task groups/committees, Pathways study enrollment</p>	<b>30</b>	<b>120</b>	<b>1440</b>	<b>75%</b>
<b>2</b>	<p><b>Reports</b>                      Program reporting requirements:                      • Annual County Chafee Program Plan                      • Annual County Chafee Program Report                      • Ongoing Referrals and Wait-List Report                      Monthly Caseload Reports, monthly CFMS Reconciliation, yearly spend-down, tracking of out of county referrals, weekly tracking of expenditures, updating Adco Chafee policy manual and Sex Trafficking Procedure for adult participants as needed, Division X tracking/documentation</p>	<b>3</b>	<b>12</b>	<b>144</b>	<b>8%</b>
<b>3</b>	<p><b>Technical Assistance</b>                      Training and technical assistance with caregivers, new Chafee workers, caseworkers, CASAs, Guardians ad Litem, and community partners, Casey Life Skills assessment training and support for case workers and providers. Individual/group IL Plan trainings with caseworkers. Supervision of case aide position.</p>	<b>1</b>	<b>4</b>	<b>48</b>	<b>3%</b>
<b>4</b>	<p><b>Collaborative Services Development</b>                      Chafee program staff may engage in:                      • Local collaborative service and resource development                      • Local youth advisory board development and support                      Monthly joint team meetings with YIT/HITT, ACHSD committees and projects, Youth Services meetings, Caraway Housing project development, program and team meetings, State Chafee program projects, committees and Chafee Program related Task groups</p>	<b>2</b>	<b>8</b>	<b>96</b>	<b>5%</b>
<b>5</b>	<p><b>Program Evaluation</b>                      National Youth in Transition Database Youth Surveys (NYTD)--emails and follow-ups with workers and sups to ensure surveys are completed. County quality improvement efforts (including young people and stakeholders)--utilizing program surveys to improve services to youth</p>	<b>1</b>	<b>4</b>	<b>48</b>	<b>3%</b>
<b>6</b>	<p><b>Continuing Education: Minimum 40 hours per year</b>                      • Required Chafee/Adolescent Services Quarterlies (four full-day meetings annually) to receive training, updates, and to provide county input on program decisions.                      • Required minimum of 40 hours of training per year including 5 hours of LGBTQ related training</p>	<b>1</b>	<b>4</b>	<b>48</b>	<b>3%</b>
<b>7</b>	<p><b>Staff Support Time (e.g. annual leave, sick leave, holidays, etc.)</b></p>	<b>2</b>	<b>8</b>	<b>96</b>	<b>5%</b>
<b>Totals:</b>		<b>40</b>	<b>160</b>	<b>1920</b>	<b>100%</b>

**Chafee Worker #2 Name: Brenda Redding--100% Child Welfare funded SCW III position**

<b>Key Tasks, Requirements, and Standards of Practice</b>		<b>Hrs/Week</b>	<b>Hrs/Month</b>	<b>Hrs/Year</b>	<b>% of Time</b>
<b>1</b>	<p><b>Case Management and Support Services</b>                      Recommended full-time caseloads:                      • Single County Metro, Suburban and Second City Programs - 25 youth                      • Rural and Regional Collaborative Programs – 15-20 youth                      May include: assessment and IL planning; home, school, office and community visits with youth; weekly group prep and facilitation; educational and placement staffings, Youth Voice meetings, PRT's, FTM's; collateral contacts; Trails documentation of all contacts and activities</p>	<b>32</b>	<b>128</b>	<b>1536</b>	<b>80%</b>
<b>2</b>	<p><b>Reports</b>                      Program reporting requirements:                      Monthly Caseload Report                      Review and edit Annual County Chafee Plan Report and Program Report                      Financial report monthly when case aide position is vacant</p>	<b>1.5</b>	<b>6</b>	<b>72</b>	<b>4%</b>
<b>3</b>	<p><b>Technical Assistance</b>                      Training and technical assistance with caregivers, new Chafee workers, caseworkers, CASAs, Guardians ad Litem, and community partners, Casey Life Skills assessment training and support for case workers and providers. IL Plan support for caseworkers BLS tips for caseworkers and providers</p>	<b>1.5</b>	<b>6</b>	<b>72</b>	<b>4%</b>

<b>4 Collaborative Services Development</b> Chafee program staff may engage in: Local collaborative service and resource development and outreach ACHSD special committees/projects State Chafee program projects, committees and specialized task groups	1	4	48	3%
<b>5 Program Evaluation</b> National Youth in Transition Database Youth Surveys (NYTD). Agency education regarding NYTD and follow up to ensure surveys are completed County quality improvement efforts (including young people and stakeholders)	1	4	48	3%
<b>6 Continuing Education: Minimum 40 hours per year</b> Required Chafee/Adolescent Services Quarterlies (four full-day meetings annually) to receive training, updates, and to provide county input on program decisions. Required minimum of 40 hours of training per year including 5 hours of LGBTQ related training	1	4	48	3%
<b>7 Staff Support Time (e.g. annual leave, sick leave, holidays, etc.)</b>	2	8	96	5%
<b>Totals:</b>	<b>40</b>	<b>160</b>	<b>1920</b>	<b>100%</b>

**Chafee Worker #3 Name: Vacant as of 10-1-21/100% Child Welfare funded part-time project-designated Case Aide position**

<b>Key Tasks, Requirements, and Standards of Practice</b>		Hrs/Week	Hrs/Month	Hrs/Year	% of Time
<b>1 Case Management and Support Services</b> Support services to Chafee workers through Trails documentation; monthly tracking of incentive cards, bus tickets and household items; tracking of weekly incentive and storage unit inventory; assistance with group prep/facilitation; assist youth with college related applications and searches; assistance with youth apartment searches; general support for program	24.75	99	1188	83%	
<b>2 Reports</b> Weekly group ROC notes and monthly tracking report of incentives	1	4	48	3%	
<b>3 Technical Assistance</b> Assists workers with referral process, maintains spreadsheets	1.5	6	72	5%	
<b>4 Collaborative Services Development</b> Chafee team and Community Services team meetings	1	4	48	3%	
<b>5 Program Evaluation</b> National Youth in Transition Database Youth Surveys (NYTD)/social media and internet searches to locate survey youth Compile data from youth program surveys	1	4	48	3%	
<b>6 Continuing Education: Minimum 20 hours per year</b> Required minimum of 20 hours of training per year.	0.5	2	24	2%	
<b>7 Staff Support Time (e.g. annual leave, sick leave, holidays, etc.)</b>	0	0	0	0%	
<b>Totals:</b>	<b>29.75</b>	<b>119</b>	<b>1428</b>	<b>100%</b>	

**Chafee Worker #4 Name: New Temporary Position/currently vacant/25% Div. X funded--75% Child Welfare funded**

<b>Key Tasks, Requirements, and Standards of Practice</b>		Hrs/Week	Hrs/Month	Hrs/Year	% of Time
<b>1 Case Management and Support Services</b>	23	92	1104	58%	
<b>2 Reports</b>	2	8	96	5%	
<b>3 Technical Assistance</b>	10	40	480	25%	
<b>4 Collaborative Services Development</b>	1	4	48	3%	
<b>5 Program Evaluation</b>	1	4	48	3%	
<b>6 Continuing Education: Minimum 40 hours per year</b>	1	4	48	3%	
<b>7 Staff Support Time (e.g. annual leave, sick leave, holidays, etc.)</b>	2	8	96	5%	
<b>Totals:</b>	<b>40</b>	<b>160</b>	<b>1920</b>	<b>100%</b>	

**CHAFEE SERVICES PROGRAM PLAN  
FFY 2021-22 POPULATION TO BE SERVED FORM**

Projected No. Unaccompanied Youth to be served	Projected No. Youth with a Family To Be Served**	Chafee-Eligible Populations:
Regional County: ADAMS		
0	37	1) Youth, age 14 to 17, currently in out-of-home care and who have been in out-of-home care a minimum of 6 months, consecutive months not required.
0	10	2) Youth, age 17-23 currently in out-of-home care, 6 months not required.
0	1	3) Youth, age 16-23, who entered Adoption Assistance on or after age 16.
0	1	4) Youth, age 16-23, who entered Relative Guardianship Assistance on or after age 16.
0	23	5) Young adults, age 18-23, who are no longer in out-of-home care and who were in out-of-home care on their 18th birthday.
0	8	6) Youth, age 14-23, who meet community placement requirements for the Division of Youth Corrections, and were in community placement for a minimum of 6 months, consecutive months not required; or, were in community placement (Title IV-E paid placement that is in an unlocked facility) on their 18th birthday.
Regional County:		
		1) Youth, age 14 to 17, currently in out-of-home care and who have been in out-of-home care a minimum of 6 months, consecutive months not required.
		2) Youth, age 17-23 currently in out-of-home care, 6 months not required.
		3) Youth, age 16-23, who entered Adoption Assistance on or after age 16.
		4) Youth, age 16-23, who entered Relative Guardianship Assistance on or after age 16.
		5) Young adults, age 18-23, who are no longer in out-of-home care and who were in out-of-home care on their 18th birthday.
		6) Youth, age 14-23, who meet community placement requirements for the Division of Youth Corrections, and were in community placement for a minimum of 6 months, consecutive months not required; or, were in community placement (Title IV-E paid placement that is in an unlocked facility) on their 18th birthday.
Regional County:		
		1) Youth, age 14 to 17, currently in out-of-home care and who have been in out-of-home care a minimum of 6 months, consecutive months not required.
		2) Youth, age 17-23 currently in out-of-home care, 6 months not required.
		3) Youth, age 16-23, who entered Adoption Assistance on or after age 16.
		4) Youth, age 16-23, who entered Relative Guardianship Assistance on or after age 16.
		5) Young adults, age 18-23, who are no longer in out-of-home care and who were in out-of-home care on their 18th birthday.
		6) Youth, age 14-23, who meet community placement requirements for the Division of Youth Corrections, and were in community placement for a minimum of 6 months, consecutive months not required; or, were in community placement (Title IV-E paid placement that is in an unlocked facility) on their 18th birthday.
<b>0</b>	<b>80</b>	<b>TOTALS</b>

\*NOTE 1: If you are part of a regional collaborative, please list all the counties for the regional collaborative, the projected total number of number of projected Chafee-eligible youth to be served for each county in the regional collaborative.

\*\*NOTE 2: An unaccompanied youth is a lone client. A youth in a family may be a youth accompanied by a family as defined by the youth. This may be a youth who is a pregnant and/or parenting teen, with a dependent child, dependent parent, in an adoption assistance or guardianship assistance agreement, etc. Only the Chafee-eligible youth receives the direct services benefit.









## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Resolution approving right-of-way agreement between Adams County and Maria Luisa, Julieta Lozoya Morales and Carlos A. Rodriguez de la Rosa for property necessary for the Miscellaneous Concrete and ADA Ramps Project
<b>FROM:</b> Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the right-of-way agreement for acquisition of property needed for road right-of-way.

### **BACKGROUND:**

Adams County is in the process of acquiring right-of-way along the Broadway Street-Conifer Road corridor from U.S. Highway 36 to 84<sup>th</sup> Avenue for the Miscellaneous Concrete and ADA Ramps Project. The intention of this Project is to identify and improve the overall mobility and accessibility of maturing neighborhoods with ADA accessibility connectivity including ADA-compliant sidewalks and the addition of ADA pedestrian ramps. Attached is a copy of the right-of-way agreement between Adams County and Maria Luisa, Julieta Lozoya Morales and Carlos A. Rodriguez de la Rosa, for acquisition of road right-of-way in the amount of \$200.00. The attached resolution allows the County to acquire ownership of the property needed for the use of the public and provide the necessary documents to close on the property.

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

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

### **ATTACHED DOCUMENTS:**

Draft resolution  
Right-of-way agreement

**FISCAL IMPACT:**

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

<b>Fund: 13</b>
<b>Cost Center: 3058</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>			<u>                    </u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	7820		\$1,000,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>\$1,000,000</u>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT  
BETWEEN ADAMS COUNTY AND MARIA LUISA, JULIETA LOZOYA MORALES AND  
CARLOS A. RODRIGUEZ DE LA ROSA FOR PROPERTY NECESSARY FOR  
THE MISCELLANEOUS CONCRETE AND ADA RAMPS PROJECT

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

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

WHEREAS, this right-of-way acquisition is a portion of 7741 Linda Lane located in the Northwest Quarter of Section 34, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, and owned by Maria Luisa, Julieta Lozoya Morales and Carlos A. Rodriguez de la Rosa, (“Parcel 29”); and,

WHEREAS, Adams County requires ownership of Parcel 29 for construction of the Improvements; and,

WHEREAS, Maria Luisa, Julieta Lozoya Morales and Carlos A. Rodriguez de la Rosa are willing to sell Parcel 29 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and Maria Luisa, Julieta Lozoya Morales and Carlos A. Rodriguez de la Rosa, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

## **Right-of-Way Agreement**

This Agreement is made and entered into by and between **Maria Luisa, Julieta Lozoya Morales and Carlos A Rodriguez de la Rosa** whose address is **7741 Linda Lane, Denver, Colorado 80221** (“Owner”), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 (“County”) for the conveyance of rights-of-way on property located at **7741 Linda Lane, Denver, Colorado 80221** hereinafter (the “Property”) for the 2021 Miscellaneous Concrete and ADA Ramps Project (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **TWO HUNDRED AND NO/100 DOLLARS (\$200.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$120.00 for the conveyance of road right-of-way and \$25.00 for the shrub and \$55.00 for 50 square feet of sod. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner’s property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The County will remove approximately 50 square feet of sod and one shrub. But the County has agreed to reimburse the owner the expense of the sod and shrub made a part of this Agreement.
7. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
8. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
9. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
10. Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
11. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

**Owner:**

By: Maria Luisa Morales  
 Maria Luisa

By: Julieta Lozoya M.  
 Julieta Lozoya Morales

By: Carlos A. Rodriguez de la Rosa  
 Carlos A Rodriguez de la Rosa

Date: 9/30/21

Date: 9/30/21

Date: 9/30/21

Approved:

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

\_\_\_\_\_

Chair

\_\_\_\_\_

Date

Approved as to Form:

\_\_\_\_\_

County Attorney



**EXHIBIT "A"**

**DEED FROM MARIA LUISA, JULIETA LOZOYA MORALES  
AND CARLOS A RODRIGUEZ De La ROSA  
TO  
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

Being a portion of Lot 16 Block 25 of the SHERRELWOOD ESTATES FILING NO. 1, a Subdivision recorded on December 24, 1958 in File No. 10 Map 54 Reception No. 569158 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Northwest Quarter of Section 34, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Beginning at the most Easterly Corner of said Lot 16, thence South 52°45'12" West, along the Southeast line of said Lot 16, a distance of 1.00 feet;

Thence leaving said Southeast line, North 07°45'12" East, a distance of 1.41 feet to the Northeast line of said Lot 16;

Thence South 37°14'48" East, along said Northeast line, a distance of 1.00 feet to the Point of Beginning.

Containing: 0.5 square feet, more or less.

Legal description prepared by:

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

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





ADAMS COUNTY PUBLIC WORKS

EXHIBIT "B"

LOCATED in the NW1/4 of SEC 34, T2S, R68W of the 6th P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO



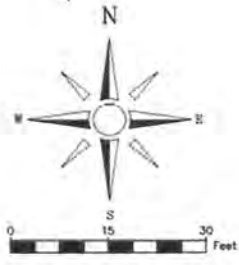
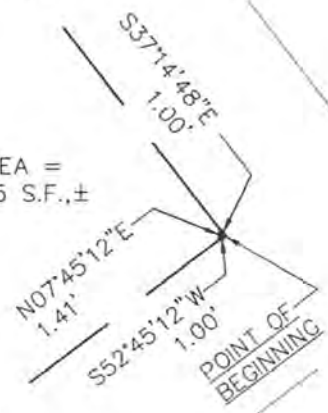
*Ian Cortez*

MARIA LUISA,  
JULIETA LOZOYA MORALES  
CARLOS A RODRIGUEZ De La ROSA

7741 LINDA LANE  
PN: 1719-34-2-24-031

LOT 16 BLOCK 25  
SHERRELWOOD ESTATES  
FILING NO. 1

AREA =  
0.5 S.F.,±



LINEAL UNITS=US SURVEY FEET

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

DAKIN STREET

LINDA LANE



THIS DAY: May 29, 2020 CREATED BY: cortez



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Resolution approving right-of-way agreement between Adams County and Khagendra Gurung and Nabina Gurung for property necessary for the York Street Roadway and Drainage Improvements Project from East 78 <sup>th</sup> Avenue to East 88 <sup>th</sup> Avenue
<b>FROM:</b> Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the York Street Improvements Project.

### **BACKGROUND:**

Adams County is in the process of acquiring property interests along the York Street corridor from East 78<sup>th</sup> Avenue to East 88<sup>th</sup> Avenue for the York Street Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of York Street. Attached is a copy of the right-of-way agreement between Adams County and Khagendra Gurung and Nabina Gurung, for acquisition of property interests in the amount of \$8,692.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

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

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

### **ATTACHED DOCUMENTS:**

Draft resolution  
Right-of-way agreement

**FISCAL IMPACT:**

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

<b>Fund: 13</b>
<b>Cost Center: 3056</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>			<u>                    </u>

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

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN  
ADAMS COUNTY AND KHAGENDRA GURUNG AND NABINA GURUNG FOR  
PROPERTY NECESSARY FOR THE YORK STREET ROADWAY AND DRAINAGE  
IMPROVEMENTS PROJECT FROM EAST 78<sup>TH</sup> AVENUE TO EAST 88<sup>TH</sup> AVENUE

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along York Street corridor from East 78<sup>th</sup> Avenue to East 88<sup>th</sup> Avenue for the York Street Roadway and Drainage Improvements Project (“Project”); and,

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

WHEREAS, this right-of-way acquisition is a portion of 7899 York Street located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, and owned by Khagendra Gurung and Nabina Gurung (“Parcel RW-209”); and,

WHEREAS, Adams County requires ownership of Parcel RW-209 for construction of the Improvements; and,

WHEREAS, Khagendra Gurung and Nabina Gurung are willing to sell Parcel RW-209 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and Khagendra Gurung and Nabina Gurung, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

## **Right-of-Way Agreement**

This Agreement is made and entered into by and between **Khagendra Gurung and Nabina Gurung** whose address is **1377 Killington Court, Evergreen, CO 80439** (“Owner”), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 (“County”) for the conveyance of rights-of-way on property located at address of property being conveyed hereinafter (the “Property”) for the York Street Improvements Project – East 78<sup>th</sup> Avenue to East 88<sup>th</sup> Avenue (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.


The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **EIGHT THOUSAND, SIX HUNDRED NINETY-TWO AND NO/100 DOLLARS (\$8,692.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$6,892.00 for the conveyance of road right-of-way and \$1,800.00 for 501 square feet of asphalt paving and 15 linear feet of fence. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.


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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner’s property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The County will remove approximately 501 square feet of asphalt paving and 15 linear feet of wood fencing. But the County has agreed to reimburse the owner the expense of the lost asphalt paving and wood fence and made a part of this Agreement.
7. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
8. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
9. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
10. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
11. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner:

By:   
Khagendra Gurung

By:   
Nabina Gurung

Date: 09-30-21

Date: 09-30-21

Approved:

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

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

Approved as to Form:

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



**EXHIBIT "A"**  
**RIGHT-OF-WAY NUMBER: RW-209**  
**PROJECT NUMBER: IMP-3056-1603**  
**SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST**  
**SIXTH PRINCIPAL MERIDIAN**  
**ADAMS COUNTY**

**DESCRIPTION**

A tract or parcel of land No. RW-209 of Adams County Project Number IMP-3056-1603, containing 533 square feet, more or less, being a portion of that parcel of land described in a Warranty Deed, Recorded on November 27, 2019 at Reception number 2018000094549, of the records of the Adams County Clerk and Recorders Office, situated in the Northeast Quarter of Section 35 Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

**COMMENCING** at the Northeast corner of Section 35 whence the East quarter corner of Section 35 bears S00°12'25"W a distance of 2632.49 feet;  
**THENCE** S04°09'58"E a distance of 724.20 feet to the southeast corner of said parcel and the **POINT OF BEGINNING PARCEL RW-209;**

Thence S89°44'56"W along the southerly boundary of said parcel, a distance of 7.29 feet;  
Thence departing said southerly boundary N00°45'37"E, a distance of 77.03 feet to a point on the northerly boundary of said parcel;  
Thence N89°41'33"E along said northerly boundary, a distance of 6.55 feet to a point on the easterly boundary of said parcel;  
Thence S00°12'25"W along said easterly boundary, a distance of 77.03 feet to the **POINT OF BEGINNING PARCEL RW-209.**

**Containing 533 sq. ft. +/-**

I, Jerry R. Johnson, Colorado Professional Surveyor in the State of Colorado, do hereby certify that this easement description and the field survey on the ground upon which it is based were performed by me or under my direct supervision.

---

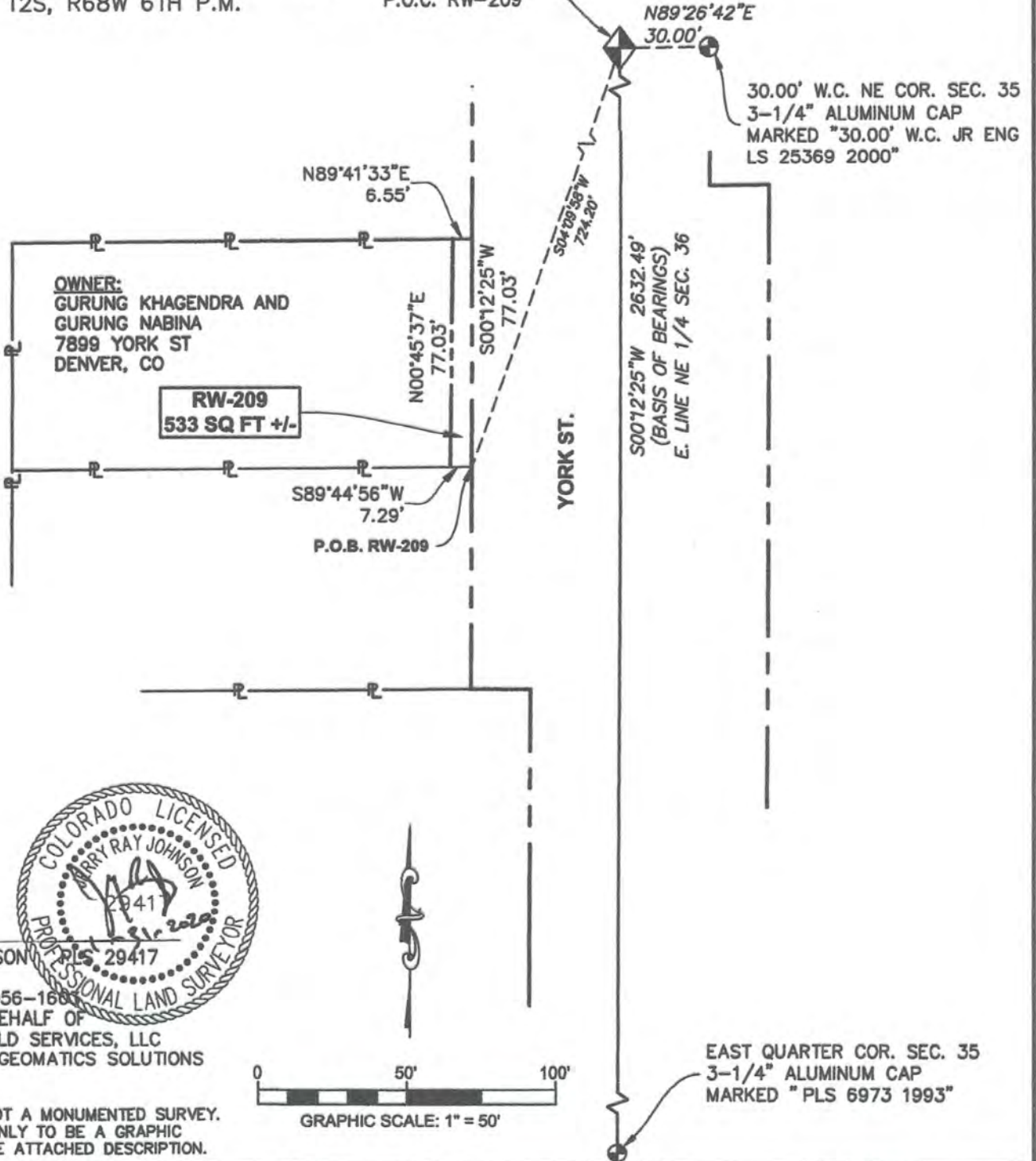
Jerry R. Johnson, PLS 29417  
Date:  
For and on Behalf of  
Petroleum Field Services, LLC  
d.b.a. Ascent Geomatics Solutions





NE 1/4, NE 1/4  
 SEC 35  
 T2S, R68W 6TH P.M.

NE COR. SEC. 35  
 (CALCULATED POSITION)  
 P.O.C. RW-209

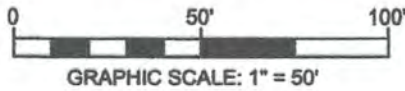


**OWNER:**  
 GURUNG KHAGENDRA AND  
 GURUNG NABINA  
 7899 YORK ST  
 DENVER, CO

**RW-209**  
 533 SQ FT +/-



JERRY R JOHNSON  
 DATE:  
 PROJ: IMP-3056-1603  
 FOR AND ON BEHALF OF  
 PETROLEUM FIELD SERVICES, LLC  
 d.b.a. ASCENT GEOMATICS SOLUTIONS



**NOTE:** THIS IS NOT A MONUMENTED SURVEY.  
 IT IS INTENDED ONLY TO BE A GRAPHIC  
 DEPICTION OF THE ATTACHED DESCRIPTION.

EAST QUARTER COR. SEC. 35  
 3-1/4" ALUMINUM CAP  
 MARKED "PLS 6973 1993"



**ASCENT**  
 GEOMATICS SOLUTIONS  
 8620 Wolff Court  
 Westminster, CO 80031  
 (303) 926-7128

**EXHIBIT "B"**  
 YORK ST - 78TH AVE TO 88TH AVE  
**RockSol**  
 Consulting Group, Inc.

12076 Grant Street  
 Thornton, CO 80241  
 Ph: (303) 962-9300  
 Fax: (303) 962-9350

RW-209 GURUNG KHAGENDRA AND GURUNG NABINA	
File Name: RCG_B180001-RW-209	
Project No. IMP-3056-1603	
Print Date: 01-20-2020	Sheet: 2 of 2



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Resolution approving right-of-way agreement between Adams County and Bernardo Sanchez and Raquel Chavez de Sanchez and Angel Bernard Sanchez for property necessary for the Pecos Street Roadway and Drainage Improvements Project from West 52 <sup>nd</sup> Avenue to West 58 <sup>th</sup> Avenue
<b>FROM:</b> Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the Pecos Street Improvements Project.

### **BACKGROUND:**

Adams County is in the process of acquiring property interests along the Pecos Street corridor from West 52<sup>nd</sup> Avenue to West 58<sup>th</sup> Avenue for the Pecos Street Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of Pecos Street. Attached is a copy of the right-of-way agreement between Adams County and Bernardo Sanchez and Raquel Chavez de Sanchez and Angel Bernard Sanchez for acquisition of property interests in the amount of \$4,508.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

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

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

### **ATTACHED DOCUMENTS:**

Draft resolution  
Right-of-way agreement

**FISCAL IMPACT:**

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

<b>Fund: 13</b>
<b>Cost Center: 3056</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>			<u>                    </u>

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

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN  
ADAMS COUNTY AND BERNARDO SANCHEZ AND RAQUEL CHAVEZ DE SANCHEZ  
AND ANGEL BERNARD SANCHEZ FOR PROPERTY NECESSARY FOR THE  
PECOS STREET ROADWAY AND DRAINAGE IMPROVEMENTS PROJECT FROM  
WEST 52<sup>ND</sup> AVENUE TO WEST 58<sup>TH</sup> AVENUE IN THE AMOUNT OF 4508.00 DOLLARS

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along Pecos Street corridor from West 52<sup>nd</sup> Avenue to West 58<sup>th</sup> Avenue for the Pecos Street Roadway and Drainage Improvements Project (“Project”); and,

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

WHEREAS, this right-of-way acquisition is for properties with addresses of 5445 Pecos Street located in the Northwest Quarter of Section 16, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, and owned by Bernardo Sanchez and Raquel Chavez de Sanchez and Angel Bernard Sanchez (“Parcel RW-19”); and,

WHEREAS, Adams County requires ownership of Parcel RW-19 for construction of the Improvements; and,

WHEREAS, Bernardo Sanchez and Raquel Chavez de Sanchez and Angel Bernard Sanchez are willing to sell Parcel RW-19 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and Bernardo Sanchez and Raquel Chavez de Sanchez and Angel Bernard Sanchez, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

## **Right-of-Way Agreement**

This Agreement is made and entered into by and between Bernardo Sanchez and Raquel Chavez de Sanchez and Angel Bernard Sanchez whose address is **5445 Pecos Street, Denver CO 80221** (“Owner”), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 (“County”) for the conveyance of rights-of-way on property located at 5445 Pecos Street, Denver, CO 80221 hereinafter (the “Property”) for the Pecos Street Improvements Project (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **FOUR THOUSAND, FIVE HUNDRED EIGHT AND NO/100 DOLLARS (\$4,508.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$1,000.00 for the conveyance of road right-of-way and \$3,508.00 for approximately 327 sq. ft. of irrigated grass, sprinkler system, 4 hedge bushes and concrete pavement. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner’s property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.
6. The County will remove approximately 327 sq. ft of irrigated grass, 327 sq. ft. of sprinkler system with a station, 4 bushes and concrete pavement. But the County has

agreed to reimburse the owner the expense of the lost irrigated grass, sprinkler system, and hedge bushes and made a part of this Agreement.

7. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
8. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
9. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
10. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
11. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner:

By: Bernardo Sanchez  
Bernardo Sanchez

Date: 10-9-21

Owner:

By: Raquel Chavez de Sanchez  
Raquel Chavez de Sanchez

Date: 10-9-21

Owner:

By: Angel Bernard Sanchez  
Angel Bernard Sanchez

Date: 10/10/21

Approved:

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

\_\_\_\_\_  
Chair

10-9-21  
Date

Approved as to Form:

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



EXHIBIT A  
SHEET 1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTH 50 FEET OF LOT 2, BLOCK 2, PECOS HEIGHTS SUBDIVISION PER ADAMS COUNTY PARCEL NUMBER 0182516213013, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 16; THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 16,  $N00^{\circ}13'10''W$  A DISTANCE OF 1632.10 FEET; THENCE  $S89^{\circ}46'50''W$  A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 54<sup>TH</sup> PLACE AND THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 54<sup>TH</sup> PLACE, 24.04 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF  $68^{\circ}52'10''$ , AND A CHORD WHICH BEARS  $S36^{\circ}29'27''W$  A DISTANCE OF 22.62 FEET; THENCE  $N36^{\circ}29'27''E$  A DISTANCE OF 22.62 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.001 ACRES OR 54 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

BASIS OF BEARING

BEARINGS ARE BASED ON THE ADAMS COUNTY HORIZONTAL CONTROL NETWORK ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING  $N00^{\circ}13'10''W$  AND BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX PLS #37601 (5' W.C.) AT THE NORTH QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX ILLEGIBLE AT THE CENTER QUARTER CORNER.

PREPARED BY ESTRELLA V. BERNAL  
REVIEWED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
PROJECT NO. 19.0102  
AUGUST 21, 2020  
303-431-6100

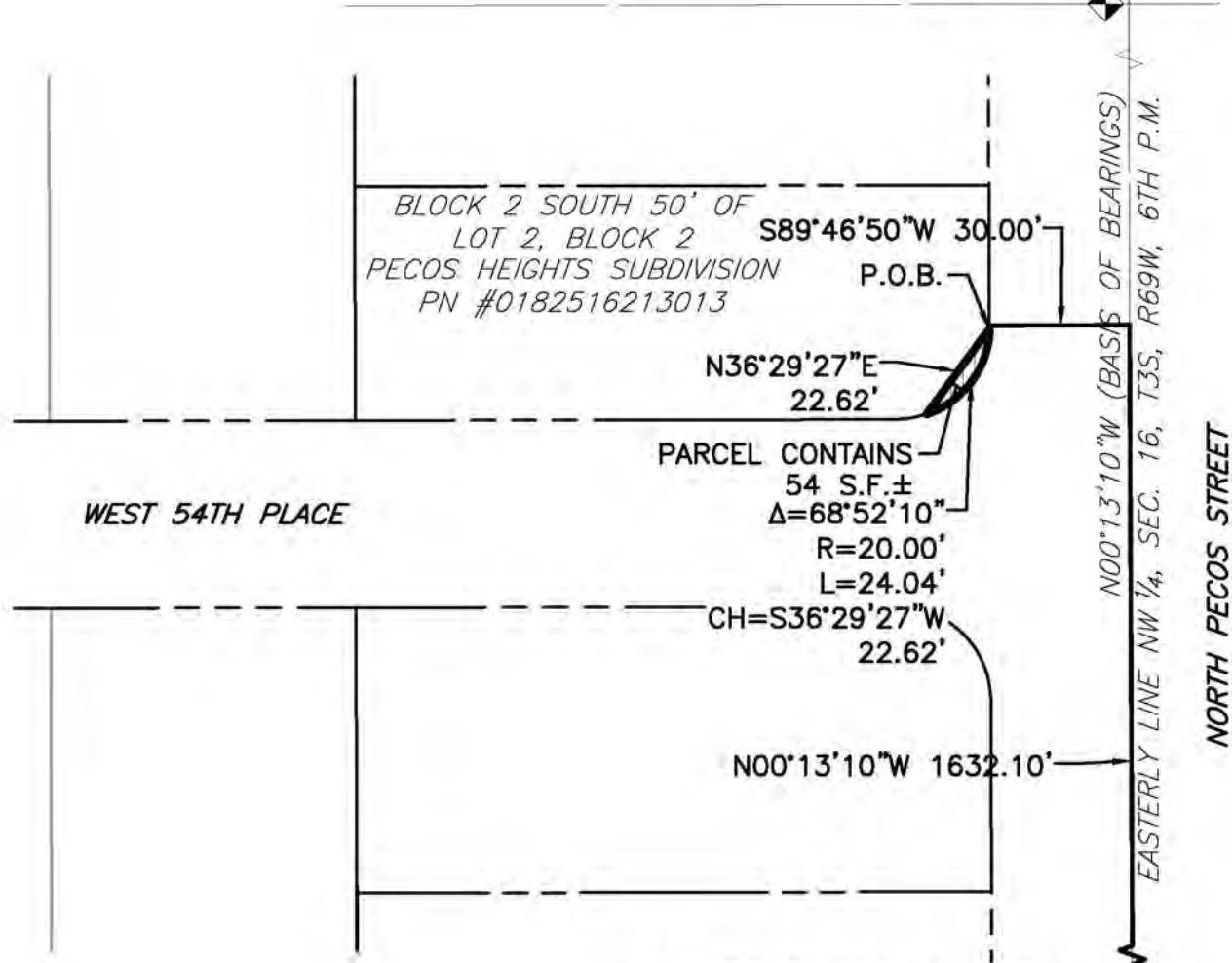




# EXHIBIT A

## SHEET 2 OF 2

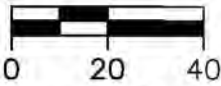
*1/4 CORNER SEC. 16, T3S, R68W, 6TH P.M.  
FOUND 2-1/2" ALUM CAP  
IN RANGE BOX PLS #37601  
5' W.C.*



WEST 54TH PLACE

NORTH PECOS STREET

*1/4 CORNER SEC. 16, T3S,  
R68W, 6TH P.M.  
FOUND 3-1/4" ALUM CAP  
IN RANGE BOX ILLEGIBLE  
POINT OF COMMENCEMENT*



SCALE: 1"=40'  
ALL LINEAL  
DIMENSIONS ARE IN  
U.S. SURVEY FEET



AUGUST 21, 2020



12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

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

DRAWING\_LOCATION: G:\Willis\19\_0102-Adams County - Pecos Street 52nd Avenue to 58th Avenue\ENG\LEGALS\ROW DEDICATION\9445\_Pecos.dwg



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Resolution approving right-of-way agreement between Adams County and Michael W. Sunday and Dixie Sunday for property necessary for the York Street Roadway and Drainage Improvements Project from East 78 <sup>th</sup> Avenue to East 88 <sup>th</sup> Avenue
<b>FROM:</b> Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the York Street Improvements Project.

### **BACKGROUND:**

Adams County is in the process of acquiring property interests along the York Street corridor from East 78<sup>th</sup> Avenue to East 88<sup>th</sup> Avenue for the York Street Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of York Street. Attached is a copy of the right-of-way agreement between Adams County and Michael W. Sunday and Dixie Sunday, for acquisition of property interests in the amount of \$5,200.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

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

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

### **ATTACHED DOCUMENTS:**

Draft resolution  
Right-of-way agreement

**FISCAL IMPACT:**

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

<b>Fund: 13</b>
<b>Cost Center: 3056</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>			<u>                    </u>

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

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT  
BETWEEN ADAMS COUNTY AND MICHAEL W. SUNDAY AND DIXIE SUNDAY  
FOR PROPERTY NECESSARY FOR THE YORK STREET ROADWAY AND DRAINAGE  
IMPROVEMENTS PROJECT FROM EAST 78<sup>TH</sup> AVENUE TO EAST 88<sup>TH</sup> AVENUE IN  
THE AMOUNT OF 5200.00 DOLLARS

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along York Street corridor from East 78<sup>th</sup> Avenue to East 88<sup>th</sup> Avenue for the York Street Roadway and Drainage Improvements Project (“Project”); and,

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

WHEREAS, this right-of-way acquisition is a portion of 8240 Clayton Court, located in the Southwest Quarter of Section 25, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, and owned by Michael W. Sunday and Dixie Sunday (“Parcel RW-223”); and,

WHEREAS, Adams County requires ownership of Parcel RW-223 for construction of the Improvements; and,

WHEREAS, Michael W. Sunday and Dixie Sunday are willing to sell Parcel RW-223 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and Michael W. Sunday and Dixie Sunday, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

## **Right-of-Way Agreement**

This Agreement is made and entered into by and between **Michael W. Sunday and Dixie Sunday** whose address is **8240 Clayton Court, Thornton, CO 80229** ("Owner"), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at 8240 Clayton Court hereinafter (the "Property") for the York Street Improvements Project (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **FIVE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$5,200.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$2,350.00 for the conveyance of road right-of-way on 8240 Clayton Court and \$2,850.00 for the conveyance of road right-of-way on 8248 Clayton Court. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
2. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
3. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County for the property at 8240 Clayton Court.
4. The County through its contractor shall assure that reasonable access shall be maintained to the Owner's property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

5. Through a separate agreement, the County has agreed to directly reimburse the Welby Glen Owners Association, Inc., for removed grass/trees/irrigation owned by said Association, and no further compensation for this loss is owed to Owner.
6. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
7. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
8. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
9. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
10. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

**Owner:**

By: \_\_\_\_\_

  
Michael W. Sunday

By: \_\_\_\_\_

  
Dixie Sunday

Date: 10-7-2021

Approved:

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

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

Approved as to Form:

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



**EXHIBIT "A"**  
**RIGHT-OF-WAY NUMBER: RW-223**  
**PROJECT NUMBER: IMP-3056-1603**  
**SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST**  
**SIXTH PRINCIPAL MERIDIAN**  
**ADAMS COUNTY**

**DESCRIPTION**

A tract or parcel of land No. RW-223 of Adams County Project Number IMP-3056-1603, containing 156 square feet, more or less, being a portion of Lot 14B, Welby Hill Duplex, a subdivision recorded on December 14, 1999, in File 18, Map 151, of the records of the Adams County Clerk and Recorders Office, situated in the Southwest Quarter of Section 25 Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

**COMMENCING** at the West Quarter Corner of Section 25 whence the West Line of the Southwest quarter of Section 25 bears S00°04'09"W a distance of 2628.81 feet;  
Thence S32°12'12"E a distance of 1332.32 feet to the Northeast corner of said Lot 14B and the **POINT OF BEGINNING PARCEL RW-223**;

Thence S34°20'30"W along the easterly boundary of said Lot 14B, a distance of 37.23 feet to a point on the southerly boundary of said Lot 14B;  
Thence N60°04'22"W along the southerly boundary of said Lot 14B, a distance of 4.04 feet;  
Thence N33°47'02"E, a distance of 37.30 feet to a point on the northerly boundary of said Lot 14B;  
Thence S62°33'39"E along the northerly boundary of said Lot 14B, a distance of 4.39 feet to the **POINT OF BEGINNING PARCEL RW-223**.

**Containing 156 sq. ft. +/-**

I, Jerry R. Johnson, Colorado Professional Surveyor in the State of Colorado, do hereby certify that this easement description and the field survey on the ground upon which it is based were performed by me or under my direct supervision.

---

Jerry R. Johnson, PLS 29417  
Date:  
For and on Behalf of  
Petroleum Field Services, LLC  
d.b.a. Ascent Geomatics Solutions





W 1/4 COR. SEC. 25  
 3-1/4" ALUMINUM CAP  
 MARKED "PLS 20155  
 1990"  
 P.O.C. RW-223

NW 1/4, SW 1/4  
 SEC 25  
 T2S, R68W 6TH P.M.

8240 CLAYTON COURT  
 THORTON, CO

S00°04'09"W 2628.81  
 (BASIS OF BEARINGS)  
 W. LINE SW 1/4 SEC. 25

**RW-223**  
 156 SQ FT +/-

P.O.B.  
 RW-223

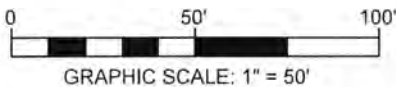
WELBY RD

N64°04'22"W 4.04'

S62°33'39"E 4.39'  
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S32°12'12"E  
 1332.32'



30.00' W.C. SW COR. SEC. 25  
 3-1/4" ALUMINUM CAP  
 MARKED "30.00' W.C. JR ENG  
 LS 25369 2000"

N89°26'42"E  
 30.00'

SW COR. SEC. 25  
 (CALCULATED POSITION)

I, JAMES DAVID COMBS, COLORADO  
 PROFESSIONAL SURVEYOR 38658 DO  
 HEREBY CERTIFY THAT THIS EXHIBIT  
 REPRESENTS THE ATTACHED LEGAL  
 DESCRIPTION AND FINAL ROW PLANS  
 TITLED YORK STREET PHASE II



*James David Combs*  
 JAMES DAVID COMBS PLS 38658  
 DATE: 4-23-21  
 PROJ: IMP-3056-1603  
 FOR AND ON BEHALF OF  
 PETROLEUM FIELD SERVICES, LLC  
 d.b.a. ASCENT GEOMATICS SOLUTIONS

NOTE: THIS IS NOT A MONUMENTED SURVEY.  
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Ascent Geomatics Solutions  
 8620 Wolff Court  
 Westminster, CO 80031  
 (303) 928-7128



Consulting Group, Inc.

12076 Grant Street  
 Thornton, CO 80241  
 Ph: (303) 962-9300  
 Fax: (303) 962-9350

EXHIBIT "B"  
 YORK ST - 78TH AVE TO 88TH AVE

RW-223

MICHAEL AND DIXIE SUNDAY

File Name: RCG\_B180001-RW-223

Project No. IMP-3056-1603

Print Date: 04-23-2021

Sheet: 2 of 2

**EXHIBIT "A"**  
**RIGHT-OF-WAY NUMBER: RW-224**  
**PROJECT NUMBER: IMP-3056-1603**  
**SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST**  
**SIXTH PRINCIPAL MERIDIAN**  
**ADAMS COUNTY**

**DESCRIPTION**

A tract or parcel of land No. RW-224 of Adams County Project Number IMP-3056-1603, containing 190 square feet, more or less, being a portion of Lot 14A, Welby Hill Duplex, a subdivision recorded on December 14, 1999, in File 18, Map 151, of the records of the Adams County Clerk and Recorders Office, situated in the Southwest Quarter of Section 25 Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

**COMMENCING** at the West Quarter Corner of Section 25 whence the West Line of the Southwest quarter of Section 25 bears S00°04'09"W a distance of 2628.81 feet;  
Thence S33°52'18"E a distance of 1316.24 feet to the Northeast corner of said Lot 14A and the **POINT OF BEGINNING PARCEL RW-224;**

Thence S34°19'33"W along the easterly boundary of said Lot 14A, a distance of 41.78 feet to a point on the southerly boundary of said Lot 14A;  
Thence N62°33'39"W along the southerly boundary of said Lot 14A, a distance of 4.39 feet;  
Thence N33°47'02"E, a distance of 41.66 feet to a point on the northerly boundary of said Lot 14A;  
Thence S63°26'52"E along the northerly boundary of said Lot 14A, a distance of 4.79 feet to the **POINT OF BEGINNING PARCEL RW-224.**

**Containing 190 sq. ft. +/-**

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 MARKED "PLS 20155 1990"  
 P.O.C. RW-224

NW 1/4, SW 1/4  
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 T2S, R68W 6TH P.M.

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 DENVER, CO

S00°04'09"W 2628.81'  
 (BASIS OF BEARINGS)  
 W. LINE SW 1/4 SEC. 25

CLAYTON CT

S33°52'18"E  
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**RW-224**  
 190 SQ FT +/-

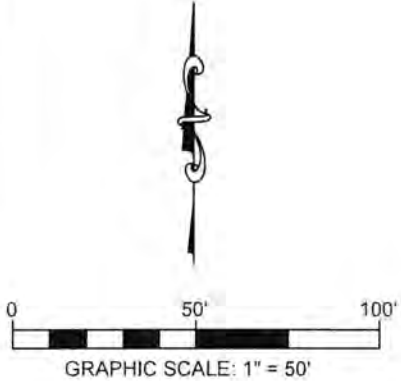
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 RW-224

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*James David Combs*  
 JAMES DAVID COMBS PLS 38658  
 DATE: 4-23-21  
 PROJ: IMP-3056-1603  
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EXHIBIT "B"  
 YORK ST - 78TH AVE TO 88TH AVE

RW-224	
IRA AND MARY PUTMAN	
File Name:	RCG_B180001-RW-224
Project No.	IMP-3056-1603
Print Date:	04-23-2021
Sheet:	2 of 2



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Resolution approving right-of-way agreement between Adams County and Ira Eugene Putman and Mary Ann Putman for property necessary for the York Street Roadway and Drainage Improvements Project from East 78 <sup>th</sup> Avenue to East 88 <sup>th</sup> Avenue
<b>FROM:</b> Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the York Street Improvements Project.

### **BACKGROUND:**

Adams County is in the process of acquiring property interests along the York Street corridor from East 78<sup>th</sup> Avenue to East 88<sup>th</sup> Avenue for the York Street Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of York Street. Attached is a copy of the right-of-way agreement between Adams County and Ira Eugene Putman and Mary Ann Putman, for acquisition of property interests in the amount of \$5,200.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

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

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

### **ATTACHED DOCUMENTS:**

Draft resolution  
Right-of-way agreement

**FISCAL IMPACT:**

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

<b>Fund: 13</b>
<b>Cost Center: 3056</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>			<u>                    </u>

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

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN  
ADAMS COUNTY AND IRA EUGENE PUTMAN AND MARY ANN PUTMAN FOR  
PROPERTY NECESSARY FOR THE YORK STREET ROADWAY AND DRAINAGE  
IMPROVEMENTS PROJECT FROM EAST 78<sup>TH</sup> AVENUE TO EAST 88<sup>TH</sup> AVENUE IN  
THE AMOUNT OF 5200.00 DOLLARS

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along York Street corridor from East 78<sup>th</sup> Avenue to East 88<sup>th</sup> Avenue for the York Street Roadway and Drainage Improvements Project (“Project”); and,

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

WHEREAS, this right-of-way acquisition is a portion of 8248 Clayton Court located in the Southwest Quarter of Section 25, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, and owned by Ira Eugene Putman and Mary Ann Putman (“Parcel RW-224”); and,

WHEREAS, Adams County requires ownership of Parcel RW-224 for construction of the Improvements; and,

WHEREAS, Ira Eugene Putman and Mary Ann Putman are willing to sell Parcel RW-224 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and Ira Eugene Putman and Mary Ann Putman, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

## Right-of-Way Agreement

This Agreement is made and entered into by and between **Ira Eugene Putman and Mary Ann Putman** whose address is **8248 Clayton Court, Thornton, CO 80229** ("Owner"), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at 8248 Clayton Court hereinafter (the "Property") for the York Street Improvements Project (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **FIVE THOUSAND TWO HUNDRED AND NO/100 DOLLARS (\$5,200.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$2,850.00 for the conveyance of road right-of-way on 8248 Clayton Court and \$2,350.00 for the conveyance of road right-of-way on 8240 Clayton Court. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

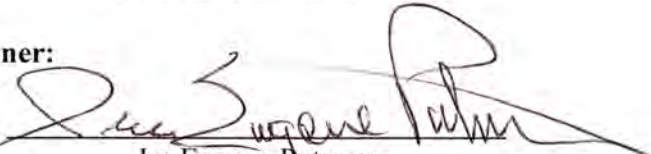
1. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
2. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
3. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County for the property at 8248 Clayton Court.
4. The County through its contractor shall assure that reasonable access shall be maintained to the Owner's property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.



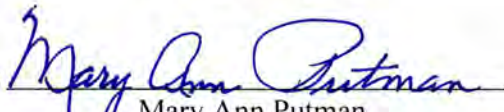
5. Through a separate agreement, the County has agreed to directly reimburse the Welby Glen Owners Association, Inc., for removed grass/trees/irrigation owned by said Association, and no further compensation for this loss is owed to Owner.
6. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
7. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
8. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
9. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
10. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

**Owner:**

By:

  
Ira Eugene Putman

By:

  
Mary Ann Putman

Date: Oct 7, 2021

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

\_\_\_\_\_

Chair

\_\_\_\_\_

Date

Approved as to Form:

\_\_\_\_\_

County Attorney

**EXHIBIT "A"**  
**RIGHT-OF-WAY NUMBER: RW-224**  
**PROJECT NUMBER: IMP-3056-1603**  
**SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST**  
**SIXTH PRINCIPAL MERIDIAN**  
**ADAMS COUNTY**

**DESCRIPTION**

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Date:  
For and on Behalf of  
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d.b.a. Ascent Geomatics Solutions



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 P.O.C. RW-224

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 T2S, R68W 6TH P.M.

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 DENVER, CO

CLAYTON CT

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 (BASIS OF BEARINGS)  
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 190 SQ FT +/-

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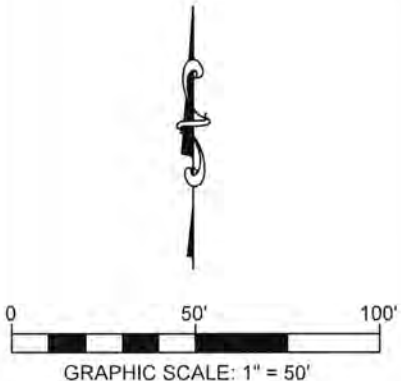
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*James David Combs*  
 JAMES DAVID COMBS PLS 38658  
 DATE: 4-23-21

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EXHIBIT "B"  
 YORK ST - 78TH AVE TO 88TH AVE

RW-224

IRA AND MARY PUTMAN

File Name: RCG\_B180001-RW-224

Project No. IMP-3056-1603

Print Date: 04-23-2021

Sheet: 2 of 2

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**RIGHT-OF-WAY NUMBER: RW-223**  
**PROJECT NUMBER: IMP-3056-1603**  
**SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST**  
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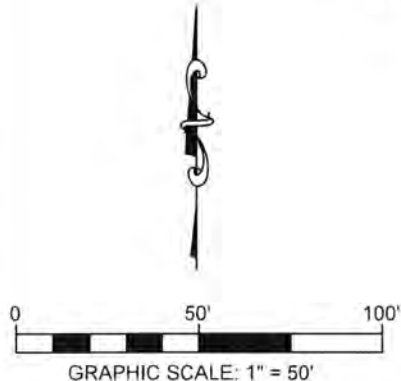
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RW-223	
MICHAEL AND DIXIE SUNDAY	
File Name: RCG_B180001-RW-223	
Project No. IMP-3056-1603	
Print Date: 04-23-2021	Sheet: 2 of 2



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Resolution to accept proposed changes to County's Percentage for the Arts Program
<b>FROM:</b> Byron Fanning and Zoe Ocampo
<b>AGENCY/DEPARTMENT:</b> Parks, Open Space and Cultural Arts
<b>HEARD AT STUDY SESSION ON</b> February 23, 2021
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the resolution to increase and expand the County's Percentage for the Arts Program.

### **BACKGROUND:**

Adams County created a Percentage for the Arts Program in 2015, dedicating one half of one percent of the total cost of construction on any new building at the county to public art. With the creation of the Artfully Adams Master Plan and the BOCC's dedication to grow the Cultural Arts Program, funding for future programs must evolve to support the County's goals. This resolution proposes that 2% of the cost of construction on any eligible CIP project be dedicated to public art. With an increase and expansion of the Percentage for the Arts Program, Cultural Arts will be poised to create long-lasting county-wide impact through the arts.

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

Parks, Open Space & Cultural Arts  
Adams County Visual Arts Commission  
Finance & Budget  
County Attorney's Office  
Capital Improvement Committee

**ATTACHED DOCUMENTS:**

- 2021 Resolution Proposing Changes to the County’s Percentage for the Arts Program
- 2021 Resolution Proposing Changes to the Adams County Visual Arts Commission Advisory Board
- Presentation from Study Session on 2/23/2021 proposing changes to the ACVAC and Percentage for the Arts Program
- 2018 Resolution Approving the Inaugural Arts and Culture Master Plan
- 2016 Resolution Superseding and Replacing December 15, 2008 and February 19, 2009 Resolutions Regarding Adams County Visual Arts Commission Establishing, Clarifying Purpose and Identifying Funding Sources; Establishing Mission, Role, Members and Funding Sources for the Adams County Visual Arts Commission
- 2008 Resolution Establishing Adams County Visual Arts Commission

**FISCAL IMPACT:**

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

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

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

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

**New FTEs requested:**                     YES                     NO

**Future Amendment Needed:**                     YES                     NO



**Additional Note:**

An FTE was requested (Study Session 2/23/21) and approved through the 2021 Budget Amendment at Public Hearing (9/14/21). Changes to become effective in 2023 and will be incorporated into the 2023 budgeting process.

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION SUPERSEDING AND REPLACING APRIL 26, 2016 RESOLUTION  
REGARDING THE PERCENTAGE FOR THE ARTS PROGRAM

Resolution 2021-###

WHEREAS, on April 26, 2016, via Resolution, Adams County clarified the purpose of and identified funding sources that the Board of County Commissioners would dedicate one half of one percent of the total cost of construction on any new building at the county to carry out the mission of the ACVAC, known as the Adams County Percentage for the Arts Program; and,

WHEREAS, on January 9, 2018, via Resolution, the Board of County Commissioners adopted the Artfully Adams Master Plan, created in collaboration with the Arts & Culture Steering Committee, to create, connect, promote and leverage arts and culture in Adams County; and,

WHEREAS, in January 2019 Adams County created the Parks, Open Space and Cultural Arts Department; and,

WHEREAS, the Parks, Open Space and Cultural Arts Department has been tasked with executing the Artfully Adams Master Plan.

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners to dedicate two percent of the total cost of construction on any eligible Adams County capital project for the Adams County Percentage for the Arts Program, beginning January 1, 2023, to carry out the mission of the ACVAC and the Cultural Arts division of the Parks, Open Space and Cultural Arts Department.

BE IT FURTHER RESOLVED, the Adams County Visual Arts Commission, forward known as the Adams County Arts and Culture Commission (ACACC), shall act in an advisory capacity in the procurement of select Percentage for the Arts Program projects, under direction of the Parks, Open Space and Cultural Arts Department.

BE IT FURTHER RESOLVED, the funding associated with the Percentage for the Arts Program will move to a Cultural Arts dedicated fund or General Fund subfund within the Parks, Open Space and Cultural Arts Department budget for execution, under direction of the Parks, Open Space and Cultural Arts Department.

BE IT FURTHER RESOLVED, the Percentage for the Ars Program funding shall be implemented and administered in accordance with the guidelines outlined herein and according to policies and procedures to be established by Parks, Open Space and Cultural Arts Department.

BE IT FURTHER RESOLVED that the April 26, 2016 resolution regarding the ACVAC is superseded and replaced and the policies set forth above shall continue until further action of the Board of County Commissioners.

STATE OF COLORADO       )  
COUNTY OF ADAMS        )

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 15<sup>th</sup> day of December, 2008 there were present:

Alice J. Nichol	_____	Chairman
Larry W. Pace	_____	Commissioner
W.R. "Skip" Fischer	_____	Commissioner
Hal B. Warren	_____	County Attorney
Kristen Hood, Deputy	_____	Clerk of the Board

when the following proceedings, among others were held and done, to-wit:

**RESOLUTION ESTABLISHING ADAMS COUNTY VISUAL ARTS COMMISSION**

WHEREAS, Adams County, Colorado has a rich and varied cultural history with deep roots in the agricultural foundation of the State of Colorado; and,

WHEREAS, Adams County is in the process of constructing a new Adams County Government Complex; and,

WHEREAS, the Board of County Commissioners recognizes the importance of reflecting and preserving Adams County's cultural history, and supports the creation of permanent visual testimonies to the heritage of its people; and,

WHEREAS, to facilitate such preservation, the Board of County Commissioners is establishing an Adams County Visual Arts Commission, whose mission is to commission pieces of sculpture and other works of art for the new Adams County Government Complex; and,

WHEREAS, the Adams County Visual Arts Commission shall be a volunteer commission chaired by Robert S. Grant, and shall be made up of designated Adams County residents, officials and employees.

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Adams County Visual Arts Commission is hereby established, whose mission shall be to commission pieces of sculpture and other works of art for the new Adams County Government Complex for the purposes of reflecting and preserving Adams County's rich cultural and agricultural history.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Nichol \_\_\_\_\_ Aye  
Fischer \_\_\_\_\_ Aye  
Pace \_\_\_\_\_ Aye  
Commissioners

STATE OF COLORADO        )  
County of Adams            )

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 15<sup>th</sup> day of December, A.D. 2008.

County Clerk and ex-officio Clerk of the Board of County Commissioners  
Karen Long:



By:



Deputy

STATE OF COLORADO       )  
COUNTY OF ADAMS        )

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 18<sup>th</sup> day of February, 2009 there were present:

Larry W. Pace \_\_\_\_\_ Chairman  
Alice J. Nichol \_\_\_\_\_ Commissioner  
W.R. "Skip" Fischer \_\_\_\_\_ Commissioner  
Hal B. Warren \_\_\_\_\_ County Attorney  
Kristen Hood, Deputy \_\_\_\_\_ Clerk of the Board

when the following proceedings, among others were held and done, to-wit:

**RESOLUTION CLARIFYING PURPOSE OF THE ADAMS COUNTY VISUAL ARTS COMMISSION AND IDENTIFYING FUNDING SOURCES**

WHEREAS, Adams County, Colorado has a rich and varied cultural history with deep roots in the agricultural foundation of the State of Colorado; and,

WHEREAS, to facilitate the preservation of this history, the Board of County Commissioners (BoCC) adopted a resolution on December 15, 2008 establishing the Adams County Visual Arts Commission (ACVAC), whose stated mission was to commission pieces of sculpture and other works of art for the new Adams County Government Complex; and,

WHEREAS, in addition to commissioning artwork for the new Adams County Government Complex, the BoCC intends for ACVAC to procure art for other Adams County government facilities, and desires to clarify ACVAC's written statement of purpose accordingly; and,

WHEREAS, the Board of County Commissioners will assist in the funding of ACVAC and its projects by dedicating to ACVAC one half of 1% of the cost of construction of new county buildings at the Adams County Government Complex; and,

WHEREAS, for future funding purposes, it is the intention of the Board of County Commissioners to create a budget line item for ACVAC and consider annual budget requests that will help ACVAC carry out its mission.

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the mission of the Adams County Visual Arts Commission shall be to commission pieces of sculpture and other works of art for the new Adams County Government Complex and other county government facilities.

BE IT FURTHER RESOLVED, the Board of County Commissioners will dedicate one half of 1% of the cost of construction of new county buildings at the Adams County Government Complex to ACVAC to help it carry out its mission.

BE IT FURTHER RESOLVED, it is the intention of the Board of County Commissioners to create a budget line item for ACVAC and consider annual budget requests to help ACVAC carry out its mission for future years.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Pace \_\_\_\_\_ Aye  
Nichol \_\_\_\_\_ Aye  
Fischer \_\_\_\_\_ Aye

Commissioners

STATE OF COLORADO        )  
County of Adams            )

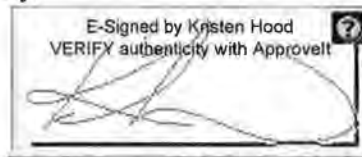
I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 18<sup>th</sup> day of February, A.D. 2009.

County Clerk and ex-officio Clerk of the Board of County Commissioners  
Karen Long:



By:



Deputy

STATE OF COLORADO        )  
COUNTY OF ADAMS         )

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 15<sup>th</sup> day of December, 2008 there were present:

Alice J. Nichol _____	Chairman
Larry W. Pace _____	Commissioner
W.R. "Skip" Fischer _____	Commissioner
Hal B. Warren _____	County Attorney
Kristen Hood, Deputy _____	Clerk of the Board

when the following proceedings, among others were held and done, to-wit:

**RESOLUTION ESTABLISHING ADAMS COUNTY VISUAL ARTS COMMISSION**

WHEREAS, Adams County, Colorado has a rich and varied cultural history with deep roots in the agricultural foundation of the State of Colorado; and,

WHEREAS, Adams County is in the process of constructing a new Adams County Government Complex; and,

WHEREAS, the Board of County Commissioners recognizes the importance of reflecting and preserving Adams County's cultural history, and supports the creation of permanent visual testimonies to the heritage of its people; and,

WHEREAS, to facilitate such preservation, the Board of County Commissioners is establishing an Adams County Visual Arts Commission, whose mission is to commission pieces of sculpture and other works of art for the new Adams County Government Complex; and,

WHEREAS, the Adams County Visual Arts Commission shall be a volunteer commission chaired by Robert S. Grant, and shall be made up of designated Adams County residents, officials and employees.

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Adams County Visual Arts Commission is hereby established, whose mission shall be to commission pieces of sculpture and other works of art for the new Adams County Government Complex for the purposes of reflecting and preserving Adams County's rich cultural and agricultural history.



Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Nichol \_\_\_\_\_ Aye  
Fischer \_\_\_\_\_ Aye  
Pace \_\_\_\_\_ Aye  
Commissioners

STATE OF COLORADO        )  
County of Adams            )

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 15<sup>th</sup> day of December, A.D. 2008.

County Clerk and ex-officio Clerk of the Board of County Commissioners  
Karen Long:



By:



Deputy

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION SUPERSEDING AND REPLACING DECEMBER 15, 2008 AND  
FEBRUARY 19, 2009 RESOLUTIONS REGARDING ADAMS COUNTY VISUAL ARTS  
COMMISSION ESTABLISHING, CLARIFYING PURPOSE AND IDENTIFYING FUNDING  
SOURCES; ESTABLISHING MISSION, ROLE, MEMBERS AND FUNDING SOURCES  
FOR THE ADAMS COUNTY VISUAL ARTS COMMISSION

Resolution 2016-244

WHEREAS, Adams County, Colorado established the Adams County Visual Arts Commission (“ACVAC”) via Resolution on December 15, 2008; and,

WHEREAS, on February 18, 2009, via Resolution, Adams County clarified the purpose of and identified funding sources for the ACVAC; and,

WHEREAS, the Board of County Commissioners specifically provided that the ACVAC was to commission and procure art for Adams County Facilities and that the County’s yearly budget was to have an ACVAC line item and that the Board of County Commissioners would dedicate one half of one percent of the total cost of construction on any new building at the county to carry out the mission of the ACVAC; and,

WHEREAS, in January, 2016 Adams County created an Office of Cultural Affairs; and,

WHEREAS, the Adams County Office of Cultural Affairs has been tasked with increasing awareness and promoting arts, cultural and scientific opportunities in Adams County; and,

WHEREAS, it is the intent of the Board of County Commissioners to repurpose the mission, role, members, and funding sources of the ACVAC in order to better align with the County’s newly created Office of Cultural Affairs in order to achieve the goals of both the ACVAC and Adams County’s Office of Cultural Affairs.

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the mission of the ACVAC includes the promotion of public art, cultural, historical and scientific activities in Adams County.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, that the ACVAC will submit annual budget requests through the Office of Cultural Affairs at Adams County, Colorado.

BE IT FURTHER RESOLVED, by the Board of County Commissioners that the Board of County Commissioners shall dedicate one half of one percent of the total cost of construction on any new county owned building to carry out the mission of the ACVAC and the Office of Cultural Affairs.

BE IT FURTHER RESOLVED, the ACVAC shall be comprised of a 7 member volunteer commission made up of designated Adams County residents.

BE IT FURTHER RESOLVED, that the ACVAC shall be implemented and administered in accordance with the guidelines outlined herein and according to policies and procedures to be established by the Office of Cultural Affairs.

BE IT FURTHER RESOLVED that the December 15, 2008 and February 19, 2009 resolutions regarding the ACVAC is superseded and replaced and the policies set forth above shall continue until further action of the Board of County Commissioners.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

O'Doriso \_\_\_\_\_ Aye  
Henry \_\_\_\_\_ Aye  
Tedesco \_\_\_\_\_ Aye  
Hansen \_\_\_\_\_ Aye  
Pawlowski \_\_\_\_\_ Aye  
Commissioners

STATE OF COLORADO )  
County of Adams )

I, Stan Martin, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

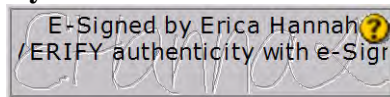
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 26<sup>th</sup> day of April, A.D. 2016.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Stan Martin:



By:



Deputy

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE INAUGURAL ARTS AND CULTURE MASTER PLAN

Resolution 2018-012

WHEREAS, Adams County seeks to improve the arts, culture and scientific opportunities for the citizens and residents of the community; and,

WHEREAS, Adams County established the Master Plan Steering Committee to address the needs, opportunities and long term strategies around the arts and culture of the community; and,

WHEREAS, the Master Plan Steering Committee has met regularly in 2017 in order to obtain public input and to examine research and data that has been provided by County staff and consultants regarding the current arts, culture and scientific needs of the County; and,

WHEREAS, all parties have invested in diligent efforts to identify and evaluate the needs and opportunities of the County; and,

WHEREAS, by means of the attached Arts and Culture Master Plan, the Master Plan Steering Committee has identified the needs, opportunities and long term strategies around the arts and culture of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Arts and Culture Master Plan, a copy of which is attached hereto and incorporated herein by this reference, be approved.

**Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:**

Hodge \_\_\_\_\_ Aye  
Tedesco \_\_\_\_\_ Aye  
Henry \_\_\_\_\_ Aye  
O'Dorisio \_\_\_\_\_ Aye  
Hansen \_\_\_\_\_ Aye  
Commissioners

STATE OF COLORADO )  
County of Adams )

I, Stan Martin, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 9<sup>th</sup> day of January, A.D. 2018.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Stan Martin:



By:



Deputy

# Adams County Public Art Program



# Agenda

- Background
- Proposal

# VISION & MISSION

## VISION

Adams County is the most  
**INNOVATIVE** and **INCLUSIVE**  
county in America for all  
families and businesses.

## MISSION

To responsibly serve the  
Adams County community with  
**INTEGRITY** and **INNOVATION**.



## COMMISSIONERS' GOALS

- Education and Economic Prosperity
- High Performing, Fiscally Sustainable Government
- Quality of Life
- Safe, Reliable Infrastructure
- Community Enrichment

Parks, Open Space & Cultural Arts  
Purpose Statement:

“To significantly enhance  
quality of life, enrich  
communities and inspire.”





The arts help people connect, make them feel welcome and respected, decrease crime and vandalism, and increase economic vitality.

Art makes people smarter, kinder, happier and healthier.



In one year alone...

- Arts and cultural production in Colorado added **4.4%**, or **\$14.5 billion** to the state's economy.
- Colorado's arts and cultural industries employ **103,274** workers. These workers earn wages and benefits totaling **\$7.2 billion**.
- **44.4%** of Colorado's adults attended live music, theater, or dance performances, while **30.1%** attended art exhibits.

**\$763 billion nationwide**









# ECONOMIC ACTIVITY

# \$1.9 BILLION

ECONOMIC IMPACT  
**\$573 M**

GIVING TO THE ARTS  
**\$182.6M**

JOBS  
**11,820**

ATTENDANCE  
**15M People**

EDUCATION OUTREACH  
**4.3M Children**



## SCFD: A tiny tax that does big things

The ongoing **1¢** tax on every **\$10** purchase creates:



2018: \$61,003,362.24

### Adams County

2015: \$1,397,318

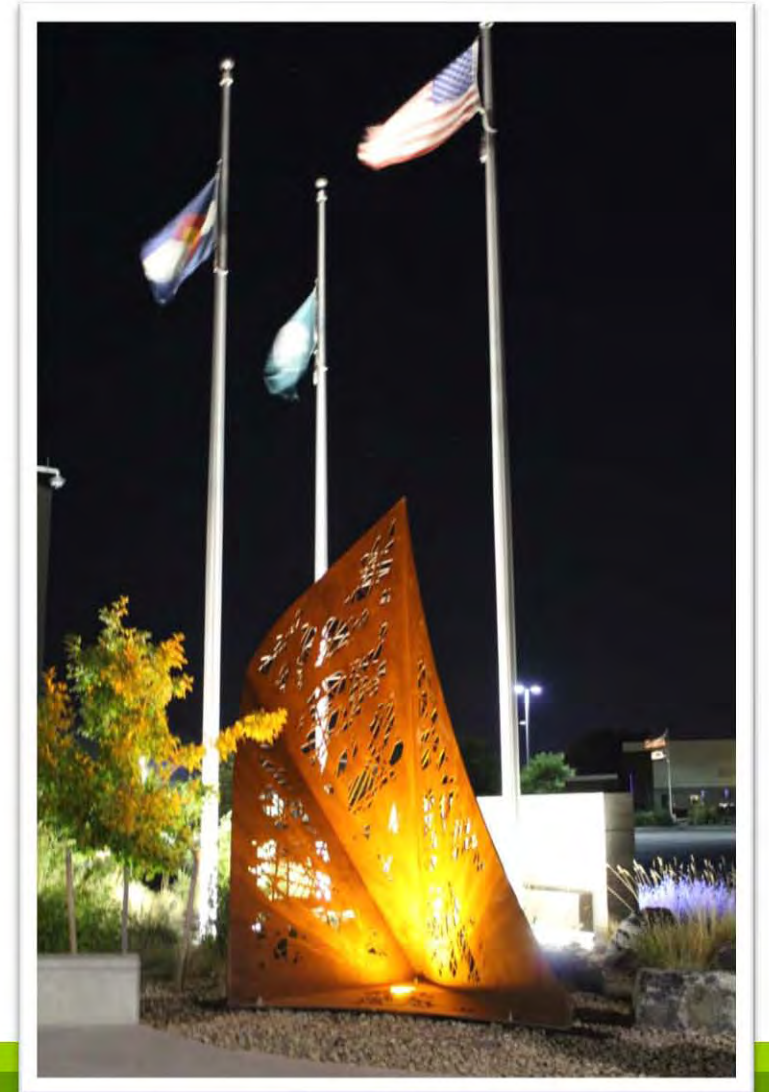
2016: \$1,446,933

2017: \$1,407,183

2018: \$1,770,595

2019: \$2,109,820

# Adams County Public Art Collection







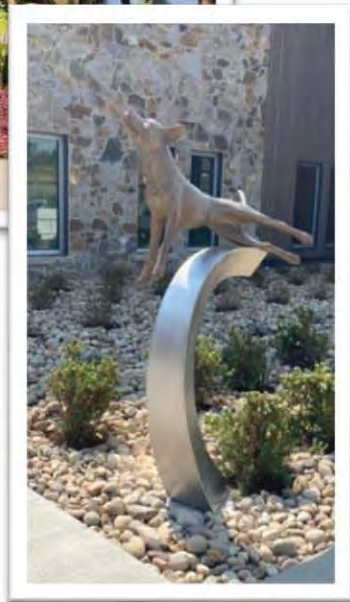
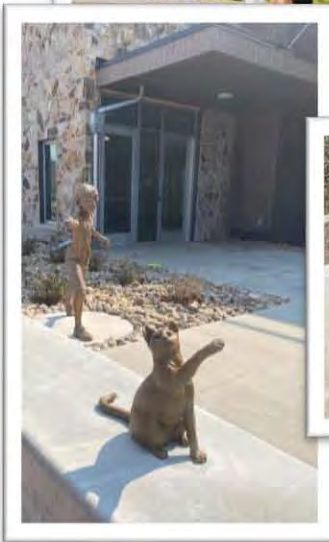


# Adams County Public Art Collection



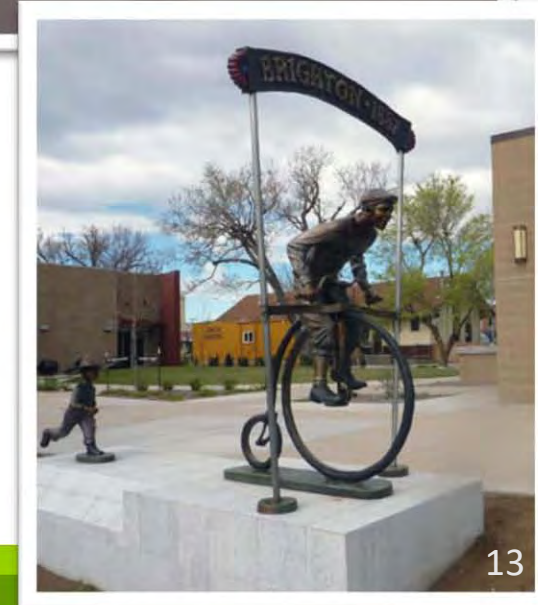


# Upcoming Projects

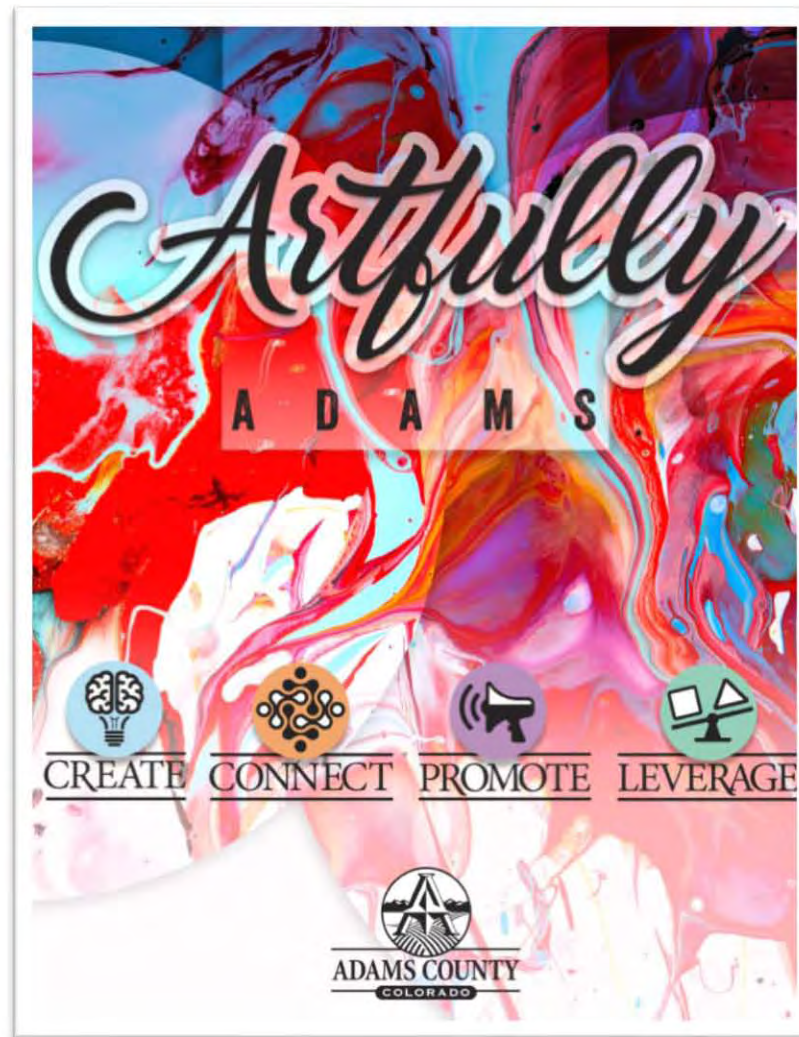




# Public Art in Adams County



# Adams County Arts Master Plan



# Public Art Proposal

1. Rethink how art is funded in Adams County
2. Improve art selection process  
& Visual Arts Commission
3. Address staffing recommendations

# # | Public Art Funding



# Public Art Funding

## Cultural Arts Funding Sources

- I. Adams County Operating Budget
- II. Adams County Capital Investment
- III. SCFD Grants
  - General Operating Support
    - Programs
  - Visual Arts Projects
- IV. Other arts-related Grants



# Public Art Funding



## Percentage for the Arts Funding

Currently, we dedicate half of one percent of all capital facilities projects (new buildings only)

# Public Art Funding

## Percentage for the Arts Funding Proposal:

### 1. Extend funding

- All eligible capital infrastructure projects above \$250,000

### 2. Increase dedicated percentage

- Three models

# Public Art Funding – Extend to CIP

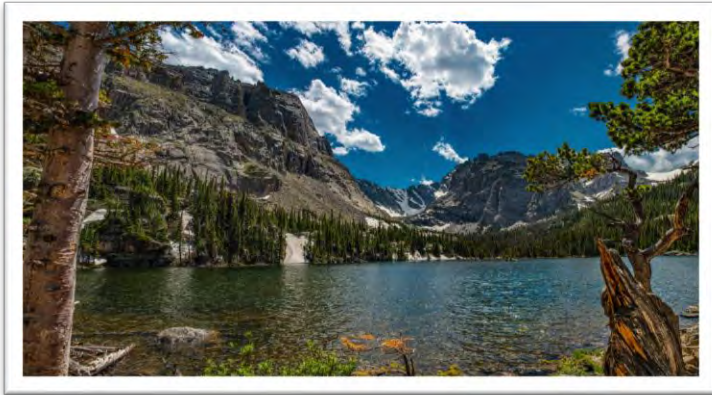
- Global way of thinking about investments and improvements
  - Increase art experiences and public art collection
    - Integrated, intentional art installations
      - Expand our reach county-wide
    - Stronger community involvement

# What Could Be...





# Public Art Funding – Price of Art



Photography Collection  
\$185,000



Murals - \$10,000 - 25,000



Digital Installations  
\$15,000 - \$100,000



Nashville Stix - \$750,000+



Native Grasses - \$100,000



I See What  
You Mean  
\$425,000

# Public Art Funding – Increase Dedicated %

## Capital Spending in Adams County

### Low

2015: \$6,238,322

2018: \$6,012,194

.5% - 31,191

.5% - 30,061

1% - 62,383

1% - 60,122

1.5% - 93,575

1.5% - 90,182

2% - 124,766

2% - 120,244

### High

2016: \$50,663,047

2017: \$37,924,078

.5% - 253,315

.5% - 189,620

1% - 506,630

1% - 379,241

1.5% - 759,945

1.5% - 568,861

2% - 1,013,260

2% - 758,481



# Public Art Funding – Increase Dedicated %

**0.5%**    *low - 30,000 / high – 250,000*

**1%**

low - 60,000  
high – 500,000

**1.5%**

low – 90,000  
high – 750,000

**2%**

low – 120,000  
high – 1,000,000

# Public Art Funding – % Increase

## Percentage for the Arts Program Snapshot

Denver	1%
Commerce City	1%
Aurora	1%
Loveland	1%
Austin	2%
San Diego	2%

# Public Art Funding

## Arts & Culture Fund (or subfund)

- One dedicated place
  - Consistency
  - Flexibility
  - Maintenance

# #2 Art Selection Process & Visual Arts Commission

# Art Selection Process

## Unique Selection Panel:

- Visual Arts Commission
- Community Representatives
- Parks, Open Space & Cultural Arts Representative
  - Project Representative, County
  - Project Representative, Firm

# Art Selection Process – Visual Arts Commission

## Visual Arts Commission Proposed Changes:

- Name
- Mission
- Number of members



# Art Selection Process – Visual Arts Commission

Commission Name:

*Current*

Visual Arts Commission

*Proposed*

Arts & Culture Commission

# Art Selection Process – Visual Arts Commission

## Mission:

### *Current*

Includes the promotion of public art, cultural, historical and scientific activities in Adams County.

### *Proposed*

To expand the opportunities to experience art in public places, and cultural, historical and scientific activities in Adams County.

# Art Selection Process – Visual Arts Commission

## Commission Size:

7 → 9 members

- Greater involvement
- Larger, longer commitments
- More expertise and broader representation
  - Allow for subcommittees

# #3 Staffing Recommendations

# Staffing Recommendation

## Arts & Culture team:

- Liaison (current)
- Coordinator (future change to addt'l FTE)
  - Administrative (current)

Questions?



# Proposal Summary

## I. Percentage for the Arts Program

- Extension to all CIP
- Increase Percentage [1, 1.5, 2]

## II. Artist Selection

- Unique Selection Panel
- Arts Commission Amendments [name, mission, 9 members]

## III. Staffing Recommendations

- 1 additional FTE (future change)

Thank you.



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Resolution to accept proposed changes to Adams County Visual Arts Commission
<b>FROM:</b> Byron Fanning and Zoe Ocampo
<b>AGENCY/DEPARTMENT:</b> Parks, Open Space and Cultural Arts
<b>HEARD AT STUDY SESSION ON</b> February 23, 2021
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the resolution to make changes to the Visual Arts Commission.

### **BACKGROUND:**

The resolution proposes certain changes to the Adams County Visual Arts Commission, including changing its name to the Adams County Arts & Culture Commission, establishing a new mission statement, and determining the number of Commission members.

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

Parks, Open Space & Cultural Arts  
Adams County Visual Arts Commission  
Finance & Budget  
County Attorney's Office  
Capital Improvement Committee

### **ATTACHED DOCUMENTS:**

- 2021 Resolution Proposing Changes to the County's Percentage for the Arts Program
- 2021 Resolution Proposing Changes to the Adams County Visual Arts Commission Advisory Board
- Presentation from Study Session on 2/23/2021 proposing changes to the ACVAC and Percentage for the Arts Program

- 2018 Resolution Approving the Inaugural Arts and Culture Master Plan
- 2016 Resolution Superseding and Replacing December 15, 2008 and February 19, 2009 Resolutions Regarding Adams County Visual Arts Commission Establishing, Clarifying Purpose and Identifying Funding Sources; Establishing Mission, Role, Members and Funding Sources for the Adams County Visual Arts Commission
- 2008 Resolution Establishing Adams County Visual Arts Commission

**FISCAL IMPACT:**

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

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

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

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

**New FTEs requested:**                     YES             NO

**Future Amendment Needed:**         YES             NO

**Additional Note:**

An FTE was requested (Study Session 2/23/21) and approved through the 2021 Budget Amendment at Public Hearing (9/14/21). Changes to become effective in 2023 and will be incorporated into the 2023 budgeting process.

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION SUPERSEDING AND REPLACING APRIL 26, 2016 RESOLUTION  
REGARDING ADAMS COUNTY VISUAL ARTS COMMISSION ESTABLISHING,  
CLARIFYING PURPOSE AND IDENTIFYING FUNDING SOURCES; ESTABLISHING  
MISSION, ROLE, MEMBERS AND FUNDING SOURCES FOR THE ADAMS COUNTY  
VISUAL ARTS COMMISSION

Resolution 2021-852

WHEREAS, Adams County, Colorado established the Adams County Visual Arts Commission (“ACVAC”) via Resolution on December 15, 2008; and,

WHEREAS, on February 18, 2009, via Resolution, Adams County clarified the purpose of and identified funding sources for the ACVAC; and,

WHEREAS, on April 26, 2016, via Resolution, Adams County clarified the purpose of and identified funding sources that the Board of County Commissioners would dedicate one half of one percent of the total cost of construction on any new building at the county to carry out the mission of the ACVAC, known as the Adams County Percentage for the Arts Program; and,

WHEREAS, in January 2019 Adams County modified the Parks and Open Space Department, to include Culture Arts and was renamed Parks, Open Space & Cultural Arts;

WHEREAS, the Parks, Open Space and Cultural Arts Department has been tasked with executing the Artfully Adams Master Plan, created in collaboration with the Arts & Culture Steering Committee, to create, connect, promote and leverage arts and culture in Adams County; and,

WHEREAS, it is the intent of the Board of County Commissioners to repurpose the mission, role, members, and funding sources of the ACVAC in order to better align with the County’s newly created Parks, Open Space and Cultural Arts Department in order to achieve the goals of both the ACVAC and Adams County Parks, Open Space and Cultural Arts Department.

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the name of the Adams County Visual Arts Commission be the Adams County Arts & Culture Commission (ACACC).

BE IT FURTHER RESOLVED, by the Board of County Commissioners, that the mission of the ACACC be “to expand the opportunities for Adams County residents to experience art in public places, and cultural, historical and scientific activities”.

BE IT FURTHER RESOLVED, the ACACC shall be comprised of a 9-member volunteer commission made up of designated Adams County residents.

BE IT FUTHER RESOLVED, the Adams County Arts and Culture Commission, shall act in an advisory capacity in the procurement of select Percentage for the Arts Program projects, under direction of the Parks, Open Space and Cultural Arts Department.

BE IT FUTHER RESOLVED, that the goals and mission of the ACACC shall be implemented and administered in accordance with the guidelines outlined herein and according to policies and procedures to be established by Parks, Open Space and Cultural Arts Department.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, that the ACVAC will submit annual budget requests through the Parks, Open Space and Cultural Arts Department at Adams County, Colorado.

BE IT FUTHER RESOLVED that the December 15, 2008, February 19, 2009, and April 26, 2016 resolutions regarding the ACVAC is superseded and replaced and the policies set forth above shall continue until further action of the Board of County Commissioners.



STATE OF COLORADO       )  
COUNTY OF ADAMS        )

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 15<sup>th</sup> day of December, 2008 there were present:

Alice J. Nichol	_____	Chairman
Larry W. Pace	_____	Commissioner
W.R. "Skip" Fischer	_____	Commissioner
Hal B. Warren	_____	County Attorney
Kristen Hood, Deputy	_____	Clerk of the Board

when the following proceedings, among others were held and done, to-wit:

**RESOLUTION ESTABLISHING ADAMS COUNTY VISUAL ARTS COMMISSION**

WHEREAS, Adams County, Colorado has a rich and varied cultural history with deep roots in the agricultural foundation of the State of Colorado; and,

WHEREAS, Adams County is in the process of constructing a new Adams County Government Complex; and,

WHEREAS, the Board of County Commissioners recognizes the importance of reflecting and preserving Adams County's cultural history, and supports the creation of permanent visual testimonies to the heritage of its people; and,

WHEREAS, to facilitate such preservation, the Board of County Commissioners is establishing an Adams County Visual Arts Commission, whose mission is to commission pieces of sculpture and other works of art for the new Adams County Government Complex; and,

WHEREAS, the Adams County Visual Arts Commission shall be a volunteer commission chaired by Robert S. Grant, and shall be made up of designated Adams County residents, officials and employees.

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Adams County Visual Arts Commission is hereby established, whose mission shall be to commission pieces of sculpture and other works of art for the new Adams County Government Complex for the purposes of reflecting and preserving Adams County's rich cultural and agricultural history.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Nichol \_\_\_\_\_ Aye  
Fischer \_\_\_\_\_ Aye  
Pace \_\_\_\_\_ Aye  
Commissioners

STATE OF COLORADO        )  
County of Adams            )

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 15<sup>th</sup> day of December, A.D. 2008.

County Clerk and ex-officio Clerk of the Board of County Commissioners  
Karen Long:



By:



Deputy

STATE OF COLORADO       )  
COUNTY OF ADAMS        )

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 18<sup>th</sup> day of February, 2009 there were present:

Larry W. Pace _____	Chairman
Alice J. Nichol _____	Commissioner
W.R. "Skip" Fischer _____	Commissioner
Hal B. Warren _____	County Attorney
Kristen Hood, Deputy _____	Clerk of the Board

when the following proceedings, among others were held and done, to-wit:

**RESOLUTION CLARIFYING PURPOSE OF THE ADAMS COUNTY VISUAL ARTS COMMISSION AND IDENTIFYING FUNDING SOURCES**

WHEREAS, Adams County, Colorado has a rich and varied cultural history with deep roots in the agricultural foundation of the State of Colorado; and,

WHEREAS, to facilitate the preservation of this history, the Board of County Commissioners (BoCC) adopted a resolution on December 15, 2008 establishing the Adams County Visual Arts Commission (ACVAC), whose stated mission was to commission pieces of sculpture and other works of art for the new Adams County Government Complex; and,

WHEREAS, in addition to commissioning artwork for the new Adams County Government Complex, the BoCC intends for ACVAC to procure art for other Adams County government facilities, and desires to clarify ACVAC's written statement of purpose accordingly; and,

WHEREAS, the Board of County Commissioners will assist in the funding of ACVAC and its projects by dedicating to ACVAC one half of 1% of the cost of construction of new county buildings at the Adams County Government Complex; and,

WHEREAS, for future funding purposes, it is the intention of the Board of County Commissioners to create a budget line item for ACVAC and consider annual budget requests that will help ACVAC carry out its mission.

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the mission of the Adams County Visual Arts Commission shall be to commission pieces of sculpture and other works of art for the new Adams County Government Complex and other county government facilities.

BE IT FURTHER RESOLVED, the Board of County Commissioners will dedicate one half of 1% of the cost of construction of new county buildings at the Adams County Government Complex to ACVAC to help it carry out its mission.

BE IT FURTHER RESOLVED, it is the intention of the Board of County Commissioners to create a budget line item for ACVAC and consider annual budget requests to help ACVAC carry out its mission for future years.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Pace \_\_\_\_\_ Aye  
Nichol \_\_\_\_\_ Aye  
Fischer \_\_\_\_\_ Aye

Commissioners

STATE OF COLORADO        )  
County of Adams            )

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 18<sup>th</sup> day of February, A.D. 2009.

County Clerk and ex-officio Clerk of the Board of County Commissioners  
Karen Long:



By:



Deputy

STATE OF COLORADO        )  
COUNTY OF ADAMS         )

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Administration Building in Brighton, Colorado on the 15<sup>th</sup> day of December, 2008 there were present:

Alice J. Nichol _____	Chairman
Larry W. Pace _____	Commissioner
W.R. "Skip" Fischer _____	Commissioner
Hal B. Warren _____	County Attorney
Kristen Hood, Deputy _____	Clerk of the Board

when the following proceedings, among others were held and done, to-wit:

**RESOLUTION ESTABLISHING ADAMS COUNTY VISUAL ARTS COMMISSION**

WHEREAS, Adams County, Colorado has a rich and varied cultural history with deep roots in the agricultural foundation of the State of Colorado; and,

WHEREAS, Adams County is in the process of constructing a new Adams County Government Complex; and,

WHEREAS, the Board of County Commissioners recognizes the importance of reflecting and preserving Adams County's cultural history, and supports the creation of permanent visual testimonies to the heritage of its people; and,

WHEREAS, to facilitate such preservation, the Board of County Commissioners is establishing an Adams County Visual Arts Commission, whose mission is to commission pieces of sculpture and other works of art for the new Adams County Government Complex; and,

WHEREAS, the Adams County Visual Arts Commission shall be a volunteer commission chaired by Robert S. Grant, and shall be made up of designated Adams County residents, officials and employees.

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Adams County Visual Arts Commission is hereby established, whose mission shall be to commission pieces of sculpture and other works of art for the new Adams County Government Complex for the purposes of reflecting and preserving Adams County's rich cultural and agricultural history.

Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Nichol \_\_\_\_\_ Aye  
Fischer \_\_\_\_\_ Aye  
Pace \_\_\_\_\_ Aye  
Commissioners

STATE OF COLORADO        )  
County of Adams            )

I, Karen Long, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 15<sup>th</sup> day of December, A.D. 2008.

County Clerk and ex-officio Clerk of the Board of County Commissioners  
Karen Long:



By:



Deputy

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION SUPERSEDING AND REPLACING DECEMBER 15, 2008 AND  
FEBRUARY 19, 2009 RESOLUTIONS REGARDING ADAMS COUNTY VISUAL ARTS  
COMMISSION ESTABLISHING, CLARIFYING PURPOSE AND IDENTIFYING FUNDING  
SOURCES; ESTABLISHING MISSION, ROLE, MEMBERS AND FUNDING SOURCES  
FOR THE ADAMS COUNTY VISUAL ARTS COMMISSION

Resolution 2016-244

WHEREAS, Adams County, Colorado established the Adams County Visual Arts Commission (“ACVAC”) via Resolution on December 15, 2008; and,

WHEREAS, on February 18, 2009, via Resolution, Adams County clarified the purpose of and identified funding sources for the ACVAC; and,

WHEREAS, the Board of County Commissioners specifically provided that the ACVAC was to commission and procure art for Adams County Facilities and that the County’s yearly budget was to have an ACVAC line item and that the Board of County Commissioners would dedicate one half of one percent of the total cost of construction on any new building at the county to carry out the mission of the ACVAC; and,

WHEREAS, in January, 2016 Adams County created an Office of Cultural Affairs; and,

WHEREAS, the Adams County Office of Cultural Affairs has been tasked with increasing awareness and promoting arts, cultural and scientific opportunities in Adams County; and,

WHEREAS, it is the intent of the Board of County Commissioners to repurpose the mission, role, members, and funding sources of the ACVAC in order to better align with the County’s newly created Office of Cultural Affairs in order to achieve the goals of both the ACVAC and Adams County’s Office of Cultural Affairs.

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the mission of the ACVAC includes the promotion of public art, cultural, historical and scientific activities in Adams County.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, that the ACVAC will submit annual budget requests through the Office of Cultural Affairs at Adams County, Colorado.

BE IT FURTHER RESOLVED, by the Board of County Commissioners that the Board of County Commissioners shall dedicate one half of one percent of the total cost of construction on any new county owned building to carry out the mission of the ACVAC and the Office of Cultural Affairs.

BE IT FURTHER RESOLVED, the ACVAC shall be comprised of a 7 member volunteer commission made up of designated Adams County residents.

BE IT FURTHER RESOLVED, that the ACVAC shall be implemented and administered in accordance with the guidelines outlined herein and according to policies and procedures to be established by the Office of Cultural Affairs.

BE IT FURTHER RESOLVED that the December 15, 2008 and February 19, 2009 resolutions regarding the ACVAC is superseded and replaced and the policies set forth above shall continue until further action of the Board of County Commissioners.



Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

O'Doriso \_\_\_\_\_ Aye  
Henry \_\_\_\_\_ Aye  
Tedesco \_\_\_\_\_ Aye  
Hansen \_\_\_\_\_ Aye  
Pawlowski \_\_\_\_\_ Aye  
Commissioners

STATE OF COLORADO )  
County of Adams )

I, Stan Martin, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

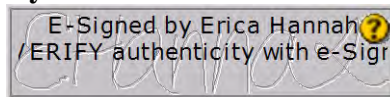
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 26<sup>th</sup> day of April, A.D. 2016.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Stan Martin:



By:



Deputy

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE INAUGURAL ARTS AND CULTURE MASTER PLAN

Resolution 2018-012

WHEREAS, Adams County seeks to improve the arts, culture and scientific opportunities for the citizens and residents of the community; and,

WHEREAS, Adams County established the Master Plan Steering Committee to address the needs, opportunities and long term strategies around the arts and culture of the community; and,

WHEREAS, the Master Plan Steering Committee has met regularly in 2017 in order to obtain public input and to examine research and data that has been provided by County staff and consultants regarding the current arts, culture and scientific needs of the County; and,

WHEREAS, all parties have invested in diligent efforts to identify and evaluate the needs and opportunities of the County; and,

WHEREAS, by means of the attached Arts and Culture Master Plan, the Master Plan Steering Committee has identified the needs, opportunities and long term strategies around the arts and culture of the community.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Arts and Culture Master Plan, a copy of which is attached hereto and incorporated herein by this reference, be approved.

**Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:**

Hodge \_\_\_\_\_ Aye  
Tedesco \_\_\_\_\_ Aye  
Henry \_\_\_\_\_ Aye  
O'Dorizio \_\_\_\_\_ Aye  
Hansen \_\_\_\_\_ Aye  
Commissioners

STATE OF COLORADO )  
County of Adams )

I, Stan Martin, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 9<sup>th</sup> day of January, A.D. 2018.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Stan Martin:



By:



Deputy

# Adams County Public Art Program



# Agenda

- Background
- Proposal

# VISION & MISSION

## VISION

Adams County is the most  
**INNOVATIVE** and **INCLUSIVE**  
county in America for all  
families and businesses.

## MISSION

To responsibly serve the  
Adams County community with  
**INTEGRITY** and **INNOVATION**.



## COMMISSIONERS' GOALS

- Education and Economic Prosperity
- High Performing, Fiscally Sustainable Government
- Quality of Life
- Safe, Reliable Infrastructure
- Community Enrichment

Parks, Open Space & Cultural Arts  
Purpose Statement:

“To significantly enhance  
quality of life, enrich  
communities and inspire.”



The arts help people connect, make them feel welcome and respected, decrease crime and vandalism, and increase economic vitality.

Art makes people smarter, kinder, happier and healthier.





In one year alone...

- Arts and cultural production in Colorado added **4.4%**, or **\$14.5 billion** to the state's economy.
- Colorado's arts and cultural industries employ **103,274** workers. These workers earn wages and benefits totaling **\$7.2 billion**.
- **44.4%** of Colorado's adults attended live music, theater, or dance performances, while **30.1%** attended art exhibits.

**\$763 billion nationwide**









# ECONOMIC ACTIVITY

# \$1.9 BILLION

ECONOMIC IMPACT  
**\$573 M**

GIVING TO THE ARTS  
**\$182.6M**

JOBS  
**11,820**

ATTENDANCE  
**15M People**

EDUCATION OUTREACH  
**4.3M Children**



## SCFD: A tiny tax that does big things

The ongoing **1¢** tax on every **\$10** purchase creates:



2018: \$61,003,362.24

### Adams County

2015: \$1,397,318

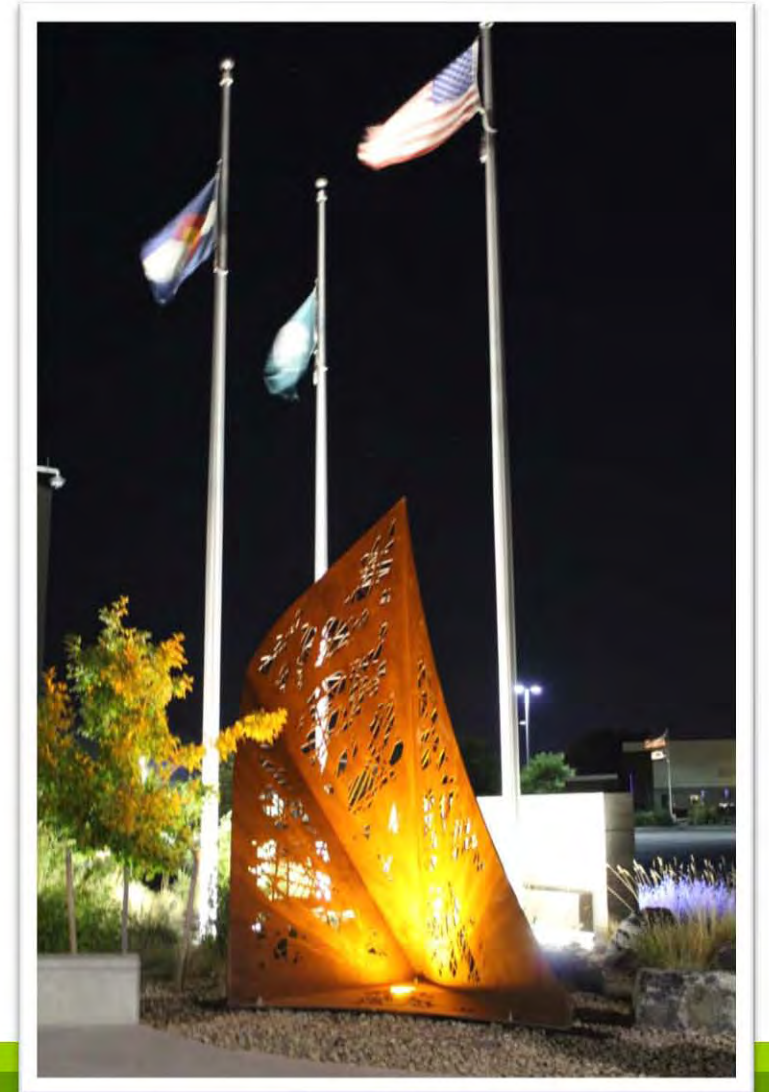
2016: \$1,446,933

2017: \$1,407,183

2018: \$1,770,595

2019: \$2,109,820

# Adams County Public Art Collection







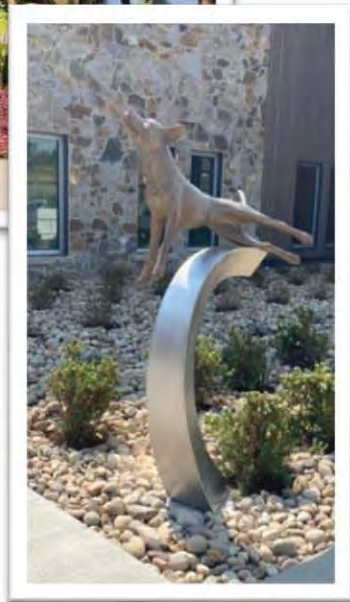
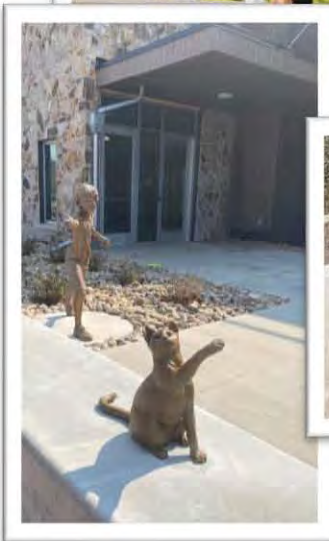


# Adams County Public Art Collection



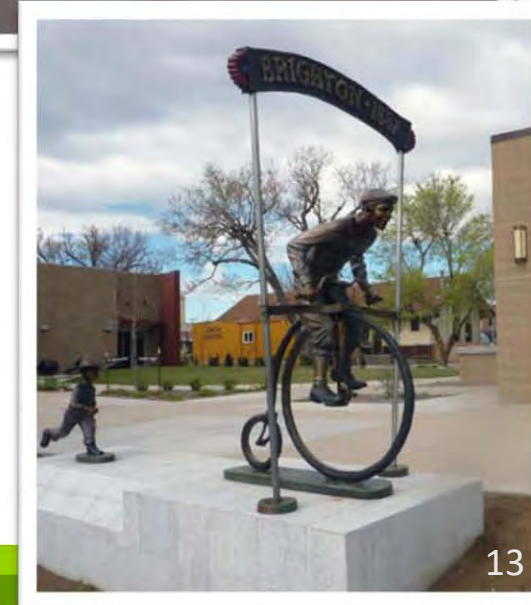


# Upcoming Projects

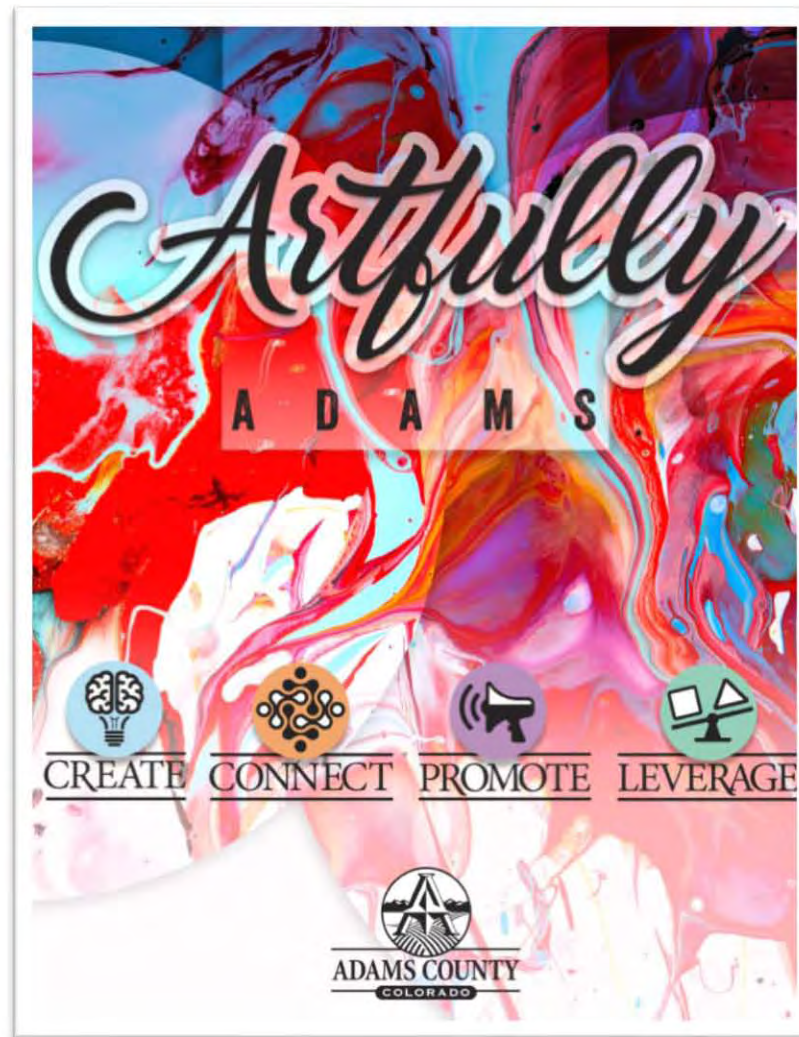




# Public Art in Adams County



# Adams County Arts Master Plan



# Public Art Proposal

1. Rethink how art is funded in Adams County
2. Improve art selection process  
& Visual Arts Commission
3. Address staffing recommendations

# # | Public Art Funding



# Public Art Funding

## Cultural Arts Funding Sources

- I. Adams County Operating Budget
- II. Adams County Capital Investment
- III. SCFD Grants
  - General Operating Support
    - Programs
  - Visual Arts Projects
- IV. Other arts-related Grants

# Public Art Funding



## Percentage for the Arts Funding

Currently, we dedicate half of one percent of all capital facilities projects (new buildings only)



# Public Art Funding

## Percentage for the Arts Funding Proposal:

### 1. Extend funding

- All eligible capital infrastructure projects above \$250,000

### 2. Increase dedicated percentage

- Three models

# Public Art Funding – Extend to CIP

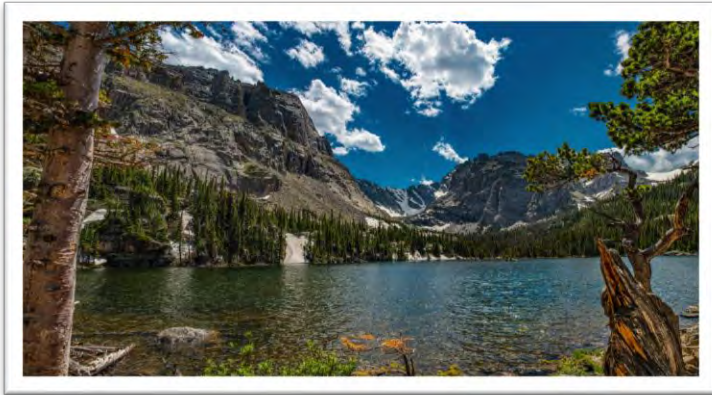
- Global way of thinking about investments and improvements
  - Increase art experiences and public art collection
    - Integrated, intentional art installations
      - Expand our reach county-wide
    - Stronger community involvement

# What Could Be...





# Public Art Funding – Price of Art



Photography Collection  
\$185,000



Murals - \$10,000 - 25,000



Digital Installations  
\$15,000 - \$100,000



Nashville Stix - \$750,000+



Native Grasses - \$100,000



I See What  
You Mean  
\$425,000

# Public Art Funding – Increase Dedicated %

## Capital Spending in Adams County

### Low

2015: \$6,238,322

2018: \$6,012,194

.5% - 31,191

.5% - 30,061

1% - 62,383

1% - 60,122

1.5% - 93,575

1.5% - 90,182

2% - 124,766

2% - 120,244

### High

2016: \$50,663,047

2017: \$37,924,078

.5% - 253,315

.5% - 189,620

1% - 506,630

1% - 379,241

1.5% - 759,945

1.5% - 568,861

2% - 1,013,260

2% - 758,481

# Public Art Funding – Increase Dedicated %

**0.5%**    *low - 30,000 / high – 250,000*

**1%**

low - 60,000  
high – 500,000

**1.5%**

low – 90,000  
high – 750,000

**2%**

low – 120,000  
high – 1,000,000



# Public Art Funding – % Increase

## Percentage for the Arts Program Snapshot

Denver	1%
Commerce City	1%
Aurora	1%
Loveland	1%
Austin	2%
San Diego	2%

# Public Art Funding

## Arts & Culture Fund (or subfund)

- One dedicated place
  - Consistency
  - Flexibility
  - Maintenance

# #2 Art Selection Process & Visual Arts Commission

# Art Selection Process

## Unique Selection Panel:

- Visual Arts Commission
- Community Representatives
- Parks, Open Space & Cultural Arts Representative
  - Project Representative, County
  - Project Representative, Firm

# Art Selection Process – Visual Arts Commission

## Visual Arts Commission Proposed Changes:

- Name
- Mission
- Number of members

# Art Selection Process – Visual Arts Commission

Commission Name:

*Current*

Visual Arts Commission

*Proposed*

Arts & Culture Commission



# Art Selection Process – Visual Arts Commission

## Mission:

### *Current*

Includes the promotion of public art, cultural, historical and scientific activities in Adams County.

### *Proposed*

To expand the opportunities to experience art in public places, and cultural, historical and scientific activities in Adams County.

# Art Selection Process – Visual Arts Commission

## Commission Size:

7 → 9 members

- Greater involvement
- Larger, longer commitments
- More expertise and broader representation
  - Allow for subcommittees

# #3 Staffing Recommendations

# Staffing Recommendation

## Arts & Culture team:

- Liaison (current)
- Coordinator (future change to addt'l FTE)
  - Administrative (current)

Questions?

# Proposal Summary

## I. Percentage for the Arts Program

- Extension to all CIP
- Increase Percentage [1, 1.5, 2]

## II. Artist Selection

- Unique Selection Panel
- Arts Commission Amendments [name, mission, 9 members]

## III. Staffing Recommendations

- 1 additional FTE (future change)



Thank you.



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Resolution approving right-of-way agreement between Adams County and Steve Lewis for property necessary for the Pecos Street Roadway and Drainage Improvements Project from West 52 <sup>nd</sup> Avenue to West 58 <sup>th</sup> Avenue
<b>FROM:</b> Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the Pecos Street Improvements Project.

### **BACKGROUND:**

Adams County is in the process of acquiring property interests along the Pecos Street corridor from West 52<sup>nd</sup> Avenue to West 58<sup>th</sup> Avenue for the Pecos Street Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of Pecos Street. Attached is a copy of the right-of-way agreement between Adams County and Steve Lewis, for acquisition of property interests in the amount of \$156,720.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

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

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

### **ATTACHED DOCUMENTS:**

Draft resolution  
Right-of-way agreement

**FISCAL IMPACT:**

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

<b>Fund: 13</b>
<b>Cost Center: 3056</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>			<u>                    </u>

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

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN ADAMS  
COUNTY AND STEVE LEWIS FOR PROPERTY NECESSARY FOR THE PECOS STREET  
ROADWAY AND DRAINAGE IMPROVEMENTS PROJECT FROM WEST 52<sup>ND</sup> AVENUE  
TO WEST 58<sup>TH</sup> AVENUE IN THE AMOUNT OF 156,720.00 DOLLARS

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along Pecos Street corridor from West 52<sup>nd</sup> Avenue to West 58<sup>th</sup> Avenue for the Pecos Street Roadway and Drainage Improvements Project (“Project”); and,

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

WHEREAS, this right-of-way acquisition is for a property with address of 5579 Pecos Street located in the Northwest Quarter of Section 16, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, and owned by Steve Lewis (“Parcel RW-23 & RW-24”); and,

WHEREAS, Adams County requires ownership of Parcels RW-23 & RW-24 for construction of the Improvements; and,

WHEREAS, Steve Lewis is willing to sell Parcels RW-23 & RW-24 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and Steve Lewis, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

## Right-of-Way Agreement

This Agreement is made and entered into by and between **Steve Lewis** whose address is **5579 Pecos Street, Denver, CO 80221** ("Owner"), and the County of Adams, State of Colorado, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at 5579 Pecos Street, Denver, CO 80221 hereinafter (the "Property") for the Pecos Street Improvements Project (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **ONE HUNDRED FIFTY-SIX THOUSAND SEVEN HUNDRED AND TWENTY AND NO/100 DOLLARS (\$156,720.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$149,175.00 for the conveyance of road right-of-way and \$7,545.00 for a vinyl fence, on premise sign, and a tree. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner's property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The County will remove approximately 30 linear feet of vinyl fencing, on-premise sign, and a tree. But the County has agreed to reimburse the owner the expense of the lost vinyl fence, sign, and tree and made a part of this Agreement.
7. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
8. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
9. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
10. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
11. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

**Owner:**

By: \_\_\_\_\_



Steve Lewis

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

8-20-2021

Approved:

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

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

Approved as to Form:

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



EXHIBIT A  
SHEET 1 OF 2

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF BLOCK 18, GREENWOOD AMENDED, BEING A PORTION OF ADAMS COUNTY PARCEL NUMBER 0182516202019, LOCATED IN THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SAID SECTION 16; THENCE ALONG THE EASTERLY LINE OF SAID NORTHWEST QUARTER OF SECTION 16, N00°13'10"W A DISTANCE OF 2010.07 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PECOS STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF WEST 55<sup>TH</sup> AVENUE AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WEST 55<sup>TH</sup> AVENUE, S89°51'49"W A DISTANCE OF 38.94 FEET; THENCE N34°20'27"E A DISTANCE OF 15.75 FEET; THENCE N00°13'10"W A DISTANCE OF 183.99 FEET; THENCE N89°53'26"E A DISTANCE OF 30.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH PECOS STREET; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NORTH PECOS STREET, S00°13'10"E A DISTANCE OF 196.96 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.137 ACRES OR 5,967 SQUARE FEET MORE OR LESS.

ALL LINEAL DIMENSIONS ARE U.S. SURVEY FEET.

BASIS OF BEARING

BEARINGS ARE BASED ON THE ADAMS COUNTY HORIZONTAL CONTROL NETWORK ALONG THE EASTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEARING S00°13'10"W AND BEING MONUMENTED BY A FOUND 2-1/2" ALUMINUM CAP IN RANGE BOX PLS #37601 (5' W.C.) AT THE NORTH QUARTER CORNER AND A FOUND 3-1/4" ALUMINUM CAP IN RANGE BOX ILLEGIBLE AT THE CENTER QUARTER CORNER.

PREPARED BY ESTRELLA V. BERNAL  
REVIEWED BY SCOTT A. AREHART, PLS  
FOR AND ON BEHALF OF MARTIN/MARTIN, INC.  
12499 WEST COLFAX AVENUE  
LAKEWOOD, COLORADO 80215  
PROJECT NO. 19.0102  
AUGUST 21, 2020  
303-431-6100



# EXHIBIT A

SHEET 2 OF 2

*N*/<sub>4</sub> CORNER SEC. 16, T3S, R68W, 6TH P.M.  
FOUND 2-1/2" ALUM CAP  
IN RANGE BOX PLS #37601  
5' W.C.

BLOCK 18,  
GREENWOOD AMENDED  
PN #0182516202019

PARCEL CONTAINS  
5,967 S.F.±

N89°53'26"E  
30.00'

N00°13'10"W 183.99'

S00°13'10"E 196.96'

S00°13'10"W (BASIS OF BEARINGS)  
EASTERLY LINE NW 1/4, SEC. 16, T3S, R69W, 6TH P.M.

NORTH PECOS STREET

N34°20'27"E  
15.75'

S89°51'49"W  
38.94'

N00°13'10"W  
2010.07'

WEST 55TH AVENUE

P.O.B.

*C*/<sub>4</sub> CORNER SEC. 16, T3S, R68W, 6TH P.M.  
FOUND 3-1/4" ALUM CAP IN  
RANGE BOX ILLEGIBLE  
POINT OF COMMENCEMENT



SCALE: 1"=50'  
ALL LINEAL  
DIMENSIONS ARE IN  
U.S. SURVEY FEET



AUGUST 21, 2020

**M** MARTIN/MARTIN  
CONSULTING ENGINEERS

12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215  
303.431.6100 MARTINMARTIN.COM

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



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Approval of Request to Increase Agricultural Land Values
<b>FROM:</b> Ken Musso, Adams County Assessor
<b>AGENCY/DEPARTMENT:</b> Assessor
<b>HEARD AT STUDY SESSION ON:</b> October 19, 2021
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners sitting as the Board of Equalization approve the increase of values for tax year 2021 for certain agricultural property in the County.

### **BACKGROUND:**

Under C.R.S. 39-8-102(1) the Board of County Commissioners sitting as the Board of Equalization, "...shall correct any errors made by the Assessor". The Assessor's Office discovered, after Notices of Value were sent, that certain of the values for the agricultural land in the County were incorrect for tax year 2021. The Assessor requests that the Board approve a resolution correcting the valuations of the agricultural land.

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

County Attorney's Office

### **ATTACHED DOCUMENTS:**

Resolution, Memo from Assessor's Office and Spreadsheet of Agricultural Land Values

**FISCAL IMPACT:**

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

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

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

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

RESOLUTION ADJUSTING THE VALUES OF AGRICUTURAL LAND FOR TAX YEAR  
2021 AS PERMITTED BY C.R.S.§ 39-8-102(1)

WHEREAS, it has come to the attention of the Board of County Commissioners of Adams County, acting as the Adams County Board of Equalization, that certain corrections need to be made to agricultural property valuations in Adams County for purposes of the 2021 Tax Year; and,

WHEREAS, it has been recommended, and requested, by the Adams County Assessor's Office that the Board of County Commissioners acting as the Adams County Board of Equalization make such corrections; and,

WHEREAS, pursuant to C.R.S. § 39-8-102, the Adams County Board of Equalization shall correct any errors made by the Adams County Assessor, and, whenever in its judgment justice and right so require, it shall raise, lower, or adjust any valuation for assessment appearing in the assessment roll to the end that all valuations for assessment of property are just and equalized within the County.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, acting as the Adams County Board of Equalization, that, for the reasons noted on Exhibit A attached hereto, the value of the agricultural parcels listed on Exhibit B attached hereto shall be corrected.

BE IT FURTHER RESOLVED, that the Clerk to the Board is hereby directed to forward a copy of this Resolution to the Adams County Assessor for further action as may be required by law.



Ken Musso  
ASSESSOR



Assessor's Office  
4430 South Adams County Parkway  
2nd Floor, Suite C2100  
Brighton, CO 80601-8201  
PHONE 720.523.6038  
FAX 720.523.6037  
www.adcogov.org

INTER-OFFICE MEMO

August 20, 2021

To: County Board of Equalization  
From: Ken Musso, County Assessor  
Subject: Agricultural Class Parcels, 2021 Bi-Annual Re-Appraisal

My staff discovered, after our notices of valuation were mailed, that we did not correctly increase the land value for some of our Agricultural Parcels for the 2021 Bi-Annual Re-Appraisal. Please see attached spreadsheet for detail information totals and by individual account.

Although the totals may seem low enough to be insignificant in the total aggregate, the corrections will need to be made to fulfill the need for Equalization and Audit Standards.

Under the authority given you in § 39-8-102(1), C.R.S., we respectfully request you increase the value of the parcels/accounts listed in the attachment.

Section 39-8-102(1), C.R.S., states:

“The county board of equalization shall review the valuations for assessment of all taxable property appearing in the assessment roll of the county, directing the Assessor to supply any omissions which may come to its attention. It shall correct any errors made by the Assessor, and, whenever in its judgment justice and right so require, it shall raise, lower, or adjust any valuation for assessment appearing in the assessment roll to the end that all valuations for assessment of property are just and equalized within the county.”

Regards,





EXHIBIT B

Account Number	Current Actual Value (Land Only)	New Actual Value (Land Only)	New Actual Total Value (Land and Imps)	Current Tax Amount	New Tax Amount	Actual Value Difference	Estimated Tax Amount Difference
R000061	\$599.00	\$623.00	\$623.00	\$10	\$10	\$24.00	\$0
R000068	\$6,883.00	\$7,165.00	\$7,165.00	\$116	\$120	\$282.00	\$4
R000089	\$12,147.00	\$12,634.00	\$12,634.00	\$204	\$212	\$487.00	\$8
R000106	\$14,220.00	\$14,805.00	\$14,805.00	\$239	\$248	\$585.00	\$9
R000108	\$12,976.00	\$13,476.00	\$13,476.00	\$254	\$265	\$500.00	\$11
R000109	\$12,640.00	\$13,149.00	\$13,149.00	\$213	\$221	\$509.00	\$8
R000118	\$13,507.00	\$13,582.00	\$120,967.00	\$1,112	\$1,114	\$75.00	\$2
R000122	\$14,597.00	\$15,199.00	\$15,199.00	\$286	\$298	\$602.00	\$12
R000123	\$12,371.00	\$12,812.00	\$12,812.00	\$243	\$252	\$441.00	\$9
R000127	\$12,252.00	\$12,681.00	\$12,681.00	\$240	\$249	\$429.00	\$9
R000128	\$15,223.00	\$15,853.00	\$15,853.00	\$298	\$311	\$630.00	\$13
R000129	\$13,487.00	\$14,037.00	\$14,037.00	\$265	\$275	\$550.00	\$10
R000131	\$14,241.00	\$14,826.00	\$14,826.00	\$239	\$249	\$585.00	\$10
R000133	\$16,874.00	\$17,581.00	\$17,581.00	\$331	\$345	\$707.00	\$14
R000134	\$28,039.00	\$29,189.00	\$29,189.00	\$550	\$573	\$1,150.00	\$23
R000145	\$9,053.00	\$9,131.00	\$9,131.00	\$178	\$179	\$78.00	\$1
R000146	\$9,852.00	\$10,254.00	\$10,254.00	\$194	\$201	\$402.00	\$7
R000148	\$7,872.00	\$8,193.00	\$8,193.00	\$154	\$161	\$321.00	\$7
R000150	\$23,808.00	\$24,779.00	\$45,537.00	\$874	\$894	\$971.00	\$20
R000176	\$2,833.00	\$2,949.00	\$2,949.00	\$56	\$59	\$116.00	\$3
R000177	\$9,172.00	\$9,546.00	\$9,546.00	\$180	\$187	\$374.00	\$7
R000178	\$2,761.00	\$2,854.00	\$2,854.00	\$54	\$56	\$93.00	\$2
R000179	\$12,201.00	\$12,624.00	\$12,624.00	\$240	\$248	\$423.00	\$8
R000182	\$7,943.00	\$8,273.00	\$8,273.00	\$156	\$162	\$330.00	\$6
R000183	\$19,335.00	\$20,142.00	\$20,142.00	\$380	\$395	\$807.00	\$15
R000184	\$26,400.00	\$27,497.00	\$27,497.00	\$519	\$540	\$1,097.00	\$21
R000185	\$2,166.00	\$2,251.00	\$2,251.00	\$44	\$46	\$85.00	\$2
R000186	\$2,166.00	\$2,251.00	\$2,251.00	\$44	\$46	\$85.00	\$2
R000187	\$2,739.00	\$2,850.00	\$2,850.00	\$56	\$58	\$111.00	\$2
R000188	\$2,297.00	\$2,381.00	\$2,381.00	\$47	\$49	\$84.00	\$2
R000189	\$4,152.00	\$4,322.00	\$4,322.00	\$81	\$85	\$170.00	\$4
R000190	\$5,328.00	\$5,478.00	\$5,478.00	\$105	\$108	\$150.00	\$3
R000194	\$2,685.00	\$2,795.00	\$2,795.00	\$53	\$55	\$110.00	\$2
R000195	\$2,685.00	\$2,795.00	\$2,795.00	\$53	\$55	\$110.00	\$2
R000196	\$28,732.00	\$29,920.00	\$29,920.00	\$564	\$588	\$1,188.00	\$24
R000197	\$26,827.00	\$27,939.00	\$40,692.00	\$777	\$798	\$1,112.00	\$21
R000198	\$5,899.00	\$6,139.00	\$147,470.00	\$1,406	\$1,410	\$240.00	\$4
R000200	\$7,082.00	\$7,340.00	\$7,340.00	\$139	\$145	\$258.00	\$6
R000204	\$9,105.00	\$9,476.00	\$9,476.00	\$179	\$186	\$371.00	\$7
R000205	\$6,787.00	\$7,070.00	\$7,070.00	\$133	\$139	\$283.00	\$6
R000206	\$2,870.00	\$2,988.00	\$2,988.00	\$56	\$59	\$118.00	\$3
R000207	\$9,517.00	\$9,903.00	\$9,903.00	\$187	\$196	\$386.00	\$9
R000210	\$25,880.00	\$26,900.00	\$26,900.00	\$508	\$528	\$1,020.00	\$20
R000211	\$17,828.00	\$18,566.00	\$32,726.00	\$628	\$642	\$738.00	\$14
R000215	\$16,474.00	\$17,151.00	\$17,151.00	\$324	\$336	\$677.00	\$12
R000216	\$13,060.00	\$13,593.00	\$13,593.00	\$257	\$267	\$533.00	\$10

EXHIBIT B

R0000217	\$12,298.00	\$12,753.00	\$12,753.00	\$242	\$250	\$455.00	\$8
R0000220	\$6,440.00	\$6,708.00	\$6,708.00	\$127	\$132	\$268.00	\$5
R0000221	\$6,834.00	\$7,120.00	\$7,120.00	\$134	\$139	\$286.00	\$5
R0000222	\$13,435.00	\$13,997.00	\$13,997.00	\$264	\$275	\$562.00	\$11
R0000224	\$3,485.00	\$3,632.00	\$3,632.00	\$68	\$71	\$147.00	\$3
R0000225	\$3,485.00	\$3,632.00	\$3,632.00	\$68	\$71	\$147.00	\$3
R0000226	\$13,530.00	\$14,095.00	\$14,095.00	\$265	\$277	\$565.00	\$12
R0000228	\$13,651.00	\$14,222.00	\$14,222.00	\$268	\$279	\$571.00	\$11
R0000229	\$13,952.00	\$14,537.00	\$329,775.00	\$1,808	\$1,820	\$585.00	\$12
R0000234	\$6,710.00	\$6,984.00	\$6,984.00	\$132	\$137	\$274.00	\$5
R0000239	\$26,533.00	\$27,586.00	\$27,586.00	\$520	\$541	\$1,053.00	\$21
R0000243	\$24,869.00	\$25,911.00	\$25,911.00	\$488	\$508	\$1,042.00	\$20
R0000244	\$2,669.00	\$2,778.00	\$2,778.00	\$54	\$57	\$109.00	\$3
R0000245	\$2,669.00	\$2,778.00	\$2,778.00	\$54	\$57	\$109.00	\$3
R0000246	\$839.00	\$873.00	\$873.00	\$17	\$18	\$34.00	\$1
R0000247	\$839.00	\$873.00	\$873.00	\$17	\$18	\$34.00	\$1
R0000248	\$6,430.00	\$6,676.00	\$6,676.00	\$131	\$136	\$246.00	\$5
R0000249	\$6,430.00	\$6,676.00	\$6,676.00	\$131	\$136	\$246.00	\$5
R0000250	\$830.00	\$864.00	\$864.00	\$17	\$18	\$34.00	\$1
R0000251	\$830.00	\$864.00	\$864.00	\$17	\$18	\$34.00	\$1
R0000252	\$3,483.00	\$3,625.00	\$3,625.00	\$71	\$74	\$142.00	\$3
R0000253	\$3,483.00	\$3,625.00	\$3,625.00	\$71	\$74	\$142.00	\$3
R0000254	\$6,953.00	\$7,222.00	\$7,222.00	\$142	\$147	\$269.00	\$5
R0000255	\$6,725.00	\$6,994.00	\$6,994.00	\$137	\$142	\$269.00	\$5
R0000256	\$31,736.00	\$33,059.00	\$33,059.00	\$623	\$649	\$1,323.00	\$26
R0000258	\$3,796.00	\$3,951.00	\$3,951.00	\$74	\$78	\$155.00	\$4
R0000259	\$2,183.00	\$2,272.00	\$2,272.00	\$43	\$45	\$89.00	\$2
R0000260	\$705.00	\$734.00	\$734.00	\$14	\$14	\$29.00	\$0
R0000276	\$1,401.00	\$1,420.00	\$1,420.00	\$31	\$31	\$19.00	\$0
R0000277	\$82,085.00	\$92,576.00	\$324,817.00	\$3,812	\$4,019	\$10,491.00	\$207
R0000293	\$1,028.00	\$1,071.00	\$1,071.00	\$20	\$20	\$43.00	\$0
R0000295	\$184,499.00	\$203,421.00	\$213,113.00	\$4,234	\$4,646	\$18,922.00	\$412
R0000297	\$2,672.00	\$2,777.00	\$2,777.00	\$58	\$61	\$105.00	\$3
R0000302	\$83,637.00	\$88,707.00	\$88,707.00	\$1,823	\$1,933	\$5,070.00	\$110
R0000307	\$75,262.00	\$86,967.00	\$493,775.00	\$4,623	\$4,852	\$11,705.00	\$229
R0000308	\$370,610.00	\$398,151.00	\$398,151.00	\$7,276	\$7,817	\$27,541.00	\$541
R0000312	\$3,432.00	\$3,575.00	\$3,575.00	\$75	\$78	\$143.00	\$3
R0000313	\$12,224.00	\$12,734.00	\$12,734.00	\$266	\$277	\$510.00	\$11
R0000315	\$18,367.00	\$19,229.00	\$45,183.00	\$841	\$857	\$862.00	\$16
R0000325	\$177,304.00	\$187,189.00	\$490,731.00	\$5,916	\$6,118	\$9,885.00	\$202
R0000326	\$270.00	\$281.00	\$281.00	\$6	\$6	\$11.00	\$0
R0000327	\$559.00	\$582.00	\$582.00	\$11	\$12	\$23.00	\$1
R0000330	\$8,142.00	\$8,456.00	\$8,456.00	\$166	\$172	\$314.00	\$6
R0000338	\$807.00	\$817.00	\$817.00	\$16	\$16	\$10.00	\$0
R0000339	\$12,995.00	\$13,456.00	\$13,456.00	\$265	\$274	\$461.00	\$9
R0000343	\$165,049.00	\$179,729.00	\$179,729.00	\$3,240	\$3,528	\$14,680.00	\$288
R0000353	\$169,676.00	\$182,245.00	\$240,560.00	\$4,476	\$4,723	\$12,569.00	\$247

EXHIBIT B

R0000355	\$188,805.00	\$204,410.00	\$434,054.00	\$5,566	\$5,873	\$15,605.00	\$307
R0000369	\$174,939.00	\$188,074.00	\$384,611.00	\$5,176	\$5,436	\$13,135.00	\$260
R0000371	\$152,653.00	\$170,677.00	\$170,677.00	\$2,998	\$3,353	\$18,024.00	\$355
R0000421	\$6,861.00	\$7,142.00	\$7,142.00	\$179	\$186	\$281.00	\$7
R0000427	\$16,617.00	\$17,313.00	\$17,313.00	\$410	\$427	\$696.00	\$17
R0000449	\$6,328.00	\$6,593.00	\$6,593.00	\$166	\$172	\$265.00	\$6
R0000450	\$16,491.00	\$16,753.00	\$16,753.00	\$430	\$437	\$262.00	\$7
R0000454	\$35,471.00	\$36,957.00	\$36,957.00	\$952	\$992	\$1,486.00	\$40
R0000457	\$79,740.00	\$88,745.00	\$88,745.00	\$2,024	\$2,253	\$9,005.00	\$229
R0000471	\$52,738.00	\$58,447.00	\$58,447.00	\$5,766	\$5,920	\$5,709.00	\$154
R0000472	\$166,608.00	\$183,565.00	\$183,565.00	\$4,230	\$4,659	\$16,957.00	\$429
R0000473	\$8,167.00	\$8,508.00	\$8,508.00	\$219	\$229	\$341.00	\$10
R0000474	\$3,841.00	\$4,000.00	\$4,000.00	\$103	\$107	\$159.00	\$4
R0000478	\$16,091.00	\$16,762.00	\$16,762.00	\$409	\$426	\$671.00	\$17
R0000490	\$21,607.00	\$22,488.00	\$306,339.00	\$4,072	\$4,095	\$881.00	\$23
R0000492	\$125,825.00	\$126,107.00	\$153,396.00	\$3,887	\$3,894	\$282.00	\$7
R0000495	\$30,632.00	\$31,904.00	\$31,904.00	\$755	\$786	\$1,272.00	\$31
R0000497	\$68,758.00	\$73,292.00	\$136,943.00	\$3,264	\$3,375	\$4,534.00	\$111
R0000499	\$215,207.00	\$227,744.00	\$476,332.00	\$10,027	\$10,335	\$12,537.00	\$308
R0000512	\$79,654.00	\$89,376.00	\$89,376.00	\$2,079	\$2,332	\$9,722.00	\$253
R0000513	\$37,912.00	\$42,929.00	\$42,929.00	\$935	\$1,059	\$5,017.00	\$124
R0000514	\$61,112.00	\$62,557.00	\$62,557.00	\$1,506	\$1,542	\$1,445.00	\$36
R0000523	\$1,844.00	\$1,869.00	\$1,869.00	\$51	\$51	\$25.00	\$0
R0000525	\$183,404.00	\$196,519.00	\$834,871.00	\$10,565	\$10,897	\$13,115.00	\$332
R0000527	\$2,075.00	\$2,162.00	\$96,429.00	\$907	\$909	\$87.00	\$2
R0000531	\$231,961.00	\$251,861.00	\$422,084.00	\$6,761	\$7,252	\$19,900.00	\$491
R0000546	\$69,147.00	\$79,904.00	\$79,904.00	\$1,291	\$1,491	\$10,757.00	\$200
R0000547	\$192,613.00	\$207,498.00	\$207,498.00	\$3,597	\$3,875	\$14,885.00	\$278
R0000617	\$180,536.00	\$193,027.00	\$193,027.00	\$3,372	\$3,605	\$12,491.00	\$233
R0000618	\$1,577.00	\$1,642.00	\$365,956.00	\$3,156	\$3,157	\$65.00	\$1
R0000629	\$163,795.00	\$179,625.00	\$179,625.00	\$3,059	\$3,354	\$15,830.00	\$295
R0000722	\$1,506.00	\$1,567.00	\$307,906.00	\$2,492	\$2,493	\$61.00	\$1
R0000745	\$7,614.00	\$7,929.00	\$7,929.00	\$203	\$212	\$315.00	\$9
R0000779	\$1,912.00	\$1,992.00	\$522,101.00	\$3,476	\$3,478	\$80.00	\$2
R0000780	\$1,912.00	\$1,992.00	\$544,657.00	\$4,484	\$4,486	\$80.00	\$2
R0000792	\$2,075.00	\$2,162.00	\$435,514.00	\$2,909	\$2,912	\$87.00	\$3
R0000802	\$1,942.00	\$2,023.00	\$716,580.00	\$4,757	\$4,759	\$81.00	\$2
R0000811	\$1,497.00	\$1,558.00	\$473,657.00	\$3,097	\$3,099	\$61.00	\$2
R0000813	\$2,047.00	\$2,133.00	\$545,858.00	\$4,083	\$4,086	\$86.00	\$3
R0000825	\$51,297.00	\$56,493.00	\$171,789.00	\$2,601	\$2,741	\$5,196.00	\$140
R0000826	\$2,314.00	\$2,408.00	\$2,408.00	\$62	\$65	\$94.00	\$3
R0000864	\$1,324.00	\$1,387.00	\$1,387.00	\$35	\$37	\$63.00	\$2
R0000865	\$1,324.00	\$1,387.00	\$1,387.00	\$35	\$37	\$63.00	\$2
R0000866	\$2,634.00	\$2,743.00	\$135,354.00	\$1,112	\$1,114	\$109.00	\$2
R0000873	\$865.00	\$898.00	\$898.00	\$24	\$25	\$33.00	\$1
R0000874	\$856.00	\$867.00	\$867.00	\$24	\$24	\$11.00	\$0
R0000875	\$122,621.00	\$127,716.00	\$127,716.00	\$3,393	\$3,535	\$5,095.00	\$142

EXHIBIT B

R0000878	\$420.00	\$437.00	\$33,477.00	\$893	\$894	\$17.00	\$1
R0000891	\$10,359.00	\$11,053.00	\$598,466.00	\$5,128	\$5,146	\$694.00	\$18
R0000897	\$1,411.00	\$1,471.00	\$218,329.00	\$2,086	\$2,088	\$60.00	\$2
R0000912	\$485.00	\$505.00	\$219,983.00	\$1,525	\$1,526	\$20.00	\$1
R0000941	\$5,773.00	\$6,045.00	\$6,045.00	\$154	\$161	\$272.00	\$7
R0000956	\$3,457.00	\$3,604.00	\$499,129.00	\$3,652	\$3,657	\$147.00	\$5
R0000960	\$1,448.00	\$1,522.00	\$24,862.00	\$662	\$664	\$74.00	\$2
R0000996	\$1,505.00	\$1,566.00	\$1,566.00	\$41	\$42	\$61.00	\$1
R0001001	\$10,745.00	\$11,196.00	\$11,196.00	\$287	\$299	\$451.00	\$12
R0001009	\$1,197.00	\$1,258.00	\$281,618.00	\$1,879	\$1,880	\$61.00	\$1
R0001012	\$1,691.00	\$1,760.00	\$345,241.00	\$3,486	\$3,488	\$69.00	\$2
R0001018	\$1,756.00	\$1,827.00	\$286,547.00	\$2,874	\$2,876	\$71.00	\$2
R0001525	\$392.00	\$409.00	\$409.00	\$11	\$11	\$17.00	\$0
R0001531	\$8,556.00	\$8,739.00	\$449,225.00	\$3,594	\$3,598	\$183.00	\$4
R0001533	\$95,150.00	\$105,179.00	\$105,179.00	\$2,633	\$2,909	\$10,029.00	\$276
R0001548	\$30,909.00	\$32,906.00	\$290,930.00	\$3,886	\$3,941	\$1,997.00	\$55
R0001551	\$260.00	\$274.00	\$274.00	\$9	\$9	\$14.00	\$0
R0001554	\$1,276.00	\$1,337.00	\$87,083.00	\$687	\$688	\$61.00	\$1
R0001555	\$1,354.00	\$1,409.00	\$302,662.00	\$2,126	\$2,128	\$55.00	\$2
R0001558	\$92,837.00	\$103,168.00	\$307,907.00	\$5,237	\$5,523	\$10,331.00	\$286
R0001559	\$74,120.00	\$77,402.00	\$1,604,774.00	\$37,227	\$37,316	\$3,282.00	\$89
R0001560	\$945.00	\$1,115.00	\$84,220.00	\$593	\$598	\$170.00	\$5
R0001561	\$4,914.00	\$5,453.00	\$14,561.00	\$388	\$403	\$539.00	\$15
R0001562	\$7,206.00	\$7,974.00	\$7,974.00	\$199	\$220	\$768.00	\$21
R0001564	\$1,425.00	\$1,490.00	\$152,413.00	\$1,722	\$1,724	\$65.00	\$2
R0001567	\$431.00	\$447.00	\$447.00	\$11	\$11	\$16.00	\$0
R0001568	\$369.00	\$380.00	\$380.00	\$10	\$10	\$11.00	\$0
R0001624	\$1,697.00	\$1,777.00	\$75,668.00	\$1,658	\$1,660	\$80.00	\$2
R0001625	\$1,290.00	\$1,350.00	\$1,350.00	\$35	\$36	\$60.00	\$1
R0001641	\$1,301.00	\$1,358.00	\$1,358.00	\$36	\$38	\$57.00	\$2
R0001642	\$2,982.00	\$3,127.00	\$3,127.00	\$82	\$87	\$145.00	\$5
R0001678	\$61,927.00	\$66,729.00	\$416,692.00	\$4,076	\$4,205	\$4,802.00	\$129
R0001770	\$7,130.00	\$8,461.00	\$8,461.00	\$193	\$229	\$1,331.00	\$36
R0006823	\$36,613.00	\$39,250.00	\$395,508.00	\$4,087	\$4,158	\$2,637.00	\$71
R0006828	\$45,064.00	\$48,003.00	\$546,251.00	\$4,803	\$4,884	\$2,939.00	\$81
R0006838	\$16,325.00	\$17,989.00	\$17,989.00	\$484	\$534	\$1,664.00	\$50
R0006839	\$5,975.00	\$6,584.00	\$6,584.00	\$165	\$182	\$609.00	\$17
R0006840	\$5,975.00	\$6,584.00	\$6,584.00	\$165	\$182	\$609.00	\$17
R0006842	\$2,864.00	\$3,156.00	\$3,156.00	\$79	\$88	\$292.00	\$9
R0006843	\$2,864.00	\$3,156.00	\$3,156.00	\$79	\$88	\$292.00	\$9
R0006865	\$85,618.00	\$90,260.00	\$398,164.00	\$4,849	\$4,978	\$4,642.00	\$129
R0006868	\$22,020.00	\$23,606.00	\$23,606.00	\$610	\$654	\$1,586.00	\$44
R0006906	\$582.00	\$603.00	\$147,350.00	\$2,995	\$2,996	\$21.00	\$1
R0006928	\$10,659.00	\$11,257.00	\$11,257.00	\$288	\$304	\$598.00	\$16
R0007011	\$1,305.00	\$1,364.00	\$17,051.00	\$460	\$460	\$59.00	\$0
R0007040	\$12,728.00	\$13,268.00	\$181,711.00	\$2,378	\$2,395	\$540.00	\$17
R0007051	\$243.00	\$253.00	\$9,080.00	\$245	\$245	\$10.00	\$0

EXHIBIT B

R0007053	\$18,954.00	\$20,132.00	\$20,132.00	\$561	\$596	\$1,178.00	\$35
R0007059	\$13,709.00	\$14,175.00	\$629,097.00	\$5,746	\$5,759	\$466.00	\$13
R0007060	\$31,132.00	\$34,377.00	\$104,314.00	\$2,797	\$2,886	\$3,245.00	\$89
R0007115	\$1,823.00	\$2,001.00	\$423,610.00	\$2,960	\$2,964	\$178.00	\$4
R0007116	\$4,938.00	\$5,329.00	\$5,329.00	\$133	\$145	\$391.00	\$12
R0007120	\$957.00	\$1,047.00	\$575,750.00	\$5,120	\$5,122	\$90.00	\$2
R0007121	\$2,163.00	\$2,456.00	\$474,659.00	\$3,207	\$3,216	\$293.00	\$9
R0008076	\$24,286.00	\$27,262.00	\$173,924.00	\$2,262	\$2,343	\$2,976.00	\$81
R0008086	\$1,447.00	\$1,732.00	\$286,807.00	\$1,940	\$1,948	\$285.00	\$8
R0008096	\$474.00	\$498.00	\$175,528.00	\$1,922	\$1,922	\$24.00	\$0
R0008212	\$375.00	\$390.00	\$227,629.00	\$2,123	\$2,123	\$15.00	\$0
R0008239	\$1,807.00	\$1,961.00	\$1,961.00	\$42	\$46	\$154.00	\$4
R0008241	\$71,792.00	\$78,795.00	\$235,938.00	\$3,398	\$3,582	\$7,003.00	\$184
R0008254	\$882.00	\$918.00	\$918.00	\$25	\$26	\$36.00	\$1
R0008261	\$42,136.00	\$43,351.00	\$532,899.00	\$4,492	\$4,524	\$1,215.00	\$32
R0008263	\$42,929.00	\$44,076.00	\$44,076.00	\$1,184	\$1,216	\$1,147.00	\$32
R0008266	\$7,036.00	\$7,595.00	\$584,881.00	\$6,265	\$6,283	\$559.00	\$18
R0008267	\$35,328.00	\$36,111.00	\$36,111.00	\$1,191	\$1,217	\$783.00	\$26
R0008273	\$38,668.00	\$40,378.00	\$40,378.00	\$1,067	\$1,114	\$1,710.00	\$47
R0008501	\$5,830.00	\$6,050.00	\$6,050.00	\$158	\$163	\$220.00	\$5
R0008516	\$377.00	\$393.00	\$393.00	\$10	\$10	\$16.00	\$0
R0008520	\$582.00	\$696.00	\$696.00	\$17	\$20	\$114.00	\$3
R0008570	\$21,255.00	\$23,649.00	\$23,649.00	\$575	\$641	\$2,394.00	\$66
R0008868	\$13,186.00	\$14,530.00	\$14,530.00	\$390	\$430	\$1,344.00	\$40
R0008869	\$18,579.00	\$20,150.00	\$450,447.00	\$5,690	\$5,733	\$1,571.00	\$43
R0008917	\$849.00	\$935.00	\$211,702.00	\$3,023	\$3,025	\$86.00	\$2
R0008918	\$937.00	\$1,024.00	\$1,024.00	\$26	\$28	\$87.00	\$2
R0008919	\$7,024.00	\$7,658.00	\$7,658.00	\$195	\$212	\$634.00	\$17
R0008930	\$825.00	\$909.00	\$909.00	\$23	\$25	\$84.00	\$2
R0008931	\$944.00	\$1,040.00	\$1,040.00	\$26	\$29	\$96.00	\$3
R0008959	\$8,589.00	\$10,284.00	\$832,254.00	\$6,077	\$6,123	\$1,695.00	\$46
R0009033	\$419.00	\$437.00	\$437.00	\$14	\$15	\$18.00	\$1
R0009047	\$725.00	\$758.00	\$1,293,838.00	\$15,252	\$15,253	\$33.00	\$1
R0009074	\$17,386.00	\$18,246.00	\$52,663.00	\$1,383	\$1,406	\$860.00	\$23
R0009118	\$9,434.00	\$10,190.00	\$10,190.00	\$252	\$273	\$756.00	\$21
R0009140	\$45,740.00	\$47,766.00	\$298,747.00	\$3,536	\$3,596	\$2,026.00	\$60
R0009141	\$20,652.00	\$22,001.00	\$22,001.00	\$572	\$609	\$1,349.00	\$37
R0009145	\$16,410.00	\$17,148.00	\$17,148.00	\$444	\$464	\$738.00	\$20
R0009147	\$124,625.00	\$132,624.00	\$460,900.00	\$5,560	\$5,776	\$7,999.00	\$216
R0009148	\$7,183.00	\$7,706.00	\$7,706.00	\$198	\$213	\$523.00	\$15
R0009149	\$74,590.00	\$77,599.00	\$234,895.00	\$3,210	\$3,293	\$3,009.00	\$83
R0009151	\$42,786.00	\$44,636.00	\$201,104.00	\$3,342	\$3,393	\$1,850.00	\$51
R0009154	\$12,492.00	\$13,003.00	\$33,554.00	\$893	\$907	\$511.00	\$14
R0009155	\$21,438.00	\$22,315.00	\$141,505.00	\$4,171	\$4,197	\$877.00	\$26
R0009170	\$104,053.00	\$108,688.00	\$460,333.00	\$5,757	\$5,884	\$4,635.00	\$127
R0009178	\$7,412.00	\$7,512.00	\$7,512.00	\$201	\$203	\$100.00	\$2
R0009185	\$14,013.00	\$15,341.00	\$15,341.00	\$379	\$416	\$1,328.00	\$37

EXHIBIT B

R0009193	\$7,237.00	\$7,657.00	\$7,657.00	\$196	\$207	\$420.00	\$11
R0013817	\$16,171.00	\$17,128.00	\$17,128.00	\$437	\$464	\$957.00	\$27
R0013916	\$15,441.00	\$16,122.00	\$141,749.00	\$1,617	\$1,636	\$681.00	\$19
R0013918	\$723.00	\$753.00	\$98,460.00	\$1,200	\$1,201	\$30.00	\$1
R0014312	\$33,288.00	\$34,572.00	\$265,232.00	\$3,205	\$3,248	\$1,284.00	\$43
R0014342	\$252.00	\$262.00	\$262.00	\$8	\$9	\$10.00	\$1
R0014356	\$294.00	\$306.00	\$316,817.00	\$3,224	\$3,224	\$12.00	\$0
R0014492	\$50,858.00	\$53,033.00	\$279,690.00	\$4,233	\$4,307	\$2,175.00	\$74
R0014574	\$12,219.00	\$12,641.00	\$331,772.00	\$3,527	\$3,542	\$422.00	\$15
R0014602	\$1,190.00	\$1,232.00	\$301,319.00	\$3,431	\$3,432	\$42.00	\$1
R0015119	\$265.00	\$275.00	\$275.00	\$10	\$10	\$10.00	\$0
R0015120	\$770.00	\$801.00	\$801.00	\$28	\$29	\$31.00	\$1
R0015427	\$442.00	\$460.00	\$460.00	\$15	\$15	\$18.00	\$0
R0054799	\$252.00	\$262.00	\$268,704.00	\$1,932	\$1,933	\$10.00	\$1
R0070615	\$8,144.00	\$8,487.00	\$8,657.00	\$243	\$253	\$343.00	\$10
R0070616	\$6,131.00	\$6,343.00	\$6,343.00	\$180	\$186	\$212.00	\$6
R0071004	\$1,200.00	\$1,242.00	\$1,496.00	\$43	\$44	\$42.00	\$1
R0071016	\$5,226.00	\$5,406.00	\$5,406.00	\$152	\$157	\$180.00	\$5
R0071042	\$14,389.00	\$14,885.00	\$14,885.00	\$419	\$433	\$496.00	\$14
R0071111	\$3,985.00	\$4,123.00	\$4,123.00	\$116	\$120	\$138.00	\$4
R0071113	\$1,190.00	\$1,232.00	\$364,687.00	\$2,642	\$2,643	\$42.00	\$1
R0071128	\$4,496.00	\$4,652.00	\$4,652.00	\$130	\$135	\$156.00	\$5
R0071132	\$1,764.00	\$1,825.00	\$1,825.00	\$51	\$53	\$61.00	\$2
R0071144	\$1,190.00	\$1,232.00	\$223,245.00	\$1,889	\$1,890	\$42.00	\$1
R0071145	\$3,845.00	\$3,978.00	\$3,978.00	\$112	\$115	\$133.00	\$3
R0071167	\$869.00	\$943.00	\$229,476.00	\$1,664	\$1,666	\$74.00	\$2
R0071223	\$247.00	\$260.00	\$260.00	\$13	\$15	\$13.00	\$2
R0071375	\$54,064.00	\$57,439.00	\$58,026.00	\$1,508	\$1,602	\$3,375.00	\$94
R0071376	\$614.00	\$754.00	\$754.00	\$17	\$21	\$140.00	\$4
R0071380	\$3,473.00	\$3,758.00	\$3,758.00	\$96	\$104	\$285.00	\$8
R0071382	\$771.00	\$803.00	\$803.00	\$22	\$23	\$32.00	\$1
R0071395	\$5,952.00	\$6,158.00	\$6,158.00	\$201	\$208	\$206.00	\$7
R0071397	\$23,756.00	\$27,073.00	\$212,170.00	\$2,146	\$2,228	\$3,317.00	\$82
R0071413	\$31,187.00	\$32,880.00	\$32,880.00	\$860	\$907	\$1,693.00	\$47
R0071426	\$1,441.00	\$1,500.00	\$1,500.00	\$49	\$51	\$59.00	\$2
R0071428	\$2,140.00	\$2,227.00	\$2,227.00	\$72	\$76	\$87.00	\$4
R0074986	\$60,232.00	\$63,476.00	\$63,476.00	\$1,476	\$1,555	\$3,244.00	\$79
R0074995	\$711.00	\$737.00	\$737.00	\$20	\$21	\$26.00	\$1
R0075230	\$1,569.00	\$1,713.00	\$1,713.00	\$89	\$99	\$144.00	\$10
R0075231	\$1,569.00	\$1,720.00	\$1,720.00	\$91	\$99	\$151.00	\$8
R0075239	\$1,928.00	\$2,071.00	\$2,071.00	\$111	\$119	\$143.00	\$8
R0075266	\$812.00	\$852.00	\$852.00	\$24	\$25	\$40.00	\$1
R0075283	\$390.00	\$406.00	\$406.00	\$10	\$11	\$16.00	\$1
R0075387	\$8,049.00	\$8,848.00	\$8,848.00	\$197	\$217	\$799.00	\$20
R0075402	\$2,838.00	\$2,955.00	\$131,859.00	\$940	\$944	\$117.00	\$4
R0075403	\$2,777.00	\$2,915.00	\$165,951.00	\$1,164	\$1,168	\$138.00	\$4
R0075404	\$2,699.00	\$2,828.00	\$250,628.00	\$1,561	\$1,564	\$129.00	\$3



EXHIBIT B

R0075405	\$1,858.00	\$2,088.00	\$185,844.00	\$1,155	\$1,160	\$230.00	\$5
R0075406	\$1,828.00	\$2,139.00	\$88,634.00	\$2,162	\$2,169	\$311.00	\$7
R0075426	\$43,080.00	\$44,568.00	\$555,850.00	\$4,268	\$4,305	\$1,488.00	\$37
R0075433	\$17,888.00	\$18,506.00	\$18,506.00	\$438	\$453	\$618.00	\$15
R0075861	\$13,782.00	\$14,257.00	\$14,257.00	\$338	\$350	\$475.00	\$12
R0077230	\$5,431.00	\$5,689.00	\$5,689.00	\$143	\$150	\$258.00	\$7
R0077234	\$1,232.00	\$1,301.00	\$269,016.00	\$7,027	\$7,029	\$69.00	\$2
R0080091	\$1,533.00	\$1,600.00	\$714,744.00	\$5,948	\$5,950	\$67.00	\$2
R0080094	\$806.00	\$841.00	\$841.00	\$22	\$23	\$35.00	\$1
R0080095	\$2,598.00	\$2,704.00	\$2,704.00	\$71	\$74	\$106.00	\$3
R0080225	\$320.00	\$333.00	\$333.00	\$11	\$12	\$13.00	\$1
R0080248	\$419.00	\$437.00	\$437.00	\$11	\$12	\$18.00	\$1
R0080249	\$807.00	\$840.00	\$840.00	\$21	\$22	\$33.00	\$1
R0080383	\$809.00	\$843.00	\$155,898.00	\$1,515	\$1,516	\$34.00	\$1
R0080403	\$32,604.00	\$33,429.00	\$33,429.00	\$903	\$925	\$825.00	\$22
R0080414	\$5,861.00	\$5,963.00	\$84,242.00	\$2,247	\$2,251	\$102.00	\$4
R0080422	\$560.00	\$576.00	\$576.00	\$15	\$16	\$16.00	\$1
R0080427	\$65,606.00	\$70,576.00	\$70,576.00	\$1,815	\$1,954	\$4,970.00	\$139
R0080572	\$2,088.00	\$2,175.00	\$125,737.00	\$1,325	\$1,327	\$87.00	\$2
R0080622	\$3,338.00	\$3,451.00	\$3,451.00	\$64	\$66	\$113.00	\$2
R0080705	\$6,332.00	\$6,587.00	\$6,587.00	\$156	\$162	\$255.00	\$6
R0080709	\$1,669.00	\$1,720.00	\$1,720.00	\$43	\$45	\$51.00	\$2
R0080742	\$7,075.00	\$7,340.00	\$7,340.00	\$195	\$202	\$265.00	\$7
R0080755	\$23,906.00	\$26,446.00	\$154,864.00	\$2,246	\$2,313	\$2,540.00	\$67
R0080772	\$2,052.00	\$2,138.00	\$199,146.00	\$1,504	\$1,506	\$86.00	\$2
R0080776	\$1,820.00	\$1,895.00	\$201,582.00	\$1,387	\$1,388	\$75.00	\$1
R0080783	\$1,919.00	\$1,999.00	\$220,718.00	\$1,696	\$1,698	\$80.00	\$2
R0080785	\$2,052.00	\$2,138.00	\$2,138.00	\$54	\$56	\$86.00	\$2
R0080786	\$2,114.00	\$2,203.00	\$244,537.00	\$2,145	\$2,148	\$89.00	\$3
R0080788	\$1,034.00	\$1,068.00	\$388,366.00	\$3,511	\$3,512	\$34.00	\$1
R0080798	\$76,694.00	\$78,041.00	\$78,041.00	\$2,002	\$2,037	\$1,347.00	\$35
R0080820	\$33,638.00	\$35,047.00	\$35,047.00	\$829	\$863	\$1,409.00	\$34
R0080828	\$28,978.00	\$30,171.00	\$30,171.00	\$569	\$592	\$1,193.00	\$23
R0080829	\$2,987.00	\$3,091.00	\$3,091.00	\$59	\$61	\$104.00	\$2
R0080831	\$6,710.00	\$6,984.00	\$6,984.00	\$176	\$184	\$274.00	\$8
R0080848	\$173,349.00	\$192,051.00	\$192,051.00	\$3,403	\$3,771	\$18,702.00	\$368
R0080849	\$155,405.00	\$174,243.00	\$289,164.00	\$3,917	\$4,287	\$18,838.00	\$370
R0080850	\$153,456.00	\$164,589.00	\$164,589.00	\$3,129	\$3,356	\$11,133.00	\$227
R0080858	\$15,061.00	\$15,684.00	\$15,684.00	\$371	\$387	\$623.00	\$16
R0080863	\$3,829.00	\$3,966.00	\$236,443.00	\$1,392	\$1,395	\$137.00	\$3
R0080872	\$5,093.00	\$5,299.00	\$5,299.00	\$104	\$108	\$206.00	\$4
R0080880	\$83,689.00	\$84,584.00	\$411,512.00	\$3,614	\$3,633	\$895.00	\$19
R0080881	\$14,165.00	\$14,747.00	\$14,747.00	\$289	\$301	\$582.00	\$12
R0080886	\$58,118.00	\$71,156.00	\$71,156.00	\$1,141	\$1,397	\$13,038.00	\$256
R0080889	\$2,676.00	\$2,759.00	\$2,759.00	\$53	\$54	\$83.00	\$1
R0080890	\$1,586.00	\$1,627.00	\$1,627.00	\$31	\$31	\$41.00	\$0
R0080891	\$92,322.00	\$93,407.00	\$108,807.00	\$2,114	\$2,136	\$1,085.00	\$22

EXHIBIT B

R0080894	\$1,317.00	\$1,334.00	\$1,334.00	\$27	\$27	\$17.00	\$0
R0080896	\$115,741.00	\$123,470.00	\$668,076.00	\$7,200	\$7,356	\$7,729.00	\$156
R0080898	\$27,273.00	\$28,388.00	\$28,388.00	\$556	\$578	\$1,115.00	\$22
R0080899	\$31,923.00	\$33,253.00	\$33,253.00	\$651	\$678	\$1,330.00	\$27
R0080903	\$146,172.00	\$165,357.00	\$165,357.00	\$2,870	\$3,247	\$19,185.00	\$377
R0080904	\$148,788.00	\$169,827.00	\$281,627.00	\$5,117	\$5,529	\$21,039.00	\$412
R0080911	\$5,065.00	\$5,272.00	\$5,272.00	\$103	\$108	\$207.00	\$5
R0080912	\$14,036.00	\$14,612.00	\$14,612.00	\$286	\$298	\$576.00	\$12
R0080925	\$36,337.00	\$36,495.00	\$195,826.00	\$3,562	\$3,564	\$158.00	\$2
R0080926	\$1,947.00	\$2,028.00	\$20,070.00	\$392	\$394	\$81.00	\$2
R0080927	\$127,581.00	\$128,542.00	\$128,542.00	\$2,505	\$2,524	\$961.00	\$19
R0080929	\$212,731.00	\$217,673.00	\$217,673.00	\$4,177	\$4,272	\$4,942.00	\$95
R0080931	\$386,977.00	\$422,480.00	\$422,480.00	\$7,598	\$8,296	\$35,503.00	\$698
R0080941	\$1,819.00	\$1,895.00	\$423,933.00	\$3,032	\$3,033	\$76.00	\$1
R0080943	\$255.00	\$266.00	\$266.00	\$5	\$5	\$11.00	\$0
R0080944	\$29,888.00	\$31,125.00	\$31,125.00	\$587	\$611	\$1,237.00	\$24
R0080951	\$31,505.00	\$32,813.00	\$32,813.00	\$642	\$669	\$1,308.00	\$27
R0080952	\$26,215.00	\$27,193.00	\$27,193.00	\$534	\$555	\$978.00	\$21
R0080953	\$27,996.00	\$29,142.00	\$29,142.00	\$571	\$594	\$1,146.00	\$23
R0080956	\$12,290.00	\$12,722.00	\$12,722.00	\$241	\$250	\$432.00	\$9
R0080968	\$27,941.00	\$29,084.00	\$29,084.00	\$569	\$593	\$1,143.00	\$24
R0080969	\$27,949.00	\$29,088.00	\$29,088.00	\$570	\$593	\$1,139.00	\$23
R0080979	\$28,837.00	\$30,020.00	\$30,020.00	\$566	\$589	\$1,183.00	\$23
R0080980	\$27,817.00	\$28,943.00	\$28,943.00	\$567	\$590	\$1,126.00	\$23
R0080988	\$29,627.00	\$30,869.00	\$30,869.00	\$604	\$629	\$1,242.00	\$25
R0081000	\$17,889.00	\$18,622.00	\$18,622.00	\$301	\$313	\$733.00	\$12
R0081033	\$30,877.00	\$32,158.00	\$79,411.00	\$1,533	\$1,558	\$1,281.00	\$25
R0081049	\$30,057.00	\$31,300.00	\$31,300.00	\$590	\$615	\$1,243.00	\$25
R0081054	\$3,127.00	\$3,190.00	\$3,190.00	\$53	\$54	\$63.00	\$1
R0081072	\$7,002.00	\$7,289.00	\$7,289.00	\$118	\$122	\$287.00	\$4
R0081073	\$11,382.00	\$11,853.00	\$11,853.00	\$191	\$199	\$471.00	\$8
R0081074	\$3,744.00	\$3,898.00	\$3,898.00	\$63	\$65	\$154.00	\$2
R0081081	\$7,649.00	\$7,966.00	\$7,966.00	\$129	\$134	\$317.00	\$5
R0081086	\$6,575.00	\$6,835.00	\$6,835.00	\$111	\$115	\$260.00	\$4
R0081087	\$14,111.00	\$14,691.00	\$14,691.00	\$237	\$247	\$580.00	\$10
R0081089	\$3,603.00	\$3,752.00	\$29,132.00	\$486	\$489	\$149.00	\$3
R0081090	\$4,428.00	\$4,602.00	\$220,319.00	\$1,577	\$1,580	\$174.00	\$3
R0081092	\$16,345.00	\$17,028.00	\$17,028.00	\$274	\$286	\$683.00	\$12
R0081093	\$32,442.00	\$33,796.00	\$33,796.00	\$545	\$567	\$1,354.00	\$22
R0081094	\$2,474.00	\$2,522.00	\$2,522.00	\$42	\$42	\$48.00	\$0
R0081095	\$26,378.00	\$27,470.00	\$27,470.00	\$443	\$462	\$1,092.00	\$19
R0081098	\$20,801.00	\$20,863.00	\$20,863.00	\$349	\$350	\$62.00	\$1
R0081100	\$15,514.00	\$16,158.00	\$16,158.00	\$261	\$272	\$644.00	\$11
R0081101	\$10,929.00	\$11,379.00	\$11,379.00	\$184	\$191	\$450.00	\$7
R0081102	\$15,169.00	\$15,797.00	\$15,797.00	\$255	\$265	\$628.00	\$10
R0081103	\$3,118.00	\$3,231.00	\$3,231.00	\$52	\$54	\$113.00	\$2
R0081104	\$8,474.00	\$8,820.00	\$8,820.00	\$142	\$148	\$346.00	\$6

EXHIBIT B

R0081105	\$1,678.00	\$1,746.00	\$1,746.00	\$28	\$30	\$68.00	\$2
R0081106	\$13,874.00	\$14,442.00	\$14,442.00	\$233	\$243	\$568.00	\$10
R0081107	\$12,946.00	\$13,446.00	\$13,446.00	\$217	\$226	\$500.00	\$9
R0081111	\$10,983.00	\$11,436.00	\$11,436.00	\$185	\$192	\$453.00	\$7
R0081112	\$12,066.00	\$12,476.00	\$12,476.00	\$203	\$210	\$410.00	\$7
R0081114	\$14,672.00	\$15,278.00	\$15,278.00	\$246	\$257	\$606.00	\$11
R0081115	\$1,542.00	\$1,597.00	\$1,597.00	\$26	\$27	\$55.00	\$1
R0081116	\$16,003.00	\$16,125.00	\$16,125.00	\$269	\$271	\$122.00	\$2
R0081117	\$3,571.00	\$3,718.00	\$3,718.00	\$60	\$63	\$147.00	\$3
R0081118	\$1,678.00	\$1,746.00	\$1,746.00	\$28	\$30	\$68.00	\$2
R0081119	\$13,615.00	\$14,171.00	\$14,171.00	\$229	\$238	\$556.00	\$9
R0081120	\$8,117.00	\$8,432.00	\$8,432.00	\$475	\$481	\$315.00	\$6
R0081122	\$9,301.00	\$9,688.00	\$9,688.00	\$156	\$163	\$387.00	\$7
R0081123	\$5,098.00	\$5,306.00	\$5,306.00	\$86	\$89	\$208.00	\$3
R0081124	\$26,932.00	\$28,036.00	\$28,036.00	\$452	\$471	\$1,104.00	\$19
R0081125	\$11,490.00	\$11,842.00	\$11,842.00	\$193	\$199	\$352.00	\$6
R0081138	\$1,055.00	\$1,099.00	\$1,099.00	\$18	\$19	\$44.00	\$1
R0081139	\$860.00	\$896.00	\$896.00	\$14	\$15	\$36.00	\$1
R0081140	\$1,915.00	\$1,994.00	\$1,994.00	\$32	\$34	\$79.00	\$2
R0081142	\$11,743.00	\$12,222.00	\$12,222.00	\$197	\$205	\$479.00	\$8
R0081143	\$1,678.00	\$1,746.00	\$1,746.00	\$28	\$30	\$68.00	\$2
R0081146	\$14,184.00	\$14,768.00	\$14,768.00	\$866	\$876	\$584.00	\$10
R0081155	\$27,174.00	\$28,284.00	\$28,284.00	\$456	\$475	\$1,110.00	\$19
R0081156	\$12,805.00	\$13,321.00	\$13,321.00	\$215	\$224	\$516.00	\$9
R0081157	\$12,834.00	\$13,357.00	\$13,357.00	\$215	\$224	\$523.00	\$9
R0081160	\$14,187.00	\$14,770.00	\$14,770.00	\$238	\$248	\$583.00	\$10
R0081161	\$31,233.00	\$32,531.00	\$32,531.00	\$525	\$546	\$1,298.00	\$21
R0081166	\$14,457.00	\$15,052.00	\$15,052.00	\$243	\$253	\$595.00	\$10
R0081167	\$16,874.00	\$17,581.00	\$17,581.00	\$1,709	\$1,721	\$707.00	\$12
R0081168	\$13,561.00	\$14,115.00	\$14,115.00	\$228	\$237	\$554.00	\$9
R0081179	\$13,917.00	\$14,487.00	\$14,487.00	\$234	\$243	\$570.00	\$9
R0081180	\$10,609.00	\$10,872.00	\$10,872.00	\$178	\$182	\$263.00	\$4
R0081195	\$8,383.00	\$8,734.00	\$8,734.00	\$141	\$146	\$351.00	\$5
R0081198	\$2,109.00	\$2,198.00	\$2,198.00	\$108	\$110	\$89.00	\$2
R0081200	\$3,321.00	\$3,455.00	\$3,455.00	\$56	\$58	\$134.00	\$2
R0081201	\$8,456.00	\$8,704.00	\$8,704.00	\$142	\$146	\$248.00	\$4
R0081202	\$3,776.00	\$3,932.00	\$3,932.00	\$649	\$651	\$156.00	\$2
R0081203	\$3,744.00	\$3,898.00	\$3,898.00	\$63	\$65	\$154.00	\$2
R0081205	\$18,235.00	\$18,965.00	\$18,965.00	\$306	\$318	\$730.00	\$12
R0081208	\$29,078.00	\$30,276.00	\$30,276.00	\$488	\$508	\$1,198.00	\$20
R0081222	\$29,108.00	\$30,307.00	\$30,307.00	\$489	\$509	\$1,199.00	\$20
R0081223	\$13,033.00	\$13,536.00	\$13,536.00	\$219	\$228	\$503.00	\$9
R0081224	\$13,353.00	\$13,893.00	\$13,893.00	\$615	\$624	\$540.00	\$9
R0081227	\$26,181.00	\$27,209.00	\$27,209.00	\$597	\$621	\$1,028.00	\$24
R0081229	\$25,469.00	\$26,425.00	\$26,425.00	\$581	\$603	\$956.00	\$22
R0081230	\$26,573.00	\$27,627.00	\$27,627.00	\$607	\$630	\$1,054.00	\$23
R0081231	\$27,118.00	\$28,224.00	\$28,224.00	\$618	\$644	\$1,106.00	\$26

EXHIBIT B

R0081232	\$26,842.00	\$27,936.00	\$27,936.00	\$612	\$637	\$1,094.00	\$25
R0081233	\$25,707.00	\$26,686.00	\$26,686.00	\$587	\$609	\$979.00	\$22
R0081240	\$27,295.00	\$28,410.00	\$28,410.00	\$623	\$648	\$1,115.00	\$25
R0081241	\$13,286.00	\$13,826.00	\$13,826.00	\$303	\$316	\$540.00	\$13
R0081242	\$5,830.00	\$6,060.00	\$6,060.00	\$133	\$138	\$230.00	\$5
R0081243	\$5,951.00	\$6,138.00	\$6,138.00	\$136	\$140	\$187.00	\$4
R0081244	\$25,198.00	\$26,127.00	\$26,127.00	\$575	\$596	\$929.00	\$21
R0081245	\$13,421.00	\$13,968.00	\$13,968.00	\$306	\$319	\$547.00	\$13
R0081271	\$24,487.00	\$25,344.00	\$25,344.00	\$559	\$578	\$857.00	\$19
R0081272	\$27,252.00	\$28,365.00	\$28,365.00	\$643	\$670	\$1,113.00	\$27
R0081273	\$26,266.00	\$27,302.00	\$27,302.00	\$620	\$645	\$1,036.00	\$25
R0081282	\$3,387.00	\$3,519.00	\$3,519.00	\$80	\$83	\$132.00	\$3
R0081283	\$25,994.00	\$27,010.00	\$27,010.00	\$614	\$637	\$1,016.00	\$23
R0081284	\$20,476.00	\$21,313.00	\$21,313.00	\$467	\$486	\$837.00	\$19
R0081285	\$6,168.00	\$6,387.00	\$6,387.00	\$141	\$146	\$219.00	\$5
R0081286	\$14,448.00	\$14,983.00	\$14,983.00	\$330	\$342	\$535.00	\$12
R0081289	\$8,522.00	\$8,767.00	\$8,767.00	\$194	\$200	\$245.00	\$6
R0081291	\$25,531.00	\$26,577.00	\$26,577.00	\$582	\$607	\$1,046.00	\$25
R0081300	\$10,645.00	\$11,041.00	\$11,041.00	\$243	\$252	\$396.00	\$9
R0081301	\$10,663.00	\$10,748.00	\$95,762.00	\$959	\$960	\$85.00	\$1
R0081303	\$27,975.00	\$29,121.00	\$29,121.00	\$638	\$665	\$1,146.00	\$27
R0081308	\$15,390.00	\$16,030.00	\$16,030.00	\$351	\$366	\$640.00	\$15
R0081313	\$30,026.00	\$31,268.00	\$31,268.00	\$685	\$714	\$1,242.00	\$29
R0081332	\$36,829.00	\$37,899.00	\$37,899.00	\$751	\$772	\$1,070.00	\$21
R0081348	\$20,589.00	\$21,386.00	\$21,386.00	\$404	\$420	\$797.00	\$16
R0081354	\$14,156.00	\$14,592.00	\$14,592.00	\$278	\$286	\$436.00	\$8
R0081364	\$8,364.00	\$8,535.00	\$8,535.00	\$171	\$174	\$171.00	\$3
R0081382	\$30,696.00	\$31,969.00	\$31,969.00	\$603	\$628	\$1,273.00	\$25
R0081383	\$265,603.00	\$299,591.00	\$571,330.00	\$6,951	\$7,645	\$33,988.00	\$694
R0081384	\$109,680.00	\$123,109.00	\$434,854.00	\$4,575	\$4,839	\$13,429.00	\$264
R0081387	\$8,110.00	\$8,449.00	\$8,449.00	\$200	\$208	\$339.00	\$8
R0081388	\$7,836.00	\$8,162.00	\$8,162.00	\$193	\$201	\$326.00	\$8
R0081401	\$5,842.00	\$6,074.00	\$6,074.00	\$119	\$124	\$232.00	\$5
R0081418	\$36,546.00	\$37,346.00	\$228,386.00	\$1,950	\$1,966	\$800.00	\$16
R0081430	\$3,404.00	\$3,546.00	\$603,950.00	\$4,470	\$4,472	\$142.00	\$2
R0081443	\$2,472.00	\$2,573.00	\$2,573.00	\$65	\$67	\$101.00	\$2
R0081458	\$4,171.00	\$4,346.00	\$153,386.00	\$1,335	\$1,339	\$175.00	\$4
R0081474	\$79,661.00	\$82,477.00	\$82,477.00	\$2,079	\$2,153	\$2,816.00	\$74
R0081476	\$6,253.00	\$6,314.00	\$6,314.00	\$168	\$170	\$61.00	\$2
R0081494	\$6,827.00	\$7,106.00	\$7,106.00	\$178	\$185	\$279.00	\$7
R0081501	\$76,425.00	\$82,299.00	\$119,991.00	\$2,813	\$2,958	\$5,874.00	\$145
R0081534	\$96,538.00	\$97,049.00	\$446,369.00	\$6,205	\$6,217	\$511.00	\$12
R0081576	\$369.00	\$385.00	\$579,879.00	\$3,717	\$3,717	\$16.00	\$0
R0081589	\$2,050.00	\$2,136.00	\$2,136.00	\$53	\$56	\$86.00	\$3
R0081591	\$28,943.00	\$30,158.00	\$158,701.00	\$1,710	\$1,742	\$1,215.00	\$32
R0082194	\$46,585.00	\$52,864.00	\$183,368.00	\$2,307	\$2,427	\$6,279.00	\$120
R0082208	\$7,628.00	\$7,944.00	\$294,169.00	\$1,828	\$1,834	\$316.00	\$6

EXHIBIT B

R0082238	\$7,811.00	\$8,136.00	\$8,136.00	\$150	\$156	\$325.00	\$6
R0082241	\$2,106.00	\$2,194.00	\$870,242.00	\$4,649	\$4,651	\$88.00	\$2
R0082248	\$2,097.00	\$2,185.00	\$224,502.00	\$1,535	\$1,537	\$88.00	\$2
R0082280	\$2,482.00	\$2,528.00	\$154,610.00	\$941	\$942	\$46.00	\$1
R0082321	\$2,113.00	\$2,201.00	\$170,969.00	\$1,124	\$1,126	\$88.00	\$2
R0082333	\$1,846.00	\$1,923.00	\$1,923.00	\$40	\$41	\$77.00	\$1
R0082346	\$2,111.00	\$2,199.00	\$475,745.00	\$2,280	\$2,282	\$88.00	\$2
R0082385	\$1,510.00	\$1,567.00	\$1,567.00	\$28	\$30	\$57.00	\$2
R0082392	\$3,145.00	\$3,277.00	\$3,277.00	\$60	\$63	\$132.00	\$3
R0082450	\$255.00	\$265.00	\$512,591.00	\$2,654	\$2,655	\$10.00	\$1
R0082454	\$593.00	\$618.00	\$618.00	\$12	\$13	\$25.00	\$1
R0082462	\$527.00	\$549.00	\$420,176.00	\$2,180	\$2,181	\$22.00	\$1
R0082500	\$1,218.00	\$1,270.00	\$309,694.00	\$1,859	\$1,861	\$52.00	\$2
R0083318	\$409.00	\$422.00	\$422.00	\$9	\$9	\$13.00	\$0
R0083656	\$1,667.00	\$1,735.00	\$729,781.00	\$10,391	\$10,393	\$68.00	\$2
R0084015	\$1,539.00	\$1,602.00	\$1,602.00	\$53	\$54	\$63.00	\$1
R0108383	\$6,328.00	\$6,593.00	\$6,593.00	\$107	\$111	\$265.00	\$4
R0108391	\$16,453.00	\$17,140.00	\$17,140.00	\$335	\$349	\$687.00	\$14
R0108393	\$17,032.00	\$17,746.00	\$17,746.00	\$347	\$362	\$714.00	\$15
R0108394	\$15,543.00	\$16,188.00	\$16,188.00	\$317	\$330	\$645.00	\$13
R0108395	\$17,367.00	\$18,094.00	\$18,094.00	\$354	\$369	\$727.00	\$15
R0108397	\$14,104.00	\$14,681.00	\$14,681.00	\$287	\$299	\$577.00	\$12
R0108398	\$16,112.00	\$16,782.00	\$16,782.00	\$328	\$342	\$670.00	\$14
R0108400	\$13,828.00	\$14,391.00	\$14,391.00	\$282	\$293	\$563.00	\$11
R0108404	\$32,210.00	\$34,204.00	\$34,204.00	\$1,504	\$1,597	\$1,994.00	\$93
R0108418	\$2,892.00	\$3,004.00	\$254,916.00	\$1,793	\$1,796	\$112.00	\$3
R0108420	\$30,913.00	\$33,114.00	\$284,803.00	\$3,019	\$3,079	\$2,201.00	\$60
R0108436	\$1,510.00	\$1,588.00	\$1,588.00	\$41	\$42	\$78.00	\$1
R0108438	\$1,402.00	\$1,474.00	\$1,474.00	\$38	\$40	\$72.00	\$2
R0108495	\$1,867.00	\$1,945.00	\$452,296.00	\$3,259	\$3,261	\$78.00	\$2
R0110494	\$80,104.00	\$85,739.00	\$85,739.00	\$1,746	\$1,869	\$5,635.00	\$123
R0110495	\$3,389.00	\$3,453.00	\$3,453.00	\$77	\$78	\$64.00	\$1
R0110496	\$22,713.00	\$23,109.00	\$23,109.00	\$496	\$504	\$396.00	\$8
R0110501	\$21,607.00	\$22,381.00	\$1,308,943.00	\$10,962	\$10,988	\$774.00	\$26
R0110871	\$9,896.00	\$10,896.00	\$10,896.00	\$275	\$303	\$1,000.00	\$28
R0110873	\$3,095.00	\$3,511.00	\$378,364.00	\$2,718	\$2,729	\$416.00	\$11
R0110884	\$670.00	\$704.00	\$704.00	\$18	\$19	\$34.00	\$1
R0110895	\$1,829.00	\$1,904.00	\$1,734,238.00	\$11,457	\$11,459	\$75.00	\$2
R0111169	\$1,639.00	\$1,707.00	\$461,395.00	\$2,582	\$2,583	\$68.00	\$1
R0111229	\$1,678.00	\$1,746.00	\$1,746.00	\$33	\$34	\$68.00	\$1
R0111246	\$69,034.00	\$76,942.00	\$76,942.00	\$1,505	\$1,678	\$7,908.00	\$173
R0111247	\$76,487.00	\$85,261.00	\$85,261.00	\$1,669	\$1,859	\$8,774.00	\$190
R0111248	\$11,741.00	\$13,321.00	\$155,476.00	\$1,603	\$1,637	\$1,580.00	\$34
R0111249	\$33,936.00	\$41,958.00	\$41,958.00	\$741	\$915	\$8,022.00	\$174
R0111904	\$2,079.00	\$2,166.00	\$518,628.00	\$3,424	\$3,427	\$87.00	\$3
R0114564	\$8,185.00	\$8,528.00	\$8,528.00	\$201	\$210	\$343.00	\$9
R0114656	\$1,497.00	\$1,558.00	\$1,558.00	\$32	\$33	\$61.00	\$1

EXHIBIT B

R0114765	\$10,650.00	\$11,549.00	\$721,715.00	\$6,257	\$6,288	\$899.00	\$31
R0114868	\$692.00	\$726.00	\$197,778.00	\$3,234	\$3,235	\$34.00	\$1
R0115188	\$2,111.00	\$2,199.00	\$430,945.00	\$2,047	\$2,049	\$88.00	\$2
R0116037	\$1,743.00	\$1,816.00	\$400,912.00	\$3,043	\$3,045	\$73.00	\$2
R0116038	\$1,848.00	\$1,926.00	\$364,939.00	\$3,153	\$3,155	\$78.00	\$2
R0116046	\$76,073.00	\$84,260.00	\$84,260.00	\$1,659	\$1,837	\$8,187.00	\$178
R0116394	\$3,769.00	\$4,308.00	\$1,035,237.00	\$9,633	\$9,649	\$539.00	\$16
R0117245	\$511.00	\$533.00	\$533.00	\$11	\$11	\$22.00	\$0
R0117687	\$2,283.00	\$2,374.00	\$175,830.00	\$1,633	\$1,636	\$91.00	\$3
R0118454	\$3,316.00	\$3,560.00	\$3,560.00	\$91	\$98	\$244.00	\$7
R0118455	\$2,484.00	\$2,667.00	\$680,349.00	\$5,007	\$5,012	\$183.00	\$5
R0118456	\$15,881.00	\$17,344.00	\$1,098,647.00	\$8,885	\$8,925	\$1,463.00	\$40
R0118784	\$1,704.00	\$1,774.00	\$1,047,818.00	\$8,200	\$8,202	\$70.00	\$2
R0119599	\$1,468.00	\$1,528.00	\$103,249.00	\$778	\$779	\$60.00	\$1
R0119611	\$2,080.00	\$2,167.00	\$500,370.00	\$4,096	\$4,099	\$87.00	\$3
R0119999	\$1,289.00	\$1,355.00	\$774,647.00	\$5,402	\$5,404	\$66.00	\$2
R0120341	\$1,846.00	\$1,923.00	\$267,846.00	\$1,711	\$1,713	\$77.00	\$2
R0120376	\$1,875.00	\$1,953.00	\$46,185.00	\$1,231	\$1,234	\$78.00	\$3
R0121662	\$613.00	\$792.00	\$357,943.00	\$2,665	\$2,669	\$179.00	\$4
R0121669	\$15,593.00	\$18,033.00	\$18,033.00	\$422	\$488	\$2,440.00	\$66
R0121759	\$39,693.00	\$44,439.00	\$405,351.00	\$4,566	\$4,685	\$4,746.00	\$119
R0122158	\$2,797.00	\$2,948.00	\$343,763.00	\$2,348	\$2,351	\$151.00	\$3
R0122159	\$11,921.00	\$12,406.00	\$12,406.00	\$354	\$368	\$485.00	\$14
R0122160	\$22,970.00	\$24,252.00	\$660,193.00	\$17,821	\$17,856	\$1,282.00	\$35
R0122441	\$8,253.00	\$8,598.00	\$8,598.00	\$138	\$144	\$345.00	\$6
R0122442	\$2,055.00	\$2,141.00	\$46,793.00	\$785	\$786	\$86.00	\$1
R0122474	\$2,031.00	\$2,116.00	\$669,906.00	\$5,151	\$5,153	\$85.00	\$2
R0122476	\$10,437.00	\$11,390.00	\$412,872.00	\$2,960	\$2,986	\$953.00	\$26
R0122702	\$13,303.00	\$14,566.00	\$499,223.00	\$4,663	\$4,695	\$1,263.00	\$32
R0122703	\$21,227.00	\$23,056.00	\$23,056.00	\$519	\$564	\$1,829.00	\$45
R0124383	\$2,095.00	\$2,202.00	\$2,202.00	\$57	\$60	\$107.00	\$3
R0125389	\$461.00	\$480.00	\$500,889.00	\$3,308	\$3,309	\$19.00	\$1
R0125390	\$1,151.00	\$1,198.00	\$1,198.00	\$31	\$33	\$47.00	\$2
R0125391	\$1,387.00	\$1,443.00	\$46,661.00	\$1,260	\$1,262	\$56.00	\$2
R0125392	\$246.00	\$259.00	\$259.00	\$7	\$7	\$13.00	\$0
R0127241	\$28,678.00	\$30,629.00	\$198,986.00	\$2,940	\$2,992	\$1,951.00	\$52
R0127290	\$1,497.00	\$1,558.00	\$326,478.00	\$2,179	\$2,180	\$61.00	\$1
R0127294	\$1,771.00	\$1,843.00	\$527,221.00	\$4,290	\$4,292	\$72.00	\$2
R0129034	\$5,663.00	\$5,858.00	\$486,815.00	\$3,634	\$3,641	\$195.00	\$7
R0129214	\$2,064.00	\$2,151.00	\$296,195.00	\$1,520	\$1,522	\$87.00	\$2
R0129221	\$2,109.00	\$2,198.00	\$10,666.00	\$208	\$210	\$89.00	\$2
R0129280	\$1,847.00	\$1,925.00	\$388,446.00	\$2,092	\$2,094	\$78.00	\$2
R0129287	\$1,658.00	\$1,723.00	\$1,723.00	\$33	\$35	\$65.00	\$2
R0129289	\$2,301.00	\$2,555.00	\$2,555.00	\$45	\$50	\$254.00	\$5
R0129290	\$19,902.00	\$21,837.00	\$21,837.00	\$391	\$429	\$1,935.00	\$38
R0129292	\$4,612.00	\$4,948.00	\$4,948.00	\$91	\$97	\$336.00	\$6
R0129314	\$1,911.00	\$1,991.00	\$1,991.00	\$50	\$53	\$80.00	\$3



EXHIBIT B

R0129315	\$1,906.00	\$1,986.00	\$1,986.00	\$50	\$53	\$80.00	\$3
R0129317	\$1,870.00	\$1,949.00	\$1,949.00	\$46	\$48	\$79.00	\$2
R0129318	\$1,873.00	\$1,951.00	\$1,951.00	\$46	\$48	\$78.00	\$2
R0129319	\$2,225.00	\$2,319.00	\$2,319.00	\$55	\$57	\$94.00	\$2
R0129320	\$1,496.00	\$1,557.00	\$1,557.00	\$37	\$38	\$61.00	\$1
R0129321	\$1,502.00	\$1,564.00	\$1,564.00	\$37	\$38	\$62.00	\$1
R0129322	\$1,503.00	\$1,564.00	\$1,564.00	\$37	\$38	\$61.00	\$1
R0129965	\$2,067.00	\$2,153.00	\$2,153.00	\$51	\$53	\$86.00	\$2
R0129992	\$1,847.00	\$1,924.00	\$1,924.00	\$47	\$49	\$77.00	\$2
R0129994	\$1,847.00	\$1,924.00	\$1,924.00	\$47	\$49	\$77.00	\$2
R0129996	\$1,847.00	\$1,924.00	\$1,924.00	\$47	\$49	\$77.00	\$2
R0130000	\$1,847.00	\$1,924.00	\$31,420.00	\$796	\$798	\$77.00	\$2
R0130014	\$1,847.00	\$1,924.00	\$584,668.00	\$3,974	\$3,976	\$77.00	\$2
R0130016	\$1,847.00	\$1,924.00	\$390,366.00	\$3,227	\$3,229	\$77.00	\$2
R0130017	\$1,847.00	\$1,924.00	\$1,924.00	\$46	\$48	\$77.00	\$2
R0130019	\$1,847.00	\$1,924.00	\$1,924.00	\$46	\$48	\$77.00	\$2
R0130020	\$3,094.00	\$3,222.00	\$361,150.00	\$2,251	\$2,254	\$128.00	\$3
R0130063	\$1,469.00	\$1,529.00	\$788,957.00	\$5,548	\$5,549	\$60.00	\$1
R0132232	\$8,783.00	\$9,151.00	\$9,151.00	\$217	\$225	\$368.00	\$8
R0132233	\$7,964.00	\$8,192.00	\$8,192.00	\$232	\$239	\$228.00	\$7
R0133753	\$2,039.00	\$2,125.00	\$431,072.00	\$3,494	\$3,497	\$86.00	\$3
R0133754	\$1,872.00	\$1,950.00	\$1,950.00	\$49	\$52	\$78.00	\$3
R0134003	\$288.00	\$300.00	\$300.00	\$8	\$9	\$12.00	\$1
R0134291	\$19,808.00	\$21,853.00	\$21,853.00	\$535	\$591	\$2,045.00	\$56
R0134297	\$2,087.00	\$2,467.00	\$190,531.00	\$1,710	\$1,722	\$380.00	\$12
R0134504	\$1,552.00	\$1,615.00	\$161,049.00	\$1,204	\$1,206	\$63.00	\$2
R0134505	\$927.00	\$965.00	\$7,248.00	\$190	\$191	\$38.00	\$1
R0134523	\$23,574.00	\$24,743.00	\$420,060.00	\$3,340	\$3,361	\$1,169.00	\$21
R0134524	\$23,688.00	\$24,855.00	\$24,855.00	\$442	\$463	\$1,167.00	\$21
R0134525	\$30,271.00	\$31,923.00	\$31,923.00	\$565	\$597	\$1,652.00	\$32
R0134526	\$22,415.00	\$23,677.00	\$23,677.00	\$419	\$442	\$1,262.00	\$23
R0134532	\$29,728.00	\$31,732.00	\$31,732.00	\$555	\$593	\$2,004.00	\$38
R0134533	\$29,598.00	\$31,607.00	\$31,607.00	\$553	\$590	\$2,009.00	\$37
R0134534	\$19,717.00	\$21,010.00	\$21,010.00	\$368	\$392	\$1,293.00	\$24
R0134546	\$4,444.00	\$4,498.00	\$4,498.00	\$120	\$122	\$54.00	\$2
R0134547	\$251.00	\$262.00	\$262.00	\$6	\$7	\$11.00	\$1
R0134548	\$1,594.00	\$1,659.00	\$271,994.00	\$2,135	\$2,137	\$65.00	\$2
R0135273	\$34,435.00	\$35,845.00	\$35,845.00	\$578	\$602	\$1,410.00	\$24
R0135706	\$77,542.00	\$80,781.00	\$80,781.00	\$1,302	\$1,357	\$3,239.00	\$55
R0135707	\$28,838.00	\$30,044.00	\$921,715.00	\$7,430	\$7,450	\$1,206.00	\$20
R0136999	\$44,019.00	\$45,849.00	\$45,849.00	\$739	\$770	\$1,830.00	\$31
R0137004	\$777.00	\$817.00	\$817.00	\$21	\$22	\$40.00	\$1
R0137016	\$1,847.00	\$1,924.00	\$541,265.00	\$4,254	\$4,256	\$77.00	\$2
R0137311	\$2,664.00	\$2,936.00	\$500,048.00	\$4,764	\$4,771	\$272.00	\$7
R0137312	\$2,664.00	\$2,936.00	\$244,743.00	\$1,691	\$1,698	\$272.00	\$7
R0137329	\$29,368.00	\$32,361.00	\$89,787.00	\$2,574	\$2,662	\$2,993.00	\$88
R0137610	\$24,377.00	\$25,335.00	\$25,335.00	\$675	\$701	\$958.00	\$26

EXHIBIT B

R0137612	\$42,295.00	\$44,570.00	\$44,570.00	\$1,171	\$1,234	\$2,275.00	\$63
R0137618	\$1,856.00	\$1,934.00	\$304,650.00	\$1,803	\$1,804	\$78.00	\$1
R0137670	\$2,066.00	\$2,153.00	\$2,153.00	\$54	\$56	\$87.00	\$2
R0137671	\$2,115.00	\$2,204.00	\$2,204.00	\$55	\$58	\$89.00	\$3
R0137672	\$2,121.00	\$2,210.00	\$2,210.00	\$56	\$58	\$89.00	\$2
R0137673	\$2,074.00	\$2,161.00	\$2,161.00	\$54	\$57	\$87.00	\$3
R0137674	\$2,173.00	\$2,264.00	\$2,264.00	\$57	\$59	\$91.00	\$2
R0137675	\$2,124.00	\$2,213.00	\$2,213.00	\$56	\$58	\$89.00	\$2
R0137676	\$2,114.00	\$2,203.00	\$2,203.00	\$55	\$58	\$89.00	\$3
R0137677	\$2,161.00	\$2,252.00	\$2,252.00	\$57	\$58	\$91.00	\$1
R0137678	\$2,165.00	\$2,255.00	\$2,255.00	\$57	\$58	\$90.00	\$1
R0137679	\$1,647.00	\$1,714.00	\$1,714.00	\$43	\$45	\$67.00	\$2
R0137680	\$2,083.00	\$2,171.00	\$2,171.00	\$54	\$57	\$88.00	\$3
R0137681	\$2,178.00	\$2,270.00	\$2,270.00	\$57	\$59	\$92.00	\$2
R0137682	\$2,181.00	\$2,272.00	\$2,272.00	\$57	\$59	\$91.00	\$2
R0137683	\$2,085.00	\$2,173.00	\$2,173.00	\$54	\$57	\$88.00	\$3
R0137684	\$1,645.00	\$1,712.00	\$1,712.00	\$43	\$45	\$67.00	\$2
R0137685	\$1,720.00	\$1,790.00	\$337,826.00	\$2,208	\$2,210	\$70.00	\$2
R0138386	\$6,784.00	\$7,038.00	\$7,038.00	\$133	\$138	\$254.00	\$5
R0138410	\$2,098.00	\$2,186.00	\$520,595.00	\$4,951	\$4,953	\$88.00	\$2
R0138706	\$4,987.00	\$5,190.00	\$5,190.00	\$84	\$87	\$203.00	\$3
R0139082	\$1,876.00	\$1,955.00	\$296,637.00	\$1,999	\$2,002	\$79.00	\$3
R0139085	\$1,875.00	\$1,954.00	\$208,590.00	\$1,463	\$1,466	\$79.00	\$3
R0139091	\$2,115.00	\$2,204.00	\$240,319.00	\$1,633	\$1,636	\$89.00	\$3
R0140096	\$227,907.00	\$245,715.00	\$245,715.00	\$4,257	\$4,588	\$17,808.00	\$331
R0140162	\$161,324.00	\$178,095.00	\$271,657.00	\$5,005	\$5,334	\$16,771.00	\$329
R0140163	\$177,110.00	\$188,248.00	\$632,862.00	\$5,630	\$5,848	\$11,138.00	\$218
R0140414	\$2,087.00	\$2,175.00	\$2,175.00	\$52	\$54	\$88.00	\$2
R0140429	\$2,092.00	\$2,180.00	\$137,716.00	\$1,996	\$1,998	\$88.00	\$2
R0140430	\$1,974.00	\$2,056.00	\$2,056.00	\$48	\$51	\$82.00	\$3
R0140431	\$1,983.00	\$2,066.00	\$2,066.00	\$49	\$51	\$83.00	\$2
R0140432	\$2,112.00	\$2,200.00	\$2,200.00	\$52	\$54	\$88.00	\$2
R0141188	\$5,448.00	\$6,303.00	\$613,076.00	\$4,141	\$4,164	\$855.00	\$23
R0141407	\$3,347.00	\$3,484.00	\$3,484.00	\$82	\$86	\$137.00	\$4
R0141432	\$4,180.00	\$4,350.00	\$4,350.00	\$103	\$107	\$170.00	\$4
R0141433	\$4,330.00	\$4,508.00	\$4,508.00	\$107	\$111	\$178.00	\$4
R0141434	\$1,148.00	\$1,174.00	\$1,174.00	\$28	\$29	\$26.00	\$1
R0141435	\$819.00	\$830.00	\$830.00	\$20	\$20	\$11.00	\$0
R0141530	\$1,744.00	\$1,815.00	\$1,815.00	\$47	\$49	\$71.00	\$2
R0141533	\$1,516.00	\$1,585.00	\$1,585.00	\$41	\$42	\$69.00	\$1
R0141960	\$2,111.00	\$2,199.00	\$337,809.00	\$1,730	\$1,732	\$88.00	\$2
R0142062	\$76,831.00	\$85,495.00	\$85,495.00	\$1,508	\$1,677	\$8,664.00	\$169
R0142065	\$262.00	\$272.00	\$141,934.00	\$5,718	\$5,718	\$10.00	\$0
R0142380	\$15,026.00	\$17,133.00	\$17,133.00	\$407	\$464	\$2,107.00	\$57
R0143723	\$2,024.00	\$2,136.00	\$2,136.00	\$59	\$62	\$112.00	\$3
R0143724	\$2,303.00	\$2,439.00	\$250,337.00	\$1,888	\$1,892	\$136.00	\$4
R0143725	\$1,190.00	\$1,232.00	\$1,232.00	\$35	\$36	\$42.00	\$1

EXHIBIT B

R0143945	\$370.00	\$385.00	\$385.00	\$21	\$21	\$15.00	\$0
R0144736	\$119,513.00	\$125,844.00	\$125,844.00	\$5,312	\$5,591	\$6,331.00	\$279
R0144738	\$1,736.00	\$1,807.00	\$207,489.00	\$2,012	\$2,014	\$71.00	\$2
R0144749	\$614.00	\$701.00	\$701.00	\$18	\$20	\$87.00	\$2
R0145990	\$739.00	\$769.00	\$769.00	\$30	\$31	\$30.00	\$1
R0147297	\$1,936.00	\$2,017.00	\$326,752.00	\$2,353	\$2,355	\$81.00	\$2
R0147298	\$2,004.00	\$2,088.00	\$428,283.00	\$2,795	\$2,798	\$84.00	\$3
R0147300	\$2,110.00	\$2,198.00	\$686,485.00	\$4,800	\$4,803	\$88.00	\$3
R0147924	\$869.00	\$904.00	\$904.00	\$36	\$37	\$35.00	\$1
R0147936	\$74,490.00	\$84,459.00	\$114,398.00	\$2,050	\$2,246	\$9,969.00	\$196
R0148333	\$16,274.00	\$16,943.00	\$64,853.00	\$1,260	\$1,273	\$669.00	\$13
R0148334	\$3,355.00	\$3,492.00	\$3,492.00	\$66	\$68	\$137.00	\$2
R0148349	\$2,109.00	\$2,198.00	\$2,198.00	\$35	\$37	\$89.00	\$2
R0150376	\$2,109.00	\$2,198.00	\$884,782.00	\$6,246	\$6,249	\$89.00	\$3
R0150379	\$1,678.00	\$1,746.00	\$1,746.00	\$45	\$47	\$68.00	\$2
R0151442	\$2,606.00	\$2,696.00	\$177,146.00	\$1,327	\$1,329	\$90.00	\$2
R0151797	\$1,891.00	\$1,970.00	\$233,647.00	\$1,628	\$1,630	\$79.00	\$2
R0151798	\$1,251.00	\$1,302.00	\$1,302.00	\$32	\$34	\$51.00	\$2
R0151877	\$1,107.00	\$1,121.00	\$1,121.00	\$29	\$30	\$14.00	\$1
R0152637	\$169,080.00	\$186,297.00	\$206,793.00	\$3,722	\$4,060	\$17,217.00	\$338
R0152747	\$15,817.00	\$17,770.00	\$431,753.00	\$2,779	\$2,819	\$1,953.00	\$40
R0152748	\$13,108.00	\$16,760.00	\$349,416.00	\$1,939	\$2,014	\$3,652.00	\$75
R0152749	\$14,031.00	\$16,268.00	\$385,111.00	\$2,229	\$2,273	\$2,237.00	\$44
R0152750	\$10,733.00	\$13,744.00	\$396,109.00	\$2,140	\$2,203	\$3,011.00	\$63
R0152768	\$10,560.00	\$10,907.00	\$10,907.00	\$208	\$215	\$347.00	\$7
R0152769	\$10,849.00	\$11,276.00	\$11,276.00	\$221	\$231	\$427.00	\$10
R0153404	\$1,862.00	\$1,939.00	\$224,123.00	\$1,734	\$1,735	\$77.00	\$1
R0153432	\$25,939.00	\$26,324.00	\$26,324.00	\$751	\$762	\$385.00	\$11
R0154807	\$44,417.00	\$54,451.00	\$54,451.00	\$873	\$1,070	\$10,034.00	\$197
R0154808	\$20,095.00	\$22,323.00	\$274,964.00	\$1,868	\$1,913	\$2,228.00	\$45
R0154996	\$1,427.00	\$1,484.00	\$1,484.00	\$35	\$37	\$57.00	\$2
R0155052	\$4,218.00	\$4,395.00	\$4,395.00	\$71	\$74	\$177.00	\$3
R0155069	\$6,917.00	\$7,620.00	\$7,620.00	\$203	\$223	\$703.00	\$20
R0155071	\$8,142.00	\$8,979.00	\$8,979.00	\$239	\$263	\$837.00	\$24
R0155086	\$4,174.00	\$4,318.00	\$4,318.00	\$121	\$125	\$144.00	\$4
R0155122	\$1,486.00	\$1,547.00	\$280,349.00	\$1,963	\$1,964	\$61.00	\$1
R0155355	\$768.00	\$807.00	\$807.00	\$49	\$51	\$39.00	\$2
R0155360	\$2,833.00	\$2,957.00	\$2,957.00	\$183	\$192	\$124.00	\$9
R0155364	\$1,111.00	\$1,153.00	\$114,888.00	\$722	\$723	\$42.00	\$1
R0155959	\$1,110.00	\$1,155.00	\$1,155.00	\$37	\$38	\$45.00	\$1
R0155962	\$2,113.00	\$2,202.00	\$48,003.00	\$284	\$286	\$89.00	\$2
R0155963	\$12,376.00	\$12,885.00	\$12,885.00	\$243	\$253	\$509.00	\$10
R0157593	\$2,075.00	\$2,162.00	\$2,162.00	\$57	\$60	\$87.00	\$3
R0157594	\$2,075.00	\$2,162.00	\$542,972.00	\$3,969	\$3,972	\$87.00	\$3
R0157609	\$1,681.00	\$1,749.00	\$1,749.00	\$47	\$49	\$68.00	\$2
R0157610	\$1,068.00	\$1,108.00	\$1,108.00	\$30	\$31	\$40.00	\$1
R0158239	\$16,141.00	\$17,932.00	\$402,516.00	\$2,895	\$2,942	\$1,791.00	\$47

EXHIBIT B

R0158240	\$2,073.00	\$2,160.00	\$2,160.00	\$54	\$57	\$87.00	\$3
R0161382	\$1,790.00	\$1,863.00	\$1,863.00	\$47	\$49	\$73.00	\$2
R0161411	\$1,356.00	\$1,425.00	\$314,453.00	\$3,778	\$3,780	\$69.00	\$2
R0161674	\$1,678.00	\$1,746.00	\$412,717.00	\$1,730	\$1,732	\$68.00	\$2
R0161859	\$749.00	\$780.00	\$780.00	\$31	\$33	\$31.00	\$2
R0161909	\$12,992.00	\$13,186.00	\$13,186.00	\$377	\$382	\$194.00	\$5
R0162149	\$2,601.00	\$2,707.00	\$2,707.00	\$107	\$113	\$106.00	\$6
R0162160	\$1,238.00	\$1,301.00	\$542,915.00	\$3,600	\$3,602	\$63.00	\$2
R0162168	\$25,611.00	\$26,743.00	\$196,381.00	\$3,028	\$3,068	\$1,132.00	\$40
R0162185	\$4,999.00	\$5,913.00	\$5,913.00	\$148	\$175	\$914.00	\$27
R0162186	\$4,766.00	\$5,697.00	\$1,375,301.00	\$10,156	\$10,184	\$931.00	\$28
R0162669	\$1,302.00	\$1,366.00	\$1,366.00	\$85	\$89	\$64.00	\$4
R0162670	\$350.00	\$364.00	\$364.00	\$19	\$21	\$14.00	\$2
R0162713	\$1,642.00	\$1,709.00	\$58,204.00	\$769	\$771	\$67.00	\$2
R0162729	\$2,121.00	\$2,210.00	\$2,210.00	\$42	\$43	\$89.00	\$1
R0162731	\$1,850.00	\$1,928.00	\$293,075.00	\$2,336	\$2,338	\$78.00	\$2
R0162732	\$1,848.00	\$1,926.00	\$1,926.00	\$46	\$48	\$78.00	\$2
R0162733	\$1,848.00	\$1,926.00	\$1,926.00	\$46	\$48	\$78.00	\$2
R0162734	\$1,848.00	\$1,926.00	\$1,926.00	\$46	\$48	\$78.00	\$2
R0162735	\$1,848.00	\$1,926.00	\$1,926.00	\$46	\$48	\$78.00	\$2
R0162736	\$1,848.00	\$1,926.00	\$1,926.00	\$46	\$48	\$78.00	\$2
R0162737	\$1,847.00	\$1,924.00	\$1,924.00	\$46	\$48	\$77.00	\$2
R0162738	\$1,873.00	\$1,951.00	\$1,951.00	\$46	\$48	\$78.00	\$2
R0162739	\$1,848.00	\$1,925.00	\$1,925.00	\$46	\$48	\$77.00	\$2
R0162740	\$1,848.00	\$1,925.00	\$1,925.00	\$46	\$48	\$77.00	\$2
R0162741	\$1,848.00	\$1,926.00	\$1,926.00	\$46	\$48	\$78.00	\$2
R0162742	\$1,846.00	\$1,923.00	\$1,923.00	\$46	\$48	\$77.00	\$2
R0162743	\$1,847.00	\$1,924.00	\$691,207.00	\$4,234	\$4,236	\$77.00	\$2
R0162744	\$1,846.00	\$1,923.00	\$1,923.00	\$46	\$48	\$77.00	\$2
R0162745	\$1,846.00	\$1,923.00	\$1,923.00	\$46	\$48	\$77.00	\$2
R0162746	\$1,846.00	\$1,923.00	\$1,923.00	\$46	\$48	\$77.00	\$2
R0162747	\$1,846.00	\$1,923.00	\$1,923.00	\$46	\$48	\$77.00	\$2
R0162748	\$1,036.00	\$1,079.00	\$1,079.00	\$26	\$27	\$43.00	\$1
R0162845	\$15,871.00	\$16,661.00	\$16,661.00	\$536	\$563	\$790.00	\$27
R0162846	\$15,871.00	\$16,661.00	\$16,661.00	\$536	\$563	\$790.00	\$27
R0162847	\$15,871.00	\$16,661.00	\$16,661.00	\$536	\$563	\$790.00	\$27
R0163216	\$57,099.00	\$65,343.00	\$65,343.00	\$1,490	\$1,705	\$8,244.00	\$215
R0164466	\$2,109.00	\$2,198.00	\$2,198.00	\$70	\$74	\$89.00	\$4
R0164942	\$15,809.00	\$18,048.00	\$415,461.00	\$3,563	\$3,622	\$2,239.00	\$59
R0165200	\$1,713.00	\$1,783.00	\$1,783.00	\$80	\$83	\$70.00	\$3
R0166763	\$21,696.00	\$24,787.00	\$24,787.00	\$567	\$648	\$3,091.00	\$81
R0166764	\$22,471.00	\$25,402.00	\$25,402.00	\$586	\$663	\$2,931.00	\$77
R0167022	\$14,672.00	\$15,278.00	\$15,278.00	\$288	\$300	\$606.00	\$12
R0167066	\$1,549.00	\$1,614.00	\$1,614.00	\$38	\$40	\$65.00	\$2
R0167067	\$1,549.00	\$1,614.00	\$1,614.00	\$38	\$40	\$65.00	\$2
R0167068	\$1,549.00	\$1,614.00	\$1,614.00	\$38	\$40	\$65.00	\$2
R0167069	\$1,462.00	\$1,515.00	\$1,515.00	\$36	\$37	\$53.00	\$1

EXHIBIT B

R0169002	\$2,109.00	\$2,198.00	\$2,198.00	\$70	\$74	\$89.00	\$4
R0169137	\$1,491.00	\$1,551.00	\$1,551.00	\$29	\$30	\$60.00	\$1
R0169138	\$1,524.00	\$1,586.00	\$1,586.00	\$30	\$31	\$62.00	\$1
R0169139	\$1,872.00	\$1,950.00	\$610,056.00	\$2,980	\$2,982	\$78.00	\$2
R0169141	\$1,851.00	\$1,928.00	\$1,928.00	\$37	\$38	\$77.00	\$1
R0169142	\$1,861.00	\$1,939.00	\$67,093.00	\$1,315	\$1,316	\$78.00	\$1
R0169143	\$1,858.00	\$1,936.00	\$1,936.00	\$37	\$38	\$78.00	\$1
R0169144	\$1,858.00	\$1,936.00	\$1,936.00	\$37	\$38	\$78.00	\$1
R0169145	\$1,849.00	\$1,927.00	\$637,153.00	\$3,456	\$3,457	\$78.00	\$1
R0169147	\$1,855.00	\$1,932.00	\$1,932.00	\$37	\$38	\$77.00	\$1
R0169149	\$1,851.00	\$1,929.00	\$1,929.00	\$37	\$38	\$78.00	\$1
R0169152	\$1,850.00	\$1,927.00	\$1,927.00	\$37	\$38	\$77.00	\$1
R0169153	\$1,891.00	\$1,970.00	\$514,079.00	\$2,516	\$2,518	\$79.00	\$2
R0169155	\$1,891.00	\$1,970.00	\$578,720.00	\$3,496	\$3,498	\$79.00	\$2
R0173466	\$6,210.00	\$7,306.00	\$146,095.00	\$1,409	\$1,438	\$1,096.00	\$29
R0173485	\$2,109.00	\$2,198.00	\$2,198.00	\$35	\$37	\$89.00	\$2
R0173497	\$1,679.00	\$1,748.00	\$1,748.00	\$28	\$30	\$69.00	\$2
R0173498	\$2,113.00	\$2,202.00	\$2,202.00	\$35	\$37	\$89.00	\$2
R0173499	\$1,683.00	\$1,752.00	\$16,488.00	\$276	\$278	\$69.00	\$2
R0173512	\$32,600.00	\$33,101.00	\$33,101.00	\$871	\$885	\$501.00	\$14
R0174088	\$3,494.00	\$3,633.00	\$3,633.00	\$68	\$70	\$139.00	\$2
R0174089	\$3,494.00	\$3,632.00	\$140,426.00	\$2,754	\$2,756	\$138.00	\$2
R0174090	\$3,493.00	\$3,632.00	\$3,632.00	\$68	\$70	\$139.00	\$2
R0174091	\$4,351.00	\$4,529.00	\$4,529.00	\$85	\$88	\$178.00	\$3
R0174096	\$2,641.00	\$2,737.00	\$2,737.00	\$51	\$54	\$96.00	\$3
R0174097	\$2,481.00	\$2,572.00	\$2,572.00	\$49	\$51	\$91.00	\$2
R0174098	\$3,883.00	\$4,041.00	\$4,041.00	\$77	\$81	\$158.00	\$4
R0174099	\$3,920.00	\$4,079.00	\$4,079.00	\$77	\$80	\$159.00	\$3
R0174100	\$4,438.00	\$4,619.00	\$4,619.00	\$87	\$90	\$181.00	\$3
R0174101	\$6,774.00	\$7,053.00	\$7,053.00	\$133	\$138	\$279.00	\$5
R0174102	\$3,413.00	\$3,546.00	\$3,546.00	\$67	\$70	\$133.00	\$3
R0175443	\$493.00	\$514.00	\$514.00	\$9	\$10	\$21.00	\$1
R0175455	\$844.00	\$879.00	\$879.00	\$33	\$35	\$35.00	\$2
R0175458	\$1,908.00	\$1,986.00	\$1,986.00	\$65	\$68	\$78.00	\$3
R0175459	\$1,894.00	\$1,972.00	\$1,972.00	\$65	\$67	\$78.00	\$2
R0175802	\$26,495.00	\$27,889.00	\$329,837.00	\$3,066	\$3,104	\$1,394.00	\$38
R0176457	\$3,372.00	\$3,602.00	\$637,184.00	\$4,592	\$4,598	\$230.00	\$6
R0176466	\$98,877.00	\$101,345.00	\$101,345.00	\$2,581	\$2,644	\$2,468.00	\$63
R0176468	\$5,457.00	\$5,554.00	\$5,554.00	\$186	\$190	\$97.00	\$4
R0176475	\$1,499.00	\$1,560.00	\$1,560.00	\$52	\$54	\$61.00	\$2
R0176476	\$1,323.00	\$1,377.00	\$1,377.00	\$58	\$61	\$54.00	\$3
R0176481	\$296.00	\$311.00	\$290.00	\$10	\$10	\$15.00	\$0
R0176483	\$487.00	\$506.00	\$603.00	\$24	\$26	\$19.00	\$2
R0176619	\$99,645.00	\$108,200.00	\$108,200.00	\$2,757	\$2,992	\$8,555.00	\$235
R0176622	\$88,398.00	\$93,676.00	\$150,839.00	\$4,027	\$4,173	\$5,278.00	\$146
R0176989	\$1,933.00	\$2,014.00	\$400,081.00	\$2,612	\$2,614	\$81.00	\$2
R0176990	\$1,920.00	\$2,001.00	\$404,372.00	\$2,640	\$2,642	\$81.00	\$2

EXHIBIT B

R0176992	\$1,975.00	\$2,058.00	\$250,083.00	\$1,647	\$1,650	\$83.00	\$3
R0176993	\$4,058.00	\$4,624.00	\$407,361.00	\$3,192	\$3,208	\$566.00	\$16
R0176994	\$2,041.00	\$2,127.00	\$150,086.00	\$1,005	\$1,008	\$86.00	\$3
R0176995	\$2,475.00	\$2,579.00	\$328,014.00	\$8,559	\$8,561	\$104.00	\$2
R0176996	\$13,447.00	\$15,285.00	\$126,380.00	\$1,066	\$1,114	\$1,838.00	\$48
R0177008	\$2,101.00	\$2,189.00	\$2,189.00	\$52	\$54	\$88.00	\$2
R0177009	\$2,099.00	\$2,186.00	\$2,186.00	\$52	\$54	\$87.00	\$2
R0177010	\$2,106.00	\$2,194.00	\$2,194.00	\$52	\$54	\$88.00	\$2
R0177013	\$2,094.00	\$2,182.00	\$2,182.00	\$52	\$54	\$88.00	\$2
R0177014	\$14,526.00	\$15,135.00	\$15,135.00	\$358	\$373	\$609.00	\$15
R0177737	\$855.00	\$941.00	\$184,535.00	\$1,249	\$1,251	\$86.00	\$2
R0177738	\$421.00	\$463.00	\$463.00	\$12	\$13	\$42.00	\$1
R0177810	\$3,414.00	\$3,554.00	\$3,554.00	\$78	\$81	\$140.00	\$3
R0178191	\$8,066.00	\$8,828.00	\$267,621.00	\$3,905	\$3,942	\$762.00	\$37
R0178309	\$1,254.00	\$1,290.00	\$1,290.00	\$36	\$37	\$36.00	\$1
R0178385	\$5,980.00	\$7,160.00	\$7,160.00	\$213	\$256	\$1,180.00	\$43
R0178417	\$2,136.00	\$2,212.00	\$2,212.00	\$57	\$59	\$76.00	\$2
R0178748	\$16,973.00	\$18,702.00	\$18,702.00	\$502	\$550	\$1,729.00	\$48
R0178761	\$1,022.00	\$1,057.00	\$178,916.00	\$2,725	\$2,728	\$35.00	\$3
R0178765	\$12,592.00	\$13,109.00	\$13,109.00	\$257	\$267	\$517.00	\$10
R0178770	\$1,746.00	\$1,819.00	\$1,819.00	\$47	\$49	\$73.00	\$2
R0178771	\$1,683.00	\$1,753.00	\$1,753.00	\$45	\$47	\$70.00	\$2
R0178772	\$1,811.00	\$1,886.00	\$1,886.00	\$48	\$50	\$75.00	\$2
R0178773	\$1,912.00	\$1,991.00	\$1,991.00	\$50	\$53	\$79.00	\$3
R0178774	\$1,882.00	\$1,960.00	\$1,960.00	\$50	\$52	\$78.00	\$2
R0178775	\$1,882.00	\$1,960.00	\$1,960.00	\$50	\$52	\$78.00	\$2
R0178776	\$1,862.00	\$1,939.00	\$1,939.00	\$50	\$51	\$77.00	\$1
R0178777	\$1,750.00	\$1,823.00	\$1,823.00	\$47	\$49	\$73.00	\$2
R0178778	\$1,696.00	\$1,766.00	\$1,766.00	\$45	\$47	\$70.00	\$2
R0178779	\$1,932.00	\$2,012.00	\$2,012.00	\$51	\$53	\$80.00	\$2
R0178780	\$1,683.00	\$1,753.00	\$1,753.00	\$45	\$47	\$70.00	\$2
R0178781	\$1,664.00	\$1,733.00	\$1,733.00	\$44	\$46	\$69.00	\$2
R0178785	\$559.00	\$3,932.00	\$228,801.00	\$2,189	\$2,204	\$559.00	\$15
R0178790	\$667.00	\$701.00	\$701.00	\$18	\$18	\$34.00	\$0
R0179023	\$4,959.00	\$5,161.00	\$301,769.00	\$8,949	\$8,955	\$202.00	\$6
R0179071	\$2,061.00	\$2,148.00	\$587,636.00	\$4,514	\$4,516	\$87.00	\$2
R0179072	\$6,014.00	\$6,264.00	\$6,264.00	\$148	\$155	\$250.00	\$7
R0179074	\$1,562.00	\$1,626.00	\$1,626.00	\$36	\$37	\$64.00	\$1
R0179076	\$1,534.00	\$1,596.00	\$326,094.00	\$1,861	\$1,862	\$62.00	\$1
R0179152	\$8,552.00	\$9,269.00	\$9,269.00	\$258	\$280	\$717.00	\$22
R0179153	\$31,675.00	\$33,372.00	\$436,249.00	\$7,369	\$7,420	\$1,697.00	\$51
R0179154	\$39,133.00	\$41,150.00	\$41,150.00	\$1,181	\$1,241	\$2,017.00	\$60
R0179155	\$60,995.00	\$65,882.00	\$227,254.00	\$3,766	\$3,912	\$4,887.00	\$146
R0179156	\$12,779.00	\$13,923.00	\$13,923.00	\$386	\$420	\$1,144.00	\$34
R0179200	\$3,686.00	\$3,829.00	\$1,572,944.00	\$55,076	\$55,081	\$143.00	\$5
R0179207	\$14,685.00	\$15,265.00	\$15,265.00	\$389	\$404	\$580.00	\$15
R0179208	\$7,925.00	\$8,338.00	\$8,338.00	\$239	\$252	\$413.00	\$13



EXHIBIT B

R0179222	\$1,774.00	\$1,857.00	\$1,857.00	\$53	\$56	\$83.00	\$3
R0179251	\$150,729.00	\$159,258.00	\$159,258.00	\$2,815	\$2,974	\$8,529.00	\$159
R0179605	\$3,683.00	\$4,397.00	\$850,714.00	\$5,743	\$5,762	\$714.00	\$19
R0179607	\$7,006.00	\$7,964.00	\$7,964.00	\$183	\$208	\$958.00	\$25
R0179714	\$1,543.00	\$1,600.00	\$65,920.00	\$663	\$664	\$57.00	\$1
R0179734	\$15,125.00	\$16,135.00	\$834,174.00	\$9,619	\$9,647	\$1,010.00	\$28
R0179738	\$22,750.00	\$23,626.00	\$311,892.00	\$2,588	\$2,612	\$876.00	\$24
R0179781	\$3,449.00	\$3,625.00	\$3,625.00	\$98	\$103	\$176.00	\$5
R0179794	\$1,784.00	\$1,857.00	\$1,857.00	\$51	\$53	\$73.00	\$2
R0179894	\$60,383.00	\$65,696.00	\$65,696.00	\$1,633	\$1,778	\$5,313.00	\$145
R0179930	\$525.00	\$544.00	\$544.00	\$18	\$19	\$19.00	\$1
R0179976	\$34,728.00	\$37,548.00	\$42,951.00	\$998	\$1,076	\$2,820.00	\$78
R0179977	\$12,347.00	\$13,030.00	\$576,418.00	\$4,800	\$4,819	\$683.00	\$19
R0180384	\$33,581.00	\$38,535.00	\$38,535.00	\$685	\$785	\$4,954.00	\$100
R0180396	\$63,878.00	\$72,171.00	\$72,171.00	\$1,302	\$1,471	\$8,293.00	\$169
R0180588	\$3,154.00	\$3,431.00	\$477,679.00	\$2,448	\$2,454	\$277.00	\$6
R0180590	\$105,390.00	\$113,337.00	\$490,703.00	\$6,917	\$7,078	\$7,947.00	\$161
R0180620	\$508.00	\$534.00	\$607,886.00	\$4,131	\$4,131	\$26.00	\$0
R0180823	\$34,454.00	\$35,281.00	\$35,281.00	\$1,230	\$1,260	\$827.00	\$30
R0180844	\$4,182.00	\$4,336.00	\$4,336.00	\$82	\$85	\$154.00	\$3
R0180965	\$5,724.00	\$5,906.00	\$5,906.00	\$112	\$116	\$182.00	\$4
R0181252	\$1,312.00	\$1,357.00	\$1,357.00	\$44	\$45	\$45.00	\$1
R0181962	\$2,109.00	\$2,198.00	\$167,218.00	\$1,766	\$1,768	\$89.00	\$2
R0181963	\$25,622.00	\$26,673.00	\$26,673.00	\$503	\$524	\$1,051.00	\$21
R0183441	\$2,526.00	\$2,614.00	\$2,614.00	\$66	\$68	\$88.00	\$2
R0183443	\$1,999.00	\$2,080.00	\$76,646.00	\$1,998	\$2,000	\$81.00	\$2
R0186319	\$5,896.00	\$6,019.00	\$6,019.00	\$99	\$101	\$123.00	\$2
R0186320	\$1,881.00	\$1,906.00	\$16,343.00	\$162	\$163	\$25.00	\$1
R0188190	\$247.00	\$260.00	\$260.00	\$13	\$15	\$13.00	\$2
R0188191	\$489.00	\$515.00	\$515.00	\$31	\$33	\$26.00	\$2
R0188530	\$2,062.00	\$2,148.00	\$381,062.00	\$2,003	\$2,004	\$86.00	\$1
R0188590	\$101,134.00	\$113,088.00	\$113,088.00	\$2,205	\$2,468	\$11,954.00	\$263
R0189809	\$4,189.00	\$4,364.00	\$4,364.00	\$96	\$100	\$175.00	\$4
R0189837	\$1,882.00	\$1,961.00	\$600,152.00	\$3,045	\$3,046	\$79.00	\$1
R0189838	\$1,699.00	\$1,769.00	\$219,397.00	\$4,471	\$4,473	\$70.00	\$2
R0190315	\$2,981.00	\$3,103.00	\$3,103.00	\$50	\$52	\$122.00	\$2
R0190336	\$85,584.00	\$95,327.00	\$634,487.00	\$4,765	\$4,979	\$9,743.00	\$214
R0190724	\$2,094.00	\$2,182.00	\$2,182.00	\$57	\$59	\$88.00	\$2
R0190725	\$2,094.00	\$2,182.00	\$2,182.00	\$57	\$59	\$88.00	\$2
R0190726	\$2,093.00	\$2,181.00	\$2,181.00	\$57	\$59	\$88.00	\$2
R0190727	\$2,080.00	\$2,167.00	\$2,167.00	\$56	\$59	\$87.00	\$3
R0190728	\$1,947.00	\$2,028.00	\$2,028.00	\$52	\$55	\$81.00	\$3
R0190729	\$1,907.00	\$1,986.00	\$1,986.00	\$51	\$54	\$79.00	\$3
R0190734	\$154,169.00	\$167,266.00	\$167,266.00	\$3,027	\$3,284	\$13,097.00	\$257
R0190778	\$7,054.00	\$7,294.00	\$7,294.00	\$161	\$165	\$240.00	\$4
R0190789	\$244.00	\$255.00	\$255.00	\$15	\$15	\$11.00	\$0
R0190790	\$1,599.00	\$1,681.00	\$1,681.00	\$56	\$60	\$82.00	\$4

EXHIBIT B

R0191633	\$6,153.00	\$6,754.00	\$6,754.00	\$170	\$187	\$601.00	\$17
R0194015	\$51,621.00	\$58,207.00	\$58,207.00	\$1,822	\$2,054	\$6,586.00	\$232
R0194217	\$5,220.00	\$5,487.00	\$5,487.00	\$178	\$188	\$267.00	\$10
R0194679	\$18,155.00	\$21,026.00	\$21,026.00	\$348	\$402	\$2,871.00	\$54
R0194680	\$3,596.00	\$4,176.00	\$4,176.00	\$69	\$81	\$580.00	\$12
R0194751	\$1,611.00	\$1,678.00	\$1,678.00	\$32	\$33	\$67.00	\$1
R0194752	\$2,496.00	\$2,601.00	\$146,049.00	\$1,211	\$1,213	\$105.00	\$2
R0194758	\$1,532.00	\$1,592.00	\$1,592.00	\$40	\$42	\$60.00	\$2
R0194759	\$1,227.00	\$1,273.00	\$1,273.00	\$32	\$34	\$46.00	\$2
R0195184	\$1,926.00	\$1,997.00	\$1,997.00	\$50	\$51	\$71.00	\$1
R0195533	\$857.00	\$887.00	\$887.00	\$31	\$32	\$30.00	\$1
R0198036	\$4,826.00	\$5,040.00	\$5,040.00	\$225	\$235	\$214.00	\$10
R0198104	\$3,324.00	\$3,463.00	\$3,463.00	\$56	\$58	\$139.00	\$2
R0198735	\$1,846.00	\$1,923.00	\$1,923.00	\$37	\$38	\$77.00	\$1
R0198736	\$4,367.00	\$4,550.00	\$294,745.00	\$1,596	\$1,600	\$183.00	\$4
R0199227	\$797.00	\$830.00	\$474,214.00	\$4,887	\$4,888	\$33.00	\$1
R0200457	\$3,025.00	\$3,151.00	\$3,151.00	\$79	\$82	\$126.00	\$3
R0200874	\$461.00	\$480.00	\$480.00	\$10	\$10	\$19.00	\$0
R0200875	\$482.00	\$502.00	\$502.00	\$10	\$11	\$20.00	\$1
R0201212	\$4,559.00	\$4,947.00	\$4,947.00	\$132	\$143	\$388.00	\$11
R0201987	\$1,162.00	\$1,202.00	\$1,202.00	\$24	\$25	\$40.00	\$1
R0201988	\$166,014.00	\$183,435.00	\$183,435.00	\$3,385	\$3,740	\$17,421.00	\$355
R0202099	\$239.00	\$249.00	\$249.00	\$5	\$5	\$10.00	\$0
R0202100	\$14,099.00	\$14,678.00	\$14,678.00	\$287	\$299	\$579.00	\$12
R0202301	\$383.00	\$398.00	\$398.00	\$15	\$17	\$15.00	\$2
R0202302	\$1,745.00	\$1,816.00	\$1,816.00	\$99	\$103	\$71.00	\$4
R0202419	\$9,829.00	\$10,661.00	\$302,132.00	\$2,260	\$2,283	\$832.00	\$23
R0202420	\$80,480.00	\$84,212.00	\$84,212.00	\$2,227	\$2,330	\$3,732.00	\$103
R0202421	\$989.00	\$1,028.00	\$624,813.00	\$12,852	\$12,853	\$39.00	\$1
R0202423	\$106,896.00	\$112,505.00	\$112,505.00	\$3,238	\$3,407	\$5,609.00	\$169
R0202424	\$11,751.00	\$12,214.00	\$214,370.00	\$2,269	\$2,282	\$463.00	\$13
R0202434	\$88,308.00	\$95,240.00	\$95,240.00	\$1,734	\$1,870	\$6,932.00	\$136
R0202435	\$28,980.00	\$31,349.00	\$215,439.00	\$2,082	\$2,127	\$2,369.00	\$45
R0202573	\$319.00	\$381.00	\$381.00	\$8	\$10	\$62.00	\$2
R0202574	\$20,716.00	\$23,123.00	\$23,123.00	\$573	\$640	\$2,407.00	\$67
R0202575	\$15,537.00	\$17,694.00	\$21,844.00	\$544	\$605	\$2,157.00	\$61
R0202576	\$2,667.00	\$3,188.00	\$75,902.00	\$1,483	\$1,498	\$521.00	\$15
R0202896	\$4,988.00	\$5,243.00	\$5,243.00	\$292	\$306	\$255.00	\$14
R0203009	\$13,356.00	\$14,039.00	\$14,039.00	\$780	\$820	\$683.00	\$40
R0203040	\$1,697.00	\$1,755.00	\$755,900.00	\$6,874	\$6,875	\$58.00	\$1
R0203042	\$6,486.00	\$6,729.00	\$6,729.00	\$127	\$131	\$243.00	\$4
R0203043	\$2,305.00	\$2,382.00	\$2,382.00	\$45	\$46	\$77.00	\$1
R0203625	\$339.00	\$353.00	\$353.00	\$10	\$10	\$14.00	\$0
R0204701	\$4,107.00	\$4,275.00	\$288,150.00	\$2,078	\$2,081	\$168.00	\$3
R0204702	\$2,558.00	\$2,659.00	\$2,659.00	\$50	\$52	\$101.00	\$2
R0204703	\$3,066.00	\$3,187.00	\$3,187.00	\$60	\$62	\$121.00	\$2
R0204704	\$2,444.00	\$2,541.00	\$2,541.00	\$48	\$50	\$97.00	\$2

EXHIBIT B

R0204719	\$1,982.00	\$2,065.00	\$2,065.00	\$66	\$69	\$83.00	\$3
R0204722	\$2,069.00	\$2,156.00	\$2,156.00	\$69	\$73	\$87.00	\$4
Totals	\$17,480,230.00	\$18,725,638.00	\$118,443,921.00	\$1,316,729	\$1,344,802	\$1,242,594.00	\$28,073



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> 2021 Adams County Board of Equalization Hearing Officers Recommendations and Request for Approval
<b>FROM:</b> Meredith P. Van Horn, Assistant County Attorney
<b>AGENCY/DEPARTMENT:</b> County Attorney's Office
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners sitting as the Adams County Board of Equalization Approve the Resolution Setting Forth the Final Decisions of the Adams County Board of Equalization for Tax Year 2021.

### **BACKGROUND:**

Between September 7, 2021, and October 20, 2021, the Adams County Board of Equalization's duly appointed hearing officers met and held real and personal property tax evaluation hearings as required annually pursuant to C.R.S. § 39-8-101 *et seq.* Their findings and recommendations are attached hereto for review, consideration, and approval. C.R.S. § 39-8-107(2) requires that all hearings must be held, and all decisions rendered by the close of business on October 26, 2021.

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

Adams County Assessor's Office

### **ATTACHED DOCUMENTS:**

The Findings and Recommendations of the 2021 County Board of Equalization Hearing Officers

**FISCAL IMPACT:**

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

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

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

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY STATE OF COLORADO

RESOLUTION SETTING FORTH THE FINAL DECISIONS OF THE ADAMS COUNTY  
BOARD OF EQUALIZATION FOR TAX YEAR 2021

WHEREAS, pursuant to C.R.S. § 39-8-101, the Board of County Commissioners of Adams County comprise the Adams County Board of Equalization; and,

WHEREAS, Independent Referees duly appointed in accordance with C.R.S. § 39-8-107(2)(i) by the Adams County Board of Equalization (Board of Equalization) conducted property tax valuation appeal hearings from September 7, 2021, through October 20, 2021; and,

WHEREAS, pursuant to C.R.S. § 39-8-102(1) the Board of Equalization reviews the valuations for assessment of all taxable property in the County for errors, omissions and to promote the end that all valuations for assessment are just and equalized within the County; and,

WHEREAS, the findings and recommendations of the Independent Referees are presented in the attached summary and are being submitted to the Board of Equalization for review and approval.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, sitting as the Adams County Board of Equalization, that the findings and recommendations presented by the Independent Referees are hereby ratified and confirmed and letters of decision are to be mailed via United States Postal Service, or sent via electronic mail, to all petitioners and/or their designated agent in accordance with the attached summary.



# Adams County Board of Equalization Protest

# Value Detail

2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Adjust</b>						
P0037574	Personal	0157322103002	\$3,245,944	\$2,434,458	(\$811,486)	124904
R0001154	Residential	0156707202004	\$603,518	\$570,000	(\$33,518)	124950
R0001159	Residential	0156707203004	\$593,683	\$575,000	(\$18,683)	124953
R0001168	Residential	0156707203015	\$579,950	\$560,000	(\$19,950)	124954
R0014450	Residential	0157313009015	\$575,000	\$550,000	(\$25,000)	124625
R0026866	Residential	0171901203035	\$324,800	\$320,000	(\$4,800)	124947
R0030497	Residential	0171903116001	\$27,681,780	\$25,750,000	(\$1,931,780)	124573
R0030498	Residential	0171903116002	\$27,681,782	\$25,750,000	(\$1,931,782)	124573
R0030506	Residential	0171903117008	\$33,923,897	\$30,000,000	(\$3,923,897)	125056
R0031072	Residential	0171903411001	\$33,120,250	\$29,340,000	(\$3,780,250)	124699
R0032007	Residential	0171905103002	\$784,770	\$680,000	(\$104,770)	124550
R0035956	Residential	0171909411001	\$317,240	\$276,000	(\$41,240)	124948
R0037104	Commercial	0171910217004	\$287,400	\$250,000	(\$37,400)	124697
R0037129	Commercial	0171910217029	\$294,600	\$245,000	(\$49,600)	124663
R0037163	Residential	0171910304008	\$15,109,362	\$13,333,333	(\$1,776,029)	124808
R0037164	Residential	0171910304009	\$16,121,029	\$13,333,333	(\$2,787,696)	124808
R0037165	Residential	0171910304010	\$16,029,055	\$13,333,333	(\$2,695,722)	124808
R0037169	Residential	0171910304018	\$20,820,089	\$18,000,000	(\$2,820,089)	125055
R0041818	Residential	0171915206009	\$342,130	\$310,000	(\$32,130)	124949
R0048122	Commercial	0171919323003	\$2,517,100	\$2,386,400	(\$130,700)	124455
R0050886	Commercial	0171921403017	\$1,152,600	\$1,000,500	(\$152,100)	124933
R0051180	Residential	0171922403001	\$36,959,530	\$33,500,000	(\$3,459,530)	124804
R0059351	Residential	0171928102001	\$23,597,044	\$16,500,000	(\$7,097,044)	124569
R0059358	Residential	0171928105001	\$16,764,987	\$16,500,000	(\$264,987)	124568
R0059564	Residential	0171928204009	\$53,478,724	\$48,796,560	(\$4,682,164)	125062
R0059567	Residential	0171928205014	\$46,108,035	\$36,811,440	(\$9,296,595)	125062
R0068381	Residential	0171933301015	\$3,542,403	\$2,833,334	(\$709,069)	124570
R0068382	Residential	0171933301016	\$3,542,403	\$2,833,333	(\$709,070)	124572
R0068383	Residential	0171933301017	\$3,542,403	\$2,833,333	(\$709,070)	124571
R0086591	Residential	0182134300017	\$427,933	\$415,000	(\$12,933)	124552
R0096168	Residential	0182335203005	\$1,000,042	\$880,000	(\$120,042)	124916
R0097718	Residential	0182335426002	\$1,023,452	\$890,000	(\$133,452)	124917
R0097740	Residential	0182335428003	\$12,675,526	\$12,375,000	(\$300,526)	124451
R0097746	Residential	0182335428010	\$7,805,325	\$7,300,000	(\$505,325)	124567
R0098631	Residential	0182504100059	\$5,747,153	\$5,099,680	(\$647,473)	124566
R0098633	Residential	0182504100061	\$7,088,294	\$6,290,374	(\$797,920)	124566
R0098634	Residential	0182504100062	\$7,116,576	\$6,314,833	(\$801,743)	124566
R0098635	Residential	0182504100063	\$7,116,576	\$6,314,833	(\$801,743)	124566
R0098636	Residential	0182504100064	\$5,747,153	\$4,944,360	(\$802,793)	124566
R0098638	Residential	0182504100066	\$26,920	\$26,920	\$0	124566

**Adams County Board of Equalization Protest  
2021**

**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Adjust</b>						
R0098640	Residential	0182504100068	\$9,000	\$9,000	\$0	124566
R0098697	Residential	0182504102019	\$352,059	\$340,000	(\$12,059)	124507
R0098818	Residential	0182504108004	\$3,824,696	\$3,200,000	(\$624,696)	124453
R0100797	Commercial	0182505407019	\$2,836,400	\$2,500,000	(\$336,400)	124879
R0103215	Residential	0182508300005	\$529,877	\$480,000	(\$49,877)	124546
R0103325	Commercial	0182509300061	\$1,043,300	\$850,000	(\$193,300)	124512
R0103487	Commercial	0182510200043	\$4,635,200	\$3,700,000	(\$935,200)	124514
R0103527	Commercial	0182510301038	\$3,283,100	\$2,556,000	(\$727,100)	124846
R0103656	Commercial	0182511202017	\$4,075,000	\$3,500,000	(\$575,000)	124877
R0105028	Residential	0182517210016	\$118,000	\$90,000	(\$28,000)	124516
R0105029	Residential	0182517210017	\$118,000	\$90,000	(\$28,000)	124517
R0105030	Residential	0182517210018	\$118,000	\$95,000	(\$23,000)	124515
R0111886	Residential	0171917118001	\$46,588,188	\$43,674,400	(\$2,913,788)	125039
R0111887	Residential	0171917118002	\$47,291,068	\$44,325,600	(\$2,965,468)	125039
R0111929	Residential	0171927100079	\$1,070,669	\$750,000	(\$320,669)	124905
R0125310	Residential	0171922307050	\$44,492,302	\$41,000,000	(\$3,492,302)	125069
R0129253	Commercial	0157328301001	\$10,100,700	\$8,454,300	(\$1,646,400)	124671
R0131710	Residential	0157324316008	\$546,099	\$523,416	(\$22,683)	124627
R0135850	Residential	0171914201017	\$122,572,624	\$112,000,000	(\$10,572,624)	124806
R0136758	Residential	0172317311004	\$333,000	\$315,000	(\$18,000)	124943
R0137418	Residential	0171930321016	\$226,431	\$185,000	(\$41,431)	124734
R0137419	Residential	0171930321017	\$232,857	\$191,000	(\$41,857)	124735
R0138773	Residential	0172110207021	\$10,724,284	\$10,200,000	(\$524,284)	124803
R0138978	Residential	0172110213001	\$10,724,284	\$10,200,000	(\$524,284)	124787
R0141065	Commercial	0157335301015	\$19,231,201	\$16,226,400	(\$3,004,801)	124533
R0144830	Commercial	0171914318007	\$2,190,001	\$1,992,000	(\$198,001)	124873
R0144991	Commercial	0157335301017	\$12,693,557	\$11,500,000	(\$1,193,557)	124534
R0150325	Residential	0171924115065	\$87,206,481	\$80,500,000	(\$6,706,481)	125046
R0158790	Residential	0156910115028	\$380,000	\$375,000	(\$5,000)	124736
R0161448	Commercial	0157303101002	\$10,800,000	\$10,300,000	(\$500,000)	124437
R0178860	Commercial	0171927218007	\$19,000,000	\$17,700,000	(\$1,300,000)	124465
R0179634	Commercial	0172316121019	\$296,800	\$255,000	(\$41,800)	124510
R0181134	Residential	0157116134092	\$580,898	\$560,000	(\$20,898)	124432
R0181790	Residential	0171903301009	\$66,638,897	\$66,500,000	(\$138,897)	124807
R0188682	Residential	0171913101371	\$47,889,182	\$45,714,482	(\$2,174,700)	124809
R0190624	Residential	0171913114107	\$35,728,711	\$34,285,111	(\$1,443,600)	124809
R0199819	Residential	0172316420002	\$316,000	\$316,000	\$0	124944
<b>Number of Accounts: 77</b>			<b>\$1,064,213,324</b>	<b>\$965,909,066</b>	<b>(\$98,304,258)</b>	

**Adams County Board of Equalization Protest  
2021**

**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
P0006071	Personal	0171915411010	\$2,160,686	\$2,160,686	\$0	124902
P0008410	Personal	0156918201006	\$1,755,211	\$1,755,211	\$0	124897
P0016624	Personal	0182307407006	\$1,777,314	\$1,777,314	\$0	124898
P0021481	Personal	0171915411009	\$1,815,498	\$1,815,498	\$0	124893
P0024766	Personal	0182128101002	\$2,363,384	\$2,363,384	\$0	124901
P0027030	Personal	0157327201001	\$2,870,905	\$2,870,905	\$0	124894
P0030192	Personal	0157129417005	\$2,294,876	\$2,294,876	\$0	124899
P0031930	Personal	0171926207038	\$900,032	\$900,032	\$0	124900
P0033588	Personal	0171910401023	\$936,905	\$936,905	\$0	124896
P0034481	Personal	0182505116002	\$862,036	\$862,036	\$0	124895
R0002429	Industrial	0156906101015	\$1,250,000	\$1,250,000	\$0	125325
R0002809	Commercial	0156906311008	\$164,200	\$164,200	\$0	125187
R0002819	Commercial	0156906313002	\$2,238,400	\$2,238,400	\$0	125330
R0002834	Commercial	0156906314002	\$198,700	\$198,700	\$0	125185
R0002835	Commercial	0156906314003	\$199,600	\$199,600	\$0	125186
R0002851	Commercial	0156906315008	\$277,000	\$277,000	\$0	124456
R0002855	Commercial	0156906315013	\$612,400	\$612,400	\$0	125188
R0003854	Commercial	0156907202004	\$1,281,200	\$1,281,200	\$0	124872
R0003855	Commercial	0156907202005	\$313,801	\$313,801	\$0	124872
R0003881	Commercial	0156907205001	\$594,000	\$594,000	\$0	125255
R0003892	Commercial	0156907206006	\$390,001	\$390,001	\$0	125288
R0003910	Commercial	0156907208005	\$933,701	\$933,701	\$0	125183
R0005767	Commercial	0156908202009	\$1,564,900	\$1,564,900	\$0	125174
R0005814	Commercial	0156908204044	\$38,295	\$38,295	\$0	125307
R0005829	Commercial	0156908204063	\$462,000	\$462,000	\$0	125286
R0006127	Commercial	0156908226010	\$1,465,300	\$1,465,300	\$0	124881
R0006786	Residential	0156909209002	\$31,640,003	\$31,640,003	\$0	124667
R0006864	Industrial	0156918005001	\$11,454,498	\$11,454,498	\$0	124937
R0008942	Commercial	0157113006004	\$519,695	\$519,695	\$0	125147
R0008943	Commercial	0157113006005	\$1,472,400	\$1,472,400	\$0	125297
R0017127	Residential	0157326107011	\$479,200	\$479,200	\$0	124727
R0018027	Residential	0157326305034	\$394,557	\$394,557	\$0	124626
R0024062	Commercial	0157333004008	\$6,580,829	\$6,580,829	\$0	124461
R0024076	Commercial	0157333006008	\$2,538,518	\$2,538,518	\$0	125271
R0024077	Commercial	0157333006008	\$381,714	\$381,714	\$0	125299
R0024445	Commercial	0157334002022	\$961,000	\$961,000	\$0	125287
R0024461	Commercial	0157334004016	\$8,470,000	\$8,470,000	\$0	125336
R0024462	Commercial	0157334004019	\$6,516,900	\$6,516,900	\$0	124986
R0024469	Commercial	0157334009006	\$7,581,000	\$7,581,000	\$0	124780
R0024477	Commercial	0157334009027	\$4,600,400	\$4,600,400	\$0	125378

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0024498	Commercial	0157334300060	\$9,200,000	\$9,200,000	\$0	125303
R0024504	Commercial	0157334301002	\$2,979,100	\$2,979,100	\$0	124985
R0024673	Residential	0157334305171	\$157,191	\$157,191	\$0	124599
R0025080	Commercial	0157334310006	\$5,617,298	\$5,617,298	\$0	125135
R0026089	Commercial	0157336409022	\$1,612,500	\$1,612,500	\$0	125075
R0030052	Residential	0156906107018	\$397,279	\$397,279	\$0	124598
R0030085	Commercial	0171903005007	\$681,300	\$681,300	\$0	125234
R0030415	Commercial	0171903111031	\$649,000	\$649,000	\$0	125285
R0030957	Residential	0171903401001	\$70,237,492	\$70,237,492	\$0	124764
R0031373	Commercial	0171904209002	\$2,229,380	\$2,229,380	\$0	124880
R0031827	Residential	0171904401001	\$32,027,332	\$32,027,332	\$0	125063
R0031828	Residential	0171904401002	\$48,272,741	\$48,272,741	\$0	124527
R0032087	Residential	0171905109001	\$47,304,667	\$47,304,667	\$0	125067
R0037101	Commercial	0171910217001	\$937,990	\$937,990	\$0	124662
R0037127	Commercial	0171910217027	\$287,700	\$287,700	\$0	124541
R0037133	Commercial	0171910217033	\$290,700	\$290,700	\$0	124914
R0037137	Commercial	0171910217037	\$946,400	\$946,400	\$0	124665
R0037159	Commercial	0171910304004	\$156,698	\$156,698	\$0	124984
R0037162	Commercial	0171910304007	\$4,543,700	\$4,543,700	\$0	124984
R0037166	Commercial	0171910304012	\$546,000	\$546,000	\$0	124696
R0037170	Commercial	0171910304025	\$377,765	\$377,765	\$0	124696
R0037171	Commercial	0171910304026	\$3,320,300	\$3,320,300	\$0	124696
R0037172	Commercial	0171910304027	\$71,625	\$71,625	\$0	124696
R0037701	Commercial	0171911101035	\$3,672,000	\$3,672,000	\$0	125313
R0037705	Commercial	0171911101039	\$1,856,600	\$1,856,600	\$0	124472
R0037708	Commercial	0171911102017	\$3,406,600	\$3,406,600	\$0	125231
R0037709	Commercial	0171911102018	\$488,480	\$488,480	\$0	125232
R0037775	Industrial	0171911106022	\$56,550	\$56,550	\$0	124543
R0039362	Residential	0171912411001	\$54,708,169	\$54,708,169	\$0	125041
R0041606	Commercial	0171915104009	\$2,412,500	\$2,412,500	\$0	125194
R0041722	Commercial	0171915201008	\$8,730,848	\$8,730,848	\$0	125278
R0041723	Commercial	0171915201010	\$886,531	\$886,531	\$0	125279
R0041725	Commercial	0171915201024	\$2,714,206	\$2,714,206	\$0	124709
R0041726	Commercial	0171915201025	\$400,198	\$400,198	\$0	125280
R0041728	Commercial	0171915201027	\$530,544	\$530,544	\$0	125281
R0041729	Commercial	0171915201028	\$1,164,635	\$1,164,635	\$0	125282
R0041737	Commercial	0171915201036	\$82,614	\$82,614	\$0	124708
R0041750	Commercial	0171915202015	\$241,497	\$241,497	\$0	125283
R0042515	Commercial	0171916101034	\$1,868,000	\$1,868,000	\$0	125138
R0042518	Commercial	0171916102001	\$5,600,000	\$5,600,000	\$0	124982

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# Value Detail

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0043091	Residential	0171916208022	\$122,182	\$122,182	\$0	124600
R0043502	Commercial	0171916215002	\$3,650,330	\$3,650,330	\$0	125277
R0044731	Residential	0171917202026	\$410,715	\$410,715	\$0	124422
R0045322	Residential	0171917304001	\$1,000	\$1,000	\$0	125071
R0045323	Residential	0171917304002	\$380,597	\$380,597	\$0	125071
R0045324	Residential	0171917304003	\$384,108	\$384,108	\$0	125071
R0045325	Residential	0171917304004	\$377,302	\$377,302	\$0	125071
R0045326	Residential	0171917304005	\$391,208	\$391,208	\$0	125071
R0045327	Residential	0171917304006	\$400,421	\$400,421	\$0	125071
R0045328	Residential	0171917304007	\$392,393	\$392,393	\$0	125071
R0045329	Residential	0171917304008	\$369,345	\$369,345	\$0	125071
R0045330	Residential	0171917304009	\$371,560	\$371,560	\$0	125071
R0045331	Residential	0171917304010	\$384,578	\$384,578	\$0	125071
R0045332	Residential	0171917304011	\$355,742	\$355,742	\$0	125071
R0045333	Residential	0171917304012	\$357,848	\$357,848	\$0	125071
R0045334	Residential	0171917304013	\$373,920	\$373,920	\$0	125071
R0045335	Residential	0171917304014	\$368,927	\$368,927	\$0	125071
R0045336	Residential	0171917304015	\$365,045	\$365,045	\$0	125071
R0045337	Residential	0171917304016	\$367,866	\$367,866	\$0	125071
R0045338	Residential	0171917304017	\$359,389	\$359,389	\$0	125071
R0045339	Residential	0171917304018	\$359,952	\$359,952	\$0	125071
R0045340	Residential	0171917304019	\$378,813	\$378,813	\$0	125071
R0045341	Residential	0171917304020	\$2,500	\$2,500	\$0	125071
R0045342	Residential	0171917304021	\$281,707	\$281,707	\$0	125071
R0045343	Residential	0171917304022	\$288,922	\$288,922	\$0	125071
R0045344	Residential	0171917304023	\$283,434	\$283,434	\$0	125071
R0045345	Residential	0171917304024	\$288,922	\$288,922	\$0	125071
R0045346	Residential	0171917304025	\$283,434	\$283,434	\$0	125071
R0045347	Residential	0171917304026	\$279,968	\$279,968	\$0	125071
R0045348	Residential	0171917304027	\$25,833,335	\$25,833,335	\$0	125071
R0045349	Residential	0171917305001	\$357,642	\$357,642	\$0	125071
R0045350	Residential	0171917305002	\$356,836	\$356,836	\$0	125071
R0045351	Residential	0171917305003	\$370,204	\$370,204	\$0	125071
R0045352	Residential	0171917305004	\$369,852	\$369,852	\$0	125071
R0045353	Residential	0171917305005	\$379,551	\$379,551	\$0	125071
R0045354	Residential	0171917305006	\$370,356	\$370,356	\$0	125071
R0045355	Residential	0171917305007	\$382,272	\$382,272	\$0	125071
R0045356	Residential	0171917305008	\$357,924	\$357,924	\$0	125071
R0045357	Residential	0171917305009	\$369,035	\$369,035	\$0	125071
R0045358	Residential	0171917305010	\$358,639	\$358,639	\$0	125071

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0045359	Residential	0171917305011	\$379,747	\$379,747	\$0	125071
R0045360	Residential	0171917305012	\$386,517	\$386,517	\$0	125071
R0045361	Residential	0171917305013	\$374,475	\$374,475	\$0	125071
R0045362	Residential	0171917305014	\$370,381	\$370,381	\$0	125071
R0045363	Residential	0171917305015	\$382,060	\$382,060	\$0	125071
R0045364	Residential	0171917305016	\$369,701	\$369,701	\$0	125071
R0045365	Residential	0171917305017	\$565,622	\$565,622	\$0	125071
R0045366	Residential	0171917305018	\$369,701	\$369,701	\$0	125071
R0045367	Residential	0171917305019	\$382,060	\$382,060	\$0	125071
R0045368	Residential	0171917305020	\$610,825	\$610,825	\$0	125071
R0045369	Residential	0171917305021	\$281,707	\$281,707	\$0	125071
R0045370	Residential	0171917305022	\$288,922	\$288,922	\$0	125071
R0045371	Residential	0171917305023	\$283,434	\$283,434	\$0	125071
R0045372	Residential	0171917305024	\$279,968	\$279,968	\$0	125071
R0045373	Residential	0171917305025	\$281,707	\$281,707	\$0	125071
R0045374	Residential	0171917305026	\$288,922	\$288,922	\$0	125071
R0045375	Residential	0171917305027	\$283,434	\$283,434	\$0	125071
R0045376	Residential	0171917305028	\$279,968	\$279,968	\$0	125071
R0045377	Residential	0171917305029	\$279,968	\$279,968	\$0	125071
R0045378	Residential	0171917305030	\$283,434	\$283,434	\$0	125071
R0045379	Residential	0171917305031	\$288,922	\$288,922	\$0	125071
R0045380	Residential	0171917305032	\$281,707	\$281,707	\$0	125071
R0045381	Residential	0171917305033	\$281,707	\$281,707	\$0	125071
R0045382	Residential	0171917305034	\$288,922	\$288,922	\$0	125071
R0045383	Residential	0171917305035	\$283,434	\$283,434	\$0	125071
R0045384	Residential	0171917305036	\$288,922	\$288,922	\$0	125071
R0045385	Residential	0171917305037	\$283,434	\$283,434	\$0	125071
R0045386	Residential	0171917305038	\$279,968	\$279,968	\$0	125071
R0045387	Residential	0171917305039	\$281,707	\$281,707	\$0	125071
R0045388	Residential	0171917305040	\$288,922	\$288,922	\$0	125071
R0045389	Residential	0171917305041	\$283,434	\$283,434	\$0	125071
R0045390	Residential	0171917305042	\$279,968	\$279,968	\$0	125071
R0045391	Residential	0171917305043	\$279,968	\$279,968	\$0	125071
R0045392	Residential	0171917305044	\$283,434	\$283,434	\$0	125071
R0045393	Residential	0171917305045	\$288,922	\$288,922	\$0	125071
R0045394	Residential	0171917305046	\$281,707	\$281,707	\$0	125071
R0045395	Residential	0171917305047	\$281,707	\$281,707	\$0	125071
R0045396	Residential	0171917305048	\$288,922	\$288,922	\$0	125071
R0045397	Residential	0171917305049	\$283,434	\$283,434	\$0	125071
R0045398	Residential	0171917305050	\$279,968	\$279,968	\$0	125071



**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0045399	Residential	0171917305051	\$281,707	\$281,707	\$0	125071
R0045400	Residential	0171917305052	\$288,922	\$288,922	\$0	125071
R0045401	Residential	0171917305053	\$283,434	\$283,434	\$0	125071
R0045402	Residential	0171917305054	\$288,922	\$288,922	\$0	125071
R0045403	Residential	0171917305055	\$283,434	\$283,434	\$0	125071
R0045404	Residential	0171917305056	\$279,968	\$279,968	\$0	125071
R0045405	Residential	0171917305057	\$281,707	\$281,707	\$0	125071
R0045406	Residential	0171917305058	\$288,922	\$288,922	\$0	125071
R0045407	Residential	0171917305059	\$283,434	\$283,434	\$0	125071
R0045408	Residential	0171917305060	\$288,922	\$288,922	\$0	125071
R0045409	Residential	0171917305061	\$283,434	\$283,434	\$0	125071
R0045410	Residential	0171917305062	\$279,968	\$279,968	\$0	125071
R0045411	Residential	0171917305063	\$279,968	\$279,968	\$0	125071
R0045412	Residential	0171917305064	\$283,434	\$283,434	\$0	125071
R0045413	Residential	0171917305065	\$288,922	\$288,922	\$0	125071
R0045414	Residential	0171917305066	\$283,434	\$283,434	\$0	125071
R0045415	Residential	0171917305067	\$288,922	\$288,922	\$0	125071
R0045416	Residential	0171917305068	\$281,707	\$281,707	\$0	125071
R0045417	Residential	0171917305069	\$279,968	\$279,968	\$0	125071
R0045418	Residential	0171917305070	\$283,434	\$283,434	\$0	125071
R0045419	Residential	0171917305071	\$288,922	\$288,922	\$0	125071
R0045420	Residential	0171917305072	\$283,434	\$283,434	\$0	125071
R0045421	Residential	0171917305073	\$288,922	\$288,922	\$0	125071
R0045422	Residential	0171917305074	\$281,707	\$281,707	\$0	125071
R0045423	Residential	0171917305075	\$281,707	\$281,707	\$0	125071
R0045424	Residential	0171917305076	\$288,922	\$288,922	\$0	125071
R0045425	Residential	0171917305077	\$283,434	\$283,434	\$0	125071
R0045426	Residential	0171917305078	\$288,922	\$288,922	\$0	125071
R0045427	Residential	0171917305079	\$283,434	\$283,434	\$0	125071
R0045428	Residential	0171917305080	\$279,968	\$279,968	\$0	125071
R0045429	Residential	0171917305081	\$281,707	\$281,707	\$0	125071
R0045430	Residential	0171917305082	\$288,922	\$288,922	\$0	125071
R0045431	Residential	0171917305083	\$283,434	\$283,434	\$0	125071
R0045432	Residential	0171917305084	\$288,922	\$288,922	\$0	125071
R0045433	Residential	0171917305085	\$289,860	\$289,860	\$0	125071
R0045434	Residential	0171917305086	\$279,968	\$279,968	\$0	125071
R0045435	Residential	0171917305087	\$281,707	\$281,707	\$0	125071
R0045436	Residential	0171917305088	\$288,922	\$288,922	\$0	125071
R0045437	Residential	0171917305089	\$283,434	\$283,434	\$0	125071
R0045438	Residential	0171917305090	\$288,922	\$288,922	\$0	125071

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**Value Detail**

<b>Account #</b>	<b>Account Type</b>	<b>Parcel #</b>	<b>Current Total Value</b>	<b>BOE Total Value</b>	<b>Difference</b>	<b>Review #</b>
<b>Deny</b>						
R0045439	Residential	0171917305091	\$283,434	\$283,434	\$0	125071
R0045440	Residential	0171917305092	\$279,968	\$279,968	\$0	125071
R0045441	Residential	0171917305093	\$279,968	\$279,968	\$0	125071
R0045442	Residential	0171917305094	\$283,434	\$283,434	\$0	125071
R0045443	Residential	0171917305095	\$288,922	\$288,922	\$0	125071
R0045444	Residential	0171917305096	\$283,434	\$283,434	\$0	125071
R0045445	Residential	0171917305097	\$288,922	\$288,922	\$0	125071
R0045446	Residential	0171917305098	\$281,707	\$281,707	\$0	125071
R0045447	Residential	0171917305099	\$279,968	\$279,968	\$0	125071
R0045448	Residential	0171917305100	\$283,434	\$283,434	\$0	125071
R0045449	Residential	0171917305101	\$288,922	\$288,922	\$0	125071
R0045450	Residential	0171917305102	\$283,434	\$283,434	\$0	125071
R0045451	Residential	0171917305103	\$288,922	\$288,922	\$0	125071
R0045452	Residential	0171917305104	\$281,707	\$281,707	\$0	125071
R0045453	Residential	0171917305105	\$281,707	\$281,707	\$0	125071
R0045454	Residential	0171917305106	\$288,922	\$288,922	\$0	125071
R0045455	Residential	0171917305107	\$283,434	\$283,434	\$0	125071
R0045456	Residential	0171917305108	\$279,968	\$279,968	\$0	125071
R0045457	Residential	0171917305109	\$1,000	\$1,000	\$0	125071
R0045458	Residential	0171917305110	\$383,392	\$383,392	\$0	125071
R0045459	Residential	0171917305111	\$378,813	\$378,813	\$0	125071
R0045460	Residential	0171917305112	\$379,650	\$379,650	\$0	125071
R0045461	Residential	0171917305113	\$383,392	\$383,392	\$0	125071
R0045462	Residential	0171917305114	\$376,145	\$376,145	\$0	125071
R0045463	Residential	0171917305115	\$377,081	\$377,081	\$0	125071
R0045464	Residential	0171917305116	\$1,000	\$1,000	\$0	125071
R0045465	Residential	0171917306001	\$1,000	\$1,000	\$0	125071
R0045466	Residential	0171917306002	\$377,907	\$377,907	\$0	125071
R0045467	Residential	0171917306003	\$384,108	\$384,108	\$0	125071
R0045468	Residential	0171917306004	\$389,036	\$389,036	\$0	125071
R0045469	Residential	0171917306005	\$377,945	\$377,945	\$0	125071
R0045470	Residential	0171917306006	\$370,192	\$370,192	\$0	125071
R0045471	Residential	0171917306007	\$360,870	\$360,870	\$0	125071
R0045472	Residential	0171917306008	\$368,330	\$368,330	\$0	125071
R0045473	Residential	0171917306009	\$360,174	\$360,174	\$0	125071
R0045474	Residential	0171917306010	\$379,188	\$379,188	\$0	125071
R0045475	Residential	0171917306011	\$388,738	\$388,738	\$0	125071
R0045476	Residential	0171917306012	\$384,023	\$384,023	\$0	125071
R0045477	Residential	0171917306013	\$382,422	\$382,422	\$0	125071
R0045478	Residential	0171917306014	\$381,847	\$381,847	\$0	125071

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## Value Detail

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0045479	Residential	0171917306015	\$388,013	\$388,013	\$0	125071
R0045480	Residential	0171917306016	\$381,606	\$381,606	\$0	125071
R0045481	Residential	0171917306017	\$388,496	\$388,496	\$0	125071
R0045482	Residential	0171917306018	\$377,980	\$377,980	\$0	125071
R0045483	Residential	0171917306019	\$381,808	\$381,808	\$0	125071
R0045484	Residential	0171917306020	\$373,467	\$373,467	\$0	125071
R0045485	Residential	0171917306021	\$381,808	\$381,808	\$0	125071
R0045486	Residential	0171917306022	\$373,467	\$373,467	\$0	125071
R0045487	Residential	0171917306023	\$381,808	\$381,808	\$0	125071
R0045488	Residential	0171917306024	\$373,467	\$373,467	\$0	125071
R0045489	Residential	0171917306025	\$381,808	\$381,808	\$0	125071
R0045490	Residential	0171917306026	\$373,467	\$373,467	\$0	125071
R0045491	Residential	0171917306027	\$381,808	\$381,808	\$0	125071
R0045492	Residential	0171917306028	\$373,467	\$373,467	\$0	125071
R0045493	Residential	0171917306029	\$381,808	\$381,808	\$0	125071
R0045494	Residential	0171917306030	\$373,467	\$373,467	\$0	125071
R0045495	Residential	0171917306031	\$1,000	\$1,000	\$0	125071
R0045496	Residential	0171917306032	\$379,650	\$379,650	\$0	125071
R0045497	Residential	0171917306033	\$383,392	\$383,392	\$0	125071
R0045498	Residential	0171917306034	\$379,650	\$379,650	\$0	125071
R0045499	Residential	0171917306035	\$378,813	\$378,813	\$0	125071
R0045500	Residential	0171917306036	\$383,392	\$383,392	\$0	125071
R0045501	Residential	0171917306037	\$379,650	\$379,650	\$0	125071
R0045502	Residential	0171917306038	\$383,392	\$383,392	\$0	125071
R0045503	Residential	0171917306039	\$379,650	\$379,650	\$0	125071
R0045504	Residential	0171917306040	\$378,813	\$378,813	\$0	125071
R0045505	Residential	0171917306041	\$383,392	\$383,392	\$0	125071
R0045506	Residential	0171917306042	\$379,650	\$379,650	\$0	125071
R0045507	Residential	0171917306043	\$379,650	\$379,650	\$0	125071
R0045508	Residential	0171917306044	\$378,813	\$378,813	\$0	125071
R0045509	Residential	0171917307001	\$1,000	\$1,000	\$0	125071
R0045510	Residential	0171917307002	\$383,392	\$383,392	\$0	125071
R0045511	Residential	0171917307003	\$384,108	\$384,108	\$0	125071
R0045512	Residential	0171917307004	\$378,813	\$378,813	\$0	125071
R0045513	Residential	0171917307005	\$384,108	\$384,108	\$0	125071
R0045514	Residential	0171917307006	\$378,813	\$378,813	\$0	125071
R0045515	Residential	0171917307007	\$384,108	\$384,108	\$0	125071
R0045516	Residential	0171917307008	\$376,378	\$376,378	\$0	125071
R0045517	Residential	0171917307009	\$376,681	\$376,681	\$0	125071
R0045518	Residential	0171917307010	\$370,599	\$370,599	\$0	125071

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0045519	Residential	0171917307011	\$370,124	\$370,124	\$0	125071
R0045520	Residential	0171917307012	\$383,027	\$383,027	\$0	125071
R0045521	Residential	0171917307013	\$373,467	\$373,467	\$0	125071
R0045522	Residential	0171917307014	\$369,449	\$369,449	\$0	125071
R0045523	Residential	0171917307015	\$381,808	\$381,808	\$0	125071
R0045524	Residential	0171917307016	\$373,467	\$373,467	\$0	125071
R0045525	Residential	0171917307017	\$365,944	\$365,944	\$0	125071
R0045526	Residential	0171917307018	\$381,808	\$381,808	\$0	125071
R0045527	Residential	0171917307019	\$373,467	\$373,467	\$0	125071
R0045528	Residential	0171917307020	\$369,449	\$369,449	\$0	125071
R0045529	Residential	0171917307021	\$365,127	\$365,127	\$0	125071
R0045530	Residential	0171917307022	\$1,000	\$1,000	\$0	125071
R0045531	Residential	0171917307023	\$396,966	\$396,966	\$0	125071
R0045532	Residential	0171917307024	\$392,550	\$392,550	\$0	125071
R0045533	Residential	0171917307025	\$391,924	\$391,924	\$0	125071
R0045534	Residential	0171917307026	\$391,980	\$391,980	\$0	125071
R0045535	Residential	0171917307027	\$396,464	\$396,464	\$0	125071
R0045536	Residential	0171917307028	\$391,924	\$391,924	\$0	125071
R0045537	Residential	0171917307029	\$391,980	\$391,980	\$0	125071
R0045538	Residential	0171917307030	\$391,924	\$391,924	\$0	125071
R0045539	Residential	0171917307031	\$396,464	\$396,464	\$0	125071
R0046247	Residential	0171918112062	\$626,261	\$626,261	\$0	124423
R0047843	Residential	0171919203001	\$124,048,362	\$124,048,362	\$0	124500
R0048725	Commercial	0171920102027	\$1,676,100	\$1,676,100	\$0	125327
R0050816	Commercial	0171921321001	\$1,597,500	\$1,597,500	\$0	125163
R0050817	Commercial	0171921321002	\$1,462,600	\$1,462,600	\$0	125162
R0050983	Commercial	0171922104001	\$54,928	\$54,928	\$0	124635
R0050984	Commercial	0171922104002	\$42,004	\$42,004	\$0	124636
R0050985	Commercial	0171922104003	\$10,361,560	\$10,361,560	\$0	124638
R0050986	Commercial	0171922104004	\$1,310,762	\$1,310,762	\$0	124638
R0050987	Commercial	0171922104005	\$2,229,083	\$2,229,083	\$0	124638
R0050988	Commercial	0171922104006	\$87,882	\$87,882	\$0	124637
R0051158	Commercial	0171922304012	\$1,670,625	\$1,670,625	\$0	124981
R0051161	Commercial	0171922400015	\$669,000	\$669,000	\$0	125165
R0051163	Commercial	0171922400017	\$574,100	\$574,100	\$0	125180
R0051166	Commercial	0171922400020	\$783,100	\$783,100	\$0	125211
R0051178	Commercial	0171922402002	\$1,441,000	\$1,441,000	\$0	125268
R0054679	Residential	0171924422001	\$19,948,049	\$19,948,049	\$0	125043
R0054776	Residential	0171924422102	\$13,588,824	\$13,588,824	\$0	125040
R0054777	Residential	0171924422103	\$9,136,194	\$9,136,194	\$0	125042

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0055306	Residential	0171925214057	\$223,224	\$223,224	\$0	124925
R0055348	Residential	0171925214099	\$200,000	\$200,000	\$0	124926
R0057639	Residential	0171926408015	\$25,930,685	\$25,930,685	\$0	125060
R0057640	Residential	0171926408016	\$22,866,522	\$22,866,522	\$0	125059
R0057641	Residential	0171926408017	\$229,998	\$229,998	\$0	125061
R0057642	Residential	0171926408018	\$24,642,179	\$24,642,179	\$0	125066
R0058033	Residential	0171926417021	\$214,915	\$214,915	\$0	124731
R0058120	Commercial	0171927100048	\$999,300	\$999,300	\$0	125212
R0058167	Commercial	0171927117004	\$24,314,252	\$24,314,252	\$0	125189
R0058168	Commercial	0171927117005	\$2,409,750	\$2,409,750	\$0	125189
R0059103	Commercial	0171927417003	\$3,422,222	\$3,422,222	\$0	124443
R0059357	Commercial	0171928104005	\$729,000	\$729,000	\$0	124771
R0059376	Commercial	0171928109004	\$583,016	\$583,016	\$0	124435
R0059544	Industrial	0171928200019	\$9,137,901	\$9,137,901	\$0	124980
R0060706	Commercial	0171929105001	\$1,224,720	\$1,224,720	\$0	125264
R0061309	Commercial	0171929404013	\$32,813	\$32,813	\$0	124468
R0062566	Residential	0171930122045	\$347,242	\$347,242	\$0	124730
R0062913	Commercial	0171930217010	\$1,950,912	\$1,950,912	\$0	124882
R0062914	Commercial	0171930217011	\$990,347	\$990,347	\$0	124883
R0062924	Commercial	0171930218019	\$191,500	\$191,500	\$0	124707
R0062926	Commercial	0171930218021	\$3,356,900	\$3,356,900	\$0	125251
R0062934	Commercial	0171930220018	\$3,196,800	\$3,196,800	\$0	124884
R0062935	Commercial	0171930220019	\$4,525,632	\$4,525,632	\$0	125260
R0062946	Commercial	0171930223004	\$6,300,001	\$6,300,001	\$0	125130
R0062949	Commercial	0171930225002	\$3,164,400	\$3,164,400	\$0	125306
R0062953	Commercial	0171930300007	\$318,000	\$318,000	\$0	125156
R0062955	Commercial	0171930300012	\$1,598,700	\$1,598,700	\$0	124979
R0062959	Commercial	0171930300035	\$470,040	\$470,040	\$0	125157
R0063127	Commercial	0171930311005	\$2,737,151	\$2,737,151	\$0	125254
R0063284	Commercial	0171930320001	\$740,900	\$740,900	\$0	125248
R0064869	Residential	0171931326010	\$244,186	\$244,186	\$0	124732
R0068508	Commercial	0171933307035	\$2,299,400	\$2,299,400	\$0	124698
R0068798	Residential	0171933321004	\$17,740,328	\$17,740,328	\$0	124768
R0068799	Residential	0171933321005	\$17,740,328	\$17,740,328	\$0	124769
R0068800	Residential	0171933321006	\$35,621,140	\$35,621,140	\$0	124770
R0069040	Commercial	0171933414007	\$1,847,401	\$1,847,401	\$0	124978
R0069045	Commercial	0171933414015	\$302,299	\$302,299	\$0	124436
R0070622	Commercial	0171934402015	\$9,959,400	\$9,959,400	\$0	125033
R0070623	Commercial	0171934402016	\$1,910,800	\$1,910,800	\$0	125032
R0070624	Commercial	0171934402017	\$3,952,200	\$3,952,200	\$0	125031

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0070625	Commercial	0171934402018	\$2,373,900	\$2,373,900	\$0	125030
R0070626	Commercial	0171934402019	\$3,547,200	\$3,547,200	\$0	125029
R0070627	Commercial	0171934402020	\$3,744,300	\$3,744,300	\$0	125028
R0070646	Commercial	0171934407018	\$3,559,155	\$3,559,155	\$0	124977
R0071005	Commercial	0171935302004	\$4,475,000	\$4,475,000	\$0	124976
R0071102	Commercial	0171935404007	\$1,223,601	\$1,223,601	\$0	125210
R0071159	Commercial	0171936300064	\$1,945,500	\$1,945,500	\$0	125295
R0071220	Commercial	0172101000016	\$2,242,500	\$2,242,500	\$0	125217
R0075184	Industrial	0172110001019	\$1,872,900	\$1,872,900	\$0	125233
R0075196	Industrial	0172110005001	\$4,084,400	\$4,084,400	\$0	125376
R0075213	Industrial	0172110006010	\$1,135,500	\$1,135,500	\$0	125209
R0075216	Commercial	0172110006013	\$1,438,400	\$1,438,400	\$0	125230
R0075248	Commercial	0172112001004	\$5,929,401	\$5,929,401	\$0	125375
R0075350	Industrial	0172116003005	\$748,143	\$748,143	\$0	124718
R0076894	Commercial	0172120000020	\$555,801	\$555,801	\$0	125026
R0076907	Commercial	0172120000063	\$58,806	\$58,806	\$0	125025
R0076941	Commercial	0172120003001	\$320,165	\$320,165	\$0	125024
R0076942	Commercial	0172120004002	\$180,120	\$180,120	\$0	125023
R0076943	Commercial	0172120004003	\$174,240	\$174,240	\$0	125022
R0076944	Commercial	0172120004004	\$398,600	\$398,600	\$0	125021
R0076945	Commercial	0172120004005	\$227,820	\$227,820	\$0	125020
R0076946	Commercial	0172120004006	\$108,250	\$108,250	\$0	125019
R0076952	Commercial	0172120006005	\$3,393,500	\$3,393,500	\$0	125018
R0077041	Commercial	0172128100008	\$1,310,799	\$1,310,799	\$0	124781
R0077529	Commercial	0172129308009	\$77,000	\$77,000	\$0	124931
R0077530	Commercial	0172129308010	\$77,000	\$77,000	\$0	124865
R0077688	Commercial	0172131100001	\$1,990,100	\$1,990,100	\$0	125239
R0077947	Commercial	0172131400031	\$1,444,000	\$1,444,000	\$0	125310
R0077955	Commercial	0172131401005	\$5,713,500	\$5,713,500	\$0	125125
R0077960	Commercial	0172131402004	\$3,163,000	\$3,163,000	\$0	125237
R0077962	Commercial	0172131402019	\$101,822	\$101,822	\$0	125358
R0077963	Commercial	0172131402020	\$1,771,400	\$1,771,400	\$0	125235
R0077964	Commercial	0172131402021	\$700,719	\$700,719	\$0	125359
R0077965	Commercial	0172131402023	\$466,092	\$466,092	\$0	125354
R0077966	Commercial	0172131402024	\$1,984,200	\$1,984,200	\$0	125360
R0077970	Commercial	0172131405001	\$5,174,299	\$5,174,299	\$0	125311
R0079073	Commercial	0172132225001	\$2,362,500	\$2,362,500	\$0	125349
R0079127	Commercial	0172132300001	\$1,117,800	\$1,117,800	\$0	125256
R0079174	Residential	0172132301008	\$270,000	\$270,000	\$0	124424
R0079443	Commercial	0172132318042	\$978,901	\$978,901	\$0	125242

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# Value Detail

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0080401	Industrial	0172306004001	\$3,192,700	\$3,192,700	\$0	125316
R0080893	Agricultural	0173500000016	\$194,391	\$194,391	\$0	124595
R0081585	Commercial	0181300000184	\$1,924,300	\$1,924,300	\$0	124975
R0083907	Commercial	0182100007002	\$5,120,000	\$5,120,000	\$0	124518
R0083908	Commercial	0182100007003	\$5,120,000	\$5,120,000	\$0	124518
R0083918	Commercial	0182119003013	\$2,520,600	\$2,520,600	\$0	125116
R0083953	Commercial	0182126004001	\$9,025,000	\$9,025,000	\$0	125034
R0084051	Industrial	0182128001001	\$3,819,500	\$3,819,500	\$0	125331
R0084052	Commercial	0182128002002	\$4,729,500	\$4,729,500	\$0	124912
R0084069	Commercial	0182128006009	\$10,066,800	\$10,066,800	\$0	124833
R0084083	Commercial	0182129000020	\$97,030	\$97,030	\$0	125228
R0084086	Commercial	0182129000035	\$1,191,999	\$1,191,999	\$0	125229
R0084088	Commercial	0182129000039	\$938,609	\$938,609	\$0	125150
R0084111	Commercial	0182129007001	\$7,413,401	\$7,413,401	\$0	124827
R0084238	Commercial	0182130002006	\$6,407,800	\$6,407,800	\$0	125106
R0084239	Commercial	0182130002007	\$6,326,100	\$6,326,100	\$0	125095
R0084241	Commercial	0182130003001	\$19,293,301	\$19,293,301	\$0	125096
R0084242	Commercial	0182130003003	\$7,891,100	\$7,891,100	\$0	125093
R0084243	Commercial	0182130003004	\$8,391,401	\$8,391,401	\$0	125094
R0084244	Commercial	0182130003005	\$7,912,200	\$7,912,200	\$0	125092
R0084246	Commercial	0182130004006	\$7,743,500	\$7,743,500	\$0	125091
R0084247	Commercial	0182130004008	\$6,452,900	\$6,452,900	\$0	125103
R0084248	Commercial	0182130004009	\$6,461,901	\$6,461,901	\$0	125109
R0084258	Commercial	0182130005008	\$7,192,000	\$7,192,000	\$0	124919
R0084263	Commercial	0182130007002	\$6,026,201	\$6,026,201	\$0	125364
R0084264	Commercial	0182130008009	\$4,924,900	\$4,924,900	\$0	124822
R0084266	Commercial	0182130008014	\$4,970,000	\$4,970,000	\$0	125085
R0084267	Commercial	0182130008015	\$221,413	\$221,413	\$0	125128
R0084269	Commercial	0182130008017	\$9,012,401	\$9,012,401	\$0	124814
R0084289	Commercial	0182130012003	\$3,405,299	\$3,405,299	\$0	125352
R0084290	Industrial	0182130012004	\$245,382	\$245,382	\$0	125304
R0084320	Commercial	0182130014007	\$708,473	\$708,473	\$0	125302
R0085523	Commercial	0182131320008	\$5,164,800	\$5,164,800	\$0	124816
R0085907	Commercial	0182132308004	\$2,771,999	\$2,771,999	\$0	125347
R0085943	Commercial	0182132315030	\$1,312,057	\$1,312,057	\$0	124737
R0085963	Commercial	0182132315052	\$2,362,900	\$2,362,900	\$0	124815
R0086203	Commercial	0182133006004	\$1,959,700	\$1,959,700	\$0	125090
R0086215	Commercial	0182133011009	\$13,270,000	\$13,270,000	\$0	124810
R0086216	Commercial	0182133011010	\$696,830	\$696,830	\$0	124810
R0086721	Residential	0182134310004	\$300,524	\$300,524	\$0	124508



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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0087316	Residential	0182134416002	\$334,740	\$334,740	\$0	124956
R0087493	Industrial	0182135002001	\$3,408,600	\$3,408,600	\$0	125319
R0087496	Commercial	0182135008001	\$5,235,300	\$5,235,300	\$0	124974
R0087925	Residential	0182305106025	\$230,000	\$230,000	\$0	124548
R0088026	Residential	0182305113006	\$271,299	\$271,299	\$0	124425
R0088202	Residential	0182305120003	\$339,540	\$339,540	\$0	124509
R0088278	Commercial	0182305202020	\$1,290,100	\$1,290,100	\$0	125197
R0089814	Commercial	0182306119006	\$994,101	\$994,101	\$0	124438
R0090148	Commercial	0182306300001	\$320,613	\$320,613	\$0	125084
R0090149	Industrial	0182306300002	\$259,000	\$259,000	\$0	125084
R0090150	Industrial	0182306300003	\$4,228,600	\$4,228,600	\$0	125084
R0090161	Industrial	0182306300019	\$6,368,300	\$6,368,300	\$0	125127
R0090928	Commercial	0182307200012	\$5,056,100	\$5,056,100	\$0	124577
R0090935	Industrial	0182307200033	\$2,131,000	\$2,131,000	\$0	125213
R0090936	Commercial	0182307200034	\$1,125,900	\$1,125,900	\$0	124519
R0090944	Industrial	0182307200044	\$2,377,100	\$2,377,100	\$0	125214
R0090973	Commercial	0182307300038	\$3,589,500	\$3,589,500	\$0	125247
R0090978	Commercial	0182307300043	\$2,791,832	\$2,791,832	\$0	125224
R0090998	Commercial	0182307400020	\$4,683,200	\$4,683,200	\$0	124631
R0091896	Industrial	0182308301003	\$7,835,000	\$7,835,000	\$0	125317
R0091906	Commercial	0182308302002	\$5,493,500	\$5,493,500	\$0	125105
R0091907	Commercial	0182308302003	\$4,512,500	\$4,512,500	\$0	125314
R0091908	Industrial	0182308302005	\$1,919,300	\$1,919,300	\$0	125240
R0091922	Commercial	0182308302038	\$1,514,100	\$1,514,100	\$0	125241
R0091932	Commercial	0182308302065	\$4,873,500	\$4,873,500	\$0	124557
R0091936	Commercial	0182308302070	\$2,435,000	\$2,435,000	\$0	124609
R0091937	Commercial	0182308302071	\$253,908	\$253,908	\$0	124559
R0091938	Commercial	0182308302072	\$2,247,000	\$2,247,000	\$0	124558
R0092347	Commercial	0182317103057	\$1,890,900	\$1,890,900	\$0	125339
R0092375	Commercial	0182317105010	\$1,417,200	\$1,417,200	\$0	125265
R0092647	Commercial	0182317300009	\$1,887,800	\$1,887,800	\$0	124973
R0092694	Commercial	0182317304048	\$3,613,800	\$3,613,800	\$0	125035
R0092696	Commercial	0182317304050	\$1,438,800	\$1,438,800	\$0	125308
R0092718	Commercial	0182317402026	\$2,258,000	\$2,258,000	\$0	125344
R0092739	Commercial	0182317405013	\$1,132,500	\$1,132,500	\$0	124972
R0092807	Commercial	0182318100070	\$1,069,800	\$1,069,800	\$0	124785
R0092809	Industrial	0182318100074	\$2,488,500	\$2,488,500	\$0	124783
R0092811	Commercial	0182318100076	\$1,159,800	\$1,159,800	\$0	124784
R0092822	Commercial	0182318101001	\$1,940,099	\$1,940,099	\$0	125089
R0092840	Industrial	0182318200005	\$6,090,000	\$6,090,000	\$0	125126

# Adams County Board of Equalization Protest

# Value Detail

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0092865	Commercial	0182318201001	\$4,462,602	\$4,462,602	\$0	125203
R0093018	Commercial	0182325201016	\$2,426,998	\$2,426,998	\$0	124459
R0093111	Commercial	0182325213002	\$5,302,400	\$5,302,400	\$0	125104
R0093882	Commercial	0182326101039	\$2,851,000	\$2,851,000	\$0	124565
R0095016	Residential	0182334325011	\$1,037,305	\$1,037,305	\$0	124639
R0095606	Commercial	0182334425006	\$486,000	\$486,000	\$0	124454
R0095622	Commercial	0182334426011	\$2,161,100	\$2,161,100	\$0	125195
R0095649	Commercial	0182334428007	\$876,515	\$876,515	\$0	124460
R0097858	Commercial	0182501103001	\$2,923,600	\$2,923,600	\$0	125332
R0097983	Commercial	0182501401009	\$1,763,700	\$1,763,700	\$0	124446
R0098019	Commercial	0182502105009	\$4,492,000	\$4,492,000	\$0	125204
R0098098	Commercial	0182502205008	\$4,482,699	\$4,482,699	\$0	124971
R0098117	Commercial	0182502303001	\$3,084,101	\$3,084,101	\$0	125244
R0098149	Commercial	0182502308019	\$2,707,500	\$2,707,500	\$0	125342
R0098163	Commercial	0182502401022	\$7,921,400	\$7,921,400	\$0	124921
R0098164	Commercial	0182502401027	\$3,490,401	\$3,490,401	\$0	124970
R0098167	Commercial	0182502401032	\$5,673,800	\$5,673,800	\$0	125362
R0098213	Commercial	0182502405006	\$1,659,300	\$1,659,300	\$0	125357
R0098554	Commercial	0182503218020	\$745,100	\$745,100	\$0	125161
R0098580	Commercial	0182503401010	\$734,674	\$734,674	\$0	125236
R0098585	Commercial	0182503402005	\$7,299,400	\$7,299,400	\$0	124929
R0098928	Residential	0182504118005	\$355,000	\$355,000	\$0	124945
R0098998	Commercial	0182504200008	\$1,059,800	\$1,059,800	\$0	125179
R0099000	Commercial	0182504201002	\$1,445,500	\$1,445,500	\$0	125218
R0099001	Commercial	0182504201003	\$2,450,900	\$2,450,900	\$0	125219
R0099003	Commercial	0182504201005	\$5,905,200	\$5,905,200	\$0	125175
R0099634	Commercial	0182504301003	\$2,549,999	\$2,549,999	\$0	125334
R0100089	Commercial	0182505216015	\$1,219,767	\$1,219,767	\$0	125340
R0100090	Commercial	0182505216016	\$1,142,343	\$1,142,343	\$0	125223
R0100095	Commercial	0182505218002	\$2,528,400	\$2,528,400	\$0	125318
R0100104	Commercial	0182505220005	\$2,610,800	\$2,610,800	\$0	124563
R0100447	Commercial	0182505318029	\$179,800	\$179,800	\$0	124592
R0100843	Commercial	0182506100039	\$612,100	\$612,100	\$0	124969
R0100895	Commercial	0182506106006	\$914,100	\$914,100	\$0	124968
R0100909	Industrial	0182506110001	\$655,000	\$655,000	\$0	124967
R0100911	Industrial	0182506110002	\$765,000	\$765,000	\$0	124966
R0100918	Commercial	0182506115002	\$1,745,615	\$1,745,615	\$0	125337
R0102990	Commercial	0182507308001	\$1,091,900	\$1,091,900	\$0	125368
R0102991	Commercial	0182507308002	\$1,815,301	\$1,815,301	\$0	125367
R0102992	Commercial	0182507308004	\$3,479,200	\$3,479,200	\$0	125120

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0103020	Commercial	0182508100007	\$830,300	\$830,300	\$0	125205
R0103038	Commercial	0182508102001	\$2,161,000	\$2,161,000	\$0	125312
R0103239	Residential	0182508300047	\$48,900	\$48,900	\$0	124547
R0103453	Industrial	0182510101017	\$7,364,400	\$7,364,400	\$0	124963
R0103480	Commercial	0182510200024	\$4,989,499	\$4,989,499	\$0	125379
R0103490	Commercial	0182510200047	\$2,318,277	\$2,318,277	\$0	125294
R0103518	Commercial	0182510301029	\$4,505,301	\$4,505,301	\$0	125102
R0103521	Commercial	0182510301032	\$4,309,100	\$4,309,100	\$0	125345
R0103523	Commercial	0182510301034	\$4,484,800	\$4,484,800	\$0	125119
R0103537	Commercial	0182510302016	\$3,559,500	\$3,559,500	\$0	124962
R0103540	Industrial	0182510401013	\$6,616,401	\$6,616,401	\$0	125341
R0103572	Commercial	0182510406010	\$2,537,700	\$2,537,700	\$0	124812
R0103577	Commercial	0182510407022	\$1,236,200	\$1,236,200	\$0	125333
R0103584	Commercial	0182510407043	\$4,259,800	\$4,259,800	\$0	124614
R0103603	Commercial	0182510408002	\$1,930,000	\$1,930,000	\$0	125276
R0103606	Commercial	0182510408008	\$3,384,400	\$3,384,400	\$0	125363
R0103607	Commercial	0182510408009	\$1,599,500	\$1,599,500	\$0	125220
R0103609	Commercial	0182510409001	\$4,254,300	\$4,254,300	\$0	125016
R0103610	Commercial	0182510409002	\$3,991,600	\$3,991,600	\$0	124615
R0103611	Industrial	0182510409003	\$1,148,900	\$1,148,900	\$0	124613
R0103628	Commercial	0182511200005	\$423,351	\$423,351	\$0	124521
R0103651	Commercial	0182511202010	\$3,736,400	\$3,736,400	\$0	125015
R0103774	Commercial	0182511400040	\$445,700	\$445,700	\$0	125301
R0103775	Commercial	0182511400049	\$55,539	\$55,539	\$0	125149
R0103779	Commercial	0182511400063	\$5,453,700	\$5,453,700	\$0	125309
R0103780	Commercial	0182511400064	\$75,903	\$75,903	\$0	125300
R0103781	Industrial	0182511402001	\$11,755,100	\$11,755,100	\$0	125348
R0103785	Commercial	0182511405009	\$3,352,100	\$3,352,100	\$0	124487
R0103786	Commercial	0182511405010	\$4,235,000	\$4,235,000	\$0	124488
R0103787	Commercial	0182511405011	\$4,125,700	\$4,125,700	\$0	124489
R0103788	Commercial	0182511405012	\$3,881,700	\$3,881,700	\$0	124490
R0103789	Commercial	0182511405013	\$2,797,399	\$2,797,399	\$0	124491
R0103790	Commercial	0182511405014	\$3,468,200	\$3,468,200	\$0	124492
R0104009	Residential	0182515101001	\$120,000	\$120,000	\$0	124494
R0104010	Residential	0182515101002	\$40,001	\$40,001	\$0	124495
R0104011	Residential	0182515101003	\$390,000	\$390,000	\$0	124496
R0104012	Residential	0182515101004	\$120,000	\$120,000	\$0	124497
R0104022	Residential	0182515101022	\$120,000	\$120,000	\$0	124493
R0104119	Commercial	0182515200014	\$6,666,899	\$6,666,899	\$0	125110
R0104123	Commercial	0182515202003	\$7,252,200	\$7,252,200	\$0	125014

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# Value Detail

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0104125	Commercial	0182515202005	\$3,154,100	\$3,154,100	\$0	125082
R0104136	Commercial	0182515206003	\$8,399,400	\$8,399,400	\$0	124668
R0105147	Commercial	0182518100030	\$230,999	\$230,999	\$0	125258
R0105409	Commercial	0182518120005	\$5,487,200	\$5,487,200	\$0	125320
R0105411	Commercial	0182518120007	\$899,000	\$899,000	\$0	125208
R0105412	Industrial	0182518121003	\$3,181,001	\$3,181,001	\$0	124439
R0105447	Commercial	0182518207001	\$4,223,700	\$4,223,700	\$0	124442
R0105461	Commercial	0182518231006	\$732,198	\$732,198	\$0	125245
R0107873	Industrial	0182126007012	\$2,334,900	\$2,334,900	\$0	125353
R0107940	Industrial	0182325103007	\$19,022,000	\$19,022,000	\$0	124813
R0108153	Industrial	0182510407074	\$9,443,799	\$9,443,799	\$0	124556
R0108251	Commercial	0172121011009	\$5,067,801	\$5,067,801	\$0	125193
R0108350	Industrial	0182129007005	\$7,940,600	\$7,940,600	\$0	124825
R0108352	Commercial	0182100011001	\$8,470,000	\$8,470,000	\$0	125133
R0108359	Industrial	0182128006013	\$9,835,000	\$9,835,000	\$0	124820
R0108444	Commercial	0182502303012	\$4,966,300	\$4,966,300	\$0	125370
R0109695	Commercial	0157334301005	\$4,448,700	\$4,448,700	\$0	124913
R0109958	Commercial	0182100013001	\$4,213,800	\$4,213,800	\$0	124619
R0109963	Commercial	0182100011005	\$10,600,000	\$10,600,000	\$0	124910
R0110355	Industrial	0182128004008	\$10,944,600	\$10,944,600	\$0	124831
R0110497	Commercial	0182505217006	\$1,058,700	\$1,058,700	\$0	124871
R0110650	Commercial	0157334009029	\$6,039,100	\$6,039,100	\$0	124772
R0110670	Commercial	0157131209009	\$975,900	\$975,900	\$0	125225
R0110672	Commercial	0157131209011	\$1,738,560	\$1,738,560	\$0	125158
R0110809	Industrial	0171911101041	\$2,857,700	\$2,857,700	\$0	125013
R0110915	Industrial	0172115006005	\$4,855,100	\$4,855,100	\$0	125346
R0110916	Industrial	0172115006006	\$3,343,800	\$3,343,800	\$0	125338
R0111258	Industrial	0182128004009	\$9,563,300	\$9,563,300	\$0	124819
R0111444	Commercial	0157333006024	\$5,534,100	\$5,534,100	\$0	125365
R0111915	Industrial	0182132309004	\$9,016,599	\$9,016,599	\$0	124444
R0112069	Commercial	0171915108003	\$2,000,000	\$2,000,000	\$0	125012
R0112267	Commercial	0157334004031	\$1,895,400	\$1,895,400	\$0	125296
R0113338	Residential	0157112412001	\$26,044,845	\$26,044,845	\$0	125045
R0113646	Commercial	0171919324002	\$2,518,700	\$2,518,700	\$0	124622
R0113837	Commercial	0171936305003	\$5,939,000	\$5,939,000	\$0	125343
R0113897	Commercial	0182129009007	\$6,629,900	\$6,629,900	\$0	124823
R0114026	Commercial	0182510102023	\$2,683,500	\$2,683,500	\$0	125011
R0114027	Commercial	0182510102024	\$4,362,900	\$4,362,900	\$0	124939
R0114338	Commercial	0156900022003	\$44,020,000	\$44,020,000	\$0	124936
R0114737	Commercial	0172116009006	\$636,600	\$636,600	\$0	124845

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0114779	Commercial	0182128003014	\$2,578,600	\$2,578,600	\$0	125329
R0114806	Commercial	0172115009003	\$2,846,700	\$2,846,700	\$0	124715
R0114808	Commercial	0172115009005	\$3,094,000	\$3,094,000	\$0	125190
R0114809	Industrial	0172115009006	\$1,514,100	\$1,514,100	\$0	125355
R0114828	Commercial	0171927114006	\$2,375,000	\$2,375,000	\$0	125293
R0114862	Commercial	0171930219021	\$1,122,933	\$1,122,933	\$0	125275
R0114866	Commercial	0171935302054	\$4,500,000	\$4,500,000	\$0	124448
R0115204	Commercial	0182505407025	\$3,180,000	\$3,180,000	\$0	125227
R0115331	Commercial	0182129011001	\$10,632,000	\$10,632,000	\$0	124826
R0115385	Residential	0157131323047	\$35,398,782	\$35,398,782	\$0	124760
R0115393	Residential	0157131323048	\$33,183,902	\$33,183,902	\$0	124761
R0115399	Residential	0157131323049	\$4,020,722	\$4,020,722	\$0	124762
R0115401	Residential	0157131323050	\$23,082	\$23,082	\$0	124763
R0115412	Industrial	0182129012001	\$12,325,500	\$12,325,500	\$0	124830
R0115915	Commercial	0171932317010	\$990,616	\$990,616	\$0	125141
R0115917	Commercial	0171932317012	\$4,683,615	\$4,683,615	\$0	125143
R0116055	Industrial	0171911102051	\$2,997,600	\$2,997,600	\$0	125366
R0116056	Industrial	0171911102052	\$2,595,000	\$2,595,000	\$0	125361
R0116144	Commercial	0171906202003	\$1,340,900	\$1,340,900	\$0	124867
R0117477	Commercial	0182129301001	\$622,165	\$622,165	\$0	125273
R0118127	Commercial	0172115403004	\$764,478	\$764,478	\$0	125129
R0118160	Commercial	0182132316016	\$4,286,200	\$4,286,200	\$0	125369
R0118416	Commercial	0182502204013	\$3,284,499	\$3,284,499	\$0	125326
R0118564	Commercial	0172115301004	\$3,091,858	\$3,091,858	\$0	125243
R0118946	Commercial	0171904211003	\$2,239,488	\$2,239,488	\$0	125269
R0118947	Commercial	0182129214003	\$2,748,700	\$2,748,700	\$0	125238
R0118948	Industrial	0182129200048	\$791,366	\$791,366	\$0	125151
R0119605	Commercial	0172116302001	\$5,880,000	\$5,880,000	\$0	125290
R0120374	Commercial	0156918101010	\$2,460,826	\$2,460,826	\$0	125010
R0121100	Commercial	0171917113007	\$3,111,301	\$3,111,301	\$0	125009
R0121104	Commercial	0171917113008	\$695,500	\$695,500	\$0	125008
R0121108	Commercial	0171917113011	\$2,347,900	\$2,347,900	\$0	125007
R0121197	Commercial	0182502402042	\$8,846,700	\$8,846,700	\$0	124836
R0121200	Residential	0171912301001	\$88,773,425	\$88,773,425	\$0	125054
R0121201	Residential	0171912301002	\$44,592,002	\$44,592,002	\$0	125053
R0121202	Residential	0171912301003	\$172,980	\$172,980	\$0	125052
R0121203	Residential	0171912301004	\$50,378	\$50,378	\$0	125051
R0121751	Commercial	0182510201006	\$2,500,000	\$2,500,000	\$0	125222
R0121833	Industrial	0182514211002	\$3,761,800	\$3,761,800	\$0	125380
R0122443	Commercial	0172115100001	\$4,286,900	\$4,286,900	\$0	125322

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0122465	Commercial	0157112410011	\$936,500	\$936,500	\$0	125181
R0123599	Commercial	0156918101013	\$2,976,909	\$2,976,909	\$0	125006
R0123600	Commercial	0156918101014	\$6,105,601	\$6,105,601	\$0	125005
R0123601	Commercial	0157333401001	\$7,748,006	\$7,748,006	\$0	124686
R0124385	Commercial	0171932300083	\$1,742,688	\$1,742,688	\$0	125267
R0124386	Commercial	0171930223009	\$1,497,184	\$1,497,184	\$0	125249
R0124387	Commercial	0171930223008	\$1,497,184	\$1,497,184	\$0	125250
R0124411	Residential	0171924105021	\$319,241	\$319,241	\$0	124426
R0124505	Commercial	0182129101001	\$5,120,743	\$5,120,743	\$0	125262
R0125404	Commercial	0171930223007	\$2,185,574	\$2,185,574	\$0	125253
R0125405	Commercial	0171930223006	\$2,178,317	\$2,178,317	\$0	125252
R0128655	Residential	0172110309001	\$13,193,060	\$13,193,060	\$0	125122
R0128658	Residential	0172110309011	\$6,478,953	\$6,478,953	\$0	125050
R0128669	Residential	0172110305001	\$10,527,552	\$10,527,552	\$0	125121
R0128670	Residential	0172110305002	\$6,478,953	\$6,478,953	\$0	125049
R0129031	Commercial	0171922102008	\$6,279,930	\$6,279,930	\$0	124704
R0129054	Industrial	0182508103012	\$1,989,800	\$1,989,800	\$0	124961
R0129784	Commercial	0157335301010	\$1,246,000	\$1,246,000	\$0	124538
R0129786	Commercial	0157335301009	\$4,703,900	\$4,703,900	\$0	124532
R0129788	Commercial	0157335301008	\$1,393,700	\$1,393,700	\$0	124531
R0129963	Residential	0182518253004	\$26,358,498	\$26,358,498	\$0	124765
R0130341	Industrial	0182130103001	\$8,549,200	\$8,549,200	\$0	125086
R0131306	Industrial	0156911106010	\$8,312,800	\$8,312,800	\$0	125004
R0131378	Residential	0182518253002	\$19,962,110	\$19,962,110	\$0	124767
R0132277	Commercial	0182119302004	\$8,076,100	\$8,076,100	\$0	125088
R0132278	Commercial	0182119302003	\$8,076,100	\$8,076,100	\$0	125087
R0133383	Commercial	0182502403044	\$2,423,900	\$2,423,900	\$0	125371
R0133384	Commercial	0182502403043	\$238,900	\$238,900	\$0	125152
R0136843	Residential	0182518253005	\$9,394	\$9,394	\$0	124766
R0137071	Commercial	0182132201001	\$1,152,200	\$1,152,200	\$0	125372
R0137072	Commercial	0171906202013	\$6,647,500	\$6,647,500	\$0	124621
R0137073	Commercial	0171906202014	\$4,594,575	\$4,594,575	\$0	125259
R0137095	Industrial	0172115101003	\$4,765,200	\$4,765,200	\$0	125083
R0137098	Commercial	0172115101006	\$5,415,000	\$5,415,000	\$0	125350
R0137101	Commercial	0172115102001	\$5,100,000	\$5,100,000	\$0	125100
R0137130	Residential	0156915201002	\$27,724,042	\$27,724,042	\$0	124805
R0137585	Commercial	0172117402002	\$1,022,000	\$1,022,000	\$0	125226
R0137634	Commercial	0182129102003	\$8,762,600	\$8,762,600	\$0	124824
R0138738	Commercial	0171910302007	\$43,018,997	\$43,018,997	\$0	124840
R0138739	Commercial	0171910302014	\$1,199,600	\$1,199,600	\$0	124841

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0138740	Commercial	0171910302013	\$1,391,500	\$1,391,500	\$0	124842
R0138744	Commercial	0171910302009	\$671,000	\$671,000	\$0	124843
R0138745	Commercial	0171910302008	\$4,337,105	\$4,337,105	\$0	124818
R0138750	Commercial	0171913113002	\$2,780,800	\$2,780,800	\$0	125177
R0138878	Residential	0172110214005	\$269,439	\$269,439	\$0	124788
R0138879	Residential	0172110214006	\$263,013	\$263,013	\$0	124789
R0138880	Residential	0172110310011	\$263,013	\$263,013	\$0	124790
R0138881	Residential	0172110310012	\$263,013	\$263,013	\$0	124791
R0138882	Residential	0172110310013	\$285,785	\$285,785	\$0	124792
R0138935	Residential	0172110104004	\$285,785	\$285,785	\$0	124793
R0138936	Residential	0172110104005	\$263,013	\$263,013	\$0	124794
R0138937	Residential	0172110104006	\$263,013	\$263,013	\$0	124795
R0138938	Residential	0172110104007	\$263,013	\$263,013	\$0	124796
R0138939	Residential	0172110104008	\$269,439	\$269,439	\$0	124797
R0138940	Residential	0172110104009	\$269,439	\$269,439	\$0	124798
R0138941	Residential	0172110104010	\$263,013	\$263,013	\$0	124799
R0138942	Residential	0172110104011	\$263,013	\$263,013	\$0	124800
R0138943	Residential	0172110104012	\$263,013	\$263,013	\$0	124801
R0138944	Residential	0172110104013	\$285,785	\$285,785	\$0	124802
R0139061	Commercial	0172110100001	\$48,770,000	\$48,770,000	\$0	124669
R0139062	Commercial	0172110108001	\$1,089,000	\$1,089,000	\$0	125124
R0139063	Commercial	0172110108001	\$2,347,300	\$2,347,300	\$0	125124
R0139064	Commercial	0182128301001	\$10,404,900	\$10,404,900	\$0	124832
R0139490	Residential	0156903311010	\$406,790	\$406,790	\$0	124413
R0139676	Residential	0156903205021	\$386,257	\$386,257	\$0	124553
R0140926	Residential	0156910205001	\$435,000	\$435,000	\$0	124591
R0141062	Commercial	0157335302008	\$1,598,000	\$1,598,000	\$0	124536
R0141063	Commercial	0157335302009	\$1,751,400	\$1,751,400	\$0	124537
R0141064	Commercial	0157335302007	\$2,550,200	\$2,550,200	\$0	124539
R0141234	Commercial	0182508103026	\$1,612,900	\$1,612,900	\$0	124775
R0141594	Commercial	0182507200044	\$4,684,230	\$4,684,230	\$0	125292
R0144744	Commercial	0156907206018	\$1,279,099	\$1,279,099	\$0	125003
R0144990	Commercial	0157335301018	\$1,614,400	\$1,614,400	\$0	124535
R0145104	Commercial	0182132202001	\$1,465,700	\$1,465,700	\$0	124835
R0145120	Commercial	0171922406005	\$2,128,000	\$2,128,000	\$0	125324
R0145121	Commercial	0171922406004	\$2,328,300	\$2,328,300	\$0	125166
R0145122	Commercial	0171922406003	\$364,676	\$364,676	\$0	125167
R0145873	Residential	0171906102002	\$52,090,362	\$52,090,362	\$0	125065
R0145874	Residential	0171906104001	\$51,289,551	\$51,289,551	\$0	125058
R0145875	Residential	0171906103001	\$9,500	\$9,500	\$0	125057



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## Value Detail

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0145915	Commercial	0182120402002	\$11,855,502	\$11,855,502	\$0	125123
R0146016	Residential	0156701202021	\$631,135	\$631,135	\$0	124427
R0147985	Commercial	0182120301001	\$6,768,800	\$6,768,800	\$0	125115
R0148347	Industrial	0171936300078	\$1,591,637	\$1,591,637	\$0	125153
R0149872	Commercial	0171905410003	\$2,788,794	\$2,788,794	\$0	124694
R0151445	Commercial	0171915102028	\$5,589,600	\$5,589,600	\$0	125139
R0151448	Commercial	0157119301010	\$1,567,300	\$1,567,300	\$0	125274
R0151826	Commercial	0182507306015	\$1,652,821	\$1,652,821	\$0	125263
R0152698	Industrial	0182508103045	\$3,244,400	\$3,244,400	\$0	125373
R0152719	Commercial	0182133201003	\$8,553,000	\$8,553,000	\$0	125098
R0152762	Industrial	0171911102054	\$7,000,000	\$7,000,000	\$0	125002
R0152778	Commercial	0157327404002	\$1,822,700	\$1,822,700	\$0	125001
R0153235	Commercial	0171915411008	\$2,533,700	\$2,533,700	\$0	124817
R0153284	Residential	0157105403025	\$684,120	\$684,120	\$0	124429
R0153542	Commercial	0182509102003	\$4,574,100	\$4,574,100	\$0	125000
R0155097	Commercial	0182503218042	\$262,000	\$262,000	\$0	124844
R0155967	Commercial	0182503218048	\$1,581,490	\$1,581,490	\$0	124776
R0156401	Residential	0171906131006	\$547,874	\$547,874	\$0	124955
R0156593	Commercial	0182334429025	\$724,700	\$724,700	\$0	125199
R0157664	Commercial	0172132216014	\$2,572,100	\$2,572,100	\$0	124441
R0157689	Commercial	0156907229001	\$359,270	\$359,270	\$0	125172
R0157693	Commercial	0156907228004	\$1,764,323	\$1,764,323	\$0	125173
R0159145	Residential	0156910117005	\$377,983	\$377,983	\$0	124434
R0159418	Commercial	0182326407015	\$1,419,400	\$1,419,400	\$0	124473
R0160369	Commercial	0156906313018	\$1,569,099	\$1,569,099	\$0	125221
R0160457	Commercial	0182507305003	\$1,297,600	\$1,297,600	\$0	125321
R0160827	Commercial	0182507302003	\$2,433,300	\$2,433,300	\$0	125328
R0160828	Industrial	0182507302004	\$1,606,801	\$1,606,801	\$0	125216
R0161412	Commercial	0157336410159	\$3,887,500	\$3,887,500	\$0	124868
R0161679	Commercial	0182505206007	\$362,000	\$362,000	\$0	125206
R0162801	Commercial	0182132407014	\$2,604,430	\$2,604,430	\$0	125201
R0164406	Industrial	0182511313003	\$1,107,200	\$1,107,200	\$0	125202
R0168288	Residential	0182110106007	\$456,727	\$456,727	\$0	124957
R0168574	Commercial	0182129404001	\$2,969,001	\$2,969,001	\$0	125374
R0168673	Commercial	0172115102013	\$1,662,600	\$1,662,600	\$0	124714
R0168674	Industrial	0172115102013	\$715,691	\$715,691	\$0	124713
R0168675	Commercial	0172115102014	\$342,599	\$342,599	\$0	124712
R0168855	Residential	0157102401022	\$723,166	\$723,166	\$0	124502
R0168920	Commercial	0157135401006	\$2,494,599	\$2,494,599	\$0	124870
R0169132	Commercial	0157315301001	\$622,800	\$622,800	\$0	124482

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0169170	Commercial	0157332401010	\$1,696,000	\$1,696,000	\$0	125140
R0169171	Commercial	0157332401009	\$7,374,199	\$7,374,199	\$0	125140
R0169176	Commercial	0157332401008	\$4,949,424	\$4,949,424	\$0	124837
R0170471	Commercial	0156907228014	\$1,496,200	\$1,496,200	\$0	125171
R0170688	Residential	0157109117030	\$87,650	\$87,650	\$0	124990
R0170689	Residential	0157109117031	\$87,650	\$87,650	\$0	124990
R0170690	Residential	0157109117032	\$87,650	\$87,650	\$0	124990
R0170691	Residential	0157109117033	\$87,650	\$87,650	\$0	124990
R0170692	Residential	0157109117034	\$87,650	\$87,650	\$0	124990
R0170693	Residential	0157109117035	\$87,650	\$87,650	\$0	124990
R0170694	Residential	0157109119038	\$87,650	\$87,650	\$0	124990
R0170695	Residential	0157109119037	\$87,650	\$87,650	\$0	124990
R0170696	Residential	0157109119036	\$87,650	\$87,650	\$0	124990
R0170697	Residential	0157109119035	\$87,650	\$87,650	\$0	124990
R0170698	Residential	0157109119034	\$87,650	\$87,650	\$0	124990
R0170699	Residential	0157109119033	\$87,650	\$87,650	\$0	124990
R0170700	Residential	0157109119032	\$87,650	\$87,650	\$0	124990
R0170701	Residential	0157109119031	\$87,650	\$87,650	\$0	124990
R0170716	Residential	0157109119039	\$87,650	\$87,650	\$0	124990
R0170717	Residential	0157109119040	\$87,650	\$87,650	\$0	124990
R0170718	Residential	0157109119041	\$87,650	\$87,650	\$0	124990
R0170719	Residential	0157109119042	\$62,607	\$62,607	\$0	124990
R0170720	Residential	0157109119043	\$62,607	\$62,607	\$0	124990
R0170721	Residential	0157109117036	\$87,650	\$87,650	\$0	124990
R0170722	Residential	0157109117037	\$87,650	\$87,650	\$0	124990
R0170723	Residential	0157109117038	\$87,650	\$87,650	\$0	124990
R0170724	Residential	0157109117039	\$87,650	\$87,650	\$0	124990
R0170725	Residential	0157109117040	\$87,650	\$87,650	\$0	124990
R0170726	Residential	0157109117041	\$87,650	\$87,650	\$0	124990
R0170727	Residential	0157109117042	\$87,650	\$87,650	\$0	124990
R0170728	Residential	0157109117043	\$87,650	\$87,650	\$0	124990
R0170729	Residential	0157109117044	\$87,650	\$87,650	\$0	124990
R0170730	Residential	0157109117045	\$87,650	\$87,650	\$0	124990
R0170731	Residential	0157109117046	\$87,650	\$87,650	\$0	124990
R0170732	Residential	0157109117047	\$87,650	\$87,650	\$0	124990
R0170733	Residential	0157109117048	\$87,650	\$87,650	\$0	124990
R0170734	Residential	0157109117049	\$87,650	\$87,650	\$0	124990
R0170735	Residential	0157109117050	\$87,650	\$87,650	\$0	124990
R0170736	Residential	0157109117051	\$87,650	\$87,650	\$0	124990
R0170737	Residential	0157109117052	\$87,650	\$87,650	\$0	124990

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# Value Detail

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0170785	Residential	0157109119054	\$574,333	\$574,333	\$0	124990
R0170786	Residential	0157109119053	\$623,483	\$623,483	\$0	124990
R0170787	Residential	0157109119052	\$530,794	\$530,794	\$0	124990
R0170788	Residential	0157109119051	\$562,290	\$562,290	\$0	124990
R0170789	Residential	0157109119050	\$561,009	\$561,009	\$0	124990
R0170790	Residential	0157109119049	\$621,607	\$621,607	\$0	124990
R0170791	Residential	0157109119048	\$600,023	\$600,023	\$0	124990
R0170792	Residential	0157109119047	\$477,302	\$477,302	\$0	124990
R0170793	Residential	0157109119046	\$561,032	\$561,032	\$0	124990
R0170794	Residential	0157109119045	\$87,650	\$87,650	\$0	124990
R0170795	Residential	0157109119044	\$87,650	\$87,650	\$0	124990
R0170796	Residential	0157109120001	\$62,607	\$62,607	\$0	124990
R0170797	Residential	0157109120002	\$505,787	\$505,787	\$0	124990
R0170798	Residential	0157109120003	\$567,185	\$567,185	\$0	124990
R0170799	Residential	0157109120004	\$544,801	\$544,801	\$0	124990
R0170800	Residential	0157109120005	\$566,458	\$566,458	\$0	124990
R0170801	Residential	0157109120006	\$478,437	\$478,437	\$0	124990
R0170802	Residential	0157109120007	\$517,313	\$517,313	\$0	124990
R0170803	Residential	0157109120008	\$508,532	\$508,532	\$0	124990
R0170804	Residential	0157109120009	\$62,607	\$62,607	\$0	124990
R0171731	Residential	0157109419024	\$598,656	\$598,656	\$0	124428
R0172825	Commercial	0157333305005	\$7,433,201	\$7,433,201	\$0	124999
R0173032	Commercial	0172317204030	\$1,984,000	\$1,984,000	\$0	125257
R0173164	Commercial	0171910205043	\$313,900	\$313,900	\$0	124666
R0173798	Commercial	0172112303065	\$1,391,900	\$1,391,900	\$0	125154
R0173799	Commercial	0172112303066	\$1,416,700	\$1,416,700	\$0	125155
R0174237	Commercial	0172114104003	\$247,051	\$247,051	\$0	124685
R0174238	Commercial	0172114104004	\$97,695	\$97,695	\$0	124677
R0174239	Commercial	0172114104001	\$129,057	\$129,057	\$0	124684
R0174240	Commercial	0172114102005	\$164,412	\$164,412	\$0	124683
R0174241	Commercial	0172114102006	\$134,092	\$134,092	\$0	124682
R0174242	Commercial	0172114102007	\$164,954	\$164,954	\$0	124681
R0174243	Commercial	0172114102002	\$136,224	\$136,224	\$0	124680
R0174247	Commercial	0157315301006	\$12,000,000	\$12,000,000	\$0	124851
R0174253	Commercial	0172114102004	\$364,364	\$364,364	\$0	124678
R0174254	Commercial	0172114104002	\$348,471	\$348,471	\$0	124679
R0174668	Commercial	0182133204007	\$1,933,900	\$1,933,900	\$0	125315
R0174706	Commercial	0156903322019	\$3,211,652	\$3,211,652	\$0	125184
R0175483	Commercial	0182318101003	\$2,581,500	\$2,581,500	\$0	124998
R0175508	Commercial	0182120403002	\$8,700,000	\$8,700,000	\$0	125136

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0175858	Commercial	0157129310042	\$2,473,000	\$2,473,000	\$0	124620
R0175863	Commercial	0171926207039	\$1,728,300	\$1,728,300	\$0	124693
R0175864	Commercial	0171926207037	\$1,969,300	\$1,969,300	\$0	124695
R0176082	Commercial	0171920412016	\$1,772,667	\$1,772,667	\$0	125182
R0176222	Residential	0172316410017	\$90,000	\$90,000	\$0	124987
R0176241	Residential	0172316409022	\$90,000	\$90,000	\$0	124987
R0176243	Residential	0172316409020	\$90,000	\$90,000	\$0	124987
R0176244	Residential	0172316409019	\$90,000	\$90,000	\$0	124987
R0176245	Residential	0172316409018	\$90,000	\$90,000	\$0	124987
R0176246	Residential	0172316409017	\$90,000	\$90,000	\$0	124987
R0176247	Residential	0172316409016	\$90,000	\$90,000	\$0	124987
R0176248	Residential	0172316409015	\$90,000	\$90,000	\$0	124987
R0176249	Residential	0172316409014	\$90,000	\$90,000	\$0	124987
R0176250	Residential	0172316409013	\$90,000	\$90,000	\$0	124987
R0176251	Residential	0172316409012	\$90,000	\$90,000	\$0	124987
R0176252	Residential	0172316409011	\$90,000	\$90,000	\$0	124987
R0176253	Residential	0172316409010	\$90,000	\$90,000	\$0	124987
R0176254	Residential	0172316409009	\$90,000	\$90,000	\$0	124987
R0176255	Residential	0172316409008	\$90,000	\$90,000	\$0	124987
R0176256	Residential	0172316409007	\$90,000	\$90,000	\$0	124987
R0176290	Residential	0172316407007	\$90,000	\$90,000	\$0	124987
R0176302	Residential	0172316411028	\$90,000	\$90,000	\$0	124987
R0176339	Residential	0172316412009	\$90,000	\$90,000	\$0	124987
R0176340	Residential	0172316412008	\$90,000	\$90,000	\$0	124987
R0176342	Residential	0172316412006	\$90,000	\$90,000	\$0	124987
R0176348	Residential	0172316413014	\$90,000	\$90,000	\$0	124987
R0176353	Residential	0172316413009	\$90,000	\$90,000	\$0	124987
R0176370	Residential	0172316415014	\$90,000	\$90,000	\$0	124987
R0176371	Residential	0172316415013	\$90,000	\$90,000	\$0	124987
R0176372	Residential	0172316415012	\$90,000	\$90,000	\$0	124987
R0176373	Residential	0172316415011	\$90,000	\$90,000	\$0	124987
R0176374	Residential	0172316415010	\$90,000	\$90,000	\$0	124987
R0176376	Residential	0172316415008	\$90,000	\$90,000	\$0	124987
R0176377	Residential	0172316415007	\$90,000	\$90,000	\$0	124987
R0176378	Residential	0172316415006	\$90,000	\$90,000	\$0	124987
R0176379	Residential	0172316415005	\$90,000	\$90,000	\$0	124987
R0176388	Residential	0172316417009	\$90,000	\$90,000	\$0	124987
R0176389	Residential	0172316417008	\$90,000	\$90,000	\$0	124987
R0176394	Residential	0172316417003	\$90,000	\$90,000	\$0	124987
R0176397	Residential	0172316416014	\$90,000	\$90,000	\$0	124987

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# Value Detail

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0176398	Residential	0172316416013	\$90,000	\$90,000	\$0	124987
R0176399	Residential	0172316416012	\$90,000	\$90,000	\$0	124987
R0176400	Residential	0172316416011	\$90,000	\$90,000	\$0	124987
R0176401	Residential	0172316416010	\$90,000	\$90,000	\$0	124987
R0176402	Residential	0172316416009	\$90,000	\$90,000	\$0	124987
R0176403	Residential	0172316416008	\$90,000	\$90,000	\$0	124987
R0176405	Residential	0172316416006	\$90,000	\$90,000	\$0	124987
R0176406	Residential	0172316416005	\$90,000	\$90,000	\$0	124987
R0176410	Residential	0172316416001	\$90,000	\$90,000	\$0	124987
R0177297	Commercial	0182507309004	\$1,491,501	\$1,491,501	\$0	124918
R0177298	Commercial	0182507309005	\$985,501	\$985,501	\$0	125335
R0178216	Commercial	0157324418016	\$2,694,600	\$2,694,600	\$0	125196
R0178570	Commercial	0156905335004	\$709,853	\$709,853	\$0	124997
R0178638	Industrial	0182509401001	\$346,240	\$346,240	\$0	124633
R0178802	Commercial	0182503219006	\$11,529,590	\$11,529,590	\$0	124996
R0178862	Residential	0171922401007	\$19,695,489	\$19,695,489	\$0	125070
R0178863	Residential	0171922401008	\$51,266,060	\$51,266,060	\$0	125070
R0178864	Residential	0171922401009	\$1,181,132	\$1,181,132	\$0	125070
R0178865	Residential	0171922401010	\$268,861	\$268,861	\$0	125070
R0178959	Residential	0171914131004	\$105,654,201	\$105,654,201	\$0	125044
R0179053	Commercial	0182129213007	\$1,255,479	\$1,255,479	\$0	125351
R0179092	Commercial	0157334406002	\$8,703,900	\$8,703,900	\$0	125298
R0179144	Commercial	0182317107023	\$1,603,892	\$1,603,892	\$0	124874
R0179233	Commercial	0171906101012	\$1,750,000	\$1,750,000	\$0	125272
R0179770	Commercial	0157315301028	\$177,946	\$177,946	\$0	124480
R0179819	Commercial	0157325204001	\$3,121,220	\$3,121,220	\$0	124995
R0179951	Commercial	0172122201016	\$7,942,500	\$7,942,500	\$0	125356
R0180004	Commercial	0182120403003	\$12,120,001	\$12,120,001	\$0	124777
R0180006	Commercial	0182128102011	\$2,531,088	\$2,531,088	\$0	125284
R0180307	Commercial	0182516102010	\$1,893,838	\$1,893,838	\$0	125027
R0180308	Commercial	0182516102011	\$7,700,700	\$7,700,700	\$0	125027
R0180450	Commercial	0171932106034	\$377,300	\$377,300	\$0	124779
R0180526	Commercial	0171906101016	\$3,453,800	\$3,453,800	\$0	124530
R0180527	Commercial	0171906101017	\$322,362	\$322,362	\$0	124525
R0180532	Residential	0171915413006	\$69,270,746	\$69,270,746	\$0	124774
R0180897	Commercial	0156908105119	\$1,837,498	\$1,837,498	\$0	125200
R0180951	Commercial	0182126101004	\$10,672,000	\$10,672,000	\$0	125377
R0180971	Commercial	0171927301008	\$1,362,600	\$1,362,600	\$0	125168
R0180976	Commercial	0182509401006	\$6,003,300	\$6,003,300	\$0	125246
R0181330	Residential	0171924101039	\$761,674	\$761,674	\$0	124782

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0183440	Commercial	0157332401026	\$1,589,800	\$1,589,800	\$0	125261
R0183780	Commercial	0157322101049	\$2,787,700	\$2,787,700	\$0	125198
R0184248	Residential	0172309217005	\$579,111	\$579,111	\$0	124719
R0184337	Residential	0157120203002	\$79,981	\$79,981	\$0	124989
R0184338	Residential	0157120203003	\$79,981	\$79,981	\$0	124989
R0184339	Residential	0157120203004	\$79,981	\$79,981	\$0	124989
R0184340	Residential	0157120203005	\$79,981	\$79,981	\$0	124989
R0184348	Residential	0157120203013	\$79,981	\$79,981	\$0	124989
R0184416	Residential	0157120206012	\$79,981	\$79,981	\$0	124989
R0184439	Residential	0157120208002	\$79,981	\$79,981	\$0	124989
R0184440	Residential	0157120208003	\$79,981	\$79,981	\$0	124989
R0184441	Residential	0157120208004	\$79,981	\$79,981	\$0	124989
R0184442	Residential	0157120208005	\$79,981	\$79,981	\$0	124989
R0184443	Residential	0157120208006	\$79,981	\$79,981	\$0	124989
R0184445	Residential	0157120208008	\$79,981	\$79,981	\$0	124989
R0184446	Residential	0157120208009	\$79,981	\$79,981	\$0	124989
R0184447	Residential	0157120208010	\$79,981	\$79,981	\$0	124989
R0184452	Residential	0157120209003	\$79,981	\$79,981	\$0	124989
R0184453	Residential	0157120209004	\$79,981	\$79,981	\$0	124989
R0184455	Residential	0157120209006	\$79,981	\$79,981	\$0	124989
R0184458	Residential	0157120209009	\$79,981	\$79,981	\$0	124989
R0184459	Residential	0157120209010	\$79,981	\$79,981	\$0	124989
R0184702	Commercial	0172318102015	\$1,833,400	\$1,833,400	\$0	125159
R0184706	Residential	0157109117120	\$62,607	\$62,607	\$0	124990
R0184707	Residential	0157109117121	\$62,607	\$62,607	\$0	124990
R0184708	Residential	0157109117122	\$62,607	\$62,607	\$0	124990
R0184709	Residential	0157109117123	\$62,607	\$62,607	\$0	124990
R0184710	Residential	0157109117124	\$62,607	\$62,607	\$0	124990
R0184711	Residential	0157109117125	\$62,607	\$62,607	\$0	124990
R0184712	Residential	0157109117126	\$62,607	\$62,607	\$0	124990
R0184713	Residential	0157109117127	\$62,607	\$62,607	\$0	124990
R0184714	Residential	0157109117128	\$87,650	\$87,650	\$0	124990
R0184715	Residential	0157109117129	\$87,650	\$87,650	\$0	124990
R0184716	Residential	0157109117130	\$87,650	\$87,650	\$0	124990
R0184717	Residential	0157109117131	\$87,650	\$87,650	\$0	124990
R0184718	Residential	0157109117132	\$87,650	\$87,650	\$0	124990
R0184719	Residential	0157109117133	\$87,650	\$87,650	\$0	124990
R0184720	Residential	0157109117134	\$87,650	\$87,650	\$0	124990
R0184721	Residential	0157109117135	\$87,650	\$87,650	\$0	124990
R0184722	Residential	0157109117136	\$87,650	\$87,650	\$0	124990

# Adams County Board of Equalization Protest

# Value Detail

2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0184723	Residential	0157109117137	\$87,650	\$87,650	\$0	124990
R0184724	Residential	0157109117138	\$87,650	\$87,650	\$0	124990
R0184725	Residential	0157109117139	\$87,650	\$87,650	\$0	124990
R0184726	Residential	0157109117140	\$87,650	\$87,650	\$0	124990
R0184727	Residential	0157109117141	\$87,650	\$87,650	\$0	124990
R0184728	Residential	0157109117142	\$87,650	\$87,650	\$0	124990
R0184729	Residential	0157109117143	\$87,650	\$87,650	\$0	124990
R0184730	Residential	0157109117144	\$62,607	\$62,607	\$0	124990
R0184731	Residential	0157109117145	\$87,650	\$87,650	\$0	124990
R0184732	Residential	0157109117146	\$87,650	\$87,650	\$0	124990
R0184733	Residential	0157109117147	\$87,650	\$87,650	\$0	124990
R0184734	Residential	0157109117148	\$87,650	\$87,650	\$0	124990
R0184735	Residential	0157109117149	\$87,650	\$87,650	\$0	124990
R0184736	Residential	0157109117150	\$87,650	\$87,650	\$0	124990
R0184737	Residential	0157109117151	\$87,650	\$87,650	\$0	124990
R0184738	Residential	0157109117152	\$62,607	\$62,607	\$0	124990
R0184739	Residential	0157109117153	\$87,650	\$87,650	\$0	124990
R0184740	Residential	0157109117154	\$87,650	\$87,650	\$0	124990
R0184741	Residential	0157109117155	\$87,650	\$87,650	\$0	124990
R0184742	Residential	0157109117156	\$87,650	\$87,650	\$0	124990
R0184743	Residential	0157109117157	\$87,650	\$87,650	\$0	124990
R0184744	Residential	0157109117158	\$87,650	\$87,650	\$0	124990
R0184745	Residential	0157109117159	\$87,650	\$87,650	\$0	124990
R0184746	Residential	0157109117160	\$87,650	\$87,650	\$0	124990
R0184747	Residential	0157109117161	\$62,607	\$62,607	\$0	124990
R0184748	Residential	0157109117162	\$62,607	\$62,607	\$0	124990
R0184749	Residential	0157109117163	\$62,607	\$62,607	\$0	124990
R0184750	Residential	0157109117164	\$62,607	\$62,607	\$0	124990
R0184751	Residential	0157109117165	\$62,607	\$62,607	\$0	124990
R0184752	Residential	0157109117166	\$62,607	\$62,607	\$0	124990
R0184753	Residential	0157109117167	\$62,607	\$62,607	\$0	124990
R0184754	Residential	0157109117168	\$62,607	\$62,607	\$0	124990
R0184755	Residential	0157109117169	\$62,607	\$62,607	\$0	124990
R0184756	Residential	0157109117170	\$62,607	\$62,607	\$0	124990
R0184757	Residential	0157109117171	\$62,607	\$62,607	\$0	124990
R0184758	Residential	0157109117172	\$62,607	\$62,607	\$0	124990
R0184759	Residential	0157109117173	\$62,607	\$62,607	\$0	124990
R0184760	Residential	0157109117174	\$62,607	\$62,607	\$0	124990
R0184761	Residential	0157109117175	\$62,607	\$62,607	\$0	124990
R0184762	Residential	0157109117176	\$62,607	\$62,607	\$0	124990



**Adams County Board of Equalization Protest  
2021**

**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0184763	Residential	0157109117177	\$62,607	\$62,607	\$0	124990
R0184764	Residential	0157109117178	\$62,607	\$62,607	\$0	124990
R0184765	Residential	0157109117179	\$62,607	\$62,607	\$0	124990
R0184766	Residential	0157109117180	\$62,607	\$62,607	\$0	124990
R0184767	Residential	0157109117181	\$62,607	\$62,607	\$0	124990
R0184768	Residential	0157109117182	\$62,607	\$62,607	\$0	124990
R0184769	Residential	0157109117183	\$62,607	\$62,607	\$0	124990
R0184770	Residential	0157109117184	\$62,607	\$62,607	\$0	124990
R0184771	Residential	0157109117185	\$62,607	\$62,607	\$0	124990
R0184772	Residential	0157109117186	\$62,607	\$62,607	\$0	124990
R0184773	Residential	0157109117187	\$62,607	\$62,607	\$0	124990
R0184774	Residential	0157109117188	\$62,607	\$62,607	\$0	124990
R0184775	Residential	0157109117189	\$62,607	\$62,607	\$0	124990
R0184776	Residential	0157109117190	\$62,607	\$62,607	\$0	124990
R0184777	Residential	0157109117191	\$62,607	\$62,607	\$0	124990
R0184778	Residential	0157109117192	\$62,607	\$62,607	\$0	124990
R0184779	Residential	0157109117193	\$62,607	\$62,607	\$0	124990
R0184780	Residential	0157109117194	\$62,607	\$62,607	\$0	124990
R0184781	Residential	0157109117195	\$62,607	\$62,607	\$0	124990
R0184782	Residential	0157109117196	\$62,607	\$62,607	\$0	124990
R0184783	Residential	0157109117197	\$62,607	\$62,607	\$0	124990
R0184784	Residential	0157109117198	\$62,607	\$62,607	\$0	124990
R0184785	Residential	0157109117199	\$62,607	\$62,607	\$0	124990
R0184786	Residential	0157109117200	\$62,607	\$62,607	\$0	124990
R0184787	Residential	0157109117201	\$62,607	\$62,607	\$0	124990
R0184788	Residential	0157109117202	\$505,740	\$505,740	\$0	124990
R0184789	Residential	0157109117203	\$62,607	\$62,607	\$0	124990
R0184790	Residential	0157109117204	\$447,599	\$447,599	\$0	124990
R0184791	Residential	0157109117205	\$62,607	\$62,607	\$0	124990
R0184792	Residential	0157109117206	\$62,607	\$62,607	\$0	124990
R0184793	Residential	0157109117207	\$447,600	\$447,600	\$0	124990
R0184794	Residential	0157109117208	\$62,607	\$62,607	\$0	124990
R0184795	Residential	0157109117209	\$468,631	\$468,631	\$0	124990
R0184796	Residential	0157109117210	\$510,840	\$510,840	\$0	124990
R0184797	Residential	0157109117211	\$448,997	\$448,997	\$0	124990
R0184798	Residential	0157109117212	\$470,045	\$470,045	\$0	124990
R0184799	Residential	0157109117213	\$62,607	\$62,607	\$0	124990
R0184800	Residential	0157109117214	\$512,152	\$512,152	\$0	124990
R0184801	Residential	0157109117215	\$449,912	\$449,912	\$0	124990
R0184802	Residential	0157109117216	\$469,369	\$469,369	\$0	124990

# Adams County Board of Equalization Protest

# Value Detail

2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0184803	Residential	0157109117217	\$62,607	\$62,607	\$0	124990
R0184809	Residential	0157109118012	\$62,607	\$62,607	\$0	124990
R0184810	Residential	0157109118013	\$62,607	\$62,607	\$0	124990
R0184811	Residential	0157109118014	\$62,607	\$62,607	\$0	124990
R0184812	Residential	0157109118015	\$62,607	\$62,607	\$0	124990
R0184813	Residential	0157109118016	\$62,607	\$62,607	\$0	124990
R0184814	Residential	0157109118017	\$62,607	\$62,607	\$0	124990
R0184815	Residential	0157109118018	\$62,607	\$62,607	\$0	124990
R0184816	Residential	0157109118019	\$62,607	\$62,607	\$0	124990
R0184817	Residential	0157109118020	\$62,607	\$62,607	\$0	124990
R0184818	Residential	0157109118021	\$62,607	\$62,607	\$0	124990
R0184819	Residential	0157109119062	\$87,650	\$87,650	\$0	124990
R0184820	Residential	0157109119063	\$87,650	\$87,650	\$0	124990
R0184821	Residential	0157109119064	\$87,650	\$87,650	\$0	124990
R0184822	Residential	0157109119065	\$87,650	\$87,650	\$0	124990
R0184823	Residential	0157109119066	\$87,650	\$87,650	\$0	124990
R0184824	Residential	0157109119067	\$87,650	\$87,650	\$0	124990
R0184825	Residential	0157109119068	\$87,650	\$87,650	\$0	124990
R0184826	Residential	0157109119069	\$87,650	\$87,650	\$0	124990
R0184827	Residential	0157109119070	\$87,650	\$87,650	\$0	124990
R0184828	Residential	0157109119071	\$87,650	\$87,650	\$0	124990
R0184829	Residential	0157109119072	\$87,650	\$87,650	\$0	124990
R0184830	Residential	0157109119073	\$87,650	\$87,650	\$0	124990
R0184831	Residential	0157109119074	\$87,650	\$87,650	\$0	124990
R0184832	Residential	0157109119075	\$87,650	\$87,650	\$0	124990
R0184833	Residential	0157109119076	\$87,650	\$87,650	\$0	124990
R0184834	Residential	0157109119077	\$87,650	\$87,650	\$0	124990
R0184835	Residential	0157109119078	\$87,650	\$87,650	\$0	124990
R0184836	Residential	0157109119079	\$87,650	\$87,650	\$0	124990
R0184837	Residential	0157109119080	\$87,650	\$87,650	\$0	124990
R0184838	Residential	0157109119081	\$87,650	\$87,650	\$0	124990
R0184839	Residential	0157109119082	\$87,650	\$87,650	\$0	124990
R0184840	Residential	0157109119083	\$87,650	\$87,650	\$0	124990
R0184841	Residential	0157109119084	\$87,650	\$87,650	\$0	124990
R0184842	Residential	0157109119085	\$87,650	\$87,650	\$0	124990
R0184843	Residential	0157109119086	\$87,650	\$87,650	\$0	124990
R0184844	Residential	0157109119087	\$87,650	\$87,650	\$0	124990
R0184845	Residential	0157109119088	\$87,650	\$87,650	\$0	124990
R0184846	Residential	0157109119089	\$87,650	\$87,650	\$0	124990
R0184847	Residential	0157109119090	\$87,650	\$87,650	\$0	124990

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0184848	Residential	0157109119091	\$87,650	\$87,650	\$0	124990
R0184849	Residential	0157109119092	\$87,650	\$87,650	\$0	124990
R0184850	Residential	0157109119093	\$87,650	\$87,650	\$0	124990
R0184851	Residential	0157109119094	\$87,650	\$87,650	\$0	124990
R0184853	Residential	0157109121037	\$62,607	\$62,607	\$0	124990
R0184854	Residential	0157109121038	\$62,607	\$62,607	\$0	124990
R0184855	Residential	0157109121039	\$62,607	\$62,607	\$0	124990
R0184856	Residential	0157109121040	\$62,607	\$62,607	\$0	124990
R0184857	Residential	0157109121041	\$62,607	\$62,607	\$0	124990
R0184858	Residential	0157109121042	\$62,607	\$62,607	\$0	124990
R0184859	Residential	0157109121043	\$62,607	\$62,607	\$0	124990
R0184860	Residential	0157109121044	\$62,607	\$62,607	\$0	124990
R0184861	Residential	0157109121045	\$62,607	\$62,607	\$0	124990
R0184862	Residential	0157109121046	\$62,607	\$62,607	\$0	124990
R0184863	Residential	0157109121047	\$62,607	\$62,607	\$0	124990
R0184864	Residential	0157109121048	\$62,607	\$62,607	\$0	124990
R0184865	Residential	0157109121049	\$62,607	\$62,607	\$0	124990
R0184866	Residential	0157109121050	\$62,607	\$62,607	\$0	124990
R0184867	Residential	0157109121051	\$62,607	\$62,607	\$0	124990
R0184868	Residential	0157109121052	\$62,607	\$62,607	\$0	124990
R0184869	Residential	0157109121053	\$62,607	\$62,607	\$0	124990
R0184870	Residential	0157109121054	\$62,607	\$62,607	\$0	124990
R0184871	Residential	0157109121055	\$62,607	\$62,607	\$0	124990
R0184872	Residential	0157109121056	\$62,607	\$62,607	\$0	124990
R0184873	Residential	0157109121057	\$62,607	\$62,607	\$0	124990
R0184874	Residential	0157109121058	\$62,607	\$62,607	\$0	124990
R0184875	Residential	0157109121059	\$62,607	\$62,607	\$0	124990
R0184876	Residential	0157109121060	\$62,607	\$62,607	\$0	124990
R0184877	Residential	0157109121061	\$62,607	\$62,607	\$0	124990
R0184878	Residential	0157109121062	\$62,607	\$62,607	\$0	124990
R0184879	Residential	0157109121063	\$62,607	\$62,607	\$0	124990
R0184880	Residential	0157109121064	\$62,607	\$62,607	\$0	124990
R0184881	Residential	0157109121065	\$62,607	\$62,607	\$0	124990
R0184882	Residential	0157109121066	\$62,607	\$62,607	\$0	124990
R0184883	Residential	0157109121067	\$62,607	\$62,607	\$0	124990
R0184884	Residential	0157109121068	\$62,607	\$62,607	\$0	124990
R0184885	Residential	0157109121069	\$62,607	\$62,607	\$0	124990
R0184886	Residential	0157109121070	\$62,607	\$62,607	\$0	124990
R0184901	Residential	0157109417014	\$87,650	\$87,650	\$0	124990
R0184902	Residential	0157109417015	\$87,650	\$87,650	\$0	124990

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0184903	Residential	0157109417016	\$87,650	\$87,650	\$0	124990
R0184904	Residential	0157109417017	\$87,650	\$87,650	\$0	124990
R0184905	Residential	0157109417018	\$87,650	\$87,650	\$0	124990
R0184906	Residential	0157109417019	\$87,650	\$87,650	\$0	124990
R0184907	Residential	0157109417020	\$87,650	\$87,650	\$0	124990
R0184937	Residential	0157109419046	\$62,607	\$62,607	\$0	124990
R0184938	Residential	0157109419047	\$62,607	\$62,607	\$0	124990
R0184939	Residential	0157109419048	\$87,650	\$87,650	\$0	124990
R0184940	Residential	0157109419049	\$87,650	\$87,650	\$0	124990
R0184941	Residential	0157109419050	\$87,650	\$87,650	\$0	124990
R0184942	Residential	0157109419051	\$87,650	\$87,650	\$0	124990
R0185028	Residential	0157116239115	\$633,800	\$633,800	\$0	124431
R0185649	Commercial	0182128103001	\$21,720,000	\$21,720,000	\$0	124828
R0186123	Commercial	0171915108004	\$11,829,727	\$11,829,727	\$0	124994
R0186135	Commercial	0171914117005	\$3,598,300	\$3,598,300	\$0	124885
R0186312	Industrial	0182121402002	\$14,060,000	\$14,060,000	\$0	124811
R0186472	Commercial	0157322101070	\$3,870,900	\$3,870,900	\$0	125305
R0186772	Industrial	0182515113015	\$11,425,700	\$11,425,700	\$0	124920
R0186773	Industrial	0182515113016	\$24,686,000	\$24,686,000	\$0	124920
R0186776	Industrial	0182515113019	\$8,455,800	\$8,455,800	\$0	124920
R0186807	Commercial	0171934408005	\$4,821,201	\$4,821,201	\$0	124993
R0186810	Commercial	0172120301005	\$1,769,600	\$1,769,600	\$0	125215
R0187525	Residential	0172309226008	\$493,195	\$493,195	\$0	124958
R0187788	Industrial	0182317215012	\$6,555,000	\$6,555,000	\$0	124612
R0187843	Commercial	0157322103002	\$5,700,000	\$5,700,000	\$0	124852
R0187855	Commercial	0182134102019	\$6,550,800	\$6,550,800	\$0	124834
R0187856	Commercial	0182134103005	\$25,225,800	\$25,225,800	\$0	124829
R0188112	Commercial	0182516202028	\$1,078,100	\$1,078,100	\$0	125176
R0188139	Residential	0172305105025	\$2,411,684	\$2,411,684	\$0	124720
R0188147	Commercial	0157332401027	\$1,361,001	\$1,361,001	\$0	125169
R0188148	Commercial	0157332401028	\$1,360,300	\$1,360,300	\$0	125170
R0188227	Commercial	0182135202001	\$18,540,000	\$18,540,000	\$0	124938
R0188683	Residential	0171913101372	\$110	\$110	\$0	124809
R0188684	Residential	0171913101373	\$997	\$997	\$0	124809
R0189783	Residential	0182335238037	\$670,101	\$670,101	\$0	124642
R0189789	Residential	0182335238043	\$672,330	\$672,330	\$0	124721
R0189821	Commercial	0171911403022	\$2,398,100	\$2,398,100	\$0	124838
R0189822	Commercial	0171911403023	\$2,398,101	\$2,398,101	\$0	124839
R0190008	Commercial	0157315301046	\$1,011,300	\$1,011,300	\$0	124481
R0190442	Commercial	0182503103033	\$1,985,501	\$1,985,501	\$0	125164

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0190445	Commercial	0157322202005	\$2,367,100	\$2,367,100	\$0	125142
R0190625	Residential	0171913114108	\$300	\$300	\$0	124809
R0190628	Residential	0171924423002	\$394,275	\$394,275	\$0	125047
R0191105	Commercial	0182130101004	\$1,673,600	\$1,673,600	\$0	124479
R0191106	Commercial	0182130101004	\$279,138	\$279,138	\$0	124479
R0191111	Commercial	0171921409001	\$3,789,000	\$3,789,000	\$0	124478
R0191679	Commercial	0157322101085	\$8,000,000	\$8,000,000	\$0	125160
R0191701	Commercial	0172107207030	\$1,904,900	\$1,904,900	\$0	124477
R0191873	Commercial	0182308302078	\$3,121,001	\$3,121,001	\$0	125323
R0192409	Commercial	0182131404078	\$635,900	\$635,900	\$0	125207
R0192467	Commercial	0171913113009	\$2,169,400	\$2,169,400	\$0	125178
R0192689	Commercial	0156921102021	\$1,626,400	\$1,626,400	\$0	125036
R0192983	Commercial	0156921102025	\$1,692,500	\$1,692,500	\$0	125080
R0193001	Commercial	0157322401006	\$320,470	\$320,470	\$0	124648
R0193002	Commercial	0157322401007	\$500	\$500	\$0	124647
R0193004	Commercial	0157322403001	\$500	\$500	\$0	124646
R0193013	Commercial	0157315301048	\$2,921,800	\$2,921,800	\$0	125074
R0193029	Residential	0157120203036	\$79,981	\$79,981	\$0	124989
R0193035	Residential	0157120206024	\$79,981	\$79,981	\$0	124989
R0193045	Residential	0157120206034	\$79,981	\$79,981	\$0	124989
R0193056	Residential	0157120206045	\$79,981	\$79,981	\$0	124989
R0193073	Residential	0157120210016	\$79,981	\$79,981	\$0	124989
R0193077	Residential	0157120210020	\$79,981	\$79,981	\$0	124989
R0193081	Residential	0157120210024	\$79,981	\$79,981	\$0	124989
R0193082	Residential	0157120210025	\$79,981	\$79,981	\$0	124989
R0193087	Residential	0157120210030	\$79,981	\$79,981	\$0	124989
R0193210	Residential	0157120217013	\$79,981	\$79,981	\$0	124989
R0193219	Residential	0157120218009	\$79,981	\$79,981	\$0	124989
R0193226	Residential	0157120219038	\$79,981	\$79,981	\$0	124989
R0193239	Residential	0157120219051	\$79,981	\$79,981	\$0	124989
R0193263	Residential	0157120222001	\$79,981	\$79,981	\$0	124989
R0193264	Residential	0157120222002	\$79,981	\$79,981	\$0	124989
R0193265	Residential	0157120222003	\$79,981	\$79,981	\$0	124989
R0193513	Residential	0157336120033	\$444,007	\$444,007	\$0	124733
R0193833	Commercial	0157327101013	\$1,155,085	\$1,155,085	\$0	125148
R0193835	Commercial	0157327101015	\$1,233,000	\$1,233,000	\$0	125289
R0194004	Commercial	0157325204006	\$4,592,700	\$4,592,700	\$0	124778
R0194196	Commercial	0171916202056	\$6,866,266	\$6,866,266	\$0	125270
R0194211	Commercial	0156911305018	\$29,069,510	\$29,069,510	\$0	125291
R0194300	Commercial	0171904101016	\$18,275,000	\$18,275,000	\$0	125114

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0194417	Residential	0172321213023	\$87,000	\$87,000	\$0	124991
R0194418	Residential	0172321213024	\$87,000	\$87,000	\$0	124991
R0194419	Residential	0172321213025	\$87,000	\$87,000	\$0	124991
R0194421	Residential	0172321214001	\$87,000	\$87,000	\$0	124991
R0194422	Residential	0172321214002	\$87,000	\$87,000	\$0	124991
R0194423	Residential	0172321214003	\$87,000	\$87,000	\$0	124991
R0194435	Residential	0172321214015	\$87,000	\$87,000	\$0	124991
R0194436	Residential	0172321214016	\$87,000	\$87,000	\$0	124991
R0194437	Residential	0172321214017	\$87,000	\$87,000	\$0	124991
R0194438	Residential	0172321214018	\$87,000	\$87,000	\$0	124991
R0194439	Residential	0172321214019	\$87,000	\$87,000	\$0	124991
R0194440	Residential	0172321214020	\$87,000	\$87,000	\$0	124991
R0194441	Residential	0172321214021	\$87,000	\$87,000	\$0	124991
R0194442	Residential	0172321214022	\$87,000	\$87,000	\$0	124991
R0194443	Residential	0172321214023	\$87,000	\$87,000	\$0	124991
R0194444	Residential	0172321214024	\$87,000	\$87,000	\$0	124991
R0194445	Residential	0172321214025	\$87,000	\$87,000	\$0	124991
R0194446	Residential	0172321214026	\$87,000	\$87,000	\$0	124991
R0194447	Residential	0172321214027	\$87,000	\$87,000	\$0	124991
R0194452	Residential	0172321215004	\$87,000	\$87,000	\$0	124991
R0194453	Residential	0172321215005	\$87,000	\$87,000	\$0	124991
R0194454	Residential	0172321215006	\$87,000	\$87,000	\$0	124991
R0194455	Residential	0172321215007	\$87,000	\$87,000	\$0	124991
R0194456	Residential	0172321215008	\$87,000	\$87,000	\$0	124991
R0194457	Residential	0172321215009	\$87,000	\$87,000	\$0	124991
R0194458	Residential	0172321215010	\$87,000	\$87,000	\$0	124991
R0194459	Residential	0172321215011	\$87,000	\$87,000	\$0	124991
R0194460	Residential	0172321215012	\$87,000	\$87,000	\$0	124991
R0194461	Residential	0172321215013	\$87,000	\$87,000	\$0	124991
R0194462	Residential	0172321215014	\$87,000	\$87,000	\$0	124991
R0194463	Residential	0172321215015	\$87,000	\$87,000	\$0	124991
R0194664	Commercial	0172111302005	\$4,742,994	\$4,742,994	\$0	124940
R0194937	Residential	0156902101068	\$68,958	\$68,958	\$0	125017
R0194938	Residential	0156902101069	\$68,958	\$68,958	\$0	125017
R0194939	Residential	0156902101070	\$68,958	\$68,958	\$0	125017
R0194940	Residential	0156902101071	\$68,958	\$68,958	\$0	125017
R0194942	Residential	0156902101073	\$68,958	\$68,958	\$0	125017
R0194943	Residential	0156902101074	\$68,958	\$68,958	\$0	125017
R0194944	Residential	0156902101075	\$68,958	\$68,958	\$0	125017
R0194945	Residential	0156902101076	\$68,958	\$68,958	\$0	125017

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0194946	Residential	0156902101077	\$68,958	\$68,958	\$0	125017
R0194947	Residential	0156902101078	\$68,958	\$68,958	\$0	125017
R0194949	Residential	0156902101080	\$68,958	\$68,958	\$0	125017
R0194950	Residential	0156902101081	\$68,958	\$68,958	\$0	125017
R0194951	Residential	0156902101082	\$68,958	\$68,958	\$0	125017
R0194952	Residential	0156902101083	\$68,958	\$68,958	\$0	125017
R0194953	Residential	0156902101084	\$68,958	\$68,958	\$0	125017
R0194954	Residential	0156902101085	\$47,470	\$47,470	\$0	125017
R0194955	Residential	0156902101086	\$47,470	\$47,470	\$0	125017
R0194956	Residential	0156902101087	\$47,470	\$47,470	\$0	125017
R0194957	Residential	0156902101088	\$47,470	\$47,470	\$0	125017
R0194958	Residential	0156902101089	\$47,470	\$47,470	\$0	125017
R0194959	Residential	0156902101090	\$47,470	\$47,470	\$0	125017
R0194962	Residential	0156902101093	\$47,470	\$47,470	\$0	125017
R0194963	Residential	0156902101094	\$47,470	\$47,470	\$0	125017
R0194964	Residential	0156902101095	\$47,470	\$47,470	\$0	125017
R0194965	Residential	0156902101096	\$47,470	\$47,470	\$0	125017
R0194966	Residential	0156902101097	\$47,470	\$47,470	\$0	125017
R0194967	Residential	0156902101098	\$47,470	\$47,470	\$0	125017
R0194968	Residential	0156902101099	\$47,470	\$47,470	\$0	125017
R0194969	Residential	0156902101100	\$47,470	\$47,470	\$0	125017
R0194970	Residential	0156902101101	\$47,470	\$47,470	\$0	125017
R0194971	Residential	0156902101102	\$47,470	\$47,470	\$0	125017
R0194972	Residential	0156902101103	\$47,470	\$47,470	\$0	125017
R0194973	Residential	0156902101104	\$47,470	\$47,470	\$0	125017
R0194974	Residential	0156902101105	\$47,470	\$47,470	\$0	125017
R0194975	Residential	0156902101106	\$47,470	\$47,470	\$0	125017
R0194976	Residential	0156902101107	\$47,470	\$47,470	\$0	125017
R0194977	Residential	0156902101108	\$47,470	\$47,470	\$0	125017
R0194978	Residential	0156902101109	\$47,470	\$47,470	\$0	125017
R0194979	Residential	0156902101110	\$47,470	\$47,470	\$0	125017
R0194980	Residential	0156902101111	\$47,470	\$47,470	\$0	125017
R0194981	Residential	0156902101112	\$47,470	\$47,470	\$0	125017
R0194992	Residential	0156902102021	\$47,470	\$47,470	\$0	125017
R0194993	Residential	0156902102022	\$68,958	\$68,958	\$0	125017
R0194994	Residential	0156902102023	\$68,958	\$68,958	\$0	125017
R0194995	Residential	0156902102024	\$68,958	\$68,958	\$0	125017
R0194996	Residential	0156902102025	\$68,958	\$68,958	\$0	125017
R0194997	Residential	0156902102026	\$68,958	\$68,958	\$0	125017
R0194998	Residential	0156902102027	\$68,958	\$68,958	\$0	125017



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# Value Detail

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0194999	Residential	0156902102028	\$68,958	\$68,958	\$0	125017
R0195000	Residential	0156902102029	\$68,958	\$68,958	\$0	125017
R0195001	Residential	0156902102030	\$68,958	\$68,958	\$0	125017
R0195002	Residential	0156902102031	\$68,958	\$68,958	\$0	125017
R0195003	Residential	0156902102032	\$68,958	\$68,958	\$0	125017
R0195005	Residential	0156902102034	\$68,958	\$68,958	\$0	125017
R0195006	Residential	0156902102035	\$68,958	\$68,958	\$0	125017
R0195007	Residential	0156902102036	\$47,470	\$47,470	\$0	125017
R0195008	Residential	0156902102037	\$47,470	\$47,470	\$0	125017
R0195009	Residential	0156902102038	\$47,470	\$47,470	\$0	125017
R0195010	Residential	0156902102039	\$47,470	\$47,470	\$0	125017
R0195011	Residential	0156902102040	\$47,470	\$47,470	\$0	125017
R0195012	Residential	0156902102041	\$47,470	\$47,470	\$0	125017
R0195013	Residential	0156902102042	\$47,470	\$47,470	\$0	125017
R0195014	Residential	0156902102043	\$47,470	\$47,470	\$0	125017
R0195015	Residential	0156902102044	\$47,470	\$47,470	\$0	125017
R0195016	Residential	0156902102045	\$47,470	\$47,470	\$0	125017
R0195017	Residential	0156902102046	\$47,470	\$47,470	\$0	125017
R0195018	Residential	0156902102047	\$47,470	\$47,470	\$0	125017
R0195019	Residential	0156902102048	\$47,470	\$47,470	\$0	125017
R0195067	Residential	0156902107030	\$68,958	\$68,958	\$0	125017
R0195068	Residential	0156902107031	\$68,958	\$68,958	\$0	125017
R0195069	Residential	0156902107032	\$68,958	\$68,958	\$0	125017
R0195070	Residential	0156902107033	\$68,958	\$68,958	\$0	125017
R0195071	Residential	0156902107034	\$68,958	\$68,958	\$0	125017
R0195072	Residential	0156902107035	\$68,958	\$68,958	\$0	125017
R0195073	Residential	0156902107036	\$68,958	\$68,958	\$0	125017
R0195074	Residential	0156902107037	\$68,958	\$68,958	\$0	125017
R0195075	Residential	0156902107038	\$68,958	\$68,958	\$0	125017
R0195076	Residential	0156902107039	\$68,958	\$68,958	\$0	125017
R0195078	Residential	0156902107041	\$68,958	\$68,958	\$0	125017
R0195079	Residential	0156902107042	\$68,958	\$68,958	\$0	125017
R0195080	Residential	0156902107043	\$68,958	\$68,958	\$0	125017
R0195081	Residential	0156902107044	\$68,958	\$68,958	\$0	125017
R0195082	Residential	0156902107045	\$68,958	\$68,958	\$0	125017
R0195083	Residential	0156902107046	\$68,958	\$68,958	\$0	125017
R0195086	Residential	0156902107049	\$68,958	\$68,958	\$0	125017
R0195087	Residential	0156902107050	\$68,958	\$68,958	\$0	125017
R0195088	Residential	0156902107051	\$68,958	\$68,958	\$0	125017
R0195089	Residential	0156902107052	\$68,958	\$68,958	\$0	125017

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0195090	Residential	0156902107053	\$68,958	\$68,958	\$0	125017
R0195091	Residential	0156902107054	\$68,958	\$68,958	\$0	125017
R0195092	Residential	0156902107055	\$68,958	\$68,958	\$0	125017
R0195093	Residential	0156902107056	\$68,958	\$68,958	\$0	125017
R0195094	Residential	0156902107057	\$68,958	\$68,958	\$0	125017
R0195095	Residential	0156902107058	\$68,958	\$68,958	\$0	125017
R0195097	Residential	0156902107060	\$68,958	\$68,958	\$0	125017
R0195098	Residential	0156902107061	\$68,958	\$68,958	\$0	125017
R0195099	Residential	0156902107062	\$68,958	\$68,958	\$0	125017
R0195100	Residential	0156902107063	\$68,958	\$68,958	\$0	125017
R0195101	Residential	0156902107064	\$68,958	\$68,958	\$0	125017
R0195102	Residential	0156902107065	\$68,958	\$68,958	\$0	125017
R0195129	Residential	0156902109073	\$47,470	\$47,470	\$0	125017
R0195130	Residential	0156902109074	\$47,470	\$47,470	\$0	125017
R0195131	Residential	0156902109075	\$47,470	\$47,470	\$0	125017
R0195132	Residential	0156902109076	\$47,470	\$47,470	\$0	125017
R0195133	Residential	0156902109077	\$68,958	\$68,958	\$0	125017
R0195134	Residential	0156902109078	\$68,958	\$68,958	\$0	125017
R0195135	Residential	0156902109079	\$68,958	\$68,958	\$0	125017
R0195136	Residential	0156902109080	\$68,958	\$68,958	\$0	125017
R0195161	Residential	0157120203039	\$79,981	\$79,981	\$0	124989
R0195164	Residential	0157120207020	\$79,981	\$79,981	\$0	124989
R0195165	Residential	0157120207021	\$79,981	\$79,981	\$0	124989
R0195166	Residential	0157120207022	\$79,981	\$79,981	\$0	124989
R0195167	Residential	0157120207023	\$79,981	\$79,981	\$0	124989
R0195170	Residential	0157120207026	\$79,981	\$79,981	\$0	124989
R0195171	Residential	0157120207027	\$79,981	\$79,981	\$0	124989
R0195172	Residential	0157120207028	\$79,981	\$79,981	\$0	124989
R0195348	Industrial	0182136401004	\$45,220,000	\$45,220,000	\$0	125097
R0195688	Residential	0182111101001	\$72,025	\$72,025	\$0	124988
R0195689	Residential	0182111101002	\$72,025	\$72,025	\$0	124988
R0195690	Residential	0182111101003	\$72,025	\$72,025	\$0	124988
R0195691	Residential	0182111101004	\$72,025	\$72,025	\$0	124988
R0195692	Residential	0182111101005	\$72,025	\$72,025	\$0	124988
R0195693	Residential	0182111101006	\$72,025	\$72,025	\$0	124988
R0195694	Residential	0182111101007	\$72,025	\$72,025	\$0	124988
R0195695	Residential	0182111101008	\$72,025	\$72,025	\$0	124988
R0195696	Residential	0182111101009	\$72,025	\$72,025	\$0	124988
R0195697	Residential	0182111101010	\$72,025	\$72,025	\$0	124988
R0195698	Residential	0182111101011	\$72,025	\$72,025	\$0	124988

# Adams County Board of Equalization Protest

# Value Detail

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0195699	Residential	0182111101012	\$72,025	\$72,025	\$0	124988
R0195700	Residential	0182111101013	\$72,025	\$72,025	\$0	124988
R0195701	Residential	0182111101014	\$72,025	\$72,025	\$0	124988
R0195702	Residential	0182111101015	\$72,025	\$72,025	\$0	124988
R0195703	Residential	0182111101016	\$72,025	\$72,025	\$0	124988
R0195704	Residential	0182111101017	\$72,025	\$72,025	\$0	124988
R0195705	Residential	0182111102001	\$72,025	\$72,025	\$0	124988
R0195706	Residential	0182111102002	\$72,025	\$72,025	\$0	124988
R0195707	Residential	0182111102003	\$72,025	\$72,025	\$0	124988
R0195708	Residential	0182111102004	\$72,025	\$72,025	\$0	124988
R0195709	Residential	0182111102005	\$72,025	\$72,025	\$0	124988
R0195710	Residential	0182111102006	\$72,025	\$72,025	\$0	124988
R0195711	Residential	0182111102007	\$72,025	\$72,025	\$0	124988
R0195712	Residential	0182111102008	\$72,025	\$72,025	\$0	124988
R0195713	Residential	0182111102009	\$72,025	\$72,025	\$0	124988
R0195714	Residential	0182111102010	\$72,025	\$72,025	\$0	124988
R0195715	Residential	0182111102011	\$72,025	\$72,025	\$0	124988
R0195716	Residential	0182111102012	\$72,025	\$72,025	\$0	124988
R0195717	Residential	0182111102013	\$72,025	\$72,025	\$0	124988
R0195718	Residential	0182111102014	\$72,025	\$72,025	\$0	124988
R0195719	Residential	0182111102015	\$72,025	\$72,025	\$0	124988
R0195751	Residential	0182111104001	\$63,685	\$63,685	\$0	124988
R0195752	Residential	0182111104002	\$63,685	\$63,685	\$0	124988
R0195753	Residential	0182111104003	\$63,685	\$63,685	\$0	124988
R0195754	Residential	0182111104004	\$63,685	\$63,685	\$0	124988
R0195755	Residential	0182111104005	\$63,685	\$63,685	\$0	124988
R0195756	Residential	0182111104006	\$63,685	\$63,685	\$0	124988
R0195757	Residential	0182111104007	\$63,685	\$63,685	\$0	124988
R0195758	Residential	0182111104008	\$63,685	\$63,685	\$0	124988
R0195781	Residential	0182111104031	\$63,685	\$63,685	\$0	124988
R0195782	Residential	0182111104032	\$63,685	\$63,685	\$0	124988
R0195783	Residential	0182111104033	\$63,685	\$63,685	\$0	124988
R0195784	Residential	0182111104034	\$63,685	\$63,685	\$0	124988
R0195785	Residential	0182111104035	\$63,685	\$63,685	\$0	124988
R0195786	Residential	0182111104036	\$63,685	\$63,685	\$0	124988
R0195787	Residential	0182111104037	\$63,685	\$63,685	\$0	124988
R0195788	Residential	0182111104038	\$63,685	\$63,685	\$0	124988
R0195789	Residential	0182111104039	\$63,685	\$63,685	\$0	124988
R0195790	Residential	0182111104040	\$63,685	\$63,685	\$0	124988
R0195798	Residential	0182111105001	\$72,025	\$72,025	\$0	124988

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0195799	Residential	0182111105002	\$72,025	\$72,025	\$0	124988
R0195800	Residential	0182111105003	\$72,025	\$72,025	\$0	124988
R0195801	Residential	0182111105004	\$72,025	\$72,025	\$0	124988
R0195802	Residential	0182111105005	\$72,025	\$72,025	\$0	124988
R0195803	Residential	0182111105006	\$72,025	\$72,025	\$0	124988
R0195804	Residential	0182111105007	\$72,025	\$72,025	\$0	124988
R0195805	Residential	0182111105008	\$72,025	\$72,025	\$0	124988
R0195806	Residential	0182111105009	\$72,025	\$72,025	\$0	124988
R0195807	Residential	0182111105010	\$72,025	\$72,025	\$0	124988
R0195808	Residential	0182111105011	\$72,025	\$72,025	\$0	124988
R0195809	Residential	0182111105012	\$72,025	\$72,025	\$0	124988
R0195810	Residential	0182111105013	\$72,025	\$72,025	\$0	124988
R0195811	Residential	0182111105014	\$72,025	\$72,025	\$0	124988
R0195812	Residential	0182111105015	\$72,025	\$72,025	\$0	124988
R0195813	Residential	0182111105016	\$72,025	\$72,025	\$0	124988
R0195814	Residential	0182111105017	\$72,025	\$72,025	\$0	124988
R0195815	Residential	0182111105018	\$72,025	\$72,025	\$0	124988
R0195816	Residential	0182111105019	\$72,025	\$72,025	\$0	124988
R0195817	Residential	0182111105020	\$72,025	\$72,025	\$0	124988
R0195819	Residential	0182111106001	\$72,025	\$72,025	\$0	124988
R0195820	Residential	0182111106002	\$72,025	\$72,025	\$0	124988
R0195821	Residential	0182111106003	\$72,025	\$72,025	\$0	124988
R0195822	Residential	0182111106004	\$72,025	\$72,025	\$0	124988
R0195823	Residential	0182111106005	\$72,025	\$72,025	\$0	124988
R0195824	Residential	0182111106006	\$72,025	\$72,025	\$0	124988
R0195825	Residential	0182111106007	\$72,025	\$72,025	\$0	124988
R0195826	Residential	0182111106008	\$72,025	\$72,025	\$0	124988
R0195827	Residential	0182111106009	\$72,025	\$72,025	\$0	124988
R0195828	Residential	0182111106010	\$72,025	\$72,025	\$0	124988
R0195829	Residential	0182111106011	\$72,025	\$72,025	\$0	124988
R0195830	Residential	0182111106012	\$72,025	\$72,025	\$0	124988
R0195831	Residential	0182111106013	\$72,025	\$72,025	\$0	124988
R0195832	Residential	0182111106014	\$72,025	\$72,025	\$0	124988
R0195833	Residential	0182111106015	\$72,025	\$72,025	\$0	124988
R0195834	Residential	0182111106016	\$72,025	\$72,025	\$0	124988
R0195835	Residential	0182111106017	\$72,025	\$72,025	\$0	124988
R0195836	Residential	0182111106018	\$72,025	\$72,025	\$0	124988
R0195837	Residential	0182111106019	\$72,025	\$72,025	\$0	124988
R0195838	Residential	0182111106020	\$72,025	\$72,025	\$0	124988
R0195839	Residential	0182111107001	\$72,025	\$72,025	\$0	124988

**Adams County Board of Equalization Protest**

**Value Detail**

**2021**

<b>Account #</b>	<b>Account Type</b>	<b>Parcel #</b>	<b>Current Total Value</b>	<b>BOE Total Value</b>	<b>Difference</b>	<b>Review #</b>
<b>Deny</b>						
R0195840	Residential	0182111107002	\$72,025	\$72,025	\$0	124988
R0195841	Residential	0182111107003	\$72,025	\$72,025	\$0	124988
R0195842	Residential	0182111107004	\$72,025	\$72,025	\$0	124988
R0195843	Residential	0182111107005	\$72,025	\$72,025	\$0	124988
R0195844	Residential	0182111107006	\$72,025	\$72,025	\$0	124988
R0195845	Residential	0182111107007	\$72,025	\$72,025	\$0	124988
R0195846	Residential	0182111107008	\$72,025	\$72,025	\$0	124988
R0195847	Residential	0182111107009	\$72,025	\$72,025	\$0	124988
R0195848	Residential	0182111107010	\$72,025	\$72,025	\$0	124988
R0195849	Residential	0182111107011	\$72,025	\$72,025	\$0	124988
R0195850	Residential	0182111107012	\$72,025	\$72,025	\$0	124988
R0195851	Residential	0182111107013	\$72,025	\$72,025	\$0	124988
R0195852	Residential	0182111107014	\$72,025	\$72,025	\$0	124988
R0195872	Residential	0182111108001	\$72,025	\$72,025	\$0	124988
R0195873	Residential	0182111108002	\$72,025	\$72,025	\$0	124988
R0195874	Residential	0182111108003	\$72,025	\$72,025	\$0	124988
R0195875	Residential	0182111108004	\$72,025	\$72,025	\$0	124988
R0195876	Residential	0182111108005	\$72,025	\$72,025	\$0	124988
R0195877	Residential	0182111108006	\$72,025	\$72,025	\$0	124988
R0195878	Residential	0182111108007	\$72,025	\$72,025	\$0	124988
R0195879	Residential	0182111108008	\$72,025	\$72,025	\$0	124988
R0195880	Residential	0182111108009	\$72,025	\$72,025	\$0	124988
R0195881	Residential	0182111108010	\$72,025	\$72,025	\$0	124988
R0195882	Residential	0182111108011	\$72,025	\$72,025	\$0	124988
R0195883	Residential	0182111108012	\$72,025	\$72,025	\$0	124988
R0195884	Residential	0182111108013	\$72,025	\$72,025	\$0	124988
R0195885	Residential	0182111108014	\$72,025	\$72,025	\$0	124988
R0195891	Residential	0182111108020	\$63,685	\$63,685	\$0	124988
R0195892	Residential	0182111108021	\$63,685	\$63,685	\$0	124988
R0195893	Residential	0182111108022	\$63,685	\$63,685	\$0	124988
R0195894	Residential	0182111108023	\$63,685	\$63,685	\$0	124988
R0195895	Residential	0182111108024	\$63,685	\$63,685	\$0	124988
R0195896	Residential	0182111108025	\$63,685	\$63,685	\$0	124988
R0195897	Residential	0182111108026	\$72,025	\$72,025	\$0	124988
R0195898	Residential	0182111108027	\$63,685	\$63,685	\$0	124988
R0195899	Residential	0182111108028	\$63,685	\$63,685	\$0	124988
R0195900	Residential	0182111108029	\$63,685	\$63,685	\$0	124988
R0195901	Residential	0182111108030	\$63,685	\$63,685	\$0	124988
R0195902	Residential	0182111108031	\$72,025	\$72,025	\$0	124988
R0195944	Residential	0182111109038	\$63,685	\$63,685	\$0	124988

**Adams County Board of Equalization Protest  
2021**

**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0195945	Residential	0182111109039	\$72,025	\$72,025	\$0	124988
R0195996	Residential	0182111110005	\$72,025	\$72,025	\$0	124988
R0196000	Residential	0182111110009	\$72,025	\$72,025	\$0	124988
R0196060	Residential	0182111401002	\$72,025	\$72,025	\$0	124988
R0196061	Residential	0182111401003	\$72,025	\$72,025	\$0	124988
R0196062	Residential	0182111401004	\$72,025	\$72,025	\$0	124988
R0196063	Residential	0182111401005	\$72,025	\$72,025	\$0	124988
R0196064	Residential	0182111401006	\$72,025	\$72,025	\$0	124988
R0196065	Residential	0182111401007	\$72,025	\$72,025	\$0	124988
R0196066	Residential	0182111401008	\$72,025	\$72,025	\$0	124988
R0196067	Residential	0182111401009	\$72,025	\$72,025	\$0	124988
R0196068	Residential	0182111401010	\$72,025	\$72,025	\$0	124988
R0196069	Residential	0182111401011	\$72,025	\$72,025	\$0	124988
R0196070	Residential	0182111401012	\$72,025	\$72,025	\$0	124988
R0196071	Residential	0182111401013	\$72,025	\$72,025	\$0	124988
R0196072	Residential	0182111401014	\$72,025	\$72,025	\$0	124988
R0196073	Residential	0182111401015	\$72,025	\$72,025	\$0	124988
R0196074	Residential	0182111401016	\$72,025	\$72,025	\$0	124988
R0196075	Residential	0182111401017	\$72,025	\$72,025	\$0	124988
R0196076	Residential	0182111401018	\$72,025	\$72,025	\$0	124988
R0196077	Residential	0182111401019	\$72,025	\$72,025	\$0	124988
R0196078	Residential	0182111401020	\$72,025	\$72,025	\$0	124988
R0196079	Residential	0182111401021	\$72,025	\$72,025	\$0	124988
R0196080	Residential	0182111401022	\$72,025	\$72,025	\$0	124988
R0196089	Residential	0182111402002	\$72,025	\$72,025	\$0	124988
R0196090	Residential	0182111402003	\$72,025	\$72,025	\$0	124988
R0196091	Residential	0182111402004	\$72,025	\$72,025	\$0	124988
R0196092	Residential	0182111402005	\$72,025	\$72,025	\$0	124988
R0196093	Residential	0182111402006	\$72,025	\$72,025	\$0	124988
R0196094	Residential	0182111402007	\$72,025	\$72,025	\$0	124988
R0196095	Residential	0182111402008	\$72,025	\$72,025	\$0	124988
R0196096	Residential	0182111402009	\$72,025	\$72,025	\$0	124988
R0196097	Residential	0182111402010	\$72,025	\$72,025	\$0	124988
R0196098	Residential	0182111402011	\$72,025	\$72,025	\$0	124988
R0196099	Residential	0182111402012	\$72,025	\$72,025	\$0	124988
R0196100	Residential	0182111402013	\$72,025	\$72,025	\$0	124988
R0196101	Residential	0182111402014	\$72,025	\$72,025	\$0	124988
R0196102	Residential	0182111402015	\$72,025	\$72,025	\$0	124988
R0196103	Residential	0182111402016	\$72,025	\$72,025	\$0	124988
R0196104	Residential	0182111402017	\$72,025	\$72,025	\$0	124988

# Adams County Board of Equalization Protest

# Value Detail

2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0196115	Residential	0182111404001	\$63,685	\$63,685	\$0	124988
R0196116	Residential	0182111404002	\$63,685	\$63,685	\$0	124988
R0196117	Residential	0182111404003	\$63,685	\$63,685	\$0	124988
R0196118	Residential	0182111404004	\$63,685	\$63,685	\$0	124988
R0196119	Residential	0182111404005	\$63,685	\$63,685	\$0	124988
R0196120	Residential	0182111404006	\$63,685	\$63,685	\$0	124988
R0196121	Residential	0182111404007	\$63,685	\$63,685	\$0	124988
R0196122	Residential	0182111404008	\$63,685	\$63,685	\$0	124988
R0196123	Residential	0182111404009	\$63,685	\$63,685	\$0	124988
R0196124	Residential	0182111404010	\$63,685	\$63,685	\$0	124988
R0196125	Residential	0182111404011	\$63,685	\$63,685	\$0	124988
R0196126	Residential	0182111404012	\$63,685	\$63,685	\$0	124988
R0196127	Residential	0182111404013	\$63,685	\$63,685	\$0	124988
R0196128	Residential	0182111404014	\$63,685	\$63,685	\$0	124988
R0196144	Residential	0182111404030	\$63,685	\$63,685	\$0	124988
R0196146	Residential	0182111404032	\$63,685	\$63,685	\$0	124988
R0196149	Residential	0182111405001	\$63,685	\$63,685	\$0	124988
R0196150	Residential	0182111405002	\$63,685	\$63,685	\$0	124988
R0196151	Residential	0182111405003	\$63,685	\$63,685	\$0	124988
R0196152	Residential	0182111405004	\$63,685	\$63,685	\$0	124988
R0196153	Residential	0182111405005	\$63,685	\$63,685	\$0	124988
R0196154	Residential	0182111405006	\$63,685	\$63,685	\$0	124988
R0196155	Residential	0182111405007	\$63,685	\$63,685	\$0	124988
R0196156	Residential	0182111405008	\$63,685	\$63,685	\$0	124988
R0196157	Residential	0182111405009	\$63,685	\$63,685	\$0	124988
R0196158	Residential	0182111405010	\$63,685	\$63,685	\$0	124988
R0196176	Residential	0182111406001	\$63,685	\$63,685	\$0	124988
R0196177	Residential	0182111406002	\$63,685	\$63,685	\$0	124988
R0196178	Residential	0182111406003	\$63,685	\$63,685	\$0	124988
R0196179	Residential	0182111406004	\$63,685	\$63,685	\$0	124988
R0196192	Residential	0182111406017	\$72,025	\$72,025	\$0	124988
R0196193	Residential	0182111406018	\$63,685	\$63,685	\$0	124988
R0196194	Residential	0182111406019	\$63,685	\$63,685	\$0	124988
R0196195	Residential	0182111406020	\$72,025	\$72,025	\$0	124988
R0196226	Residential	0182111408002	\$72,025	\$72,025	\$0	124988
R0196227	Residential	0182111408003	\$72,025	\$72,025	\$0	124988
R0196228	Residential	0182111408004	\$72,025	\$72,025	\$0	124988
R0196229	Residential	0182111408005	\$72,025	\$72,025	\$0	124988
R0196230	Residential	0182111408006	\$72,025	\$72,025	\$0	124988
R0196231	Residential	0182111408007	\$72,025	\$72,025	\$0	124988



**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0196233	Residential	0182111408009	\$72,025	\$72,025	\$0	124988
R0196234	Residential	0182111408010	\$72,025	\$72,025	\$0	124988
R0196235	Residential	0182111408011	\$72,025	\$72,025	\$0	124988
R0196236	Residential	0182111408012	\$72,025	\$72,025	\$0	124988
R0196239	Residential	0182111408015	\$72,025	\$72,025	\$0	124988
R0196240	Residential	0182111408016	\$72,025	\$72,025	\$0	124988
R0196241	Residential	0182111408017	\$72,025	\$72,025	\$0	124988
R0196242	Residential	0182111408018	\$72,025	\$72,025	\$0	124988
R0196243	Residential	0182111408019	\$72,025	\$72,025	\$0	124988
R0196510	Residential	0156902135003	\$65,960	\$65,960	\$0	124992
R0196511	Residential	0156902135004	\$65,960	\$65,960	\$0	124992
R0196513	Residential	0156902135006	\$65,960	\$65,960	\$0	124992
R0196515	Residential	0156902135008	\$65,960	\$65,960	\$0	124992
R0196518	Residential	0156902136001	\$65,960	\$65,960	\$0	124992
R0196519	Residential	0156902136002	\$65,960	\$65,960	\$0	124992
R0196520	Residential	0156902136003	\$65,960	\$65,960	\$0	124992
R0196521	Residential	0156902136004	\$65,960	\$65,960	\$0	124992
R0196522	Residential	0156902136005	\$65,960	\$65,960	\$0	124992
R0196523	Residential	0156902136006	\$65,960	\$65,960	\$0	124992
R0196524	Residential	0156902136007	\$65,960	\$65,960	\$0	124992
R0196525	Residential	0156902136008	\$65,960	\$65,960	\$0	124992
R0196526	Residential	0156902136009	\$65,960	\$65,960	\$0	124992
R0196527	Residential	0156902136010	\$65,960	\$65,960	\$0	124992
R0196528	Residential	0156902136011	\$65,960	\$65,960	\$0	124992
R0196529	Residential	0156902136012	\$65,960	\$65,960	\$0	124992
R0196530	Residential	0156902136013	\$65,960	\$65,960	\$0	124992
R0196531	Residential	0156902136014	\$65,960	\$65,960	\$0	124992
R0196532	Residential	0156902136015	\$65,960	\$65,960	\$0	124992
R0196534	Residential	0156902426001	\$65,960	\$65,960	\$0	124992
R0196535	Residential	0156902426002	\$65,960	\$65,960	\$0	124992
R0196536	Residential	0156902426003	\$65,960	\$65,960	\$0	124992
R0196537	Residential	0156902426004	\$65,960	\$65,960	\$0	124992
R0196538	Residential	0156902426005	\$65,960	\$65,960	\$0	124992
R0196539	Residential	0156902426006	\$65,960	\$65,960	\$0	124992
R0196540	Residential	0156902426007	\$65,960	\$65,960	\$0	124992
R0196541	Residential	0156902426008	\$65,960	\$65,960	\$0	124992
R0196542	Residential	0156902426009	\$65,960	\$65,960	\$0	124992
R0196543	Residential	0156902426010	\$65,960	\$65,960	\$0	124992
R0196544	Residential	0156902426011	\$65,960	\$65,960	\$0	124992
R0196546	Residential	0156902427002	\$65,960	\$65,960	\$0	124992

**Adams County Board of Equalization Protest  
2021**

**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0196549	Residential	0156902427005	\$65,960	\$65,960	\$0	124992
R0196550	Residential	0156902427006	\$65,960	\$65,960	\$0	124992
R0196551	Residential	0156902427007	\$65,960	\$65,960	\$0	124992
R0196557	Residential	0156902427013	\$65,960	\$65,960	\$0	124992
R0196561	Residential	0156902427017	\$65,960	\$65,960	\$0	124992
R0196565	Residential	0156902427021	\$65,960	\$65,960	\$0	124992
R0196566	Residential	0156902427022	\$65,960	\$65,960	\$0	124992
R0196568	Residential	0156902428002	\$65,960	\$65,960	\$0	124992
R0196569	Residential	0156902428003	\$65,960	\$65,960	\$0	124992
R0196570	Residential	0156902428004	\$65,960	\$65,960	\$0	124992
R0196571	Residential	0156902428005	\$65,960	\$65,960	\$0	124992
R0196572	Residential	0156902428006	\$65,960	\$65,960	\$0	124992
R0196573	Residential	0156902428007	\$65,960	\$65,960	\$0	124992
R0196574	Residential	0156902428008	\$65,960	\$65,960	\$0	124992
R0196575	Residential	0156902428009	\$65,960	\$65,960	\$0	124992
R0196576	Residential	0156902428010	\$65,960	\$65,960	\$0	124992
R0196577	Residential	0156902428011	\$65,960	\$65,960	\$0	124992
R0196578	Residential	0156902428012	\$65,960	\$65,960	\$0	124992
R0196579	Residential	0156902428013	\$65,960	\$65,960	\$0	124992
R0196580	Residential	0156902428014	\$65,960	\$65,960	\$0	124992
R0196581	Residential	0156902428015	\$65,960	\$65,960	\$0	124992
R0196582	Residential	0156902428016	\$65,960	\$65,960	\$0	124992
R0196583	Residential	0156902428017	\$65,960	\$65,960	\$0	124992
R0196584	Residential	0156902428018	\$65,960	\$65,960	\$0	124992
R0196585	Residential	0156902428019	\$65,960	\$65,960	\$0	124992
R0196586	Residential	0156902428020	\$65,960	\$65,960	\$0	124992
R0196587	Residential	0156902428021	\$65,960	\$65,960	\$0	124992
R0196588	Residential	0156902428022	\$65,960	\$65,960	\$0	124992
R0196589	Residential	0156902428023	\$65,960	\$65,960	\$0	124992
R0196590	Residential	0156902428024	\$65,960	\$65,960	\$0	124992
R0196591	Residential	0156902428025	\$65,960	\$65,960	\$0	124992
R0196592	Residential	0156902428026	\$65,960	\$65,960	\$0	124992
R0196593	Residential	0156902428027	\$65,960	\$65,960	\$0	124992
R0196594	Residential	0156902428028	\$65,960	\$65,960	\$0	124992
R0196595	Residential	0156902428029	\$65,960	\$65,960	\$0	124992
R0196597	Exempt	0156902428031	\$87,000	\$87,000	\$0	124992
R0196598	Residential	0156902429001	\$65,960	\$65,960	\$0	124992
R0196599	Residential	0156902429002	\$65,960	\$65,960	\$0	124992
R0196600	Residential	0156902429003	\$65,960	\$65,960	\$0	124992
R0196601	Residential	0156902429004	\$65,960	\$65,960	\$0	124992

**Adams County Board of Equalization Protest  
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**Value Detail**

<b>Account #</b>	<b>Account Type</b>	<b>Parcel #</b>	<b>Current Total Value</b>	<b>BOE Total Value</b>	<b>Difference</b>	<b>Review #</b>
<b>Deny</b>						
R0196602	Residential	0156902429005	\$65,960	\$65,960	\$0	124992
R0196603	Residential	0156902429006	\$65,960	\$65,960	\$0	124992
R0196604	Residential	0156902429007	\$65,960	\$65,960	\$0	124992
R0196605	Residential	0156902429008	\$65,960	\$65,960	\$0	124992
R0196606	Residential	0156902429009	\$65,960	\$65,960	\$0	124992
R0196607	Residential	0156902429010	\$65,960	\$65,960	\$0	124992
R0196608	Residential	0156902429011	\$65,960	\$65,960	\$0	124992
R0196609	Residential	0156902429012	\$65,960	\$65,960	\$0	124992
R0196610	Residential	0156902429013	\$65,960	\$65,960	\$0	124992
R0196611	Residential	0156902429014	\$65,960	\$65,960	\$0	124992
R0196612	Residential	0156902429015	\$65,960	\$65,960	\$0	124992
R0196613	Residential	0156902429016	\$65,960	\$65,960	\$0	124992
R0196614	Residential	0156902429017	\$65,960	\$65,960	\$0	124992
R0196615	Residential	0156902429018	\$65,960	\$65,960	\$0	124992
R0196616	Residential	0156902429019	\$65,960	\$65,960	\$0	124992
R0196617	Residential	0156902430001	\$65,960	\$65,960	\$0	124992
R0196618	Residential	0156902430002	\$65,960	\$65,960	\$0	124992
R0196624	Residential	0156902430008	\$65,960	\$65,960	\$0	124992
R0196628	Residential	0156902430012	\$65,960	\$65,960	\$0	124992
R0196629	Residential	0156902430013	\$65,960	\$65,960	\$0	124992
R0196630	Residential	0156902430014	\$65,960	\$65,960	\$0	124992
R0196631	Residential	0156902430015	\$65,960	\$65,960	\$0	124992
R0196632	Residential	0156902430016	\$65,960	\$65,960	\$0	124992
R0196634	Residential	0156902430018	\$65,960	\$65,960	\$0	124992
R0196636	Residential	0156902431002	\$65,960	\$65,960	\$0	124992
R0196637	Residential	0156902431003	\$65,960	\$65,960	\$0	124992
R0196639	Residential	0156902431005	\$65,960	\$65,960	\$0	124992
R0196641	Residential	0156902431007	\$65,960	\$65,960	\$0	124992
R0196643	Residential	0156902431009	\$65,960	\$65,960	\$0	124992
R0196645	Residential	0156902431011	\$65,960	\$65,960	\$0	124992
R0196646	Residential	0156902431012	\$65,960	\$65,960	\$0	124992
R0196647	Residential	0156902431013	\$65,960	\$65,960	\$0	124992
R0196648	Residential	0156902431014	\$65,960	\$65,960	\$0	124992
R0196650	Residential	0156902431016	\$65,960	\$65,960	\$0	124992
R0196651	Residential	0156902431017	\$65,960	\$65,960	\$0	124992
R0196652	Residential	0156902431018	\$65,960	\$65,960	\$0	124992
R0196653	Residential	0156902432001	\$65,960	\$65,960	\$0	124992
R0196654	Residential	0156902432002	\$65,960	\$65,960	\$0	124992
R0196655	Residential	0156902432003	\$65,960	\$65,960	\$0	124992
R0196656	Residential	0156902432004	\$65,960	\$65,960	\$0	124992

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0196657	Residential	0156902432005	\$65,960	\$65,960	\$0	124992
R0196658	Residential	0156902432006	\$65,960	\$65,960	\$0	124992
R0196661	Residential	0156902432009	\$65,960	\$65,960	\$0	124992
R0196664	Residential	0156902432012	\$65,960	\$65,960	\$0	124992
R0196665	Residential	0156902432013	\$65,960	\$65,960	\$0	124992
R0196666	Residential	0156902432014	\$65,960	\$65,960	\$0	124992
R0196667	Residential	0156902432015	\$65,960	\$65,960	\$0	124992
R0196668	Residential	0156902432016	\$65,960	\$65,960	\$0	124992
R0196669	Residential	0156902432017	\$65,960	\$65,960	\$0	124992
R0196670	Residential	0156902432018	\$65,960	\$65,960	\$0	124992
R0196671	Residential	0156902432019	\$65,960	\$65,960	\$0	124992
R0197839	Residential	0156902425001	\$471,020	\$471,020	\$0	125017
R0197965	Commercial	0182128102022	\$7,182,700	\$7,182,700	\$0	124574
R0198176	Commercial	0182136301003	\$17,846,800	\$17,846,800	\$0	124710
R0198182	Industrial	0182325213004	\$4,640,857	\$4,640,857	\$0	124821
R0198215	Commercial	0157322401008	\$5,238,144	\$5,238,144	\$0	124651
R0198216	Commercial	0157322401008	\$9,068,420	\$9,068,420	\$0	124652
R0198218	Commercial	0157322401008	\$71,151,463	\$71,151,463	\$0	124653
R0198219	Commercial	0157322401009	\$6,150,000	\$6,150,000	\$0	125132
R0198220	Commercial	0157322401010	\$418,661	\$418,661	\$0	124649
R0198222	Commercial	0157322401012	\$633,112	\$633,112	\$0	124650
R0198224	Commercial	0157322403003	\$1,023,961	\$1,023,961	\$0	124654
R0198612	Commercial	0157322403003	\$14,505	\$14,505	\$0	124655
R0198613	Commercial	0157322403003	\$14,505	\$14,505	\$0	124656
R0198614	Commercial	0157322403003	\$14,505	\$14,505	\$0	124657
R0198615	Commercial	0157322403003	\$14,505	\$14,505	\$0	124658
R0198782	Commercial	0157315301052	\$7,250,000	\$7,250,000	\$0	125134
R0198783	Commercial	0157315301052	\$231,031	\$231,031	\$0	125134
R0199000	Residential	0157120204017	\$59,986	\$59,986	\$0	124989
R0199001	Residential	0157120204018	\$59,986	\$59,986	\$0	124989
R0199002	Residential	0157120204019	\$59,986	\$59,986	\$0	124989
R0199003	Residential	0157120204020	\$59,986	\$59,986	\$0	124989
R0199004	Residential	0157120204021	\$59,986	\$59,986	\$0	124989
R0199005	Residential	0157120204022	\$59,986	\$59,986	\$0	124989
R0199006	Residential	0157120204023	\$59,986	\$59,986	\$0	124989
R0199007	Residential	0157120204024	\$59,986	\$59,986	\$0	124989
R0199008	Residential	0157120204025	\$59,986	\$59,986	\$0	124989
R0199009	Residential	0157120204026	\$59,986	\$59,986	\$0	124989
R0199010	Residential	0157120204027	\$59,986	\$59,986	\$0	124989
R0199011	Residential	0157120204028	\$59,986	\$59,986	\$0	124989

**Adams County Board of Equalization Protest  
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**Value Detail**

<b>Account #</b>	<b>Account Type</b>	<b>Parcel #</b>	<b>Current Total Value</b>	<b>BOE Total Value</b>	<b>Difference</b>	<b>Review #</b>
<b>Deny</b>						
R0199012	Residential	0157120204029	\$59,986	\$59,986	\$0	124989
R0199013	Residential	0157120204030	\$59,986	\$59,986	\$0	124989
R0199015	Residential	0157120205027	\$59,986	\$59,986	\$0	124989
R0199016	Residential	0157120205028	\$59,986	\$59,986	\$0	124989
R0199017	Residential	0157120205029	\$59,986	\$59,986	\$0	124989
R0199018	Residential	0157120205030	\$59,986	\$59,986	\$0	124989
R0199019	Residential	0157120205031	\$59,986	\$59,986	\$0	124989
R0199020	Residential	0157120205032	\$59,986	\$59,986	\$0	124989
R0199021	Residential	0157120205033	\$59,986	\$59,986	\$0	124989
R0199022	Residential	0157120205034	\$59,986	\$59,986	\$0	124989
R0199023	Residential	0157120205035	\$59,986	\$59,986	\$0	124989
R0199024	Residential	0157120205036	\$59,986	\$59,986	\$0	124989
R0199025	Residential	0157120205037	\$59,986	\$59,986	\$0	124989
R0199026	Residential	0157120205038	\$59,986	\$59,986	\$0	124989
R0199027	Residential	0157120205039	\$59,986	\$59,986	\$0	124989
R0199028	Residential	0157120205040	\$59,986	\$59,986	\$0	124989
R0199030	Residential	0157120205042	\$59,986	\$59,986	\$0	124989
R0199031	Residential	0157120205043	\$59,986	\$59,986	\$0	124989
R0199032	Residential	0157120205044	\$59,986	\$59,986	\$0	124989
R0199033	Residential	0157120205045	\$59,986	\$59,986	\$0	124989
R0199034	Residential	0157120205046	\$59,986	\$59,986	\$0	124989
R0199035	Residential	0157120205047	\$59,986	\$59,986	\$0	124989
R0199036	Residential	0157120205048	\$59,986	\$59,986	\$0	124989
R0199037	Residential	0157120205049	\$59,986	\$59,986	\$0	124989
R0199038	Residential	0157120205050	\$59,986	\$59,986	\$0	124989
R0199039	Residential	0157120205051	\$59,986	\$59,986	\$0	124989
R0199040	Residential	0157120205052	\$59,986	\$59,986	\$0	124989
R0199042	Residential	0157120205054	\$59,986	\$59,986	\$0	124989
R0199053	Residential	0157120211027	\$59,986	\$59,986	\$0	124989
R0199054	Residential	0157120211028	\$59,986	\$59,986	\$0	124989
R0199055	Residential	0157120211029	\$59,986	\$59,986	\$0	124989
R0199056	Residential	0157120211030	\$59,986	\$59,986	\$0	124989
R0199057	Residential	0157120211031	\$59,986	\$59,986	\$0	124989
R0199058	Residential	0157120211032	\$59,986	\$59,986	\$0	124989
R0199059	Residential	0157120211033	\$59,986	\$59,986	\$0	124989
R0199060	Residential	0157120211034	\$59,986	\$59,986	\$0	124989
R0199061	Residential	0157120211035	\$59,986	\$59,986	\$0	124989
R0199062	Residential	0157120211036	\$59,986	\$59,986	\$0	124989
R0199063	Residential	0157120211037	\$59,986	\$59,986	\$0	124989
R0199064	Residential	0157120211038	\$59,986	\$59,986	\$0	124989

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0199065	Residential	0157120211039	\$59,986	\$59,986	\$0	124989
R0199066	Residential	0157120211040	\$59,986	\$59,986	\$0	124989
R0199067	Residential	0157120211041	\$59,986	\$59,986	\$0	124989
R0199068	Residential	0157120211042	\$59,986	\$59,986	\$0	124989
R0199069	Residential	0157120211043	\$59,986	\$59,986	\$0	124989
R0199070	Residential	0157120211044	\$59,986	\$59,986	\$0	124989
R0199071	Residential	0157120211045	\$59,986	\$59,986	\$0	124989
R0199072	Residential	0157120211046	\$59,986	\$59,986	\$0	124989
R0199073	Residential	0157120211047	\$59,986	\$59,986	\$0	124989
R0199074	Residential	0157120211048	\$59,986	\$59,986	\$0	124989
R0199075	Residential	0157120211049	\$59,986	\$59,986	\$0	124989
R0199076	Residential	0157120211050	\$59,986	\$59,986	\$0	124989
R0199077	Residential	0157120211051	\$59,986	\$59,986	\$0	124989
R0199078	Residential	0157120211052	\$59,986	\$59,986	\$0	124989
R0199079	Residential	0157120211053	\$59,986	\$59,986	\$0	124989
R0199080	Residential	0157120211054	\$59,986	\$59,986	\$0	124989
R0199083	Residential	0157120212041	\$59,986	\$59,986	\$0	124989
R0199084	Residential	0157120212042	\$59,986	\$59,986	\$0	124989
R0199085	Residential	0157120212043	\$59,986	\$59,986	\$0	124989
R0199086	Residential	0157120212044	\$59,986	\$59,986	\$0	124989
R0199087	Residential	0157120212045	\$59,986	\$59,986	\$0	124989
R0199088	Residential	0157120212046	\$59,986	\$59,986	\$0	124989
R0199089	Residential	0157120212047	\$59,986	\$59,986	\$0	124989
R0199090	Residential	0157120212048	\$59,986	\$59,986	\$0	124989
R0199091	Residential	0157120212049	\$59,986	\$59,986	\$0	124989
R0199092	Residential	0157120212050	\$59,986	\$59,986	\$0	124989
R0199093	Residential	0157120212051	\$59,986	\$59,986	\$0	124989
R0199094	Residential	0157120212052	\$59,986	\$59,986	\$0	124989
R0199095	Residential	0157120212053	\$59,986	\$59,986	\$0	124989
R0199096	Residential	0157120212054	\$59,986	\$59,986	\$0	124989
R0199097	Residential	0157120212055	\$59,986	\$59,986	\$0	124989
R0199098	Residential	0157120212056	\$59,986	\$59,986	\$0	124989
R0199099	Residential	0157120212057	\$59,986	\$59,986	\$0	124989
R0199100	Residential	0157120212058	\$59,986	\$59,986	\$0	124989
R0199101	Residential	0157120212059	\$59,986	\$59,986	\$0	124989
R0199102	Residential	0157120212060	\$59,986	\$59,986	\$0	124989
R0199103	Residential	0157120212061	\$59,986	\$59,986	\$0	124989
R0199104	Residential	0157120212062	\$59,986	\$59,986	\$0	124989
R0199105	Residential	0157120212063	\$59,986	\$59,986	\$0	124989
R0199106	Residential	0157120212064	\$59,986	\$59,986	\$0	124989

**Adams County Board of Equalization Protest  
2021**

**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0199107	Residential	0157120212065	\$59,986	\$59,986	\$0	124989
R0199108	Residential	0157120212066	\$59,986	\$59,986	\$0	124989
R0199109	Residential	0157120212067	\$59,986	\$59,986	\$0	124989
R0199110	Residential	0157120212068	\$59,986	\$59,986	\$0	124989
R0199113	Residential	0157120213053	\$59,986	\$59,986	\$0	124989
R0199114	Residential	0157120213054	\$59,986	\$59,986	\$0	124989
R0199115	Residential	0157120213055	\$59,986	\$59,986	\$0	124989
R0199116	Residential	0157120213056	\$59,986	\$59,986	\$0	124989
R0199117	Residential	0157120213057	\$59,986	\$59,986	\$0	124989
R0199118	Residential	0157120213058	\$59,986	\$59,986	\$0	124989
R0199119	Residential	0157120213059	\$59,986	\$59,986	\$0	124989
R0199120	Residential	0157120213060	\$59,986	\$59,986	\$0	124989
R0199121	Residential	0157120213061	\$59,986	\$59,986	\$0	124989
R0199122	Residential	0157120213062	\$59,986	\$59,986	\$0	124989
R0199123	Residential	0157120213063	\$59,986	\$59,986	\$0	124989
R0199124	Residential	0157120213064	\$59,986	\$59,986	\$0	124989
R0199125	Residential	0157120213065	\$59,986	\$59,986	\$0	124989
R0199126	Residential	0157120213066	\$59,986	\$59,986	\$0	124989
R0199127	Residential	0157120213067	\$59,986	\$59,986	\$0	124989
R0199128	Residential	0157120213068	\$59,986	\$59,986	\$0	124989
R0199129	Residential	0157120213069	\$59,986	\$59,986	\$0	124989
R0199130	Residential	0157120213070	\$59,986	\$59,986	\$0	124989
R0199131	Residential	0157120213071	\$59,986	\$59,986	\$0	124989
R0199132	Residential	0157120213072	\$59,986	\$59,986	\$0	124989
R0199133	Residential	0157120213073	\$59,986	\$59,986	\$0	124989
R0199134	Residential	0157120213074	\$59,986	\$59,986	\$0	124989
R0199135	Residential	0157120213075	\$59,986	\$59,986	\$0	124989
R0199136	Residential	0157120213076	\$59,986	\$59,986	\$0	124989
R0199137	Residential	0157120213077	\$59,986	\$59,986	\$0	124989
R0199138	Residential	0157120213078	\$59,986	\$59,986	\$0	124989
R0199141	Residential	0157120214065	\$59,986	\$59,986	\$0	124989
R0199142	Residential	0157120214066	\$59,986	\$59,986	\$0	124989
R0199143	Residential	0157120214067	\$59,986	\$59,986	\$0	124989
R0199144	Residential	0157120214068	\$59,986	\$59,986	\$0	124989
R0199145	Residential	0157120214069	\$59,986	\$59,986	\$0	124989
R0199146	Residential	0157120214070	\$59,986	\$59,986	\$0	124989
R0199147	Residential	0157120214071	\$59,986	\$59,986	\$0	124989
R0199148	Residential	0157120214072	\$59,986	\$59,986	\$0	124989
R0199149	Residential	0157120214073	\$59,986	\$59,986	\$0	124989
R0199150	Residential	0157120214074	\$59,986	\$59,986	\$0	124989



# Adams County Board of Equalization Protest

# Value Detail

2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0199151	Residential	0157120214075	\$59,986	\$59,986	\$0	124989
R0199152	Residential	0157120214076	\$59,986	\$59,986	\$0	124989
R0199153	Residential	0157120214077	\$59,986	\$59,986	\$0	124989
R0199154	Residential	0157120214078	\$59,986	\$59,986	\$0	124989
R0199155	Residential	0157120214079	\$59,986	\$59,986	\$0	124989
R0199156	Residential	0157120214080	\$59,986	\$59,986	\$0	124989
R0199157	Residential	0157120214081	\$59,986	\$59,986	\$0	124989
R0199158	Residential	0157120214082	\$59,986	\$59,986	\$0	124989
R0199159	Residential	0157120214083	\$59,986	\$59,986	\$0	124989
R0199160	Residential	0157120214084	\$59,986	\$59,986	\$0	124989
R0199161	Residential	0157120214085	\$59,986	\$59,986	\$0	124989
R0199162	Residential	0157120214086	\$59,986	\$59,986	\$0	124989
R0199163	Residential	0157120214087	\$59,986	\$59,986	\$0	124989
R0199166	Residential	0157120215061	\$59,986	\$59,986	\$0	124989
R0199167	Residential	0157120215062	\$59,986	\$59,986	\$0	124989
R0199168	Residential	0157120215063	\$59,986	\$59,986	\$0	124989
R0199169	Residential	0157120215064	\$59,986	\$59,986	\$0	124989
R0199170	Residential	0157120215065	\$59,986	\$59,986	\$0	124989
R0199171	Residential	0157120215066	\$59,986	\$59,986	\$0	124989
R0199172	Residential	0157120215067	\$59,986	\$59,986	\$0	124989
R0199173	Residential	0157120215068	\$59,986	\$59,986	\$0	124989
R0199174	Residential	0157120215069	\$59,986	\$59,986	\$0	124989
R0199175	Residential	0157120215070	\$59,986	\$59,986	\$0	124989
R0199176	Residential	0157120215071	\$59,986	\$59,986	\$0	124989
R0199177	Residential	0157120215072	\$59,986	\$59,986	\$0	124989
R0199178	Residential	0157120215073	\$59,986	\$59,986	\$0	124989
R0199179	Residential	0157120215074	\$59,986	\$59,986	\$0	124989
R0199180	Residential	0157120215075	\$59,986	\$59,986	\$0	124989
R0199181	Residential	0157120215076	\$59,986	\$59,986	\$0	124989
R0199182	Residential	0157120215077	\$59,986	\$59,986	\$0	124989
R0199183	Residential	0157120215078	\$59,986	\$59,986	\$0	124989
R0199184	Residential	0157120215079	\$59,986	\$59,986	\$0	124989
R0199185	Residential	0157120215080	\$59,986	\$59,986	\$0	124989
R0199186	Residential	0157120215081	\$59,986	\$59,986	\$0	124989
R0199187	Residential	0157120215082	\$59,986	\$59,986	\$0	124989
R0199188	Residential	0157120215083	\$59,986	\$59,986	\$0	124989
R0199189	Residential	0157120215084	\$59,986	\$59,986	\$0	124989
R0199190	Residential	0157120215085	\$59,986	\$59,986	\$0	124989
R0199191	Residential	0157120215086	\$59,986	\$59,986	\$0	124989
R0199192	Residential	0157120215087	\$59,986	\$59,986	\$0	124989

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0199193	Residential	0157120215088	\$59,986	\$59,986	\$0	124989
R0199196	Residential	0157120219075	\$59,986	\$59,986	\$0	124989
R0199197	Residential	0157120219076	\$59,986	\$59,986	\$0	124989
R0199198	Residential	0157120219077	\$59,986	\$59,986	\$0	124989
R0199199	Residential	0157120219078	\$59,986	\$59,986	\$0	124989
R0199200	Residential	0157120219079	\$59,986	\$59,986	\$0	124989
R0199201	Residential	0157120219080	\$59,986	\$59,986	\$0	124989
R0199202	Residential	0157120219081	\$59,986	\$59,986	\$0	124989
R0199203	Residential	0157120219082	\$59,986	\$59,986	\$0	124989
R0199204	Residential	0157120219083	\$59,986	\$59,986	\$0	124989
R0199205	Residential	0157120219084	\$59,986	\$59,986	\$0	124989
R0199206	Residential	0157120219085	\$59,986	\$59,986	\$0	124989
R0199207	Residential	0157120219086	\$59,986	\$59,986	\$0	124989
R0199208	Residential	0157120219087	\$59,986	\$59,986	\$0	124989
R0199209	Residential	0157120219088	\$59,986	\$59,986	\$0	124989
R0199210	Residential	0157120219089	\$59,986	\$59,986	\$0	124989
R0199211	Residential	0157120219090	\$59,986	\$59,986	\$0	124989
R0199212	Residential	0157120219091	\$59,986	\$59,986	\$0	124989
R0199213	Residential	0157120219092	\$59,986	\$59,986	\$0	124989
R0200276	Residential	0157109418121	\$100,000	\$100,000	\$0	124990
R0200277	Residential	0157109418122	\$100,000	\$100,000	\$0	124990
R0200278	Residential	0157109418123	\$100,000	\$100,000	\$0	124990
R0200279	Residential	0157109418124	\$100,000	\$100,000	\$0	124990
R0200280	Residential	0157109418125	\$100,000	\$100,000	\$0	124990
R0200281	Residential	0157109418126	\$100,000	\$100,000	\$0	124990
R0200282	Residential	0157109418127	\$100,000	\$100,000	\$0	124990
R0200283	Residential	0157109418128	\$100,000	\$100,000	\$0	124990
R0200284	Residential	0157109419053	\$100,000	\$100,000	\$0	124990
R0200285	Residential	0157109419054	\$100,000	\$100,000	\$0	124990
R0200286	Residential	0157109419055	\$578,442	\$578,442	\$0	124990
R0200291	Residential	0157109419060	\$100,000	\$100,000	\$0	124990
R0200292	Residential	0157109419061	\$100,000	\$100,000	\$0	124990
R0200485	Residential	0172321210002	\$65,960	\$65,960	\$0	124991
R0200486	Residential	0172321210003	\$65,960	\$65,960	\$0	124991
R0200487	Residential	0172321210004	\$65,960	\$65,960	\$0	124991
R0200488	Residential	0172321210005	\$65,960	\$65,960	\$0	124991
R0200493	Residential	0172321210010	\$65,960	\$65,960	\$0	124991
R0200494	Residential	0172321210011	\$65,960	\$65,960	\$0	124991
R0200495	Residential	0172321210012	\$65,960	\$65,960	\$0	124991
R0200496	Residential	0172321210013	\$65,960	\$65,960	\$0	124991

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0200497	Residential	0172321210014	\$65,960	\$65,960	\$0	124991
R0200498	Residential	0172321210015	\$65,960	\$65,960	\$0	124991
R0200499	Residential	0172321210016	\$65,960	\$65,960	\$0	124991
R0200500	Residential	0172321210017	\$65,960	\$65,960	\$0	124991
R0200501	Residential	0172321210018	\$65,960	\$65,960	\$0	124991
R0200502	Residential	0172321210019	\$65,960	\$65,960	\$0	124991
R0200503	Residential	0172321210020	\$65,960	\$65,960	\$0	124991
R0200504	Residential	0172321210021	\$65,960	\$65,960	\$0	124991
R0200505	Residential	0172321210022	\$65,960	\$65,960	\$0	124991
R0200506	Residential	0172321210023	\$65,960	\$65,960	\$0	124991
R0200507	Residential	0172321210024	\$65,960	\$65,960	\$0	124991
R0200508	Residential	0172321210025	\$65,960	\$65,960	\$0	124991
R0200509	Residential	0172321210026	\$65,960	\$65,960	\$0	124991
R0200510	Residential	0172321210027	\$65,960	\$65,960	\$0	124991
R0200511	Residential	0172321210028	\$65,960	\$65,960	\$0	124991
R0200512	Residential	0172321210029	\$65,960	\$65,960	\$0	124991
R0200513	Residential	0172321210030	\$65,960	\$65,960	\$0	124991
R0200514	Residential	0172321210031	\$65,960	\$65,960	\$0	124991
R0200515	Residential	0172321210032	\$65,960	\$65,960	\$0	124991
R0200516	Residential	0172321210033	\$65,960	\$65,960	\$0	124991
R0200517	Residential	0172321210034	\$65,960	\$65,960	\$0	124991
R0200518	Residential	0172321210035	\$65,960	\$65,960	\$0	124991
R0200519	Residential	0172321210036	\$65,960	\$65,960	\$0	124991
R0200520	Residential	0172321210037	\$65,960	\$65,960	\$0	124991
R0200521	Residential	0172321210038	\$65,960	\$65,960	\$0	124991
R0200522	Residential	0172321210039	\$65,960	\$65,960	\$0	124991
R0200523	Residential	0172321210040	\$65,960	\$65,960	\$0	124991
R0200524	Residential	0172321210041	\$65,960	\$65,960	\$0	124991
R0200525	Residential	0172321210042	\$65,960	\$65,960	\$0	124991
R0200526	Residential	0172321210043	\$65,960	\$65,960	\$0	124991
R0200527	Residential	0172321210044	\$65,960	\$65,960	\$0	124991
R0200528	Residential	0172321210045	\$65,960	\$65,960	\$0	124991
R0200529	Residential	0172321210046	\$65,960	\$65,960	\$0	124991
R0200530	Residential	0172321210047	\$65,960	\$65,960	\$0	124991
R0200531	Residential	0172321210048	\$65,960	\$65,960	\$0	124991
R0200532	Residential	0172321210049	\$65,960	\$65,960	\$0	124991
R0200533	Residential	0172321210050	\$65,960	\$65,960	\$0	124991
R0200534	Residential	0172321210051	\$65,960	\$65,960	\$0	124991
R0200535	Residential	0172321210052	\$65,960	\$65,960	\$0	124991
R0200536	Residential	0172321210053	\$65,960	\$65,960	\$0	124991

**Adams County Board of Equalization Protest  
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**Value Detail**

<b>Account #</b>	<b>Account Type</b>	<b>Parcel #</b>	<b>Current Total Value</b>	<b>BOE Total Value</b>	<b>Difference</b>	<b>Review #</b>
<b>Deny</b>						
R0200537	Residential	0172321210054	\$65,960	\$65,960	\$0	124991
R0200538	Residential	0172321210055	\$65,960	\$65,960	\$0	124991
R0200539	Residential	0172321210056	\$65,960	\$65,960	\$0	124991
R0200540	Residential	0172321210057	\$65,960	\$65,960	\$0	124991
R0200541	Residential	0172321210058	\$65,960	\$65,960	\$0	124991
R0200542	Residential	0172321210059	\$65,960	\$65,960	\$0	124991
R0200543	Residential	0172321210060	\$65,960	\$65,960	\$0	124991
R0200544	Residential	0172321210061	\$65,960	\$65,960	\$0	124991
R0200545	Residential	0172321210062	\$65,960	\$65,960	\$0	124991
R0200546	Residential	0172321210063	\$65,960	\$65,960	\$0	124991
R0200547	Residential	0172321210064	\$65,960	\$65,960	\$0	124991
R0200548	Residential	0172321210065	\$65,960	\$65,960	\$0	124991
R0200549	Residential	0172321210066	\$65,960	\$65,960	\$0	124991
R0200550	Residential	0172321210067	\$65,960	\$65,960	\$0	124991
R0200551	Residential	0172321210068	\$65,960	\$65,960	\$0	124991
R0200552	Residential	0172321210069	\$65,960	\$65,960	\$0	124991
R0200553	Residential	0172321210070	\$65,960	\$65,960	\$0	124991
R0200554	Residential	0172321210071	\$65,960	\$65,960	\$0	124991
R0200555	Residential	0172321210072	\$65,960	\$65,960	\$0	124991
R0200556	Residential	0172321210073	\$65,960	\$65,960	\$0	124991
R0200557	Residential	0172321210074	\$65,960	\$65,960	\$0	124991
R0200558	Residential	0172321210075	\$65,960	\$65,960	\$0	124991
R0200559	Residential	0172321210076	\$65,960	\$65,960	\$0	124991
R0200560	Residential	0172321210077	\$65,960	\$65,960	\$0	124991
R0200561	Residential	0172321210078	\$65,960	\$65,960	\$0	124991
R0200562	Residential	0172321210079	\$65,960	\$65,960	\$0	124991
R0200563	Residential	0172321210080	\$65,960	\$65,960	\$0	124991
R0200564	Residential	0172321210081	\$65,960	\$65,960	\$0	124991
R0200577	Residential	0172321221001	\$65,960	\$65,960	\$0	124991
R0200578	Residential	0172321221002	\$65,960	\$65,960	\$0	124991
R0200579	Residential	0172321221003	\$65,960	\$65,960	\$0	124991
R0200580	Residential	0172321221004	\$65,960	\$65,960	\$0	124991
R0200581	Residential	0172321221005	\$65,960	\$65,960	\$0	124991
R0200582	Residential	0172321221006	\$65,960	\$65,960	\$0	124991
R0200583	Residential	0172321221007	\$65,960	\$65,960	\$0	124991
R0200584	Residential	0172321221008	\$65,960	\$65,960	\$0	124991
R0200585	Residential	0172321221009	\$65,960	\$65,960	\$0	124991
R0200586	Residential	0172321221010	\$65,960	\$65,960	\$0	124991
R0200587	Residential	0172321221011	\$65,960	\$65,960	\$0	124991
R0200588	Residential	0172321221012	\$65,960	\$65,960	\$0	124991

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0200589	Residential	0172321221013	\$65,960	\$65,960	\$0	124991
R0200590	Residential	0172321221014	\$65,960	\$65,960	\$0	124991
R0200591	Residential	0172321221015	\$65,960	\$65,960	\$0	124991
R0200592	Residential	0172321221016	\$65,960	\$65,960	\$0	124991
R0200593	Residential	0172321221017	\$65,960	\$65,960	\$0	124991
R0200594	Residential	0172321221018	\$65,960	\$65,960	\$0	124991
R0200595	Residential	0172321221019	\$65,960	\$65,960	\$0	124991
R0200596	Residential	0172321221020	\$65,960	\$65,960	\$0	124991
R0200597	Residential	0172321221021	\$65,960	\$65,960	\$0	124991
R0200598	Residential	0172321221022	\$65,960	\$65,960	\$0	124991
R0200599	Residential	0172321221023	\$65,960	\$65,960	\$0	124991
R0200600	Residential	0172321221024	\$65,960	\$65,960	\$0	124991
R0200601	Residential	0172321221025	\$65,960	\$65,960	\$0	124991
R0200602	Residential	0172321221026	\$65,960	\$65,960	\$0	124991
R0200603	Residential	0172321221027	\$65,960	\$65,960	\$0	124991
R0200604	Residential	0172321221028	\$65,960	\$65,960	\$0	124991
R0200605	Residential	0172321221029	\$65,960	\$65,960	\$0	124991
R0200606	Residential	0172321221030	\$65,960	\$65,960	\$0	124991
R0200607	Residential	0172321221031	\$65,960	\$65,960	\$0	124991
R0200608	Residential	0172321221032	\$65,960	\$65,960	\$0	124991
R0200609	Residential	0172321221033	\$65,960	\$65,960	\$0	124991
R0200610	Residential	0172321221034	\$65,960	\$65,960	\$0	124991
R0200611	Residential	0172321221035	\$65,960	\$65,960	\$0	124991
R0200612	Residential	0172321221036	\$65,960	\$65,960	\$0	124991
R0200613	Residential	0172321221037	\$65,960	\$65,960	\$0	124991
R0200614	Residential	0172321221038	\$65,960	\$65,960	\$0	124991
R0200615	Residential	0172321221039	\$65,960	\$65,960	\$0	124991
R0200616	Residential	0172321221040	\$65,960	\$65,960	\$0	124991
R0200617	Residential	0172321221041	\$65,960	\$65,960	\$0	124991
R0200618	Residential	0172321221042	\$65,960	\$65,960	\$0	124991
R0200619	Residential	0172321221043	\$65,960	\$65,960	\$0	124991
R0200620	Residential	0172321221044	\$65,960	\$65,960	\$0	124991
R0200621	Residential	0172321221045	\$65,960	\$65,960	\$0	124991
R0200622	Residential	0172321221046	\$65,960	\$65,960	\$0	124991
R0200623	Residential	0172321221047	\$65,960	\$65,960	\$0	124991
R0200624	Residential	0172321221048	\$65,960	\$65,960	\$0	124991
R0200625	Residential	0172321221049	\$65,960	\$65,960	\$0	124991
R0200626	Residential	0172321221050	\$65,960	\$65,960	\$0	124991
R0200627	Residential	0172321221051	\$65,960	\$65,960	\$0	124991
R0200628	Residential	0172321221052	\$65,960	\$65,960	\$0	124991

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0200629	Residential	0172321221053	\$65,960	\$65,960	\$0	124991
R0200630	Residential	0172321221054	\$65,960	\$65,960	\$0	124991
R0200631	Residential	0172321221055	\$65,960	\$65,960	\$0	124991
R0200632	Residential	0172321221056	\$65,960	\$65,960	\$0	124991
R0200661	Residential	0172321222017	\$65,960	\$65,960	\$0	124991
R0200662	Residential	0172321222018	\$65,960	\$65,960	\$0	124991
R0200663	Residential	0172321222019	\$65,960	\$65,960	\$0	124991
R0200664	Residential	0172321222020	\$65,960	\$65,960	\$0	124991
R0200665	Residential	0172321222021	\$65,960	\$65,960	\$0	124991
R0200666	Residential	0172321222022	\$65,960	\$65,960	\$0	124991
R0200667	Residential	0172321222023	\$65,960	\$65,960	\$0	124991
R0200668	Residential	0172321222024	\$65,960	\$65,960	\$0	124991
R0201165	Commercial	0157315301055	\$112,734,687	\$112,734,687	\$0	124483
R0201355	Commercial	0182102301002	\$475,000,000	\$475,000,000	\$0	124711
R0201447	Commercial	0172131313006	\$4,046,000	\$4,046,000	\$0	125266
R0201463	Commercial	0157322402003	\$358,940	\$358,940	\$0	124659
R0201466	Commercial	0157322402006	\$1,000	\$1,000	\$0	124660
R0201467	Commercial	0157322402007	\$1,000	\$1,000	\$0	124661
R0202564	Commercial	0182128103002	\$11,143,128	\$11,143,128	\$0	124923
R0202565	Commercial	0182128103003	\$16,582,665	\$16,582,665	\$0	124922
R0202874	Commercial	0157335203014	\$37,013,785	\$37,013,785	\$0	124529
R0203049	Commercial	0157315101004	\$11,880,616	\$11,880,616	\$0	125113
R0203051	Commercial	0157315101006	\$13,000,000	\$13,000,000	\$0	125111
R0204712	Residential	0182336109006	\$71,164,016	\$71,164,016	\$0	124850
R0205071	Agricultural	0182136102001	\$8,839,166	\$8,839,166	\$0	125037
R0205145	Residential	0172321210094	\$65,960	\$65,960	\$0	124991
R0205146	Residential	0172321210095	\$65,960	\$65,960	\$0	124991
R0205147	Residential	0172321210096	\$65,960	\$65,960	\$0	124991
R0205148	Residential	0172321210097	\$65,960	\$65,960	\$0	124991
R0205162	Residential	0156903142001	\$18,821	\$18,821	\$0	125017
R0205163	Residential	0156903142002	\$18,821	\$18,821	\$0	125017
R0205164	Residential	0156903142003	\$18,821	\$18,821	\$0	125017
R0205165	Residential	0156903142004	\$18,821	\$18,821	\$0	125017
R0205166	Residential	0156903142005	\$18,821	\$18,821	\$0	125017
R0205167	Residential	0156903142006	\$18,821	\$18,821	\$0	125017
R0205168	Residential	0156903142007	\$18,821	\$18,821	\$0	125017
R0205169	Residential	0156903143001	\$18,821	\$18,821	\$0	125017
R0205170	Residential	0156903143002	\$18,821	\$18,821	\$0	125017
R0205171	Residential	0156903143003	\$18,821	\$18,821	\$0	125017
R0205172	Residential	0156903143004	\$18,821	\$18,821	\$0	125017

**Adams County Board of Equalization Protest**

**Value Detail**

**2021**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0205173	Residential	0156903143005	\$18,821	\$18,821	\$0	125017
R0205174	Residential	0156903143006	\$18,821	\$18,821	\$0	125017
R0205175	Residential	0156903403001	\$18,821	\$18,821	\$0	125017
R0205176	Residential	0156903403002	\$18,821	\$18,821	\$0	125017
R0205177	Residential	0156903403003	\$18,821	\$18,821	\$0	125017
R0205178	Residential	0156903403004	\$18,821	\$18,821	\$0	125017
R0205179	Residential	0156903403005	\$18,821	\$18,821	\$0	125017
R0205180	Residential	0156903403006	\$18,821	\$18,821	\$0	125017
R0205181	Residential	0156903403007	\$18,821	\$18,821	\$0	125017
R0205182	Residential	0156903403008	\$18,821	\$18,821	\$0	125017
R0205183	Residential	0156903403009	\$18,821	\$18,821	\$0	125017
R0205184	Residential	0156903403010	\$18,821	\$18,821	\$0	125017
R0205185	Residential	0156903403011	\$18,821	\$18,821	\$0	125017
R0205186	Residential	0156903403012	\$18,821	\$18,821	\$0	125017
R0205187	Residential	0156903403013	\$18,821	\$18,821	\$0	125017
R0205188	Residential	0156903403014	\$18,821	\$18,821	\$0	125017
R0205189	Residential	0156903403015	\$18,821	\$18,821	\$0	125017
R0205190	Residential	0156903403016	\$18,821	\$18,821	\$0	125017
R0205191	Residential	0156903403017	\$18,821	\$18,821	\$0	125017
R0205192	Residential	0156903403018	\$18,821	\$18,821	\$0	125017
R0205193	Residential	0156903403019	\$18,821	\$18,821	\$0	125017
R0205194	Residential	0156903403020	\$18,821	\$18,821	\$0	125017
R0205195	Residential	0156903403021	\$18,821	\$18,821	\$0	125017
R0205196	Residential	0156903403022	\$18,821	\$18,821	\$0	125017
R0205197	Residential	0156903403023	\$18,821	\$18,821	\$0	125017
R0205198	Residential	0156903403024	\$18,821	\$18,821	\$0	125017
R0205199	Residential	0156903403025	\$18,821	\$18,821	\$0	125017
R0205200	Residential	0156903403026	\$18,821	\$18,821	\$0	125017
R0205201	Residential	0156903403027	\$18,821	\$18,821	\$0	125017
R0205202	Residential	0156903403028	\$18,821	\$18,821	\$0	125017
R0205203	Residential	0156903403029	\$18,821	\$18,821	\$0	125017
R0205204	Residential	0156903403030	\$18,821	\$18,821	\$0	125017
R0205205	Residential	0156903403031	\$18,821	\$18,821	\$0	125017
R0205206	Residential	0156903403032	\$18,821	\$18,821	\$0	125017
R0205207	Residential	0156903403033	\$18,821	\$18,821	\$0	125017
R0205208	Residential	0156903403034	\$18,821	\$18,821	\$0	125017
R0205209	Residential	0156903403035	\$18,821	\$18,821	\$0	125017
R0205210	Residential	0156903403036	\$18,821	\$18,821	\$0	125017
R0205211	Residential	0156903403037	\$18,821	\$18,821	\$0	125017
R0205212	Residential	0156903403038	\$18,821	\$18,821	\$0	125017



**Adams County Board of Equalization Protest  
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**Value Detail**

<b>Account #</b>	<b>Account Type</b>	<b>Parcel #</b>	<b>Current Total Value</b>	<b>BOE Total Value</b>	<b>Difference</b>	<b>Review #</b>
<b>Deny</b>						
R0205213	Residential	0156903403039	\$18,821	\$18,821	\$0	125017
R0205214	Residential	0156903403040	\$18,821	\$18,821	\$0	125017
R0205215	Residential	0156903403041	\$806,458	\$806,458	\$0	125017
R0205216	Residential	0156903403042	\$1,000	\$1,000	\$0	125017
R0205219	Residential	0156903404001	\$18,821	\$18,821	\$0	125017
R0205220	Residential	0156903404002	\$18,821	\$18,821	\$0	125017
R0205221	Residential	0156903404003	\$18,821	\$18,821	\$0	125017
R0205222	Residential	0156903404004	\$18,821	\$18,821	\$0	125017
R0205223	Residential	0156903404005	\$18,821	\$18,821	\$0	125017
R0205224	Residential	0156903404006	\$18,821	\$18,821	\$0	125017
R0205225	Residential	0156903404007	\$18,821	\$18,821	\$0	125017
R0205226	Residential	0156903404008	\$18,821	\$18,821	\$0	125017
R0205227	Residential	0156903404009	\$18,821	\$18,821	\$0	125017
R0205228	Residential	0156903404010	\$18,821	\$18,821	\$0	125017
R0205229	Residential	0156903404011	\$18,821	\$18,821	\$0	125017
R0205230	Residential	0156903404012	\$18,821	\$18,821	\$0	125017
R0205231	Residential	0156903404013	\$18,821	\$18,821	\$0	125017
R0205232	Residential	0156903404014	\$18,821	\$18,821	\$0	125017
R0205233	Residential	0156903405001	\$18,821	\$18,821	\$0	125017
R0205234	Residential	0156903405002	\$18,821	\$18,821	\$0	125017
R0205235	Residential	0156903405003	\$18,821	\$18,821	\$0	125017
R0205236	Residential	0156903405004	\$18,821	\$18,821	\$0	125017
R0205237	Residential	0156903405005	\$18,821	\$18,821	\$0	125017
R0205238	Residential	0156903405006	\$18,821	\$18,821	\$0	125017
R0205239	Residential	0156903405007	\$18,821	\$18,821	\$0	125017
R0205240	Residential	0156903405008	\$18,821	\$18,821	\$0	125017
R0205241	Residential	0156903405009	\$18,821	\$18,821	\$0	125017
R0205242	Residential	0156903405010	\$18,821	\$18,821	\$0	125017
R0205243	Residential	0156903405011	\$18,821	\$18,821	\$0	125017
R0205244	Residential	0156903405012	\$18,821	\$18,821	\$0	125017
R0205245	Residential	0156903405013	\$18,821	\$18,821	\$0	125017
R0205246	Residential	0156903405014	\$18,821	\$18,821	\$0	125017
R0205247	Residential	0156903405015	\$18,821	\$18,821	\$0	125017
R0205248	Residential	0156903405016	\$18,821	\$18,821	\$0	125017
R0205249	Residential	0156903405017	\$18,821	\$18,821	\$0	125017
R0205250	Residential	0156903405018	\$18,821	\$18,821	\$0	125017
R0205252	Residential	0156903406001	\$18,821	\$18,821	\$0	125017
R0205253	Residential	0156903406002	\$18,821	\$18,821	\$0	125017
R0205254	Residential	0156903406003	\$18,821	\$18,821	\$0	125017
R0205255	Residential	0156903406004	\$18,821	\$18,821	\$0	125017

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0205256	Residential	0156903406005	\$18,821	\$18,821	\$0	125017
R0205257	Residential	0156903406006	\$18,821	\$18,821	\$0	125017
R0205258	Residential	0156903406007	\$18,821	\$18,821	\$0	125017
R0205259	Residential	0156903406008	\$18,821	\$18,821	\$0	125017
R0205260	Residential	0156903406009	\$18,821	\$18,821	\$0	125017
R0205261	Residential	0156903406010	\$18,821	\$18,821	\$0	125017
R0205262	Residential	0156903406011	\$18,821	\$18,821	\$0	125017
R0205263	Residential	0156903406012	\$18,821	\$18,821	\$0	125017
R0205264	Residential	0156903406013	\$18,821	\$18,821	\$0	125017
R0205265	Residential	0156903406014	\$18,821	\$18,821	\$0	125017
R0205266	Residential	0156903406015	\$18,821	\$18,821	\$0	125017
R0205267	Residential	0156903406016	\$18,821	\$18,821	\$0	125017
R0205268	Residential	0156903406017	\$18,821	\$18,821	\$0	125017
R0205269	Residential	0156903406018	\$18,821	\$18,821	\$0	125017
R0205270	Residential	0156903406019	\$18,821	\$18,821	\$0	125017
R0205271	Residential	0156903406020	\$18,821	\$18,821	\$0	125017
R0205272	Residential	0156903406021	\$18,821	\$18,821	\$0	125017
R0205273	Residential	0156903406022	\$18,821	\$18,821	\$0	125017
R0205276	Residential	0156903407001	\$18,821	\$18,821	\$0	125017
R0205277	Residential	0156903407002	\$18,821	\$18,821	\$0	125017
R0205278	Residential	0156903407003	\$18,821	\$18,821	\$0	125017
R0205279	Residential	0156903407004	\$18,821	\$18,821	\$0	125017
R0205280	Residential	0156903407005	\$18,821	\$18,821	\$0	125017
R0205281	Residential	0156903407006	\$18,821	\$18,821	\$0	125017
R0205282	Residential	0156903407007	\$18,821	\$18,821	\$0	125017
R0205283	Residential	0156903408001	\$18,821	\$18,821	\$0	125017
R0205284	Residential	0156903408002	\$18,821	\$18,821	\$0	125017
R0205285	Residential	0156903408003	\$18,821	\$18,821	\$0	125017
R0205286	Residential	0156903408004	\$18,821	\$18,821	\$0	125017
R0205287	Residential	0156903408005	\$18,821	\$18,821	\$0	125017
R0205288	Residential	0156903408006	\$18,821	\$18,821	\$0	125017
R0205289	Residential	0156903408007	\$18,821	\$18,821	\$0	125017
R0205290	Residential	0156903408008	\$18,821	\$18,821	\$0	125017
R0205291	Residential	0156903408009	\$18,821	\$18,821	\$0	125017
R0205292	Residential	0156903408010	\$18,821	\$18,821	\$0	125017
R0205293	Residential	0156903408011	\$18,821	\$18,821	\$0	125017
R0205294	Residential	0156903408012	\$18,821	\$18,821	\$0	125017
R0205295	Residential	0156903408013	\$18,821	\$18,821	\$0	125017
R0205296	Residential	0156903408014	\$18,821	\$18,821	\$0	125017
R0205297	Residential	0156903408015	\$18,821	\$18,821	\$0	125017

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0205298	Residential	0156903408016	\$18,821	\$18,821	\$0	125017
R0205299	Residential	0156903408017	\$18,821	\$18,821	\$0	125017
R0205300	Residential	0156903408018	\$18,821	\$18,821	\$0	125017
R0205301	Residential	0156903408019	\$18,821	\$18,821	\$0	125017
R0205302	Residential	0156903408020	\$18,821	\$18,821	\$0	125017
R0205303	Residential	0156903408021	\$18,821	\$18,821	\$0	125017
R0205304	Residential	0156903408022	\$18,821	\$18,821	\$0	125017
R0205305	Residential	0156903408023	\$1,000	\$1,000	\$0	125017
R0205306	Residential	0156903409001	\$18,821	\$18,821	\$0	125017
R0205307	Residential	0156903409002	\$18,821	\$18,821	\$0	125017
R0205308	Residential	0156903409003	\$18,821	\$18,821	\$0	125017
R0205309	Residential	0156903409004	\$18,821	\$18,821	\$0	125017
R0205310	Residential	0156903409005	\$18,821	\$18,821	\$0	125017
R0205311	Residential	0156903409006	\$18,821	\$18,821	\$0	125017
R0205312	Residential	0156903409007	\$18,821	\$18,821	\$0	125017
R0205313	Residential	0156903409008	\$18,821	\$18,821	\$0	125017
R0205314	Residential	0156903409009	\$18,821	\$18,821	\$0	125017
R0205315	Residential	0156903409010	\$18,821	\$18,821	\$0	125017
R0205316	Residential	0156903409011	\$18,821	\$18,821	\$0	125017
R0205317	Residential	0156903409012	\$18,821	\$18,821	\$0	125017
R0205318	Residential	0156903409013	\$18,821	\$18,821	\$0	125017
R0205319	Residential	0156903409014	\$18,821	\$18,821	\$0	125017
R0205320	Residential	0156903410001	\$18,821	\$18,821	\$0	125017
R0205321	Residential	0156903410002	\$18,821	\$18,821	\$0	125017
R0205322	Residential	0156903410003	\$18,821	\$18,821	\$0	125017
R0205323	Residential	0156903410004	\$18,821	\$18,821	\$0	125017
R0205324	Residential	0156903410005	\$18,821	\$18,821	\$0	125017
R0205325	Residential	0156903410006	\$18,821	\$18,821	\$0	125017
R0205326	Residential	0156903410007	\$18,821	\$18,821	\$0	125017
R0205327	Residential	0156903410008	\$18,821	\$18,821	\$0	125017
R0205328	Residential	0156903410009	\$18,821	\$18,821	\$0	125017
R0205329	Residential	0156903410010	\$18,821	\$18,821	\$0	125017
R0205330	Residential	0156903410011	\$18,821	\$18,821	\$0	125017
R0205331	Residential	0156903410012	\$18,821	\$18,821	\$0	125017
R0205332	Residential	0156903410013	\$18,821	\$18,821	\$0	125017
R0205333	Residential	0156903410014	\$18,821	\$18,821	\$0	125017
R0205334	Residential	0156903410015	\$18,821	\$18,821	\$0	125017
R0205335	Residential	0156903410016	\$18,821	\$18,821	\$0	125017
R0205336	Residential	0156903410017	\$18,821	\$18,821	\$0	125017
R0205337	Residential	0156903410018	\$18,821	\$18,821	\$0	125017

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0205338	Residential	0156903410019	\$18,821	\$18,821	\$0	125017
R0205339	Residential	0156903410020	\$18,821	\$18,821	\$0	125017
R0205340	Residential	0156903410021	\$18,821	\$18,821	\$0	125017
R0205341	Residential	0156903410022	\$18,821	\$18,821	\$0	125017
R0205342	Residential	0156903410023	\$18,821	\$18,821	\$0	125017
R0205343	Residential	0156903410024	\$18,821	\$18,821	\$0	125017
R0205344	Residential	0156903410025	\$18,821	\$18,821	\$0	125017
R0205345	Residential	0156903410026	\$18,821	\$18,821	\$0	125017
R0205346	Residential	0156903410027	\$18,821	\$18,821	\$0	125017
R0205347	Residential	0156903410028	\$18,821	\$18,821	\$0	125017
R0205348	Residential	0156903410029	\$18,821	\$18,821	\$0	125017
R0205349	Residential	0156903410030	\$18,821	\$18,821	\$0	125017
R0205350	Residential	0156903410031	\$18,821	\$18,821	\$0	125017
R0205351	Residential	0156903410032	\$18,821	\$18,821	\$0	125017
R0205352	Residential	0156903411001	\$18,821	\$18,821	\$0	125017
R0205353	Residential	0156903411002	\$18,821	\$18,821	\$0	125017
R0205354	Residential	0156903411003	\$18,821	\$18,821	\$0	125017
R0205355	Residential	0156903411004	\$18,821	\$18,821	\$0	125017
R0205356	Residential	0156903411005	\$18,821	\$18,821	\$0	125017
R0205357	Residential	0156903411006	\$18,821	\$18,821	\$0	125017
R0205358	Residential	0156903411007	\$18,821	\$18,821	\$0	125017
R0205359	Residential	0156903411008	\$18,821	\$18,821	\$0	125017
R0205360	Residential	0156903411009	\$18,821	\$18,821	\$0	125017
R0205361	Residential	0156903411010	\$18,821	\$18,821	\$0	125017
R0205362	Residential	0156903411011	\$18,821	\$18,821	\$0	125017
R0205363	Residential	0156903411012	\$18,821	\$18,821	\$0	125017
R0205364	Residential	0156903411013	\$18,821	\$18,821	\$0	125017
R0205365	Residential	0156903411014	\$18,821	\$18,821	\$0	125017
R0205366	Residential	0156903411015	\$18,821	\$18,821	\$0	125017
R0205367	Residential	0156903411016	\$18,821	\$18,821	\$0	125017
R0205368	Residential	0156903411017	\$18,821	\$18,821	\$0	125017
R0205369	Residential	0156903411018	\$18,821	\$18,821	\$0	125017
R0205370	Residential	0156903411019	\$18,821	\$18,821	\$0	125017
R0205371	Residential	0156903411020	\$18,821	\$18,821	\$0	125017
R0205372	Residential	0156903411021	\$18,821	\$18,821	\$0	125017
R0205373	Residential	0156903411022	\$18,821	\$18,821	\$0	125017
R0205374	Residential	0156903411023	\$18,821	\$18,821	\$0	125017
R0205375	Residential	0156903411024	\$18,821	\$18,821	\$0	125017
R0205376	Residential	0156903411025	\$18,821	\$18,821	\$0	125017
R0205377	Residential	0156903411026	\$18,821	\$18,821	\$0	125017

**Adams County Board of Equalization Protest  
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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0205378	Residential	0156903411027	\$1,000	\$1,000	\$0	125017
R0205379	Residential	0156903412001	\$18,821	\$18,821	\$0	125017
R0205380	Residential	0156903412002	\$18,821	\$18,821	\$0	125017
R0205381	Residential	0156903412003	\$18,821	\$18,821	\$0	125017
R0205382	Residential	0156903412004	\$18,821	\$18,821	\$0	125017
R0205383	Residential	0156903412005	\$18,821	\$18,821	\$0	125017
R0205384	Residential	0156903412006	\$18,821	\$18,821	\$0	125017
R0205385	Residential	0156903412007	\$18,821	\$18,821	\$0	125017
R0205386	Residential	0156903412008	\$18,821	\$18,821	\$0	125017
R0205387	Residential	0156903412009	\$18,821	\$18,821	\$0	125017
R0205388	Residential	0156903412010	\$18,821	\$18,821	\$0	125017
R0205389	Residential	0156903412011	\$18,821	\$18,821	\$0	125017
R0205390	Residential	0156903412012	\$18,821	\$18,821	\$0	125017
R0205391	Residential	0156903412013	\$18,821	\$18,821	\$0	125017
R0205392	Residential	0156903412014	\$18,821	\$18,821	\$0	125017
R0205393	Residential	0156903412015	\$18,821	\$18,821	\$0	125017
R0205394	Residential	0156903412016	\$18,821	\$18,821	\$0	125017
R0205395	Residential	0156903412017	\$18,821	\$18,821	\$0	125017
R0205396	Residential	0156903412018	\$18,821	\$18,821	\$0	125017
R0205397	Residential	0156903412019	\$18,821	\$18,821	\$0	125017
R0205398	Residential	0156903412020	\$1,000	\$1,000	\$0	125017
R0205399	Residential	0156903413001	\$18,821	\$18,821	\$0	125017
R0205400	Residential	0156903413002	\$18,821	\$18,821	\$0	125017
R0205401	Residential	0156903413003	\$18,821	\$18,821	\$0	125017
R0205402	Residential	0156903413004	\$18,821	\$18,821	\$0	125017
R0205403	Residential	0156903413005	\$18,821	\$18,821	\$0	125017
R0205404	Residential	0156903413006	\$18,821	\$18,821	\$0	125017
R0205405	Residential	0156903413007	\$18,821	\$18,821	\$0	125017
R0205406	Residential	0156903413008	\$18,821	\$18,821	\$0	125017
R0205407	Residential	0156903413009	\$18,821	\$18,821	\$0	125017
R0205408	Residential	0156903413010	\$18,821	\$18,821	\$0	125017
R0205409	Residential	0156903413011	\$18,821	\$18,821	\$0	125017
R0205410	Residential	0156903413012	\$18,821	\$18,821	\$0	125017
R0205411	Residential	0156903413013	\$18,821	\$18,821	\$0	125017
R0205412	Residential	0156903413014	\$1,000	\$1,000	\$0	125017
R0205413	Residential	0156903414001	\$18,821	\$18,821	\$0	125017
R0205414	Residential	0156903414002	\$18,821	\$18,821	\$0	125017
R0205415	Residential	0156903414003	\$18,821	\$18,821	\$0	125017
R0205416	Residential	0156903414004	\$18,821	\$18,821	\$0	125017
R0205417	Residential	0156903414005	\$18,821	\$18,821	\$0	125017

# Adams County Board of Equalization Protest

# Value Detail

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0205418	Residential	0156903414006	\$18,821	\$18,821	\$0	125017
R0205419	Residential	0156903414007	\$18,821	\$18,821	\$0	125017
R0205420	Residential	0156903414008	\$18,821	\$18,821	\$0	125017
R0205421	Residential	0156903414009	\$18,821	\$18,821	\$0	125017
R0205422	Residential	0156903414010	\$1,000	\$1,000	\$0	125017
R0205423	Residential	0156903415001	\$18,821	\$18,821	\$0	125017
R0205424	Residential	0156903415002	\$18,821	\$18,821	\$0	125017
R0205425	Residential	0156903415003	\$18,821	\$18,821	\$0	125017
R0205426	Residential	0156903415004	\$18,821	\$18,821	\$0	125017
R0205427	Residential	0156903415005	\$18,821	\$18,821	\$0	125017
R0205428	Residential	0156903415006	\$18,821	\$18,821	\$0	125017
R0205429	Residential	0156903415007	\$18,821	\$18,821	\$0	125017
R0205430	Residential	0156903415008	\$18,821	\$18,821	\$0	125017
R0205431	Residential	0156903415009	\$18,821	\$18,821	\$0	125017
R0205432	Residential	0156903415010	\$18,821	\$18,821	\$0	125017
R0205433	Residential	0156903415011	\$18,821	\$18,821	\$0	125017
R0205434	Residential	0156903415012	\$18,821	\$18,821	\$0	125017
R0205435	Residential	0156903415013	\$18,821	\$18,821	\$0	125017
R0205436	Residential	0156903415014	\$18,821	\$18,821	\$0	125017
R0205437	Residential	0156903415015	\$18,821	\$18,821	\$0	125017
R0205438	Residential	0156903415016	\$18,821	\$18,821	\$0	125017
R0205439	Residential	0156903415017	\$18,821	\$18,821	\$0	125017
R0205440	Residential	0156903415018	\$18,821	\$18,821	\$0	125017
R0205441	Residential	0156903415019	\$1,000	\$1,000	\$0	125017
R0205442	Residential	0156903416001	\$18,821	\$18,821	\$0	125017
R0205443	Residential	0156903416002	\$18,821	\$18,821	\$0	125017
R0205444	Residential	0156903416003	\$18,821	\$18,821	\$0	125017
R0205445	Residential	0156903416004	\$18,821	\$18,821	\$0	125017
R0205446	Residential	0156903416005	\$18,821	\$18,821	\$0	125017
R0205447	Residential	0156903416006	\$18,821	\$18,821	\$0	125017
R0205448	Residential	0156903416007	\$18,821	\$18,821	\$0	125017
R0205449	Residential	0156903416008	\$18,821	\$18,821	\$0	125017
R0205450	Residential	0156903416009	\$18,821	\$18,821	\$0	125017
R0205451	Residential	0156903416010	\$18,821	\$18,821	\$0	125017
R0205452	Residential	0156903416011	\$18,821	\$18,821	\$0	125017
R0205453	Residential	0156903416012	\$18,821	\$18,821	\$0	125017
R0205454	Residential	0156903416013	\$18,821	\$18,821	\$0	125017
R0205455	Residential	0156903416014	\$18,821	\$18,821	\$0	125017
R0205456	Residential	0156903416015	\$18,821	\$18,821	\$0	125017
R0205457	Residential	0156903416016	\$18,821	\$18,821	\$0	125017

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0205458	Residential	0156903416017	\$1,000	\$1,000	\$0	125017
R0205459	Residential	0156903417001	\$18,821	\$18,821	\$0	125017
R0205460	Residential	0156903417002	\$18,821	\$18,821	\$0	125017
R0205461	Residential	0156903417003	\$18,821	\$18,821	\$0	125017
R0205462	Residential	0156903417004	\$18,821	\$18,821	\$0	125017
R0205463	Residential	0156903417005	\$18,821	\$18,821	\$0	125017
R0205464	Residential	0156903417006	\$18,821	\$18,821	\$0	125017
R0205465	Residential	0156903417007	\$18,821	\$18,821	\$0	125017
R0205466	Residential	0156903417008	\$18,821	\$18,821	\$0	125017
R0205467	Residential	0156903417009	\$18,821	\$18,821	\$0	125017
R0205468	Residential	0156903417010	\$18,821	\$18,821	\$0	125017
R0205469	Residential	0156903417011	\$18,821	\$18,821	\$0	125017
R0205470	Residential	0156903417012	\$18,821	\$18,821	\$0	125017
R0205471	Residential	0156903417013	\$18,821	\$18,821	\$0	125017
R0205472	Residential	0156903417014	\$18,821	\$18,821	\$0	125017
R0205473	Residential	0156903417015	\$18,821	\$18,821	\$0	125017
R0205474	Residential	0156903417016	\$18,821	\$18,821	\$0	125017
R0205475	Residential	0156903417017	\$18,821	\$18,821	\$0	125017
R0205476	Residential	0156903417018	\$18,821	\$18,821	\$0	125017
R0205477	Residential	0156903417019	\$18,821	\$18,821	\$0	125017
R0205478	Residential	0156903417020	\$1,000	\$1,000	\$0	125017
R0205479	Residential	0156903418001	\$18,821	\$18,821	\$0	125017
R0205480	Residential	0156903418002	\$18,821	\$18,821	\$0	125017
R0205481	Residential	0156903418003	\$18,821	\$18,821	\$0	125017
R0205482	Residential	0156903418004	\$18,821	\$18,821	\$0	125017
R0205483	Residential	0156903418005	\$18,821	\$18,821	\$0	125017
R0205484	Residential	0156903418006	\$18,821	\$18,821	\$0	125017
R0205485	Residential	0156903418007	\$18,821	\$18,821	\$0	125017
R0205486	Residential	0156903418008	\$18,821	\$18,821	\$0	125017
R0205487	Residential	0156903418009	\$18,821	\$18,821	\$0	125017
R0205488	Residential	0156903418010	\$18,821	\$18,821	\$0	125017
R0205489	Residential	0156903418011	\$18,821	\$18,821	\$0	125017
R0205490	Residential	0156903418012	\$18,821	\$18,821	\$0	125017
R0205491	Residential	0156903418013	\$18,821	\$18,821	\$0	125017
R0205492	Residential	0156903418014	\$18,821	\$18,821	\$0	125017
R0205493	Residential	0156903418015	\$18,821	\$18,821	\$0	125017
R0205494	Residential	0156903418016	\$1,000	\$1,000	\$0	125017
R0205495	Residential	0156903419001	\$18,821	\$18,821	\$0	125017
R0205496	Residential	0156903419002	\$18,821	\$18,821	\$0	125017
R0205497	Residential	0156903419003	\$18,821	\$18,821	\$0	125017



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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0205498	Residential	0156903419004	\$18,821	\$18,821	\$0	125017
R0205499	Residential	0156903419005	\$18,821	\$18,821	\$0	125017
R0205500	Residential	0156903419006	\$18,821	\$18,821	\$0	125017
R0205501	Residential	0156903419007	\$18,821	\$18,821	\$0	125017
R0205502	Residential	0156903419008	\$18,821	\$18,821	\$0	125017
R0205503	Residential	0156903419009	\$18,821	\$18,821	\$0	125017
R0205504	Residential	0156903419010	\$18,821	\$18,821	\$0	125017
R0205505	Residential	0156903419011	\$18,821	\$18,821	\$0	125017
R0205506	Residential	0156903419012	\$18,821	\$18,821	\$0	125017
R0205507	Residential	0156903419013	\$18,821	\$18,821	\$0	125017
R0205508	Residential	0156903419014	\$1,000	\$1,000	\$0	125017
R0205509	Residential	0156903420001	\$18,821	\$18,821	\$0	125017
R0205510	Residential	0156903420002	\$18,821	\$18,821	\$0	125017
R0205511	Residential	0156903420003	\$18,821	\$18,821	\$0	125017
R0205512	Residential	0156903420004	\$18,821	\$18,821	\$0	125017
R0205513	Residential	0156903420005	\$18,821	\$18,821	\$0	125017
R0205514	Residential	0156903420006	\$18,821	\$18,821	\$0	125017
R0205515	Residential	0156903420007	\$18,821	\$18,821	\$0	125017
R0205516	Residential	0156903420008	\$18,821	\$18,821	\$0	125017
R0205517	Residential	0156903420009	\$18,821	\$18,821	\$0	125017
R0205518	Residential	0156903420010	\$18,821	\$18,821	\$0	125017
R0205519	Residential	0156903420011	\$18,821	\$18,821	\$0	125017
R0205520	Residential	0156903420012	\$18,821	\$18,821	\$0	125017
R0205521	Residential	0156903420013	\$18,821	\$18,821	\$0	125017
R0205522	Residential	0156903420014	\$18,821	\$18,821	\$0	125017
R0205523	Residential	0156903420015	\$18,821	\$18,821	\$0	125017
R0205524	Residential	0156903420016	\$18,821	\$18,821	\$0	125017
R0205525	Residential	0156903420017	\$18,821	\$18,821	\$0	125017
R0205526	Residential	0156903420018	\$18,821	\$18,821	\$0	125017
R0205527	Residential	0156903420019	\$18,821	\$18,821	\$0	125017
R0205528	Residential	0156903420020	\$18,821	\$18,821	\$0	125017
R0205529	Residential	0156903420021	\$18,821	\$18,821	\$0	125017
R0205530	Residential	0156903420022	\$18,821	\$18,821	\$0	125017
R0205531	Residential	0156903420023	\$18,821	\$18,821	\$0	125017
R0205532	Residential	0156903420024	\$18,821	\$18,821	\$0	125017
R0205533	Residential	0156903420025	\$18,821	\$18,821	\$0	125017
R0205534	Residential	0156903420026	\$18,821	\$18,821	\$0	125017
R0205535	Residential	0156903420027	\$18,821	\$18,821	\$0	125017
R0205536	Residential	0156903420028	\$18,821	\$18,821	\$0	125017
R0205537	Residential	0156903420029	\$18,821	\$18,821	\$0	125017

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Deny</b>						
R0205538	Residential	0156903420030	\$18,821	\$18,821	\$0	125017
R0205539	Residential	0156903420031	\$1,000	\$1,000	\$0	125017
R0205540	Residential	0156903421001	\$18,821	\$18,821	\$0	125017
R0205541	Residential	0156903421002	\$18,821	\$18,821	\$0	125017
R0205542	Residential	0156903421003	\$18,821	\$18,821	\$0	125017
R0205543	Residential	0156903421004	\$18,821	\$18,821	\$0	125017
R0205544	Residential	0156903421005	\$18,821	\$18,821	\$0	125017
R0205545	Residential	0156903421006	\$18,821	\$18,821	\$0	125017
R0205546	Residential	0156903421007	\$18,821	\$18,821	\$0	125017
R0205547	Residential	0156903421008	\$18,821	\$18,821	\$0	125017
R0205548	Residential	0156903421009	\$346,678	\$346,678	\$0	125017
R0205549	Residential	0156903421010	\$536,454	\$536,454	\$0	125017
R0205550	Residential	0156903421011	\$1,268,552	\$1,268,552	\$0	125017
R0205551	Residential	0156903421012	\$1,000	\$1,000	\$0	125017
R0205552	Residential	0156903421013	\$1,000	\$1,000	\$0	125017
R0205554	Residential	0156903443007	\$18,821	\$18,821	\$0	125017
R0205555	Residential	0156903443008	\$18,821	\$18,821	\$0	125017
R0205556	Residential	0156903443009	\$18,821	\$18,821	\$0	125017
R0205558	Exempt	0156903108004	\$1,000	\$1,000	\$0	125017
R0205559	Residential	0156903108004	\$1,000	\$1,000	\$0	125017
R0205560	Residential	0156903406024	\$1,000	\$1,000	\$0	125017
R0205561	Residential	0156903406024	\$1,000	\$1,000	\$0	125017
R0205562	Residential	0156903406024	\$1,000	\$1,000	\$0	125017
R0205563	Residential	0156903406024	\$1,000	\$1,000	\$0	125017
R0205564	Residential	0156903405019	\$1,000	\$1,000	\$0	125017
R0205565	Residential	0156903405019	\$1,000	\$1,000	\$0	125017
R0205566	Residential	0156903403043	\$1,000	\$1,000	\$0	125017
R0205567	Residential	0156903403043	\$1,000	\$1,000	\$0	125017
R0205568	Residential	0156903142008	\$1,000	\$1,000	\$0	125017
R0205569	Residential	0156903142008	\$1,000	\$1,000	\$0	125017
R0205570	Residential	0156903403044	\$1,000	\$1,000	\$0	125017
R0205571	Residential	0156903403044	\$1,000	\$1,000	\$0	125017
<b>Number of Accounts: 2472</b>			<b>\$4,449,553,735</b>	<b>\$4,449,553,735</b>	<b>\$0</b>	

# Adams County Board of Equalization Protest

# Value Detail

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Stipulated</b>						
P0001139	Personal	0182515204006	\$17,554,798	\$15,799,318	(\$1,755,480)	124596
P0024252	Personal	0181931301001	\$1,396,241	\$1,292,079	(\$104,162)	124903
P0035300	Personal	0182127104003	\$21,753,128	\$21,753,128	\$0	124930
R0002510	Commercial	0156906110003	\$963,600	\$920,000	(\$43,600)	124892
R0002749	Residential	0156906304009	\$316,866	\$265,000	(\$51,866)	124628
R0002854	Commercial	0156906315012	\$963,100	\$825,000	(\$138,100)	124458
R0003325	Residential	0156906423007	\$290,000	\$230,000	(\$60,000)	124415
R0003326	Residential	0156906423008	\$430,000	\$430,000	\$0	124416
R0003849	Commercial	0156907201020	\$639,300	\$450,000	(\$189,300)	124540
R0004422	Residential	0156907315006	\$372,529	\$340,000	(\$32,529)	124952
R0005323	Residential	0156908101001	\$8,320,770	\$7,022,000	(\$1,298,770)	124959
R0005821	Residential	0156908204052	\$650,000	\$580,000	(\$70,000)	124418
R0005826	Residential	0156908204060	\$750,000	\$660,000	(\$90,000)	124417
R0008881	Residential	0157113000034	\$356,961	\$318,000	(\$38,961)	124928
R0009901	Residential	0157130209003	\$348,631	\$340,200	(\$8,431)	124629
R0017246	Residential	0157326112008	\$431,700	\$416,130	(\$15,570)	124942
R0024059	Commercial	0157333004005	\$5,155,201	\$5,155,201	\$0	124449
R0024442	Commercial	0157334002017	\$2,452,700	\$2,221,500	(\$231,200)	124691
R0024470	Commercial	0157334009008	\$5,776,000	\$4,232,648	(\$1,543,352)	125117
R0024474	Commercial	0157334009024	\$467,352	\$467,352	\$0	125117
R0025151	Commercial	0157334313002	\$4,686,300	\$4,686,300	\$0	124670
R0025839	Commercial	0157336309057	\$1,378,400	\$1,258,500	(\$119,900)	125081
R0031544	Residential	0171904306038	\$482,000	\$441,000	(\$41,000)	124641
R0031551	Residential	0171904306045	\$494,000	\$460,000	(\$34,000)	124729
R0031674	Residential	0171904311007	\$505,000	\$475,000	(\$30,000)	124421
R0034498	Commercial	0171908405007	\$1,522,800	\$1,433,901	(\$88,899)	124581
R0034499	Commercial	0171908405009	\$12,982,000	\$9,343,850	(\$3,638,150)	124580
R0037174	Commercial	0171910304030	\$477,900	\$335,750	(\$142,150)	124674
R0037189	Commercial	0171910307006	\$1,910,700	\$1,750,000	(\$160,700)	124587
R0037773	Industrial	0171911106018	\$1,630,300	\$1,400,000	(\$230,300)	124544
R0040581	Commercial	0171914100005	\$2,232,700	\$1,274,500	(\$958,200)	124983
R0041599	Commercial	0171915102017	\$2,056,500	\$1,920,000	(\$136,500)	124586
R0041605	Residential	0171915104008	\$31,005,224	\$28,700,000	(\$2,305,224)	124703
R0048188	Residential	0171919401040	\$526,000	\$510,000	(\$16,000)	124593
R0050034	Residential	0171920326003	\$45,807,950	\$43,320,000	(\$2,487,950)	125068
R0063280	Residential	0171930318002	\$22,016,009	\$19,680,000	(\$2,336,009)	125064
R0063281	Residential	0171930318003	\$21,530,317	\$19,680,000	(\$1,850,317)	125064
R0063282	Residential	0171930318004	\$21,530,317	\$19,680,000	(\$1,850,317)	125064
R0063971	Residential	0171931122018	\$343,000	\$330,000	(\$13,000)	124506
R0066435	Commercial	0171932300048	\$2,127,586	\$1,900,000	(\$227,586)	124886

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**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Stipulated</b>						
R0066715	Residential	0171932401042	\$280,000	\$242,000	(\$38,000)	124549
R0068795	Residential	0171933320012	\$5,522,552	\$3,910,000	(\$1,612,552)	124644
R0068796	Residential	0171933320013	\$5,522,552	\$3,910,000	(\$1,612,552)	124643
R0068797	Residential	0171933320014	\$5,522,552	\$3,910,000	(\$1,612,552)	124645
R0076949	Commercial	0172120005008	\$768,181	\$768,181	\$0	124688
R0076950	Commercial	0172120005009	\$10,439,800	\$6,316,019	(\$4,123,781)	124688
R0076951	Commercial	0172120005010	\$2,815,800	\$2,815,800	\$0	124688
R0076954	Commercial	0172120007001	\$2,149,999	\$2,000,000	(\$149,999)	124888
R0077411	Residential	0172129202001	\$1,057,665	\$750,000	(\$307,665)	124853
R0081586	Agricultural	0181300000185	\$83,333	\$64,481	(\$18,852)	124450
R0083815	Residential	0181936421005	\$250,000	\$201,000	(\$49,000)	124504
R0084104	Commercial	0182129003001	\$1,775,300	\$1,600,000	(\$175,300)	124597
R0084250	Commercial	0182130004011	\$11,807,800	\$9,750,000	(\$2,057,800)	125101
R0084253	Commercial	0182130005002	\$12,220,000	\$11,000,000	(\$1,220,000)	125107
R0084254	Commercial	0182130005004	\$7,770,500	\$7,100,000	(\$670,500)	125108
R0084260	Commercial	0182130006001	\$8,544,101	\$7,500,000	(\$1,044,101)	125118
R0084268	Commercial	0182130008016	\$4,747,700	\$3,300,000	(\$1,447,700)	124618
R0085519	Commercial	0182131319047	\$1,982,664	\$1,831,000	(\$151,664)	124583
R0085537	Commercial	0182131401017	\$2,222,400	\$1,652,186	(\$570,214)	124749
R0085905	Commercial	0182132308002	\$1,469,800	\$1,056,070	(\$413,730)	124746
R0085906	Commercial	0182132308003	\$2,204,700	\$1,535,072	(\$669,628)	124750
R0085908	Commercial	0182132308005	\$2,191,800	\$1,512,309	(\$679,491)	124756
R0085909	Commercial	0182132308006	\$2,191,800	\$1,341,563	(\$850,237)	124751
R0085913	Industrial	0182132309003	\$2,191,801	\$1,335,724	(\$856,077)	124747
R0085916	Commercial	0182132312004	\$2,323,300	\$1,525,501	(\$797,799)	124755
R0085920	Commercial	0182132313002	\$874,000	\$815,000	(\$59,000)	124890
R0085922	Commercial	0182132313004	\$1,315,100	\$1,008,207	(\$306,893)	124753
R0085926	Commercial	0182132314001	\$974,201	\$822,284	(\$151,917)	124757
R0085928	Commercial	0182132314003	\$1,315,100	\$1,002,654	(\$312,446)	124754
R0085936	Commercial	0182132315019	\$900,200	\$850,000	(\$50,200)	124742
R0085939	Commercial	0182132315024	\$524,400	\$510,000	(\$14,400)	124744
R0085944	Commercial	0182132315031	\$484,000	\$450,000	(\$34,000)	124738
R0085945	Commercial	0182132315032	\$683,000	\$464,695	(\$218,305)	124741
R0085946	Commercial	0182132315033	\$879,300	\$750,824	(\$128,476)	124759
R0085948	Commercial	0182132315035	\$999,100	\$851,625	(\$147,475)	124758
R0085949	Commercial	0182132315037	\$1,419,500	\$1,094,608	(\$324,892)	124752
R0085952	Commercial	0182132315040	\$797,100	\$765,000	(\$32,100)	124740
R0087973	Residential	0182305109008	\$286,443	\$265,000	(\$21,443)	124630
R0089655	Commercial	0182306103018	\$2,245,300	\$2,000,000	(\$245,300)	124692
R0089800	Commercial	0182306115009	\$949,400	\$747,708	(\$201,692)	124934

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# Value Detail

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Stipulated</b>						
R0089801	Commercial	0182306115015	\$1,206,600	\$803,568	(\$403,032)	124934
R0089802	Commercial	0182306115016	\$156,349	\$156,349	\$0	124934
R0089803	Commercial	0182306115017	\$185,500	\$192,375	\$6,875	124934
R0090506	Commercial	0182306400022	\$11,124,000	\$6,800,000	(\$4,324,000)	124690
R0090982	Commercial	0182307301044	\$1,296,000	\$1,100,000	(\$196,000)	124908
R0090983	Commercial	0182307301045	\$1,547,100	\$1,300,000	(\$247,100)	124909
R0091909	Commercial	0182308302009	\$3,610,000	\$3,000,000	(\$610,000)	124608
R0091912	Commercial	0182308302014	\$1,543,300	\$1,400,000	(\$143,300)	124466
R0091917	Commercial	0182308302029	\$2,563,100	\$2,300,000	(\$263,100)	124716
R0091931	Commercial	0182308302064	\$7,832,400	\$7,300,000	(\$532,400)	124607
R0091933	Industrial	0182308302067	\$2,135,000	\$19,500,000	\$17,365,000	124610
R0092409	Commercial	0182317107001	\$479,501	\$445,500	(\$34,001)	124876
R0092410	Commercial	0182317107002	\$624,300	\$580,000	(\$44,300)	124875
R0092699	Commercial	0182317304053	\$7,084,600	\$5,626,115	(\$1,458,485)	124486
R0092716	Commercial	0182317402022	\$2,279,501	\$2,100,001	(\$179,500)	124474
R0092782	Commercial	0182317409011	\$1,934,701	\$1,800,001	(\$134,700)	124475
R0093875	Commercial	0182326101025	\$4,488,800	\$3,800,000	(\$688,800)	124848
R0093876	Commercial	0182326101028	\$8,817,000	\$6,000,000	(\$2,817,000)	124847
R0093884	Commercial	0182326101042	\$5,402,300	\$4,800,000	(\$602,300)	124485
R0096165	Residential	0182335203002	\$1,000,042	\$944,000	(\$56,042)	124419
R0097204	Commercial	0182335326002	\$180,600	\$60,000	(\$120,600)	124582
R0097205	Commercial	0182335326003	\$1,601,300	\$1,435,000	(\$166,300)	124582
R0097552	Residential	0182335416009	\$3,482,780	\$3,000,000	(\$482,780)	124452
R0097553	Residential	0182335416010	\$3,482,780	\$3,000,000	(\$482,780)	124452
R0097754	Residential	0182335429008	\$6,502,727	\$5,900,000	(\$602,727)	124675
R0098116	Commercial	0182502302001	\$3,931,388	\$3,522,355	(\$409,033)	124522
R0100873	Commercial	0182506100088	\$2,111,600	\$2,000,000	(\$111,600)	124887
R0103493	Industrial	0182510200055	\$2,968,800	\$2,400,000	(\$568,800)	124513
R0103519	Commercial	0182510301030	\$4,875,400	\$4,777,000	(\$98,400)	124464
R0103627	Industrial	0182511200001	\$5,775,600	\$4,136,000	(\$1,639,600)	124521
R0103712	Commercial	0182511300085	\$1,279,600	\$1,055,000	(\$224,600)	124588
R0103813	Commercial	0182512101037	\$4,125,700	\$3,745,000	(\$380,700)	124520
R0105283	Residential	0182518112001	\$380,000	\$275,000	(\$105,000)	124941
R0105413	Residential	0182518200006	\$299,475	\$152,460	(\$147,015)	124440
R0107751	Commercial	0172129405020	\$3,821,000	\$3,600,000	(\$221,000)	124542
R0110624	Commercial	0182128003008	\$10,046,800	\$9,100,000	(\$946,800)	125099
R0111559	Industrial	0182126011011	\$9,163,200	\$7,700,000	(\$1,463,200)	124605
R0111560	Industrial	0182126011012	\$14,980,000	\$11,800,000	(\$3,180,000)	124604
R0111562	Industrial	0182126011014	\$11,058,900	\$7,757,100	(\$3,301,800)	124603
R0111914	Commercial	0182132002005	\$3,895,801	\$2,553,685	(\$1,342,116)	124748

**Adams County Board of Equalization Protest  
2021**

**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Stipulated</b>						
R0114765	Agricultural	0157316201034	\$720,816	\$580,000	(\$140,816)	124927
R0115906	Agricultural	0182502304011	\$1,373,284	\$503,646	(\$869,638)	124723
R0115930	Commercial	0157333005022	\$4,767,300	\$4,500,000	(\$267,300)	124932
R0116328	Commercial	0171932314004	\$824,699	\$547,155	(\$277,544)	124447
R0118159	Industrial	0182132316015	\$5,801,800	\$4,561,920	(\$1,239,880)	124745
R0118939	Commercial	0171915109001	\$712,400	\$675,000	(\$37,400)	125073
R0119547	Residential	0171903410025	\$14,600,000	\$12,600,000	(\$2,000,000)	124960
R0123248	Commercial	0182127301003	\$20,090,000	\$17,563,463	(\$2,526,537)	124576
R0124483	Commercial	0157334402002	\$2,025,200	\$1,890,000	(\$135,200)	124584
R0125400	Commercial	0182502403041	\$1,882,400	\$1,440,000	(\$442,400)	124467
R0126062	Residential	0157313303011	\$441,418	\$421,005	(\$20,413)	124728
R0129017	Commercial	0171902209032	\$2,465,478	\$2,387,600	(\$77,878)	124560
R0129256	Commercial	0157328301004	\$1,904,500	\$1,778,000	(\$126,500)	124589
R0131307	Commercial	0156911106009	\$4,321,100	\$4,321,100	\$0	124470
R0132030	Commercial	0182127102002	\$13,741,000	\$12,700,000	(\$1,041,000)	124602
R0132031	Commercial	0182127102001	\$19,861,900	\$16,000,000	(\$3,861,900)	124601
R0132453	Commercial	0157333401003	\$10,999,400	\$8,400,000	(\$2,599,400)	124866
R0133776	Commercial	0182510204002	\$2,039,100	\$1,200,000	(\$839,100)	124511
R0142376	Commercial	0171917113013	\$2,174,901	\$2,030,000	(\$144,901)	124585
R0142640	Commercial	0171915102024	\$1,663,000	\$1,610,491	(\$52,509)	125076
R0148082	Commercial	0182516102008	\$7,832,300	\$6,500,000	(\$1,332,300)	124689
R0150372	Commercial	0182121401001	\$5,132,000	\$4,506,578	(\$625,422)	124445
R0155955	Industrial	0182508105012	\$1,958,800	\$1,812,000	(\$146,800)	124632
R0157720	Commercial	0172122201008	\$5,075,700	\$4,656,500	(\$419,200)	124484
R0158170	Commercial	0182307105020	\$302,250	\$151,125	(\$151,125)	124907
R0161129	Residential	0156328100004	\$530,400	\$480,000	(\$50,400)	124724
R0161899	Residential	0181108300001	\$493,295	\$408,321	(\$84,974)	124505
R0162837	Commercial	0156906313019	\$1,236,501	\$1,100,000	(\$136,501)	124869
R0169019	Residential	0171922407079	\$66,253,786	\$63,800,000	(\$2,453,786)	124700
R0172321	Residential	0157332404018	\$586,000	\$444,500	(\$141,500)	124420
R0172814	Commercial	0172121102006	\$10,984,200	\$10,200,000	(\$784,200)	124687
R0172868	Commercial	0182127103003	\$13,878,000	\$12,500,000	(\$1,378,000)	124564
R0173137	Commercial	0182502301039	\$7,494,400	\$5,605,480	(\$1,888,920)	124524
R0176522	Commercial	0157129417008	\$3,459,922	\$3,453,060	(\$6,862)	125079
R0176995	Agricultural	0173128400003	\$327,910	\$93,433	(\$234,477)	124725
R0177662	Commercial	0182126403001	\$12,440,000	\$11,600,000	(\$840,000)	125387
R0179237	Commercial	0171921407179	\$6,553,401	\$5,150,000	(\$1,403,401)	124911
R0179853	Commercial	0171906107040	\$2,996,520	\$2,850,000	(\$146,520)	125137
R0179907	Commercial	0182127301003	\$436,537	\$436,537	\$0	124575
R0181021	Residential	0171928112003	\$61,179,790	\$4,750,000	(\$56,429,790)	124501

**Adams County Board of Equalization Protest  
2021**

**Value Detail**

<b>Account #</b>	<b>Account Type</b>	<b>Parcel #</b>	<b>Current Total Value</b>	<b>BOE Total Value</b>	<b>Difference</b>	<b>Review #</b>
<b>Stipulated</b>						
R0181324	Residential	0157335301022	\$18,752,567	\$13,141,000	(\$5,611,567)	124924
R0181329	Industrial	0182505218006	\$3,499,000	\$3,000,000	(\$499,000)	124562
R0182679	Residential	0157312201093	\$630,000	\$600,000	(\$30,000)	124430
R0185659	Residential	0157315301043	\$16,019,663	\$11,200,000	(\$4,819,663)	124702
R0185660	Residential	0157315301044	\$77,142,040	\$72,800,000	(\$4,342,040)	124701
R0187789	Industrial	0182317215013	\$4,682,000	\$4,250,000	(\$432,000)	124611
R0190480	Residential	0157335301023	\$40,612,865	\$27,300,000	(\$13,312,865)	124915
R0191101	Commercial	0182127402001	\$32,600,000	\$28,500,000	(\$4,100,000)	124606
R0191690	Residential	0156905107023	\$24,747,875	\$23,000,000	(\$1,747,875)	124676
R0192485	Commercial	0171915415007	\$3,500,000	\$3,005,100	(\$494,900)	124849
R0193517	Commercial	0171911324001	\$1,218,400	\$1,137,150	(\$81,250)	125072
R0193830	Commercial	0157333305010	\$6,000,000	\$6,000,000	\$0	125131
R0200719	Industrial	0182126302004	\$3,010,000	\$2,173,800	(\$836,200)	124617
R0200721	Industrial	0182126302005	\$4,318,168	\$3,050,300	(\$1,267,868)	124616
R0201160	Residential	0171901214021	\$118,728,879	\$112,500,000	(\$6,228,879)	124526
R0201371	Commercial	0172129200054	\$386,066	\$386,066	\$0	124858
R0202883	Commercial	0172130101001	\$108,016	\$108,016	\$0	124857
R0202884	Commercial	0172130101001	\$28,109	\$28,109	\$0	124856
R0202885	Commercial	0172130101002	\$93,981	\$93,981	\$0	124855
R0202886	Commercial	0172130101002	\$92,235	\$92,235	\$0	124854
R0202887	Commercial	0172130101003	\$605,376	\$605,376	\$0	124864
R0202888	Commercial	0172130101003	\$54,711	\$54,711	\$0	124861
R0202889	Commercial	0172130101004	\$120,131	\$120,131	\$0	124862
R0202890	Commercial	0172130101004	\$105,811	\$105,811	\$0	124860
R0203029	Commercial	0171915414004	\$809,810	\$322,304	(\$487,506)	124469
R0203048	Commercial	0157315102002	\$20,185,550	\$13,120,608	(\$7,064,942)	125038
R0203050	Commercial	0157315101005	\$12,595,092	\$6,263,077	(\$6,332,015)	125112
R0203603	Commercial	0156909314005	\$12,244,020	\$2,563,000	(\$9,681,020)	124717
R0204254	Commercial	0171906304004	\$1,363,611	\$1,100,000	(\$263,611)	124623
<b>Number of Accounts: 189</b>			<b>\$1,242,425,053</b>	<b>\$1,032,365,066</b>	<b>(\$210,059,987)</b>	



**Adams County Board of Equalization Protest  
2021**

**Value Detail**

<b>Account #</b>	<b>Account Type</b>	<b>Parcel #</b>	<b>Current Total Value</b>	<b>BOE Total Value</b>	<b>Difference</b>	<b>Review #</b>
<b>Withdrawn</b>						
R0006659	Residential	0156909201019	\$329,060	\$329,060	\$0	124951
R0031061	Commercial	0171903409019	\$3,924,200	\$3,924,200	\$0	124672
R0031419	Residential	0171904215012	\$844,000	\$844,000	\$0	124433
R0070914	Commercial	0171935200021	\$4,865,000	\$4,865,000	\$0	124579
R0075365	Commercial	0172116006001	\$1,977,701	\$1,977,701	\$0	124590
R0075424	Commercial	0172118002001	\$1,180,900	\$1,180,900	\$0	125077
R0085919	Commercial	0182132313001	\$1,984,300	\$1,984,300	\$0	124743
R0085938	Commercial	0182132315021	\$569,800	\$569,800	\$0	124739
R0091546	Residential	0182308203018	\$275,000	\$275,000	\$0	124499
R0091580	Residential	0182308203054	\$2,133,558	\$2,133,558	\$0	124498
R0098040	Commercial	0182502108005	\$873,100	\$873,100	\$0	124891
R0098111	Commercial	0182502301022	\$2,872,165	\$2,872,165	\$0	124523
R0103574	Commercial	0182510406012	\$774,900	\$774,900	\$0	124889
R0108155	Residential	0182510407075	\$30	\$30	\$0	124555
R0108157	Residential	0182510407076	\$30	\$30	\$0	124554
R0109570	Commercial	0157333005008	\$1,401,924	\$1,401,924	\$0	124673
R0110410	Commercial	0171917215008	\$1,558,200	\$1,558,200	\$0	125078
R0110662	Industrial	0182514208033	\$1,160,400	\$1,160,400	\$0	124878
R0114057	Commercial	0182307202001	\$2,261,500	\$2,261,500	\$0	124462
R0114709	Commercial	0157333005014	\$248,076	\$248,076	\$0	124673
R0115416	Industrial	0172115012002	\$684,431	\$684,431	\$0	124476
R0118505	Residential	0171912208003	\$318,025	\$318,025	\$0	124551
R0118956	Commercial	0171910205024	\$258,300	\$258,300	\$0	124664
R0123696	Residential	0157113300001	\$384,462	\$384,462	\$0	124594
R0124538	Commercial	0171906202009	\$1,093,000	\$1,093,000	\$0	124528
R0129085	Residential	0171906210018	\$665,000	\$665,000	\$0	124640
R0129964	Residential	0156135100001	\$542,026	\$542,026	\$0	124722
R0134567	Industrial	0182512400025	\$891,001	\$891,001	\$0	124545
R0137076	Residential	0157334315001	\$64,010,742	\$64,010,742	\$0	125048
R0137078	Residential	0157334316002	\$15,000	\$15,000	\$0	125048
R0137096	Industrial	0172115101004	\$1,701,100	\$1,701,100	\$0	124471
R0137097	Industrial	0172115101005	\$1,473,700	\$1,473,700	\$0	124471
R0141853	Residential	0157334316003	\$62,162,601	\$62,162,601	\$0	125048
R0141854	Residential	0157334316004	\$4,983	\$4,983	\$0	125048
R0143650	Residential	0171907304027	\$851,000	\$851,000	\$0	124946
R0168582	Commercial	0182307204001	\$5,053,900	\$5,053,900	\$0	124463
R0179958	Commercial	0182317303013	\$2,348,600	\$2,348,600	\$0	124935
R0181323	Commercial	0157335301021	\$753,933	\$753,933	\$0	124906
R0187306	Industrial	0182505200078	\$61,998	\$61,998	\$0	124561
R0194005	Residential	0171904101014	\$94,405,044	\$94,405,044	\$0	124578

**Adams County Board of Equalization Protest  
2021**

**Value Detail**

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
<b>Withdrawn</b>						
R0194298	Commercial	0171922409011	\$29,500,000	\$29,500,000	\$0	124624
R0194670	Industrial	0182334201045	\$14,600,000	\$14,600,000	\$0	124457
R0202891	Commercial	0172130101005	\$267,205	\$267,205	\$0	124863
R0202892	Commercial	0172130101005	\$118,510	\$118,510	\$0	124859
<b>Number of Accounts: 44</b>			<b>\$311,398,405</b>	<b>\$311,398,405</b>	<b>\$0</b>	

**Grand Totals Adjusted / Stipulated Decisions:      \$2,306,638,377      \$1,998,274,132      (\$308,364,245)**

**Grand Totals All Decisions:      \$7,067,590,517      \$6,759,226,272      (\$308,364,245)**

**Total Number of Accounts Overall: 2782**



**Adams County Board of Equalization Protest  
2021**

**Value Summary**

	<b>Current Total Value</b>	<b>BOE Total Value</b>	<b>Difference</b>
<b>Adjust</b>			
Number of Accounts: 77	\$1,064,213,324	\$965,909,066	(\$98,304,258)
<b>Deny</b>			
Number of Accounts: 2472	\$4,449,553,735	\$4,449,553,735	\$0
<b>Stipulated</b>			
Number of Accounts: 189	\$1,242,425,053	\$1,032,365,066	(\$210,059,987)
<b>Withdrawn</b>			
Number of Accounts: 44	\$311,398,405	\$311,398,405	\$0
<b>Grand Totals Adjusted / Stipulated Decisions:</b>			
	\$2,306,638,377	\$1,998,274,132	(\$308,364,245)
<b>Grand Totals All Decisions:</b>			
	\$7,067,590,517	\$6,759,226,272	(\$308,364,245)

**Total Number of Accounts Overall: 2782**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING ADAMS COUNTY'S WITHDRAWAL FROM THE  
TRI-COUNTY HEALTH DEPARTMENT

WHEREAS, in 1966, Adams County, Arapahoe County, and Douglas County formed the Tri-County Health Department, to perform local health department functions in each of the three counties; and,

WHEREAS, Douglas County is in the process of withdrawing from the Tri-County Health Department and setting up its own county health department; and,

WHEREAS, after considering the options for continuing to provide local health department functions through a multi-county department as opposed to a single county health department, the Board of County Commissioners has determined that a single county health department dedicated solely to the health needs and well-being of Adams County residents is the superior approach; and,

WHEREAS, C.R.S. 25-1-513(2) requires that a county give one year's notice to a multi-jurisdictional health district before withdrawing, and at least one year will be necessary to form a county health department.

NOW THEREFORE BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that, effective December 31, 2022, Adams County withdraws from the Tri-County Health Department.

BE IT FURTHER RESOLVED that staff shall give statutory notice of the withdrawal to the Tri-County Health Department and commence formation of an Adams County Health Department.



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> 2021 Commissioner Redistricting
<b>FROM:</b> Jennifer Rutter, Development Services Manager
<b>AGENCY/DEPARTMENT:</b> Community and Economic Development
<b>HEARD AT STUDY SESSION ON:</b> June 22, 2021
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves staff moving forward with the redistricting process.

### **BACKGROUND:**

In accordance with C.R.S. 30-10-306, the Adams County Board of County Commissioners (BoCC) will hold a public hearing on Tuesday, Oct. 26, 2021, at 9:30 a.m., in the Public Hearing Room of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton, 1st Floor to consider five alternatives for the new boundaries for the five commissioner districts. The final map of the boundaries of the five commissioner districts will be selected by the BoCC on Tuesday, Dec. 7, 2021, at 9:30 a.m., in the Public Hearing Room of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton, 1st Floor.

Public comment on these maps will be solicited throughout this process. The maps are available for review in person at 4430 S. Adams County Pkwy., Brighton, CO 80601, or on the county's website on this page at [adcogov.org/redistricting](http://adcogov.org/redistricting).

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

County Attorney's Office  
County Manager's Office

### **ATTACHED DOCUMENTS:**

Memorandum  
PowerPoint Presentation

**FISCAL IMPACT:**

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

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

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

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**





Community & Economic Development Department

4430 South Adams County Parkway,  
1st Floor, Suite W2000  
Brighton, CO 80601-8205  
PHONE 720.523.6800 FAX 720.523.6967

## MEMORANDUM

**To:** Adams County Board of County Commissioners  
**Through:** Ray Gonzales, County Manager  
Alisha Reis, Deputy County Manager  
**From:** Jennifer Rutter, Development Services Manager  
**Date:** October 21, 2021  
**Re:** October 26, 2021, Public Hearing / 2021 Adams County Board of County  
Commissioner Districts / PLN2021-00013

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### Summary

Adams County has held six neighborhood meetings, including five in-person and one virtually, and provided public notice in six local newspapers and on its website to solicit feedback concerning draft maps of updated commissioner districts in accordance with Colorado Revised Statutes. This memorandum provides background regarding the purpose of this process, an explanation of state statutes that guide this process, and a summary of the comments received by the County as a result of its outreach. Specific state statutes, comments received, and outreach documentation have also been attached for review.

*Additional information can be found online at: <http://adcogov.org/redistricting>*

### Background

The United States Census takes place every 10 years, with the most recent being completed in 2020, and the result being an official count of all residents. Adams County has five commissioner districts that are required to represent equal populations, and maps showing five alternatives were developed and presented to the public for feedback.

In accordance with C.R.S. 30-10-306, the Board of County Commissioners (BoCC) will hold a public hearing on Tuesday, October 26, 2021, at 9:30 a.m., in the Public Hearing Room on the 1<sup>st</sup> Floor of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton, to consider five alternatives for the new boundaries for the five commissioner districts. The final map of the boundaries of the five commissioner districts will be selected by the BoCC on Tuesday, December 7, 2021, at 9:30 a.m., in the Public Hearing Room of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton.

There are four reasons under state law to complete redistricting of the commissioner districts in Colorado counties. These reasons listed within state statute are as follows: (1) redistricting after a decennial United States Census; (2) redistricting in order to revise district boundaries to be as equal in population as possible, which may occur every two or more years; (3) in order to increase the number of districts from three to five; or (4) in order to decrease the number of districts from five to three. This memorandum addresses the current process of redistricting due to the 2020 Census, which recorded Adams County having a population of 519,572.

### **State Statutory Requirements**

A brief overview of the parameters and requirements for redistricting due to a decennial United States Census as provided by Colorado Revised Statute (C.R.S 30-10-306) is as follows:

1. Districts shall be as nearly equal in population as possible based on the redistricting population data prepared by the staff of the legislative council and office of legislative legal services;
2. The districts shall also be as compact as possible, allowing for variations in concentration of population and natural boundaries;
3. The Commissioners shall be elected at large and must reside within their district;
4. The district numbers shall be consecutive and cannot be altered more than every two years;
5. The new districts shall be adopted by September 30, 2023; and
6. There shall be at least one hearing concerning the districts at least 30 days prior to the adoption date.

### **Commissioner Districts Map Alternatives**

The County created five alternative maps that considered various themes in order to complete the redistricting process (See Exhibit 1). The population is from the 2020 Census in accordance with state statute, as prepared by the staff of the legislative council and office of legislative legal services. A general overview of the alternatives can be found below:

#### **Scenario A:**

- Keeps boundaries similar to the current district boundaries while balancing population
- Based on census block populations

#### **Scenario B:**

- Rearranges to better align with cities and moves District 1 out of the middle
- Puts District 3 along the western boundary, which aligns with Westminster
- Moves District 4 further east and modifies District 1 so it extends to the northern boundary
- Based on census block populations

#### **Scenario C:**

- Uses block groups to keep boundaries similar to the current district boundaries while balancing population
- Similar to Scenario A, but based on block group populations instead of block populations
- Close to current district boundaries
- Based on census block group populations

#### **Scenario D:**

- Improves compactness and balances population based on block groups

- Compacts District 3 on the western border and changes District 1 so it extends to the northern boundary
- Extends District 4 further north to make its eastern boundary more compact
- Based on census block group populations

### **Scenario E:**

- Improves compactness and accounts for growth areas to keep more uniform commissioner district populations over time
- Assumes Districts 1, 2, & 5 will have more population growth, so they have less population than Districts 3 & 4
- Compacts District 3 on the western border and changes District 1 so it extends to the northern boundary
- Extends District 4 further north to make its eastern boundary more compact
- Based on census block populations

### **Summary of Public Outreach**

The County held neighborhood meetings throughout the County during the month of October 2021. Notice of these meetings, including the public hearings for the BoCC, was posted on the County website and published in six local newspapers.

#### *Neighborhood Meetings*

The County held six neighborhood meetings (See Exhibit 2), including five in-person and one virtual, to explain the redistricting process and solicit comments about the four commissioner districts alternatives. Each meeting was held in a different commissioner district and was open house style with the maps displayed around the room and staff available for questions. The meeting locations were held in the western and more urban area of the County, which is where the district boundaries will be changing. District 5 will remain the representative for all residents east of Denver International Airport.

#### *Public Notices*

The County placed the five alternative commissioner districts maps on the County website (<http://adcogov.org/redistricting>). Additionally, the County published notice in six local newspapers of the scheduled neighborhood meetings and public hearings, as well as details where the district maps could be viewed and where comments could be sent (please see Exhibit 3 for list of newspapers and notice dates).

#### *Public Comments and Questions*

Only one person attended a neighborhood meeting. They wanted to determine if their district representative would remain the same. No written comments were received by staff.

#### *Public Preference*

No written or verbal comments were provided to staff that would indicate a preference of alternative map choice.

The formal public comment period ended on October 22, 2021, for the October 26, 2021, public hearing. Additional comments received after this date and prior to the October 26 hearing will be provided to the BoCC for review and posted to the website for the public. The comment period will end on November 30, 2021, concerning the December 7, 2021, public hearing date, at which a commissioner districts map will be adopted.

### **Result**

The result of the 2021 commissioner redistricting process will be the adoption of the District Boundaries Map on December 7, 2021, which will become effective immediately.

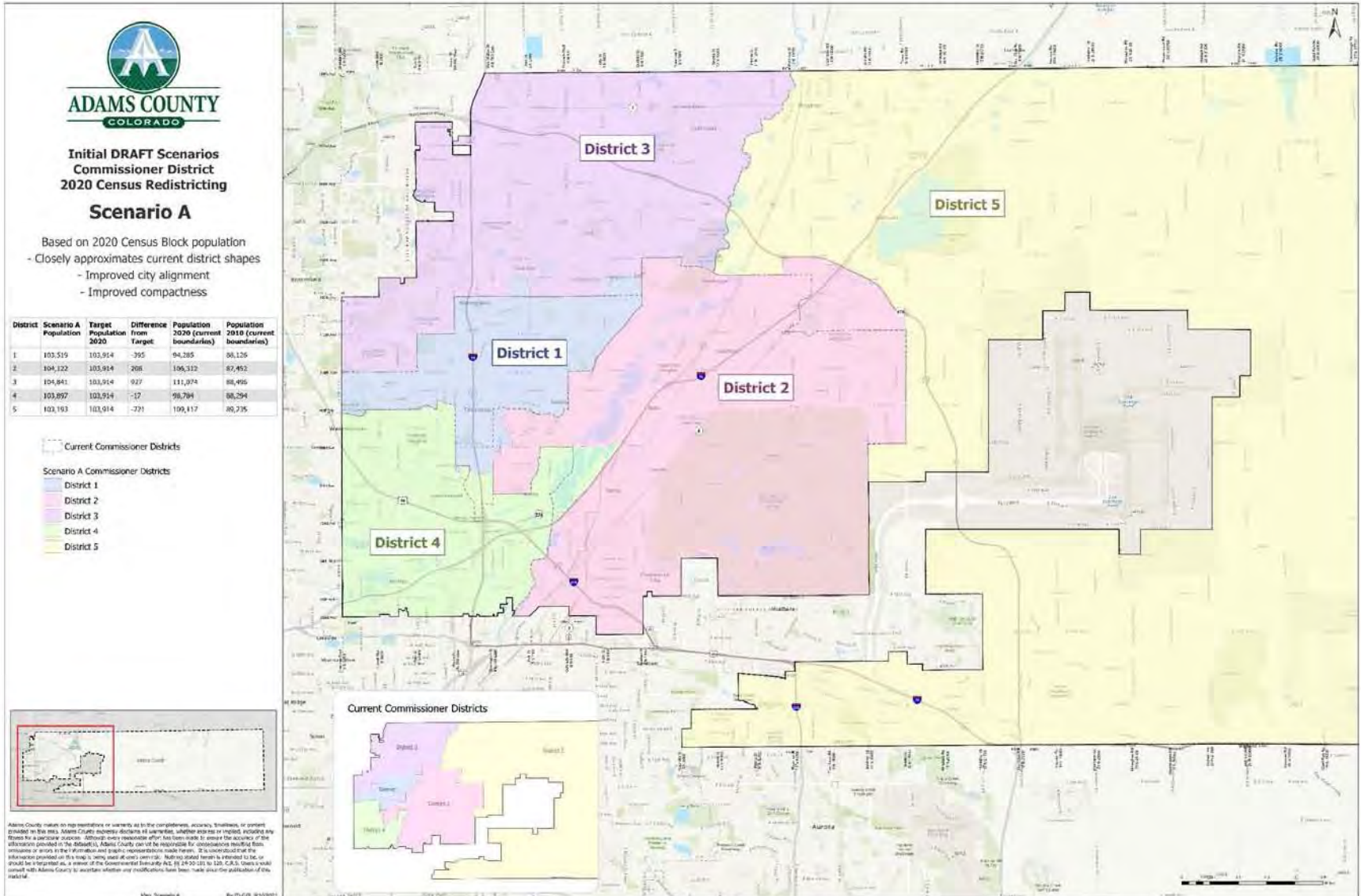
### **Next Steps**

Staff will present the information contained within this memorandum at the October 26, 2021, public hearing. Any comments made by the public during that public hearing or any comments submitted between the two public hearings will be summarized and included in an updated memorandum, which will be provided in advance of the December 7, 2021, final public hearing concerning this matter.

**EXHIBIT 1: Commissioner Districts Maps Alternatives**

# District Scenario A

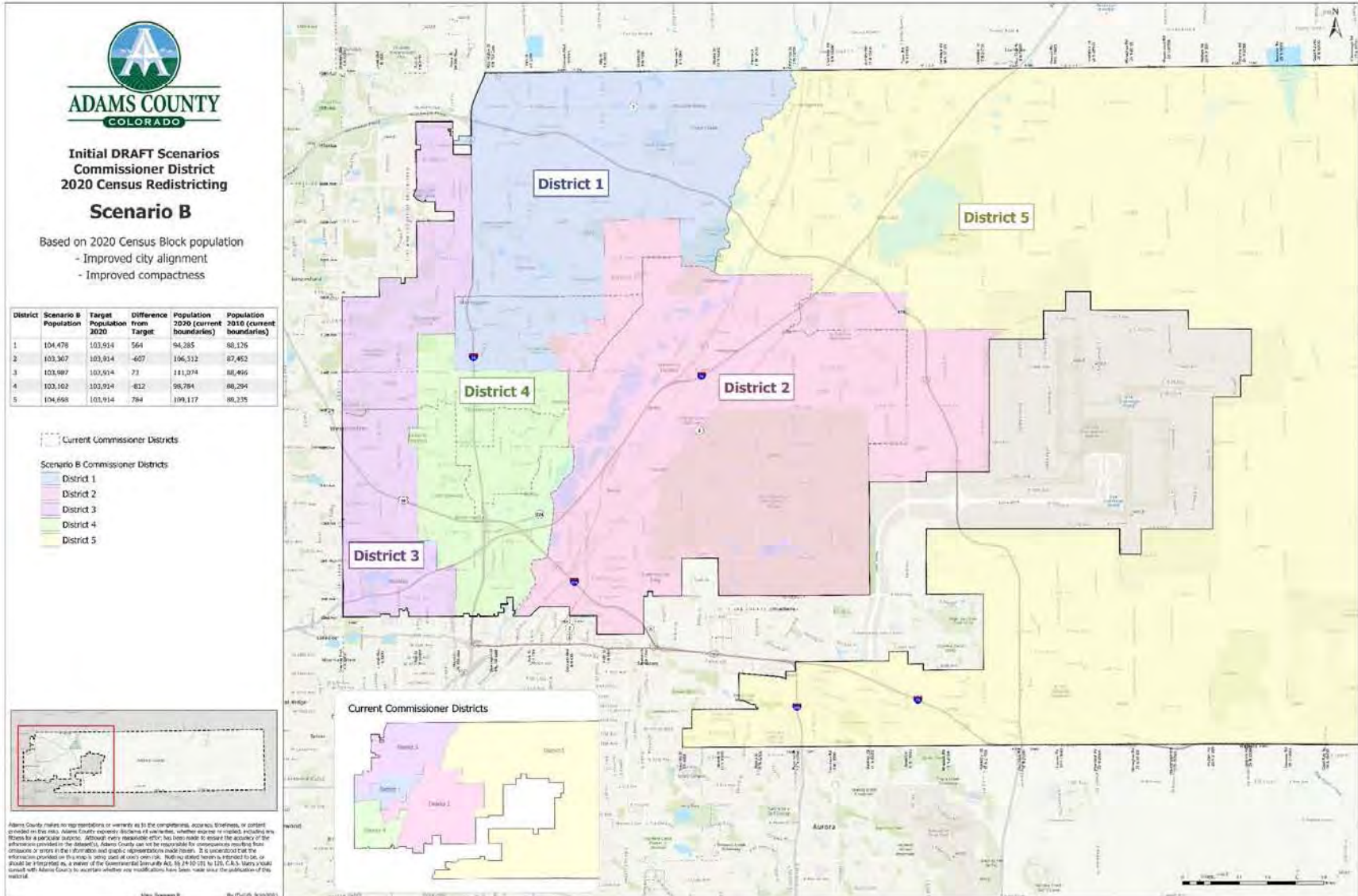
District	Scenario A Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	103,519	103,914	-395	94,285	88,126
2	104,122	103,914	208	106,312	87,452
3	104,841	103,914	927	111,074	88,496
4	103,897	103,914	-17	98,784	88,294
5	103,193	103,914	-721	109,117	89,235





# District Scenario B

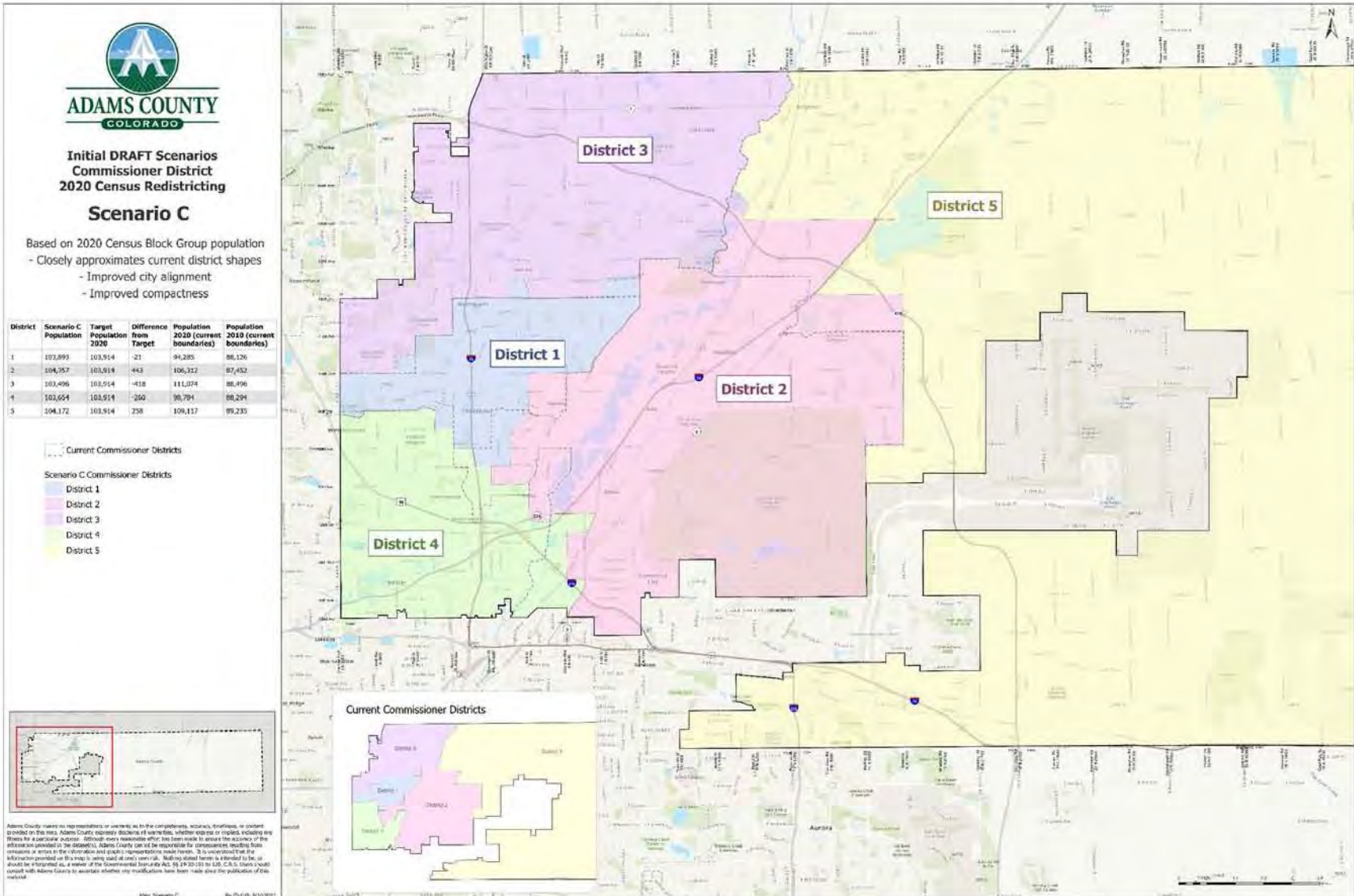
District	Scenario B Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	104,478	103,914	564	94,285	88,126
2	103,307	103,914	-607	106,312	87,452
3	103,987	103,914	73	111,074	88,496
4	103,102	103,914	-812	98,784	88,294
5	104,698	103,914	784	109,117	89,235





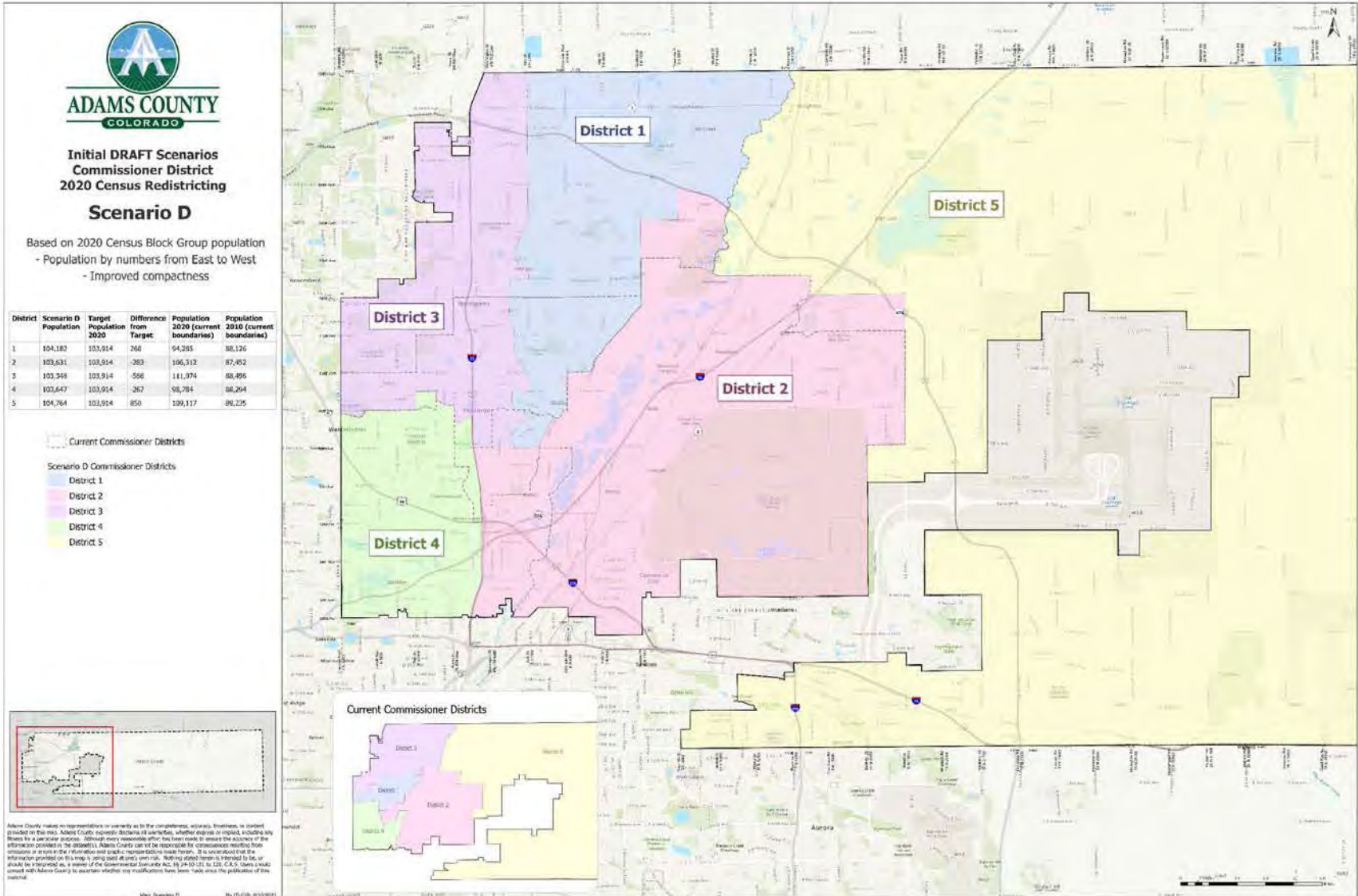
# District Scenario C

District	Scenario C Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	103,893	103,914	-21	94,285	88,126
2	104,357	103,914	443	106,312	87,452
3	103,496	103,914	-418	111,074	88,496
4	103,654	103,914	-260	98,784	88,294
5	104,172	103,914	258	109,117	89,235



# District Scenario D

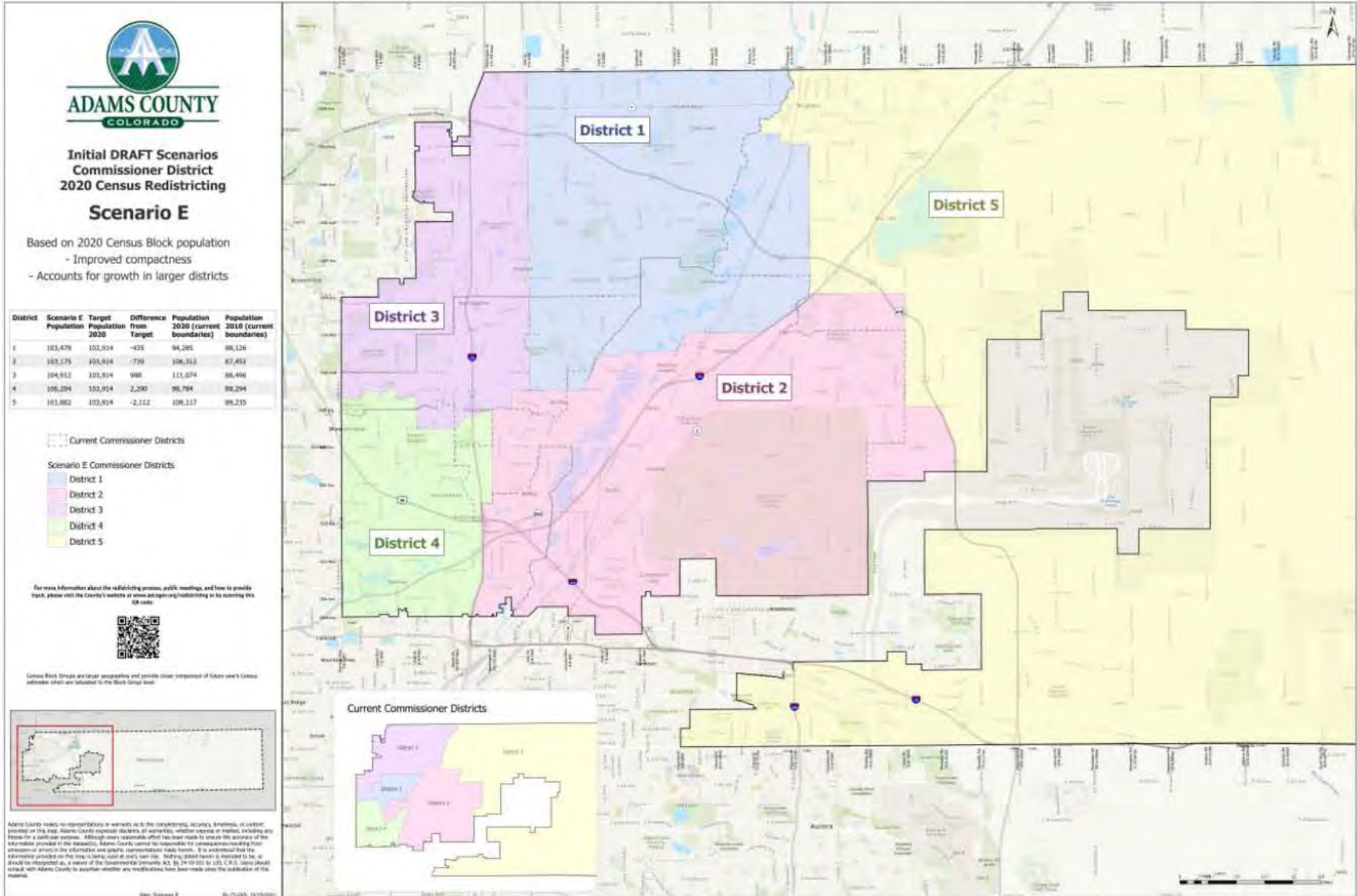
District	Scenario D Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	104,182	103,914	268	94,285	88,126
2	103,631	103,914	-283	106,312	87,452
3	103,348	103,914	-566	111,074	88,496
4	103,647	103,914	-267	98,784	88,294
5	104,764	103,914	850	109,117	89,235





# District Scenario E

District	Scenario E Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	103,479	103,914	-435	94,285	88,126
2	103,175	103,914	-739	106,312	87,452
3	104,912	103,914	998	111,074	88,496
4	106,204	103,914	2,290	98,784	88,294
5	101,802	103,914	-2,112	109,117	89,235



## **EXHIBIT 2: Meeting Locations**

### **2021 Adams County Commissioner Redistricting**

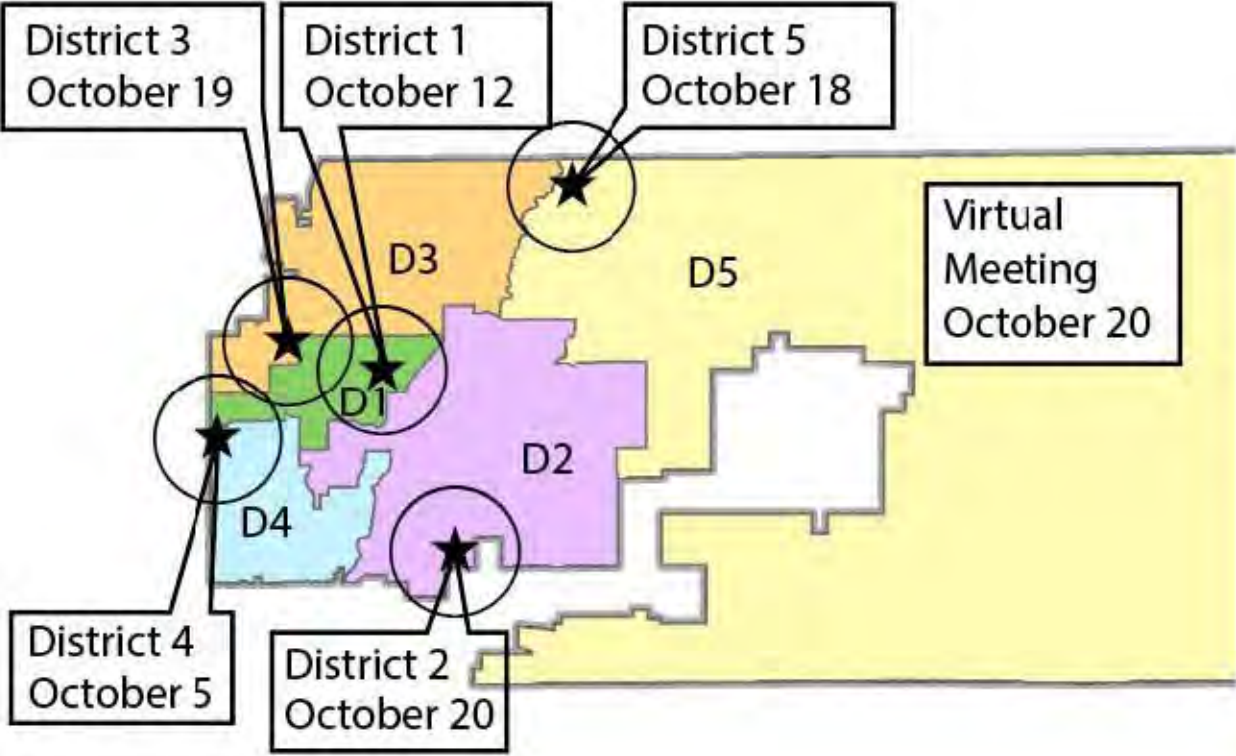
In accordance with C.R.S. 30-10-306, the Adams County Board of County Commissioners (BoCC) will hold a public hearing on Tuesday, Oct. 26, 2021, at 9:30 a.m., in the Public Hearing Room of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton, 1st Floor to consider four alternatives for the new boundaries for the five commissioner districts. The final map of the boundaries of the five commissioner districts will be selected by the BoCC on Tuesday, Dec. 7, 2021, at 9:30 a.m., in the Public Hearing Room of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton, 1st Floor.

Adams County will hold a series of neighborhood meetings in the following locations within the county to present the maps showing the alternatives:

- **Tuesday, Oct. 5, 6-7 p.m., Westminster City Hall Council Chambers (Commissioner District 4)**
- **Tuesday, Oct. 12, 6-7 p.m., Margaret Carpenter Recreation Center, Room C (Commissioner District 1)**
- **Monday, Oct. 18, 6-7 p.m., Brighton Armory (Commissioner District 5)**
- **Tuesday, Oct. 19, 6-7 p.m. Adams County Human Services Center, Apple A (Commissioner District 3)**
- **Wednesday, Oct. 20, 6-7 p.m., Commerce City Civic Center Council Chambers (Commissioner District 2)**

Public comment on these maps will be solicited throughout this process. The maps are available for review in person at 4430 S. Adams County Pkwy., Brighton, CO 80601, or on the county's website on this page at [adcogov.org/redistricting](http://adcogov.org/redistricting).

Please forward any written comments on this topic to [Redistricting@adcogov.org](mailto:Redistricting@adcogov.org) by Oct. 22, 2021, so your comments may be included verbatim.



**EXHIBIT 3: Newspapers and Notice Dates**

<b>PAPER</b>	<b>SENT TO PAPER BY</b>	<b>PUBLISHED THE NEXT...</b>
Brighton Blade	Thur, 9/23 By 3pm	Wed, 9/29
Commerce City Sentinel	Thur, 9/23 By 3pm	Tue, 9/28
Denver Post	Tue, 9/21 10am	Wed, 9/22
I-70 Scout	Tue, 9/21 5pm	Fri, 9/24
Northglenn/Thornton Sentinel	Fri, 9/17 5pm	Thu, 9/23
Westminster Window	Fri, 9/17 5pm	Thu, 9/23

**PUBLICATION REQUEST**

2021 Commissioner Redistricting

Board of County Commissioners 1<sup>st</sup> Hearing Date: October 26, 2021 at 9:30 am

Board of County Commissioners 2<sup>nd</sup> Hearing Date: December 7, 2021 at 9:30 am

Request: **2021 Commissioner Redistricting**

Location: **County-wide**

Case Manager: Jennifer Rutter

Applicant: Adams County, Community and Economic Development Department  
4430 S. Adams County Pkwy.  
Brighton, CO 80601

# 2021 Adams County Commissioner Redistricting

October 26, 2021

Board of County Commissioners Public Hearing



# Background

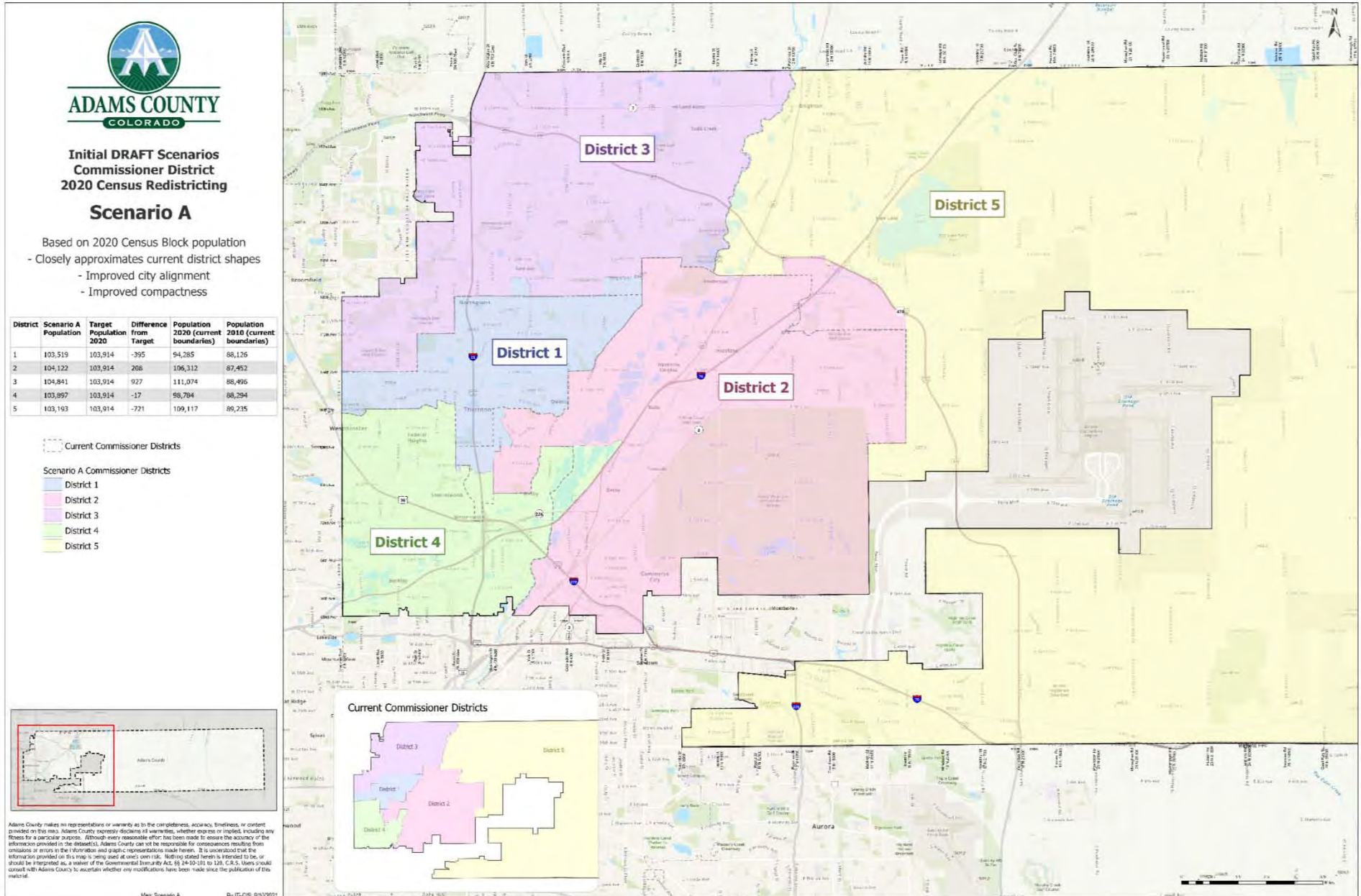
- County population increased from 2010 to 2020:
  - 2010: 441,604
  - 2020: 519,572
- Adams County has five Commissioner Districts. Each district must represent an equal population with a 5% deviation allowed.
- Five district map boundary alternatives were created
  - Keeping communities whole
  - Compactness
  - Current voter precincts remain whole
- Six public meetings to solicit feedback
  - Five in-person
  - One virtual

# Alternative District Maps

- Scenario A:
  - Similar Boundaries as Current
  - Based on Census Block populations
- Scenario B:
  - More alignment with City Boundaries
  - Based on Census Block populations
- Scenario C:
  - Similar Boundaries as Current
  - Based on Census Block Groups populations
- Scenario D:
  - Improves Compactness
  - Based on Census Block Group populations
- Scenario E:
  - Improves Compactness
  - Takes Into Account Future Growth
  - Based on Census Block populations

# District Scenario A

District	Scenario A Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	103,519	103,914	-395	94,285	88,126
2	104,122	103,914	208	106,312	87,452
3	104,841	103,914	927	111,074	88,496
4	103,897	103,914	-17	98,784	88,294
5	103,193	103,914	-721	109,117	89,235

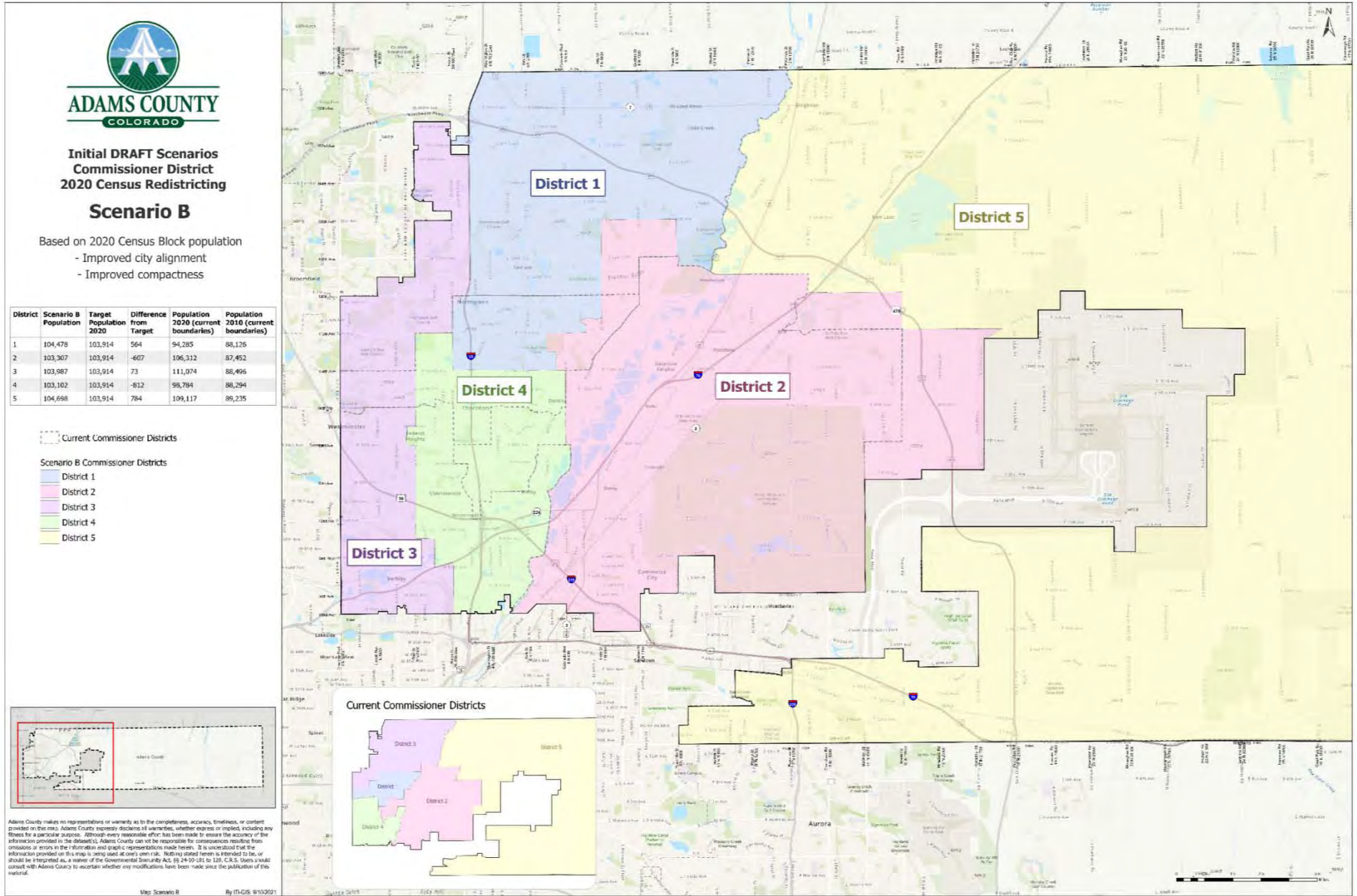


Adams County makes no representation or warranty as to the completeness, accuracy, timeliness, or content provided on this map. Adams County expressly disclaims all warranties, whether express or implied, including any fitness for a particular purpose. Although every reasonable effort has been made to ensure the accuracy of the information provided in the database, Adams County can not be responsible for consequences resulting from omissions or errors in the information and graphic representations made herein. It is understood that the information provided on this map is being used at user's own risk. No time shall herein be intended to be, or should be interpreted as, a waiver of the Governmental Immunity Act, §§ 24-10-101 to 120, C.R.S. Users should contact with Adams County to ascertain whether any modifications have been made since the publication of this material.



# District Scenario B

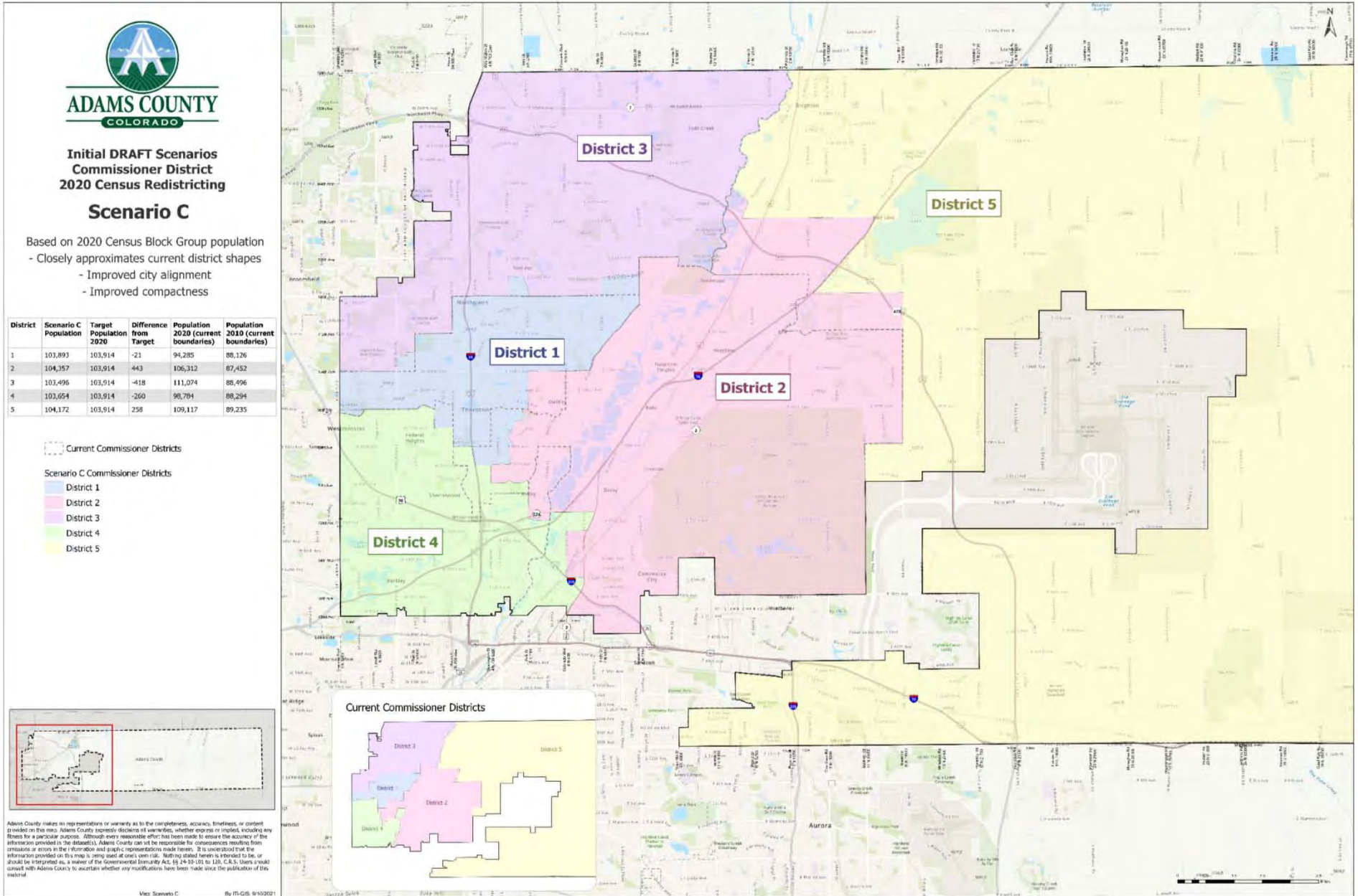
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2	103,307	103,914	-607	106,312	87,452
3	103,987	103,914	73	111,074	88,496
4	103,102	103,914	-812	98,784	88,294
5	104,698	103,914	784	109,117	89,235





# District Scenario C

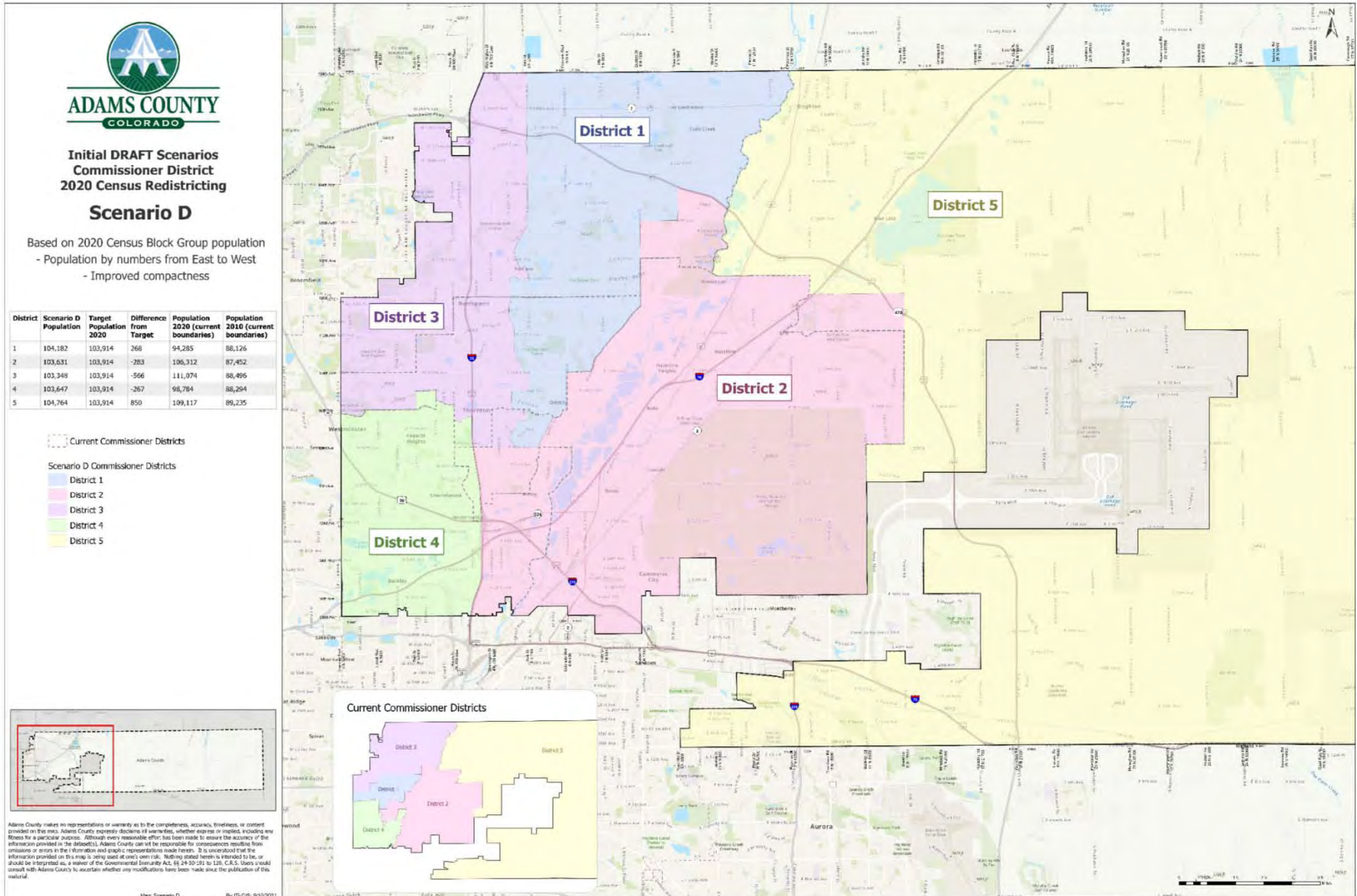
District	Scenario C Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
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4	103,654	103,914	-260	98,784	88,294
5	104,172	103,914	258	109,117	89,235





# District Scenario D

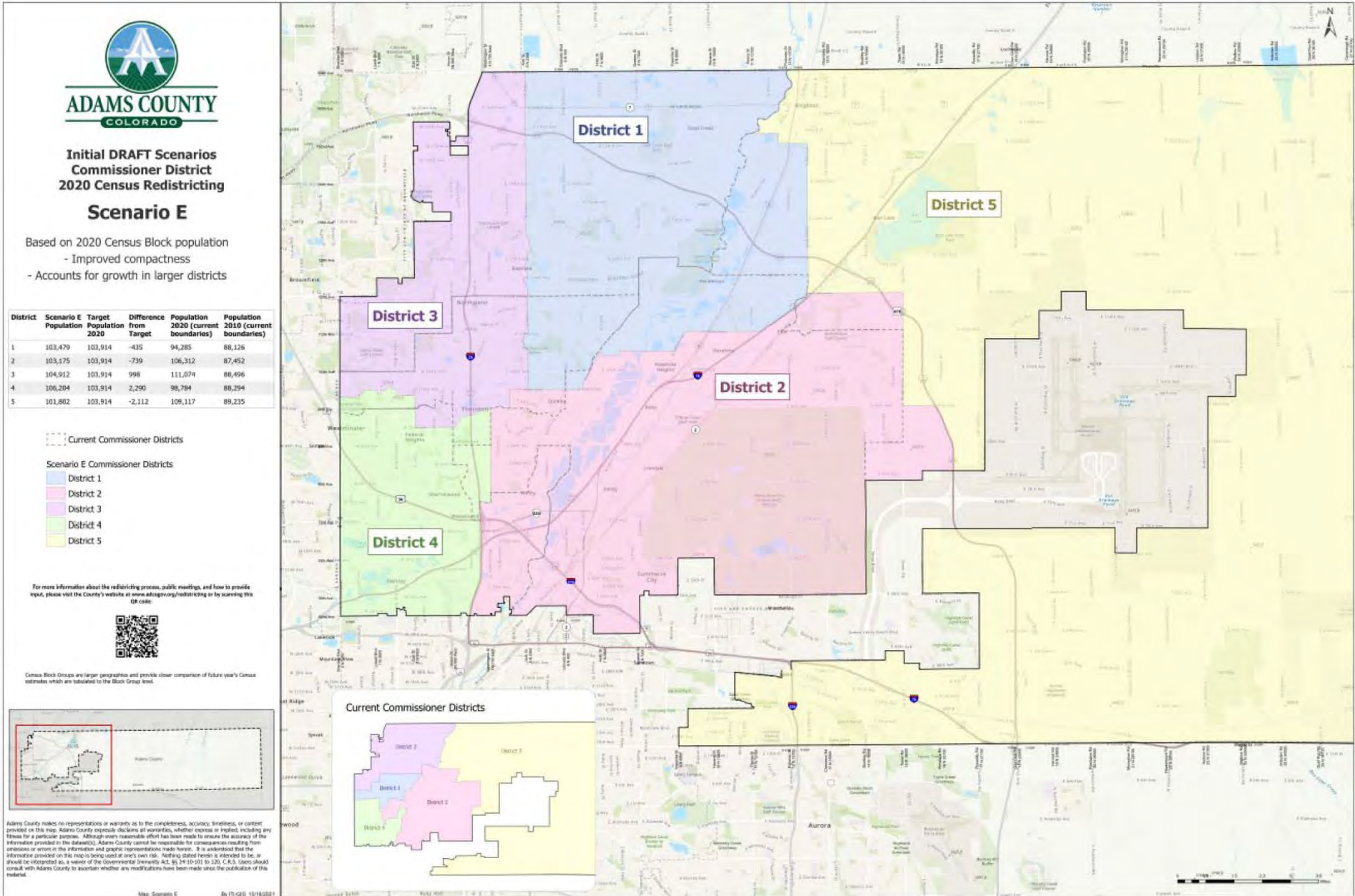
District	Scenario D Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
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4	103,647	103,914	-267	98,784	88,294
5	104,764	103,914	850	109,117	89,235





# District Scenario E

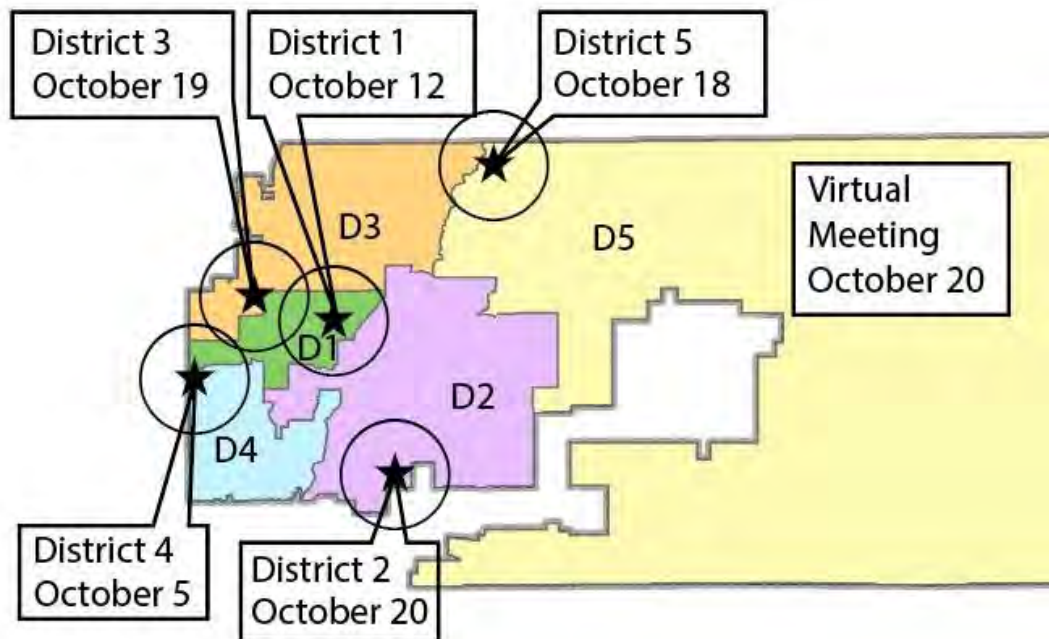
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4	106,204	103,914	2,290	98,784	88,294
5	101,802	103,914	-2,112	109,117	89,235





# Public Outreach

- Tuesday, Oct. 5 - Westminster City Hall (District 4)
- Tuesday, Oct. 12 - Margaret Carpenter Recreation Center (District 1)
- Monday, Oct. 18 - Brighton Armory (District 5)
- Tuesday, Oct. 19 - Adams County Human Services Center (District 3)
- Wednesday, Oct. 20 - Commerce City Civic Center (District 2)
- Wednesday, Oct. 20 – Virtual (Zoom)



# Timeline

- First three weeks of October: Six public meetings on redistricting
- October 26, 2021: First public hearing
  - In accordance with C.R.S. 30-10-306(5)
- October 28, 2021: Study Session with Planning Commission
- December 7, 2021: Second public hearing
  - Resolution adopting change in boundaries



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> October 26, 2021
<b>SUBJECT:</b> Approval of Opioid Settlements and Memorandum of Understanding
<b>FROM:</b> Heidi Miller, County Attorney
<b>AGENCY/DEPARTMENT:</b> County Attorney's Office
<b>HEARD AT STUDY SESSION ON:</b> Multiple occasions
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners Approves the attached resolution and associated documents

### **BACKGROUND:**

Adams County joined a coalition of other local governments and hired the law firm of Keller Rohrback, LLP to file suit against opioid manufacturers and distributors. Since that time, the parties involved in the litigation have reached settlement agreements and Keller Rohrback is recommending that we join those settlements. The settlement funds are being distributed at the state level and the local government coalition negotiated a Memorandum of Understanding with the Colorado Attorney General that outlines how funds will be allocated in Colorado.

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

### **ATTACHED DOCUMENTS:**

Resolution approving the Colorado opioids settlement memorandum of understanding, subdivision settlement participation forms, and Colorado subdivision escrow agreement

**FISCAL IMPACT:**

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

This action will likely lead to settlement funds allocated to Adams County. The exact amount of settlement proceeds is not yet determined.

**Fund:**

**Cost Center:**

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

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<hr/> <hr/>

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

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

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE COLORADO OPIOIDS SETTLEMENT MEMORANDUM  
OF UNDERSTANDING, SUBDIVISION SETTLEMENT PARTICIPATION FORMS, AND  
COLORADO SUBDIVISION ESCROW AGREEMENT

WHEREAS, the current opioid epidemic has wreaked havoc on communities throughout the country, including Adams County, causing increases in services provided by and costs incurred by the County; and,

WHEREAS the County joined a coalition of Colorado local governments to pursue litigation against manufacturers and distributors of prescription opioids in order to hold them accountable for the damage they have caused; and,

WHEREAS, through these efforts, Settlement Agreements have been developed for claims against Janssen Pharmaceuticals (“J&J Settlement”) as well as McKesson Corporation, Cardinal Health, Inc., and AmerisourceBergen Corporation (“Distributor Settlement”); and,

WHEREAS, the Colorado Attorney General’s Office has developed a Memorandum of Understanding to coordinate the distribution and sharing of opioid settlement proceeds throughout Colorado; and,

WHEREAS, the Board finds that participation in the Memorandum of Understanding, J&J Settlement, and Distributor Settlement will maximize the proceeds available to Adams County to combat the harms caused to our community.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Colorado Opioids Settlement Memorandum of Understanding as well as the Subdivision Settlement Participation Forms, and Colorado Subdivision Escrow Agreement, copies of which are attached hereto and incorporated by reference herein are hereby approved.

BE IT FURTHER RESOLVED, that the Chair is authorized to sign the Memorandum of Understanding and the County Attorney is hereby authorized to sign the settlement documents and any other document necessary to effectuate settlements against opioid manufacturers and distributors on behalf of Adams County.

**COLORADO OPIOIDS SETTLEMENT MEMORANDUM OF UNDERSTANDING  
("MOU")**

Thursday, August 26, 2021

August 25, 2021 Attorney General version

**A. Definitions**

As used in this MOU:

1. "Approved Purpose(s)" shall mean forward-looking strategies, programming, and services to abate the opioid epidemic as identified by the terms of any Settlement. If a Settlement is silent on Approved Purpose(s), then Approved Purpose(s) shall mean those forward-looking strategies to abate the opioid epidemic identified in **Exhibit A** or any supplemental forward-looking abatement strategies added to **Exhibit A** by the Abatement Council. Consistent with the terms of any Settlement, "Approved Purposes" shall also include the reasonable administrative costs associated with overseeing and administering Opioid Funds from each of the four (4) Shares described in Section (B)(2). Reimbursement by the State or Local Governments for past expenses are not Approved Purpose(s). "Approved Purposes" shall include attorneys' fees and expenses incurred in the course of the opioid litigation that are paid through the process discussed below.
2. "County Area" shall mean a county in the State of Colorado plus the Local Governments, or portion of any Local Government, within that county.
3. "Effective Date" shall mean the date on which a court of competent jurisdiction, including any bankruptcy court, enters the first Settlement by order or consent decree. The Parties anticipate that more than one Settlement will be administered according to the terms of this MOU, but that the first entered Settlement will trigger the formation of the Abatement Council in Section (C) and the Regional Councils in Section (F)(5).<sup>1</sup>
4. "General Abatement Fund Council," or "Abatement Council," shall have the meaning described in Section (C), below.

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<sup>1</sup> For the avoidance of doubt, the McKinsey Settlement and any other Settlement that precedes the finalization of drafting this MOU are not considered a trigger for purposes of the calculation of "Effective Date."

5. "Local Government(s)" shall mean all counties in the State of Colorado and the municipalities, towns, and county and city municipal corporations that are listed in **Exhibit B**.
6. "National Opioid Settlement Administrative Fund" shall mean any fund identified by a Settlement for the national distribution of Opioid Funds.
7. "Opioid Funds" shall mean damage awards obtained through a Settlement.
8. "Opioid Settling Defendant" shall mean any person or entity, or its affiliates, that engages in or has engaged in the manufacture, marketing, promotion, distribution, or dispensing of licit opioids.
9. "Participating Local Government(s)" shall mean all Local Governments that sign this MOU, and if required under terms of a particular Settlement, who have executed a release of claims with the Opioid Settlement Defendant(s). For the avoidance of doubt, a Local Government must sign this MOU to become a "Participating Local Government." Local Governments may designate the appropriate individual from their entity to sign the MOU.
10. "Party" or "Parties" shall mean the State and/or Participating Local Government(s).
11. "Qualified Settlement Fund Account," or "QSF Account," shall mean an account set up as a qualified settlement fund, 468b fund, as authorized by Treasury Regulations 1.468B-1(c) (26 CFR §1.468B-1).
12. "Regional Council" shall have the meaning described in Section (F)(5), below.
13. "Settlement" shall mean the negotiated resolution of legal or equitable claims against an Opioid Settling Defendant when that resolution has been jointly entered into by the State and the Participating Local Governments, or by any individual Party or collection of Parties that opt to subject their Settlement to this MOU. Unless otherwise directed by an order from a United States Bankruptcy Court, "Settlement" shall also include distributions from any liquidation under Chapter 7 of the United States Bankruptcy Code or confirmed plan under Chapter 11 of the United States Bankruptcy Code that treats the claims of the State and Local Governments against an Opioid Settling Defendant.
14. "The State" shall mean the State of Colorado acting through its Attorney General and the Colorado Department of Law.

**B. Allocation of Settlement Proceeds**

1. All Opioid Funds shall be held in accordance with the terms of any Settlement. If a Settlement allows Opioid Funds to be held in a National Opioid Settlement Administrative Fund, then Opioid Funds shall be held in such National Opioid Settlement Administrative Fund. If a Settlement does not allow for Opioid Funds



to be held in a National Opioid Settlement Administrative Fund, Opioid Funds shall be held in a Colorado-specific QSF Account or, under the following limited circumstances, in the State's Custodial Account: 1) if at the time of a Settlement, a Colorado-specific QSF Account is not yet established, although in such case, the Opioid Funds shall be transferred to the Colorado-specific QSF Account once it is established or 2) where the Abatement Fund Council determines Opioids Funds cannot be legally held in a Colorado-specific QSF Account. Regardless of whether Opioid Funds are held in a National Administrative Fund, a Colorado-specific QSF Account, or in the State's Custodial Account, the Abatement Council shall appoint one of its members to serve as the point of contact in accordance Section (C)(4)(b)(i), below.

2. All Opioid Funds, at the time of a Settlement or at the time designated in the Settlement documents, shall be divided and distributed as follows:<sup>2</sup>
  - a. 10% directly to the State ("State Share") for Approved Purposes in accordance with Section (D), below;
  - b. 20% directly to Participating Local Governments ("LG Share") for Approved Purposes in accordance with Section (E), below;
  - c. 60% directly to Regions ("Regional Share") for Approved Purposes in accordance with Section (F), below; and
  - d. 10% to specific abatement infrastructure projects ("Statewide Infrastructure Share") for Approved Purposes in accordance with Section (G), below.
3. Distribution of the Shares in Section B(2)(a) – (d) shall be direct, meaning that funds held in accordance with Section B(1) shall be disbursed directly to the State, Participating Local Governments, Regions, and the Statewide Infrastructure Share according to the terms of this MOU.
4. All Opioid Funds, regardless of allocation, shall be used for Approved Purposes.
5. Participating Local Governments may elect to share, pool, or collaborate with their respective allocation of the LG or Regional Shares in any manner they choose, so long as such sharing, pooling, or collaboration is used for Approved Purposes and complies with the terms of this MOU and any Settlement.

### **C. General Abatement Fund Council**

1. A General Abatement Fund Council (the "Abatement Council"), consisting of representatives appointed by the State and Participating Local Governments, shall

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<sup>2</sup> This MOU treats multi-county health departments as county health departments for purposes of allocation and distribution of abatement proceeds and therefore multi-county health departments shall not receive any Opioid Funds directly. Third-Party Payors ("TPPs") are not Parties to this MOU.

be created to ensure the distribution of Opioid Funds complies with the terms of any Settlement and to provide oversight of the Opioid Funds in accordance with the terms of this MOU.

2. **Membership:** The Abatement Council shall consist of the following thirteen (13) members, who shall serve in their official capacity only.

a. **State Members:** Seven (7) members shall be appointed by the State, as authorized volunteers of the State, as follows:

- (i) A Chair to serve as a non-voting member, except in the event of a tie;
- (ii) Two (2) members who are licensed professionals with significant experience in substance use disorders;
- (iii) Three (3) members who are professionals with significant experience in prevention, education, recovery, treatment, criminal justice, rural public health issues, or government administration related to substance use disorders; and
- (iv) One (1) member or family member affected directly by the opioid crisis.

b. **Local Government Members:** Six (6) members shall be appointed by the Participating Local Governments. Local Government Members shall be a County Commissioner, Mayor, City or Town Council Member, or a professional with significant experience in prevention, education, recovery, treatment, criminal justice, rural public health issues, or governmental administration related to substance use disorders. A Participating Local Government may determine which Local Government Members are eligible (or ineligible) to serve on the General Abatement Fund Council. County Commissioners, City or Town Council Members, and/or Mayors from the Regions identified in **Exhibit C** shall collaborate to appoint Local Government Members as follows:

- (i) Two (2) Members from Regions 1, 5, 13, 14, 15, 17, 18;
- (ii) Two (2) Members from Regions 2, 6, 7, 8, 9, 10, 11, 12, 16; and
- (iii) Two (2) Members from Regions 3, 4, 19.

c. **Terms:** The Abatement Council shall be established within ninety (90) days of the Effective Date. In order to do so, within sixty (60) days of the Effective Date, the State shall appoint the State Members in accordance with Section (C)(2)(a), and after conferral with the Local Governments, CCI and CML shall jointly appoint six (6) Local Government Members for an initial term not to exceed one year. Thereafter, Members shall be

appointed in accordance with this Section and Sections (C)(2)(a) and (b) and may serve no more than two (2) consecutive two-year terms, for a total of four (4) consecutive years. Except that, beginning in the second year only, two (2) State Members and two (2) Local Government members shall be appointed for a three-year term and may serve one consecutive two-year term thereafter. The Chair shall have no term but may be replaced at the State's discretion.

- (i) If a State or Local Government Member resigns or is otherwise removed from the Abatement Council prior to the expiration of their term, a replacement Member shall be appointed within sixty (60) days in accordance with Sections (C)(2)(a) and (b).
- (ii) If a Local Government Member vacancy exists for more than sixty (60) days, the State shall appoint a replacement Local Government Member to serve until the vacancy is filled in accordance with Section (C)(2)(b).

3. **Duties:** The Abatement Council is primarily responsible for ensuring that the distribution of Opioid Funds complies with the terms of this MOU. The Abatement Council is also responsible for oversight of Opioid Funds from the Regional Share in accordance with Section (F), below, and for developing processes and procedures for the distribution and oversight of Opioid Funds from the Statewide Infrastructure Share in accordance with Section (G) below.

4. **Governance:** The Abatement Council shall draft its own bylaws or other governing documents, which must include appropriate conflict of interest and dispute resolution provisions, in accordance with the terms of this MOU and the following principles:

- a. **Authority:** The Abatement Council does not have rulemaking authority. The terms of this MOU and any Settlement, as entered by any court of competent jurisdiction, including any bankruptcy court, control the authority of the Abatement Council and the Abatement Council shall not stray outside the bounds of the authority and power vested by this MOU and any Settlement.
- b. **Administration:** The Abatement Council shall be responsible for an accounting of all Opioid Funds. The Abatement Council shall be responsible for releasing Opioid Funds in accordance with Section (B)(1) for the Regional and Statewide Infrastructure Shares in Sections (B)(2)(c) and (d) and shall develop policies and procedures for the release and oversight of such funds in accordance with Sections (F) and (G). Should the Abatement Council require assistance with providing an accounting of Opioid Funds, it may seek assistance from the State.

- (i) The Abatement Council shall appoint one of its members to serve as a point of contact for the purpose of communicating with the entity holding Opioid Funds in accordance with Section (B)(1) and in that role shall only act as directed by the Abatement Council.
- c. **Transparency:** The Abatement Council shall operate with all reasonable transparency and operate in a manner consistent with all Colorado laws relating to open records and meetings regardless of whether the Abatement Council is otherwise obligated to comply with them.
  - (i) The Abatement Council shall develop a centralized public dashboard or other repository for the publication of expenditure data from any Party or Regional Council that receives Opioid Funds in accordance with Sections (D)-(G).
  - (ii) The Abatement Council may also require outcome related data from any Party or Regional Council that receives Opioid Funds in accordance with Sections (D)-(G) and may publish such outcome related data in the centralized public dashboard or other repository described above. In determining which outcome related data may be required, the Abatement Council shall work with all Parties and Regional Councils to identify appropriate data sets and develop reasonable procedures for collecting such data sets so that the administrative burden does not outweigh the benefit of producing such outcome related data.
  - (iii) For purposes of funding the centralized public dashboard or other repository described above, the Abatement Council shall make good faith efforts to seek funding from outside sources first, otherwise the State shall provide such funding.
- d. **Collaboration:** The Abatement Council shall facilitate collaboration between the State, Participating Local Governments, Regional Councils, and other stakeholders for the purposes of sharing data, outcomes, strategies, and other relevant information related to abating the opioid crisis in Colorado.
- e. **Decision Making:** The Abatement Council shall seek to make all decisions by consensus. In the event consensus cannot be achieved, unless otherwise required in this MOU, the Abatement Council shall make decisions by a majority vote of its Members. The Chair shall only vote in the event of a tie.
- f. **Due Process:** The Abatement Council shall develop the due process procedures required by Section (G)(3)(d) for Parties to dispute or challenge remedial actions taken by the Abatement Council for Opioid Funds from the Statewide Infrastructure Share. The Abatement Council



shall also abide by the due process principles required by Section (F)(12)-(13) for Regions to dispute or challenge remedial actions taken by the Abatement Council for Opioid Funds from the Regional Share.

- g. **Legal Status:** The Abatement Council shall not constitute a separate legal entity.
- h. **Legal Representation:** To the extent permitted by law, the State shall provide legal counsel to State Members for all legal issues arising from those State Members' work on the Abatement Council. At all times, Local Government Members of the Abatement Council are entitled to receive legal representation from their respective governmental entities. In the event of a conflict, the Abatement Council and its members may retain the services of other legal counsel.
- i. **Compensation:** No member of the Abatement Council shall be compensated for their work related to the Abatement Council.

**D. State Share**

- 1. In accordance with Sections (B)(1) and (B)(2)(a), and the terms of any Settlement, the State Share shall be paid directly to the State in accordance with the terms of this Section (D).
- 2. The State maintains full discretion over distribution of the State Share anywhere within the State of Colorado, however, the State Share shall be used for Approved Purposes only. The State will work to reduce administrative costs as much as practicable.
- 3. On an annual basis, as determined by the Abatement Council, the State shall provide all expenditure data, including administrative costs, from the State Share to the Abatement Council for purposes of maintaining transparency in accordance with Section (C)(4)(c)(i). The Abatement Council may require the State to provide additional outcome-related data in accordance with Section (C)(4)(c)(ii) and the State shall comply with such requirements.
- 4. If the State disputes the amount of Opioid Funds it receives from the State Share, the State shall alert the Abatement Council within sixty (60) days of discovering the information underlying the dispute. Failure to alert the Abatement Council within this time frame shall not constitute a waiver of the State's right to seek recoupment of any deficiency in its State Share.

**E. LG Share**

- 1. In accordance with Sections (B)(1) and (B)(2)(b), and the terms of any Settlement, the LG Share shall be paid directly to Participating Local Governments in accordance with the terms of this Section (E).

2. Allocations to Participating Local Governments from the LG Share shall first be determined using the percentages shown in **Exhibit D**.
3. The LG Share for each County Area shall then be allocated among the county and the other Participating Local Governments within it. **Exhibit E** reflects the default allocation that will apply unless the Participating Local Governments within a County Area enter into a written agreement providing for a different allocation. The Participating Local Governments may elect to modify the allocation for a County Area in **Exhibit E**, but such modification to the allocation in **Exhibit E** shall not change a County Area's total allocation under Section (E)(2).
4. A Local Government that chooses not to become a Participating Local Government will not receive a direct allocation from the LG Share. The portion of the LG Share that would have been allocated to a Local Government that is not a Participating Local Government will instead be re-allocated to the Regional Share for the Region where the Local Government is located, in accordance with Section (F), below.
5. In the event a Participating Local Government dissolves or ceases to exist during the term of any Settlement, the allocation for that Participating Local Government from the LG Share shall be re-allocated as directed by any Settlement, and if not specified, be re-allocated to the Regional Share for the Region in which the Participating Local Government was located, in accordance with Section (F). If a Participating Local Government merges with another Participating Local Government, the allocation for that Participating Local Government from the LG Share shall be re-allocated as directed by any Settlement, and if not specified, shall be re-allocated to the successor Participating Local Government's allocation of the LG Share. If a Participating Local Government merges with a Local Government that is not a Participating Local Government, the allocation for that Participating Local Government from the LG Share shall be re-allocated as directed by any Settlement, and if not specified, be re-allocated to the Region in which the merging Participating Local Government was located, in accordance with Section (F), below.
6. A Participating Local Government may forego its allocation of the LG Share and direct its allocation to the Regional Share for the Region where the Participating Local Government is located, in accordance with Section (F) below, by affirmatively notifying the Abatement Council on an annual basis of its decision to forego its allocation of the LG Share. A Participating Local Government's election to forego its allocation of the LG Share shall carry over to the following year unless the Participating Local Government notifies the Abatement Council otherwise. If a Participating Local Government elects to forego its allocation of the LG Share, the Participating Local Government shall be excused from the reporting requirements required by Section (E)(8).
7. Participating Local Governments maintain full discretion over the distribution of their allocation of the LG Share anywhere within the State of Colorado, however,

all Participating Local Governments shall use their allocation from the LG Share for Approved Purposes only. Reasonable administrative costs for a Participating Local Government to administer its allocation of the LG Share shall not exceed actual costs or 10% of the Participating Local Government's allocation of the LG Share, whichever is less.

8. On an annual basis, as determined by the Abatement Council, all Participating Local Governments shall provide all expenditure data, including administrative costs, from their allocation of the LG Share to the Abatement Council for purposes of maintaining transparency in accordance with Section (C)(4)(c)(i). The Abatement Council may require Participating Local Governments to provide additional outcome related data in accordance with Section (C)(4)(c)(ii) and all Participating Local Governments shall comply with such requirements.
9. If any Participating Local Government disputes the amount of Opioid Funds it receives from its allocation of the LG Share, the Participating Local Government shall alert the Abatement Council within sixty (60) days of discovering the information underlying the dispute. Failure to alert the Abatement Council within this time frame shall not constitute a waiver of the Participating Local Government's right to seek recoupment of any deficiency in its LG Share.

#### **F. Regional Share**

1. In accordance with Sections (B)(1) and (B)(2)(c), and the terms of any Settlement, the Regional Share shall be paid to the Regions in accordance with the terms of this Section (F).
2. Participating Local Governments shall organize themselves into the Regions depicted in **Exhibit C**. Municipalities located in multiple Regions may join all or some of the Regions in which they are located according to **Exhibit C**.
3. Allocations to Regions will be distributed according to **Exhibit F**. For multi-county Regions, each Region's share listed in **Exhibit F** is calculated by summing the individual percentage shares listed in **Exhibit D** for the counties within that Region. The percentages in **Exhibit F** are based on the assumption that every Local Government in each Region becomes a Participating Local Government.
4. In the event a city, town, or other municipality that is a Participating Local Government merges, dissolves, or ceases to exist during the term of any Settlement, the allocation of the Regional Share owed to the Region in which that Participating Local Government existed shall be re-allocated as directed by any Settlement, and if not specified, shall not be modified from **Exhibit F**. If a county that is a Participating Local Government merges with another county within its Region, the allocation of the Regional Share owed to the Region in which that county existed shall be re-allocated as directed by any Settlement, and if not specified, shall not be modified from **Exhibit F**. If a county that is a Participating Local Government merges with a county in a different Region during the term of



any Settlement, the allocation of the Regional Share owed to the Region in which that county existed shall be re-allocated as directed by any Settlement, and if not specified, shall be re-allocated to the Region in which that Participating Local Government merged in accordance with **Exhibit F**.

5. Each Region must create its own Regional Council while giving consideration to the regional governance models illustrated in **Exhibit G**. The Regional Council must be formed by the Participating Local Governments within the Region and each Regional Council shall designate a fiscal agent for the Region. Regional fiscal agents shall be county or municipal governments only. All funds from the Regional Share shall be distributed to the Regional Council's identified fiscal agent for the benefit of the entire Region.
  - a. Subject to this Section F(5), each Region may draft its own intra-regional agreements, bylaws, or other governing documents to determine how the Regional Council will operate. However, each voting member of a Regional Council shall be an employee or elected official of a Participating Local Government within the applicable Region. In the case of Denver, the voting members of its Regional Council shall be appointed by the Mayor. In the case of Broomfield, the voting members of its Regional Council shall be appointed by the Broomfield City and County Manager.
  - b. The Region shall not receive any Opioid Funds from the Regional Share until the Region certifies to the Abatement Council that its Regional Council has been formed and a fiscal agent has been designated. Such certification shall be in a simple form adopted by the Region and may be made via email, so long as it includes the names and affiliations of the Regional Council's members and the designated fiscal agent.
  - c. If a Region does not form and certify its Regional Council and designate its fiscal agent within one-hundred and eighty (180) days of the Effective Date, the Abatement Council shall appoint members to the Region's Regional Council. Regional Council members appointed by the Abatement Council shall serve until the Region certifies the formation of its Regional Council to the Abatement Council.
  - d. A Region shall submit a renewed certification required by Section (F)(5)(b), above, when its membership changes.
  - e. If a membership vacancy exists on a Regional Council for more than ninety (90) days and the Regional Council is unable to fill the vacancy by its regular procedures during that time, the Abatement Council shall appoint a replacement member to serve until the Region fills the vacancy.

6. A Local Government that chooses not to become a Participating Local Government shall not receive any Opioid Funds from the Regional Share or participate in the Regional Councils described in Section (F)(5) above.
7. Each Regional Council shall make requests to the Abatement Council for Opioid Funds from their allocation of the Regional Share. Each Regional Council's request for Opioid Funds from the Regional Share shall be accompanied by a 2-year plan identifying the Approved Purposes for which the requested funds will be used by the Region anywhere within the State of Colorado. A Regional Council's 2-year plan may be amended so long as such amendments comply with the terms of this MOU and any Settlement. Any Regional Council may seek assistance from the Abatement Council for purposes of developing its 2-year plan.
8. Reasonable administrative costs for a Regional Council to administer its Region's allocation of the Regional Share shall not exceed actual costs or 10% of the Region's allocation of the Regional Share, whichever is less.
9. The Abatement Council shall release funds requested by a Regional Council in accordance with Section (B)(1) if the Regional Council's 2-year plan complies with the Approved Purposes, the terms of this MOU, and the terms of any Settlement. The Abatement Council shall not deny any funding request from a Regional Council on the basis that the Abatement Council does not approve or agree with the Approved Purposes for which a Regional Council requests Opioid Funds from the Regional Share. Nor may the Abatement Council hold up, delay, or make unreasonable requests for additional or supporting information of the Regional Council prior to releasing the requested Opioid Funds. The purpose of this MOU is to facilitate Opioid Funds to their intended recipients quickly and efficiently with minimal administrative procedure.
10. On an annual basis, as determined by the Abatement Council, each Regional Council's fiscal agent shall provide to the Abatement Council the Regional Council's expenditure data, including administrative costs, from their allocation of the Regional Share and certify to the Abatement Council that the Regional Council's expenditures were for Approved Purposes and complied with its 2-year plan. The Regional Council shall subject itself to an accounting at the Abatement Council's discretion.
  - a. The Abatement Council shall review a Regional Council's expenditure data and certification to ensure compliance with the Regional Council's 2-year plan, the Approved Purposes, and the terms of this MOU and any Settlement.
  - b. The Abatement Council shall publish the Regional Council's expenditure data, including administrative costs, from the Regional Share in accordance with Section (C)(4)(c)(i). The Abatement Council may require Regional Councils to provide additional outcome related data in

accordance with Section (C)(4)(c)(ii) and all Regional Councils shall comply with such requirements.

11. If any Regional Council disputes the amount of Opioid Funds it receives from its allocation of the Regional Share, the Regional Council shall alert the Abatement Council within sixty (60) days of discovering the information underlying the dispute. Failure to alert the Abatement Council within this time frame shall not constitute a waiver of the Regional Council's right to seek recoupment of any deficiency in its Regional Share.
12. If the Abatement Council has reason to believe a Region's expenditure of its allocation of the Regional Share did not comply with the Region's 2-year Plan, the Approved Purposes, the terms of this MOU or any Settlement, as described in this Section (F), or that the Region otherwise misused its allocation of the Regional Share, the Abatement Council may take remedial action against the alleged offending Region. Such remedial action is left to the discretion of the Abatement Council and may include but not be limited to, withholding future Opioids Funds owed to the offending Region or requiring the offending Region to reimburse improperly expended Opioid Funds to the Regional Share.
13. Within one hundred and twenty (120) days of the Abatement Council being formed, in accordance with Section (C)(2)(c) above, the Abatement Council shall develop and publish due process procedures for allowing a Region to challenge or dispute any remedial action taken by the Abatement Council, including timelines during which the Region may engage in such a challenge or dispute. Such due process procedures shall reflect, at a minimum, the following principles:
  - a. Upon learning of any conduct that may warrant remedial action against a Region, the Abatement Council shall first provide notice to the Region of the conduct at issue, provide the Region an opportunity to respond, and, if appropriate, cure the alleged offending conduct. If after providing the Region such notice and opportunities to respond and cure, the Abatement Council continues to believe remedial action is warranted, the Abatement Council may take such remedial action.
  - b. If the Abatement Council decides to take remedial action against an alleged offending Region, such action may only occur by a two-thirds supermajority vote of the Abatement Council. Thus, an Abatement Council made up of twelve (12) voting members requires a vote of eight (8) Members prior to taking remedial action against an alleged offending Region.
  - c. Prior to taking any remedial action against an alleged offending Region, the Abatement Council shall first provide notice to the alleged offending Region of the remedial action to be taken and the facts underlying such remedial action. The Abatement Council shall then provide the alleged

offending Region an opportunity to challenge or dispute the remedial action in accordance with, at a minimum, the principles below:

- i. The alleged offending Region may request revisions or modifications to the proposed remedial action;
  - ii. The alleged offending Region may submit a written response to and/or request a hearing before the Abatement Council, or a third-party hearing officer,<sup>3</sup> regarding the alleged offending conduct and proposed remedial action; and
  - iii. After such written responses are submitted and reviewed and/or a hearing is conducted, the alleged offending Region may submit an appeal to the Abatement Council of the decision to take remedial action.
- d. Remedial actions taken by the Abatement Council, in accordance with the due process principles detailed above, shall be considered final non-appealable orders and offending Regions may not seek judicial relief from remedial action taken by the Abatement Council, except as provided in Section (H), below.
- e. Subject to Section (H)(2), below, if any Party(ies) believes the Abatement Council violated the terms of this MOU, such Party(ies) may seek to enforce the terms of this MOU.

14. If the Abatement Council has reason to believe a Region's conduct, or the conduct of any Participating Local Government or individual in that Region, amounts to a violation of any criminal law, the Abatement Council shall refer such matters to the appropriate authorities and may consider such conduct in its determination of any remedial action to be taken.

15. If the Abatement Council has reason to believe that an individual involved in the receipt or administration of Opioid Funds from the Regional Share has violated any applicable ethics rules or codes, the Abatement Council shall not attempt to adjudicate such a violation. In such instances, the Abatement Council shall lodge a complaint with the appropriate forum for handling such ethical matters, such as a local home rule municipality's ethics board.

16. Costs associated with the Abatement Council's distribution and oversight of the Regional Share, as described above in this Section (F), including costs associated with any remedial action by the Abatement Council, shall be paid from the Statewide

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<sup>3</sup> Only an alleged offending Region may request the appointment of a third-party hearing officer to review any written responses and conduct any requested hearings. If an alleged offending Region makes such a request, the Abatement Council has sole discretion to appoint the third-party hearing officer and the alleged offending Region shall bear the cost of such review and/or hearing by the third-party hearing officer.



Infrastructure Share. The Abatement Council shall make all good faith efforts to limit such costs to the greatest extent possible.

**G. Statewide Infrastructure Share**

1. In accordance with Sections B(1) and (B)(2)(d), and the terms of any Settlement, the Statewide Infrastructure Share shall be paid to any Party or Regional Council in accordance with this Section (G).
2. The purpose of the Statewide Infrastructure Share is to promote capital improvements and provide operational assistance for developing or improving the infrastructure necessary to abate the opioid crisis anywhere within the State of Colorado. The Statewide Infrastructure Share is intended to supplement Opioid Funds received by any Party or Region.
3. Prior to distributing any Opioid Funds from the Statewide Infrastructure Share, the Abatement Council shall establish and publish policies and procedures for the distribution and oversight of the Statewide Infrastructure Share, including processes for Parties or Regions to apply for Opioid Funds from the Statewide Infrastructure Share. The Abatement Council's policies and procedures shall, at a minimum, reflect the following principles:
  - a. Opioid Funds from the Statewide Infrastructure Share shall be used for Approved Purposes only;
  - b. Opioid Funds from the Statewide Infrastructure Share shall be paid directly to the appropriate state agencies (including but not limited to the Colorado Department of Law), Regional fiscal agents, or Participating Local Governments only;
  - c. Distribution and oversight of the Statewide Infrastructure Share shall comply with the terms of this MOU and any Settlement;
  - d. Appropriate processes for remedial action will be taken against Parties or Regions that misuse Opioid Funds from the Statewide Infrastructure Share. Such processes shall include procedures for alleged offending Parties or Regions to challenge or dispute such remedial action; and
  - e. Limitations on administrative costs to be expended by recipients for administering Opioid Funds received from the Statewide Infrastructure Fund, not to exceed actual costs expended by the recipient or 10% of the amount received, whichever is less.
4. The distribution and oversight policies and procedures developed by the Abatement Council, in accordance with Section (G)(3), shall be non-appealable orders and no Party or Region may seek judicial relief related to the distribution and oversight of the Statewide Infrastructure Share.

5. On an annual basis, as determined by the Abatement Council, any Party or Regional Council that receives funds from the Statewide Infrastructure Share shall provide all expenditure data, including administrative costs, related to any Opioid Funds it received from the Statewide Infrastructure Share and subject itself to an accounting as required by the Abatement Council. The Abatement Council shall publish all expenditure data from the Statewide Infrastructure Share in accordance with Section (C)(4)(c)(i). The Abatement Council may require the Parties or Regional Councils that receive funds from the Statewide Infrastructure Share to provide additional outcome related data in accordance with Section (C)(4)(c)(ii) and the Parties or Regional Councils shall comply with such requirements.
6. Costs associated with the Abatement Council's distribution and oversight of the Statewide Infrastructure Share, as described in this Section (G), shall be paid for from the Statewide Infrastructure Share. The Abatement Council shall make all good faith efforts to limit such costs to the greatest extent possible.

#### **H. General Terms**

1. All Parties and Regional Councils shall maintain all records related to the receipt and expenditure of Opioid Funds for no less than five (5) years and shall make such records available for review by the Abatement Council, any other Party or Regional Council, or the public. Records requested by the public shall be produced in accordance with Colorado's open records laws. Records requested by the Abatement Council or another Party or a Regional Council shall be produced within twenty-one (21) days of the date the record request was received. This requirement does not supplant any Party or Regional Council's obligations under Colorado's open records laws.
2. If any Party(ies) believes the Abatement Council has violated the terms of this MOU, the alleging Party(ies) may seek to enforce the terms of this MOU, provided the alleging Party(ies) first provides notice to the Abatement Council of the alleged violation and a reasonable opportunity to cure the alleged violation. In such an enforcement action, the alleging Party(ies) may only seek to enforce the terms of the MOU against the State and the Participating Local Governments from which the Local Government Members of the Abatement Council were appointed and may only seek declaratory and/or injunctive relief. In defense of such an enforcement action, the State's Members of the Abatement Council shall be represented by the State and the Local Government Members shall be represented by the Participating Local Governments from which the Local Government Members were appointed. In the event of a conflict, the Abatement Council and its Members may seek outside representation to defend itself against such an enforcement action.
3. If any Party(ies) believes another Party(ies), not including the Abatement Council, violated the terms of this MOU, the alleging Party(ies) may seek to enforce the terms of this MOU in the court in which any applicable Settlement(s) was entered, provided the alleging Party(ies) first provide the alleged offending Party(ies)

notice of the alleged violation(s) and a reasonable opportunity to cure the alleged violation(s). In such an enforcement action, any alleging Party or alleged offending Party(ies) may be represented by their respective public entity in accordance with Colorado law.

4. Nothing in this MOU shall be interpreted to waive the right of any Party to seek judicial relief for conduct occurring outside the scope of this MOU that violates any Colorado law. In such an action, the alleged offending Party(ies), including the Abatement Council, may be represented by their respective public entities in accordance with Colorado law. In the event of a conflict, any Party, including the Abatement Council and its Members, may seek outside representation to defend itself against such an action.
5. If any Party(ies) believes another Party(ies), Region(s), or individual(s) involved in the receipt, distribution, or administration of Opioids Funds has violated any applicable ethics codes or rules, a complaint shall be lodged with the appropriate forum for handling such matters, such as a local home rule municipality's ethics board.
6. If any Party(ies) believes another Party(ies), Region(s), or individual(s) involved in the receipt, distribution, or administration of Opioid Funds violated any Colorado criminal law, such conduct shall be reported to the appropriate criminal authorities.
7. Venue for any legal action related to this MOU shall be in a court of competent jurisdiction where any applicable Settlement(s) is entered.
8. Because recovery under the terms of different Settlement(s) may vary depending on the number of Parties required to effectuate a Settlement, the Parties may conditionally agree to sign on to the MOU through a letter of intent, resolution or similar written statement, declaration or pronouncement declaring their intent to sign on to the MOU if the threshold for Party participation in a specific Settlement is achieved.<sup>4</sup>
9. This MOU may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The Parties approve the use of electronic signatures for execution of this MOU. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, C.R.S. §§ 24-71.3-101, *et seq.* The Parties agree not to deny the legal effect or enforceability of the MOU solely because it is in electronic form or

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<sup>4</sup> For instance, the July 21, 2021 "Distributor Settlement Agreement" includes a "Subdivision Settlement Agreement Form" that, once filled out and executed, is meant to indicate that Local Government's (or Subdivision's) election to participate in that Distributor Settlement and also, to require that Local Government to take steps to formally release any claim it may have against the Settling Distributors. With regard to the Distributor Settlement Agreement or any other Settlements that include a form similar to the Subdivision Settlement Agreement Form, the Parties may still conditionally agree to sign on to the MOU if, for instance, the threshold for Party participation in a specific Settlement is achieved.



because an electronic record was used in its formation. The Parties agree not to object to the admissibility of the MOU in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

10. Each party represents that all procedures necessary to authorize such Party's execution of this MOU have been performed and that the person signing for such Party has been authorized to execute the MOU.

**I. Payment of Counsel and Litigation Expenses Through a Back-Stop Fund**

1. Some Settlements, including the McKesson Corporation, Cardinal Health, Inc., and AmerisourceBergen Corporation ("Distributor") and Johnson & Johnson/Janssen ("J&J") settlements, may provide for the payment of all or a portion of the fees and litigation expenses owed by Participating Local Governments to counsel specifically retained to file suit in the opioid litigation. If any Settlement is insufficient to cover the fee obligations of the Participating Local Governments (as discussed and modified by Judge Polster's Order of August 6 regarding fees for the Distributor and J&J settlements), the deficiencies will be covered as set forth in further detail below.
2. The Parties also recognize that, as in the Distributor and J&J settlements, certain Opioid Settling Defendants may offer premiums benefiting the entire state of Colorado when Participating Local Governments agree to the Settlement(s), thereby settling their claims in their on-going lawsuits. For example, below is the chart illustrating how Incentive Payment B (a 25% premium to the entire state) works in the Distributor Settlement at Section IV.F.2.b (p. 20):

Percentage of Litigating Subdivision Population that is Incentive B Eligible Subdivision Population <sup>5</sup>	Incentive Payment B Eligibility Percentage
Up to 85%	0%
85%+	30%
86+	40%
91+	50%
95+	60%
99%–	95%
100%	100%

3. If the court in *In Re: National Prescription Opiate Litigation*, MDL No. 2804 (N.D. Ohio), or if a Settlement establishes a common benefit fund or similar device to compensate attorneys for services rendered and expenses incurred that have benefited plaintiffs generally in the litigation (the "Common Benefit Fund"),

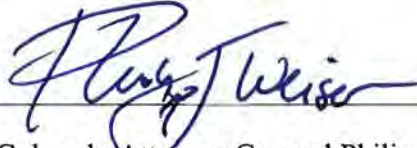
and/or requires certain governmental plaintiffs to pay a share of their recoveries from defendants into the Common Benefit Fund (“Court-Ordered Common Benefit Fund Assessment”), then the Participating Local Governments shall be required to first seek to have their attorneys’ fees and expenses paid through the Common Benefit Fund.

4. For the Distributor and J&J settlements only, counsel for Participating Local Governments shall have their expenses otherwise recoverable from Colorado Participating Local Governments compensated only through the Common Benefit Fund(s) established in those settlement(s). For the avoidance of doubt, counsel for Participating Local Governments may recover their attorneys’ fees through the Distributor and J&J settlements and through the other applicable provisions of this Section (I).
5. In addition, as a means of covering any deficiencies in paying counsel for Participating Local Governments, a supplemental Colorado Attorney Fee Back-Stop Fund shall be established. The Colorado Attorney Fee Back-Stop Fund is to be used to compensate counsel for Participating Local Governments that filed an initial complaint in the opioid litigation by September 1, 2020 (“Litigating Participating Local Governments”).
6. Payments out of the Colorado Attorney Fee Back-Stop Fund shall be determined by a committee (the “Opioid Fee and Expense Committee”). The Opioid Fee and Expense Committee shall consist of the following five (5) members:
  - a. One (1) member appointed by CCI from a litigating county or from a litigating county and city municipal corporation;
  - b. One (1) member appointed by CML from a litigating city;
  - c. One (1) member appointed jointly by CCI and CML from a non-litigating county or city;
  - d. One (1) member appointed by the Attorney General’s Office; and
  - e. One (1) neutral member jointly appointed by all of the other members listed above.
7. The Colorado Attorney Fee Back-Stop Fund shall be funded as follows from any Settlement, excluding settlements involving McKinsey and payments resulting from the Purdue or Mallinckrodt bankruptcy. For purposes only of calculating the funding of the Colorado Attorney Fee Back-Stop Fund, the Parties deem 58% of the total LG Share and Regional Share to be attributable to the Litigating Local Governments. The Colorado Attorney Fee Back-Stop Fund shall be funded by 8.7% of the total LG Share and 4.35% of the total Regional Share at the time such funds are actually received. No funds deposited into the Colorado Attorney Fee Back-Stop Fund will be taken from the Statewide Infrastructure Share or State Share.

8. Counsel for Litigating Participating Local Governments may apply to the Colorado Attorney Fee Back-Stop Fund only after applying to the Common Benefit Fund.
9. Counsel for Litigating Participating Local Governments may apply to the Colorado Attorney Fee Back-Stop Fund for only a shortfall – that is, the difference between what their fee agreements would entitle them to (as limited by this Section (I)) minus what they have already collected from the Common Benefit Fund (including both the “common benefit” and “contingency fee” calculations, if any). If they receive fees/costs for common benefit work in the national fee fund, these fees/costs will be allocated proportionately across all their local government opioid clients based on the allocation model used in the Negotiation Class website to allocate the appropriate portion to Colorado clients.
10. Counsel for Litigating Participating Local Governments are limited to being paid, at most, and assuming adequate funds are available in any Common Benefit Fund and Colorado Attorney Fee Back-Stop Fund, fees in an amount equal to 15% of the LG Share and 7.5% of the Regional Share attributable to their Colorado clients.
11. Any funds remaining in the Colorado Attorney Fee Back-Stop Fund in excess of the amounts needed to cover the fees and litigation expenses owed by Litigating Participating Local Governments to their respective counsel shall revert to the Participating Local Governments according to the allocations described in Sections (E) and (F). Every two years, the Opioid Fee and Expense Committee shall assess the amount remaining in the Colorado Attorney Fee Back-Stop Fund to determine if it is overfunded.
12. Despite the fact that a litigating entity bonus benefits the entire state, no portion of the State Share shall be used to fund the Colorado Attorney Fee Back-Stop Fund or in any other way to fund any Participating Local Government’s attorneys’ fees and expenses. Because the state did not hire outside counsel, any funds for attorneys fees that the state receives from the J&J and Distributor settlement will be deposited into the State Share.
13. To participate in the Colorado Attorney Fee Back-Stop Fund, counsel must follow the requirements of C.R.S. § 13-17-304.

This **Colorado Opioids Settlement Memorandum of Understanding** is signed

this 26 day of August, 2021 by:

  
\_\_\_\_\_  
Colorado Attorney General Philip J. Weiser

This **Colorado Opioids Settlement Memorandum of Understanding** is signed  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_ by:

\_\_\_\_\_

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

On behalf of \_\_\_\_\_

# Exhibit A

# **POTENTIAL OPIOID ABATEMENT APPROVED PURPOSES**

## **I. TREATMENT**

### **A. TREATMENT OF OPIOID USE DISORDER AND ITS EFFECTS**

1. Expand availability of treatment, including Medication-Assisted Treatment (MAT), for Opioid Use Disorder (OUD) and any co-occurring substance use or mental health issues.
2. Supportive housing, all forms of FDA-approved MAT, counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it.
3. Treatment of mental health trauma issues that resulted from the traumatic experiences of the opioid user (e.g., violence, sexual assault, human trafficking) and for family members (e.g., surviving family members after an overdose or overdose fatality).
4. Expand telehealth to increase access to OUD treatment, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.
5. Fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.
6. Scholarships for certified addiction counselors.
7. Clinicians to obtain training and a waiver under the federal Drug Addiction Treatment Act to prescribe MAT for OUD.
8. Training for health care providers, students, and other supporting professionals, such as peer recovery coaches/recovery outreach specialists, including but not limited to training relating to MAT and harm reduction.
9. Dissemination of accredited web-based training curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service-Opioids web-based training curriculum and motivational interviewing.
10. Development and dissemination of new accredited curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service Medication-Assisted Treatment.
11. Development of a multistate/nationally accessible database whereby health care providers can list currently available in-patient and out-patient OUD treatment services that are accessible on a real-time basis.



12. Support and reimburse services that include the full American Society of Addiction Medicine (ASAM) continuum of care for OUD.
13. Improve oversight of Opioid Treatment Programs (OTPs) to assure evidence-informed practices such as adequate methadone dosing.

**B. INTERVENTION**

1. Ensure that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer, if necessary) a patient for OUD treatment.
2. Fund Screening, Brief Intervention and Referral to Treatment (SBIRT) programs to reduce the transition from use to disorder.
3. Training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on the late adolescence and young adulthood when transition from misuse to opioid disorder is most common.
4. Purchase automated versions of SBIRT and support ongoing costs of the technology.
5. Training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management and/or support services.
6. Support work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.
7. Create school-based contacts whom parents can engage to seek immediate treatment services for their child.
8. Develop best practices on addressing OUD in the workplace.
9. Support assistance programs for health care providers with OUD.
10. Engage non-profits and faith community as a system to support outreach for treatment.

**C. CRIMINAL-JUSTICE-INVOLVED PERSONS**

1. Address the needs of persons involved in the criminal justice system who have OUD and any co-occurring substance use disorders or mental health (SUD/MH) issues.

2. Support pre-arrest diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH issues, including established strategies such as:
  - a. Self-referral strategies such as Angel Programs or the Police Assisted Addiction Recovery Initiative (PAARI);
  - b. Active outreach strategies such as the Drug Abuse Response Team (DART) model;
  - c. “Naloxone Plus” strategies, which work to ensure that individuals who have received Naloxone to reverse the effects of an overdose are then linked to treatment programs;
  - d. Officer prevention strategies, such as the Law Enforcement Assisted Diversion (LEAD) model; or
  - e. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network.
3. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH issues to evidence-informed treatment, including MAT, and related services.
4. Support treatment and recovery courts for persons with OUD and any co-occurring SUD/MH issues, but only if they provide referrals to evidence-informed treatment, including MAT.
5. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH issues who are incarcerated, on probation, or on parole.
6. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate re-entry services to individuals with OUD and any co-occurring SUD/MH issues who are leaving jail or prison or who have recently left jail or prison.
7. Support critical time interventions (CTI), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.

**D. WOMEN WHO ARE OR MAY BECOME PREGNANT**

1. Evidence-informed treatment, including MAT, recovery, and prevention services for pregnant women or women who could become pregnant and have OUD.
2. Training for obstetricians and other healthcare personnel that work with pregnant women and their families regarding OUD treatment.

3. Other measures to address Neonatal Abstinence Syndrome, including prevention, care for addiction and education programs.
4. Child and family supports for parenting women with OUD.
5. Enhanced family supports and child care services for parents receiving treatment for OUD.

**E. PEOPLE IN TREATMENT AND RECOVERY**

1. The full continuum of care of recovery services for OUD and any co-occurring substance use or mental health issues, including supportive housing, residential treatment, medical detox services, peer support services and counseling, community navigators, case management, and connections to community-based services.
2. Identifying successful recovery programs such as physician, pilot, and college recovery programs, and providing support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.
3. Training and development of procedures for government staff to appropriately interact and provide social and other services to current and recovering opioid users, including reducing stigma.
4. Community-wide stigma reduction regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.
5. Engaging non-profits and faith community as a system to support family members in their efforts to help the opioid user in the family.

**II. PREVENTION**

**F. PRESCRIBING PRACTICES**

1. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.
2. Academic counter-detailing.
3. Continuing Medical Education (CME) on prescribing of opioids.
4. Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.
5. Fund development of a multistate/national prescription drug monitoring program (PDMP) that permits information sharing while providing appropriate safeguards on sharing of private information, including but not limited to:

- a. Integration of PDMP data with electronic health records, overdose episodes, and decision support tools for health care providers relating to OUD.
  - b. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database.
6. Educating dispensers on appropriate opioid dispensing.

**G. MISUSE OF OPIOIDS**

1. Corrective advertising/affirmative public education campaigns.
2. Public education relating to drug disposal.
3. Drug take-back disposal or destruction programs.
4. Fund community anti-drug coalitions that engage in drug-abuse prevention efforts.
5. School-based programs that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.
6. Support community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction – including staffing, educational campaigns, or training of coalitions in evidence-informed implementation.
7. School and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.
8. Engaging non-profits and faith community as a system to support prevention.

**H. OVERDOSE DEATHS AND OTHER HARMS**

1. Increasing availability and distribution of naloxone and other drugs that treat overdoses to first responders, overdose patients, opioid users, families and friends of opioid users, schools, community navigators and outreach workers, drug offenders upon release from jail/prison, and other members of the general public.
2. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, and other members of the general public.

3. Developing data tracking software and applications for overdoses/naloxone revivals.
4. Public education relating to emergency responses to overdoses.
5. Free naloxone for anyone in the community.
6. Public education relating to immunity and Good Samaritan laws.
7. Educating first responders regarding the existence and operation of immunity and Good Samaritan laws.
8. Syringe service programs, including supplies, staffing, space, peer support services, and the full range of harm reduction and treatment services provided by these programs.
9. Expand access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.

### **III. ADDITIONAL AREAS**

#### **I. SERVICES FOR CHILDREN**

1. Support for children's services: Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

#### **J. FIRST RESPONDERS**

1. Law enforcement expenditures relating to the opioid epidemic.
2. Educating first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.
3. Increase electronic prescribing to prevent diversion and forgery.

#### **K. COMMUNITY LEADERSHIP**

1. Regional planning to identify goals for opioid reduction and support efforts or to identify areas and populations with the greatest needs for treatment intervention services.
2. Government dashboard to track key opioid-related indicators and supports as identified through collaborative community processes.

**L. STAFFING AND TRAINING**

1. Funding for programs and services regarding staff training and networking to improve staff capability to abate the opioid crisis.
2. Support infrastructure and staffing for collaborative cross-systems coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD (e.g., health care, primary care, pharmacies, PDMPs, etc.).

**M. RESEARCH**

1. Funding opioid abatement research.
2. Research improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to OUD.
3. Support research for novel harm reduction and prevention efforts such as the provision of fentanyl test strips.
4. Support for innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.
5. Expanded research for swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (e.g. Hawaii HOPE and Dakota 24/7).
6. Research expanded modalities such as prescription methadone that can expand access to MAT.

**N. OTHER**

1. Administrative costs for any of the approved purposes on this list.

# Exhibit B



## Colorado Local Governments\*

Government Name	County	Gov't Type	Multi-County
<b>Adams County</b>	<b>Adams</b>	<b>County</b>	
Arvada	Adams	City	2 counties
Aurora	Adams	City	3 counties
Bennett	Adams	City	2 counties
Brighton	Adams	City	2 counties
Commerce City	Adams	City	
Federal Heights	Adams	City	
Lochbuie	Adams	City	2 counties
Northglenn	Adams	City	2 counties
Thornton	Adams	City	2 counties
Westminster	Adams	City	2 counties
<b>Alamosa County</b>	<b>Alamosa</b>	<b>County</b>	
Alamosa	Alamosa	City	
Hooper	Alamosa	City	
<b>Arapahoe County</b>	<b>Arapahoe</b>	<b>County</b>	
Aurora	Arapahoe	City	3 counties
Bennett	Arapahoe	City	2 counties
Bow Mar	Arapahoe	City	2 counties
Centennial	Arapahoe	City	
Cherry Hills Village	Arapahoe	City	
Columbine Valley	Arapahoe	City	
Deer Trail	Arapahoe	City	
Englewood	Arapahoe	City	
Foxfield	Arapahoe	City	
Glendale	Arapahoe	City	
Greenwood Village	Arapahoe	City	
Littleton	Arapahoe	City	3 counties
Sheridan	Arapahoe	City	
<b>Archuleta County</b>	<b>Archuleta</b>	<b>County</b>	
Pagosa Springs	Archuleta	City	
<b>Baca County</b>	<b>Baca</b>	<b>County</b>	
Campo	Baca	City	
Pritchett	Baca	City	
Springfield	Baca	City	
Two Buttes	Baca	City	
Vilas	Baca	City	
Walsh	Baca	City	
<b>Bent County</b>	<b>Bent</b>	<b>County</b>	
Las Animas	Bent	City	
<b>Boulder County</b>	<b>Boulder</b>	<b>County</b>	
Boulder	Boulder	City	
Erie	Boulder	City	2 counties
Jamestown	Boulder	City	
Lafayette	Boulder	City	

## Colorado Local Governments\*

Government Name	County	Gov't Type	Multi-County
Longmont	Boulder	City	2 counties
Louisville	Boulder	City	
Lyons	Boulder	City	
Nederland	Boulder	City	
Superior	Boulder	City	2 counties
Ward	Boulder	City	
<b>Broomfield</b>	<b>Broomfield</b>	<b>City/County</b>	
<b>Chaffee County</b>	<b>Chaffee</b>	<b>County</b>	
Buena Vista	Chaffee	City	
Poncha Springs	Chaffee	City	
Salida	Chaffee	City	
<b>Cheyenne County</b>	<b>Cheyenne</b>	<b>County</b>	
Cheyenne Wells	Cheyenne	City	
Kit Carson	Cheyenne	City	
<b>Clear Creek County</b>	<b>Clear Creek</b>	<b>County</b>	
Central City	Clear Creek	City	2 counties
Empire	Clear Creek	City	
Georgetown	Clear Creek	City	
Idaho Springs	Clear Creek	City	
Silver Plume	Clear Creek	City	
<b>Conejos County</b>	<b>Conejos</b>	<b>County</b>	
Antonito	Conejos	City	
La Jara	Conejos	City	
Manassa	Conejos	City	
Romeo	Conejos	City	
Sanford	Conejos	City	
<b>Costilla County</b>	<b>Costilla</b>	<b>County</b>	
Blanca	Costilla	City	
San Luis	Costilla	City	
<b>Crowley County</b>	<b>Crowley</b>	<b>County</b>	
Crowley	Crowley	City	
Olney Springs	Crowley	City	
Ordway	Crowley	City	
Sugar City	Crowley	City	
<b>Custer County</b>	<b>Custer</b>	<b>County</b>	
Silver Cliff	Custer	City	
Westcliffe	Custer	City	
<b>Delta County</b>	<b>Delta</b>	<b>County</b>	
Cedaredge	Delta	City	
Crawford	Delta	City	
Delta	Delta	City	
Hotchkiss	Delta	City	
Orchard City	Delta	City	
Paonia	Delta	City	

## Colorado Local Governments\*

Government Name	County	Gov't Type	Multi-County
<b>Denver</b>	<b>Denver</b>	<b>City/County</b>	
<b>Dolores County</b>	<b>Dolores</b>	<b>County</b>	
Dove Creek	Dolores	City	
Rico	Dolores	City	
<b>Douglas County</b>	<b>Douglas</b>	<b>County</b>	
Aurora	Douglas	City	3 counties
Castle Pines	Douglas	City	
Castle Rock	Douglas	City	
Larkspur	Douglas	City	
Littleton	Douglas	City	3 counties
Lone Tree	Douglas	City	
Parker	Douglas	City	
<b>Eagle County</b>	<b>Eagle</b>	<b>County</b>	
Avon	Eagle	City	
Basalt	Eagle	City	2 counties
Eagle	Eagle	City	
Gypsum	Eagle	City	
Minturn	Eagle	City	
Red Cliff	Eagle	City	
Vail	Eagle	City	
<b>El Paso County</b>	<b>El Paso</b>	<b>County</b>	
Calhan	El Paso	City	
Colorado Springs	El Paso	City	
Fountain	El Paso	City	
Green Mountain Falls	El Paso	City	2 counties
Manitou Springs	El Paso	City	
Monument	El Paso	City	
Palmer Lake	El Paso	City	
Ramah	El Paso	City	
<b>Elbert County</b>	<b>Elbert</b>	<b>County</b>	
Elizabeth	Elbert	City	
Kiowa	Elbert	City	
Simla	Elbert	City	
<b>Fremont County</b>	<b>Fremont</b>	<b>County</b>	
Brookside	Fremont	City	
Cañon City	Fremont	City	
Coal Creek	Fremont	City	
Florence	Fremont	City	
Rockvale	Fremont	City	
Williamsburg	Fremont	City	
<b>Garfield County</b>	<b>Garfield</b>	<b>County</b>	
Carbondale	Garfield	City	
Glenwood Springs	Garfield	City	
New Castle	Garfield	City	

## Colorado Local Governments\*

Government Name	County	Gov't Type	Multi-County
Parachute	Garfield	City	
Rifle	Garfield	City	
Silt	Garfield	City	
<b>Gilpin County</b>	<b>Gilpin</b>	<b>County</b>	
Black Hawk	Gilpin	City	
Central City	Gilpin	City	2 counties
<b>Grand County</b>	<b>Grand</b>	<b>County</b>	
Fraser	Grand	City	
Granby	Grand	City	
Grand Lake	Grand	City	
Hot Sulphur Springs	Grand	City	
Kremmling	Grand	City	
Winter Park	Grand	City	
<b>Gunnison County</b>	<b>Gunnison</b>	<b>County</b>	
Crested Butte	Gunnison	City	
Gunnison	Gunnison	City	
Marble	Gunnison	City	
Mount Crested Butte	Gunnison	City	
Pitkin	Gunnison	City	
<b>Hinsdale County</b>	<b>Hinsdale</b>	<b>County</b>	
Lake City	Hinsdale	City	
<b>Huerfano County</b>	<b>Huerfano</b>	<b>County</b>	
La Veta	Huerfano	City	
Walsenburg	Huerfano	City	
<b>Jackson County</b>	<b>Jackson</b>	<b>County</b>	
Walden	Jackson	City	
<b>Jefferson County</b>	<b>Jefferson</b>	<b>County</b>	
Arvada	Jefferson	City	2 counties
Bow Mar	Jefferson	City	2 counties
Edgewater	Jefferson	City	
Golden	Jefferson	City	
Lakeside	Jefferson	City	
Lakewood	Jefferson	City	
Littleton	Jefferson	City	3 counties
Morrison	Jefferson	City	
Mountain View	Jefferson	City	
Superior	Jefferson	City	2 counties
Westminster	Jefferson	City	2 counties
Wheat Ridge	Jefferson	City	
<b>Kiowa County</b>	<b>Kiowa</b>	<b>County</b>	
Eads	Kiowa	City	
Haswell	Kiowa	City	
Sheridan Lake	Kiowa	City	
<b>Kit Carson County</b>	<b>Kit Carson</b>	<b>County</b>	

## Colorado Local Governments\*

Government Name	County	Gov't Type	Multi-County
Bethune	Kit Carson	City	
Burlington	Kit Carson	City	
Flagler	Kit Carson	City	
Seibert	Kit Carson	City	
Stratton	Kit Carson	City	
Vona	Kit Carson	City	
<b>La Plata County</b>	<b>La Plata</b>	<b>County</b>	
Bayfield	La Plata	City	
Durango	La Plata	City	
Ignacio	La Plata	City	
<b>Lake County</b>	<b>Lake</b>	<b>County</b>	
Leadville	Lake	City	
<b>Larimer County</b>	<b>Larimer</b>	<b>County</b>	
Berthoud	Larimer	City	2 counties
Estes Park	Larimer	City	
Fort Collins	Larimer	City	
Johnstown	Larimer	City	2 counties
Loveland	Larimer	City	
Timnath	Larimer	City	2 counties
Wellington	Larimer	City	
Windsor	Larimer	City	2 counties
<b>Las Animas County</b>	<b>Las Animas</b>	<b>County</b>	
Aguilar	Las Animas	City	
Branson	Las Animas	City	
Cokedale	Las Animas	City	
Kim	Las Animas	City	
Starkville	Las Animas	City	
Trinidad	Las Animas	City	
<b>Lincoln County</b>	<b>Lincoln</b>	<b>County</b>	
Arriba	Lincoln	City	
Genoa	Lincoln	City	
Hugo	Lincoln	City	
Limon	Lincoln	City	
<b>Logan County</b>	<b>Logan</b>	<b>County</b>	
Crook	Logan	City	
Fleming	Logan	City	
Illiff	Logan	City	
Merino	Logan	City	
Peetz	Logan	City	
Sterling	Logan	City	
<b>Mesa County</b>	<b>Mesa</b>	<b>County</b>	
Collbran	Mesa	City	
De Beque	Mesa	City	
Fruita	Mesa	City	

## Colorado Local Governments\*

Government Name	County	Gov't Type	Multi-County
Grand Junction	Mesa	City	
Palisade	Mesa	City	
<b>Mineral County</b>	<b>Mineral</b>	<b>County</b>	
City of Creede	Mineral	City	
<b>Moffat County</b>	<b>Moffat</b>	<b>County</b>	
Craig	Moffat	City	
Dinosaur	Moffat	City	
<b>Montezuma County</b>	<b>Montezuma</b>	<b>County</b>	
Cortez	Montezuma	City	
Dolores	Montezuma	City	
Mancos	Montezuma	City	
<b>Montrose County</b>	<b>Montrose</b>	<b>County</b>	
Montrose	Montrose	City	
Naturita	Montrose	City	
Nucla	Montrose	City	
Olathe	Montrose	City	
<b>Morgan County</b>	<b>Morgan</b>	<b>County</b>	
Brush	Morgan	City	
Fort Morgan	Morgan	City	
Hillrose	Morgan	City	
Log Lane Village	Morgan	City	
Wiggins	Morgan	City	
<b>Otero County</b>	<b>Otero</b>	<b>County</b>	
Cheraw	Otero	City	
Fowler	Otero	City	
La Junta	Otero	City	
Manzanola	Otero	City	
Rocky Ford	Otero	City	
Swink	Otero	City	
<b>Ouray County</b>	<b>Ouray</b>	<b>County</b>	
Ouray	Ouray	City	
Ridgway	Ouray	City	
<b>Park County</b>	<b>Park</b>	<b>County</b>	
Alma	Park	City	
Fairplay	Park	City	
<b>Phillips County</b>	<b>Phillips</b>	<b>County</b>	
Haxtun	Phillips	City	
Holyoke	Phillips	City	
Paoli	Phillips	City	
<b>Pitkin County</b>	<b>Pitkin</b>	<b>County</b>	
Aspen	Pitkin	City	
Basalt	Pitkin	City	2 counties
Snowmass Village	Pitkin	City	
<b>Prowers County</b>	<b>Prowers</b>	<b>County</b>	

## Colorado Local Governments\*

Government Name	County	Gov't Type	Multi-County
Granada	Prowers	City	
Hartman	Prowers	City	
Holly	Prowers	City	
Lamar	Prowers	City	
Wiley	Prowers	City	
<b>Pueblo County</b>	<b>Pueblo</b>	<b>County</b>	
Boone	Pueblo	City	
Pueblo	Pueblo	City	
Rye	Pueblo	City	
<b>Rio Blanco County</b>	<b>Rio Blanco</b>	<b>County</b>	
Meeker	Rio Blanco	City	
Rangely	Rio Blanco	City	
<b>Rio Grande County</b>	<b>Rio Grande</b>	<b>County</b>	
Center	Rio Grande	City	2 counties
Del Norte	Rio Grande	City	
Monte Vista	Rio Grande	City	
South Fork	Rio Grande	City	
<b>Routt County</b>	<b>Routt</b>	<b>County</b>	
Hayden	Routt	City	
Oak Creek	Routt	City	
Steamboat Springs	Routt	City	
Yampa	Routt	City	
<b>Saguache County</b>	<b>Saguache</b>	<b>County</b>	
Bonanza	Saguache	City	
Center	Saguache	City	2 counties
Crestone	Saguache	City	
Moffat	Saguache	City	
Saguache	Saguache	City	
<b>San Juan County</b>	<b>San Juan</b>	<b>County</b>	
Silverton	San Juan	City	
<b>San Miguel County</b>	<b>San Miguel</b>	<b>County</b>	
Mountain Village	San Miguel	City	
Norwood	San Miguel	City	
Ophir	San Miguel	City	
Sawpit	San Miguel	City	
Telluride	San Miguel	City	
<b>Sedgwick County</b>	<b>Sedgwick</b>	<b>County</b>	
Julesburg	Sedgwick	City	
Ovid	Sedgwick	City	
Sedgwick	Sedgwick	City	
<b>Summit County</b>	<b>Summit</b>	<b>County</b>	
Blue River	Summit	City	
Breckenridge	Summit	City	
Dillon	Summit	City	



## Colorado Local Governments\*

Government Name	County	Gov't Type	Multi-County
Frisco	Summit	City	
Montezuma	Summit	City	
Silverthorne	Summit	City	
<b>Teller County</b>	<b>Teller</b>	<b>County</b>	
Cripple Creek	Teller	City	
Green Mountain Falls	Teller	City	2 counties
Victor	Teller	City	
Woodland Park	Teller	City	
<b>Washington County</b>	<b>Washington</b>	<b>County</b>	
Akron	Washington	City	
Otis	Washington	City	
<b>Weld County</b>	<b>Weld</b>	<b>County</b>	
Ault	Weld	City	
Berthoud	Weld	City	2 counties
Brighton	Weld	City	2 counties
Dacono	Weld	City	
Eaton	Weld	City	
Erie	Weld	City	2 counties
Evans	Weld	City	
Firestone	Weld	City	
Fort Lupton	Weld	City	
Frederick	Weld	City	
Garden City	Weld	City	
Gilcrest	Weld	City	
Greeley	Weld	City	
Grover	Weld	City	
Hudson	Weld	City	
Johnstown	Weld	City	2 counties
Keenesburg	Weld	City	
Kersey	Weld	City	
La Salle	Weld	City	
Lochbuie	Weld	City	2 counties
Longmont	Weld	City	2 counties
Mead	Weld	City	
Milliken	Weld	City	
Northglenn	Weld	City	2 counties
Nunn	Weld	City	
Pierce	Weld	City	
Platteville	Weld	City	
Raymer (New Raymer)	Weld	City	
Severance	Weld	City	
Thornton	Weld	City	2 counties
Timnath	Weld	City	2 counties
Windsor	Weld	City	2 counties

## Colorado Local Governments\*

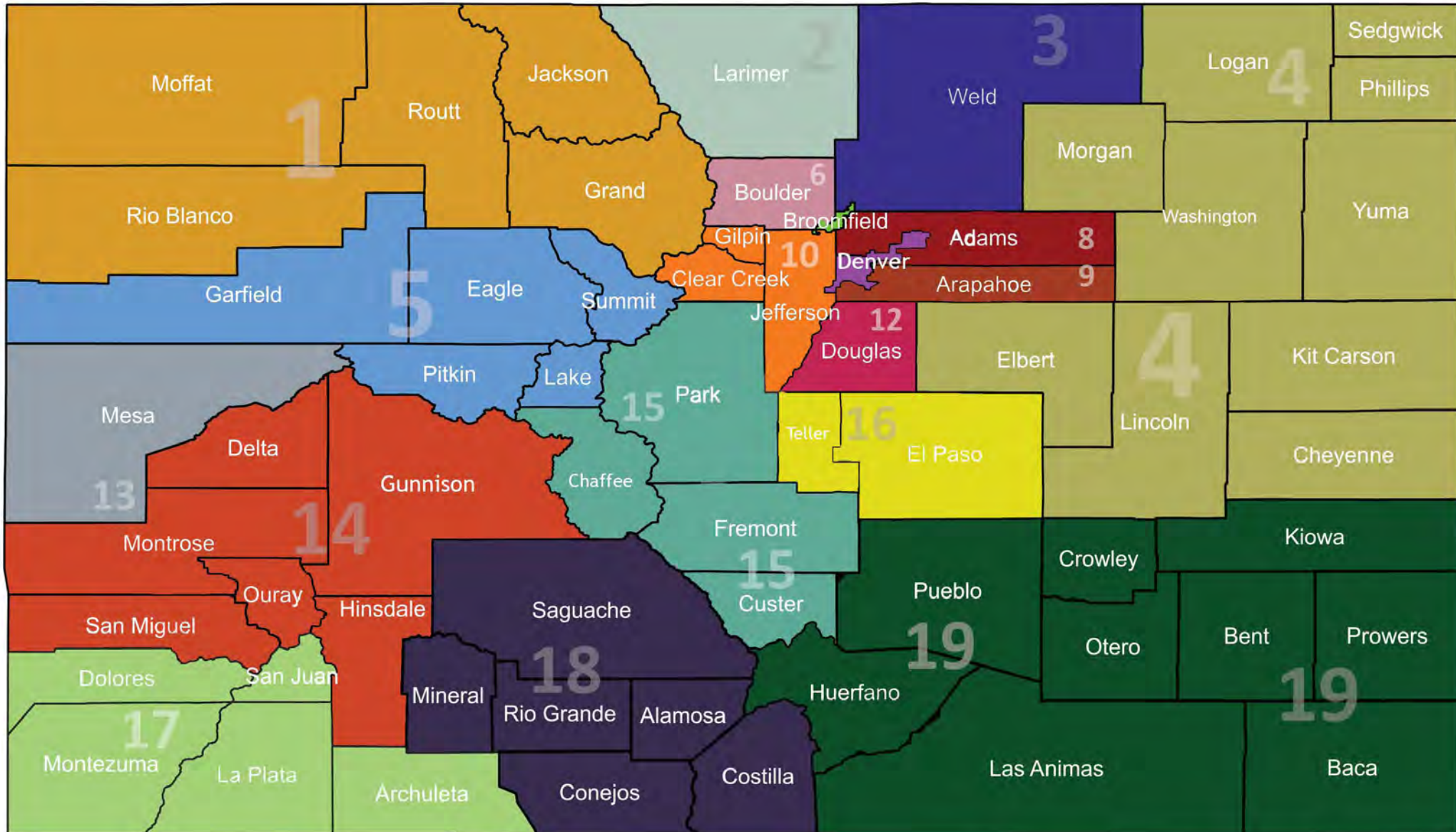
Government Name	County	Gov't Type	Multi-County
<b>Yuma County</b>	<b>Yuma</b>	<b>County</b>	
Eckley	Yuma	City	
Wray	Yuma	City	
Yuma	Yuma	City	

\*This list includes all 64 Colorado counties and all 271 municipalities listed in the 2019 Census. Cities located in multiple counties are listed under each corresponding county subheading. City and County of Denver and City and County of Broomfield are counted in both the city and county totals. The City of Carbonate is not included in this list, as there was no population in the 2019 Census data.

**This list will be reconciled as necessary to be consistent with the terms of Settlement(s) with Opioid Settling Defendant(s)**

# Exhibit C

# Regions for the distribution of opioid settlement funds



Region 1	Region 5	Region 9	Region 13	Region 17
Region 2	Region 6	Region 10	Region 14	Region 18
Region 3	Region 7 (Broomfield)	Region 11 (Denver)	Region 15	Region 19
Region 4	Region 8	Region 12	Region 16	

# Exhibit D

**Exhibit D - Allocations to Colorado County Areas**

<b>County</b>	<b>Percentage of LG Share</b>
Adams	9.4247%
Alamosa	0.5081%
Arapahoe	10.8071%
Archuleta	0.1370%
Baca	0.0592%
Bent	0.1133%
Boulder	5.7936%
Broomfield	1.0014%
Chaffee	0.3604%
Cheyenne	0.0159%
Clear Creek	0.1380%
Conejos	0.2108%
Costilla	0.0552%
Crowley	0.0934%
Custer	0.0412%
Delta	0.5440%
Denver	15.0042%
Dolores	0.0352%
Douglas	3.6696%
Eagle	0.6187%
El Paso	11.9897%
Elbert	0.2804%
Fremont	0.9937%
Garfield	0.8376%
Gilpin	0.0561%
Grand	0.2037%
Gunnison	0.1913%
Hinsdale	0.0112%
Huerfano	0.2505%
Jackson	0.0310%
Jefferson	10.5173%
Kiowa	0.0142%
Kit Carson	0.0940%
La Plata	0.8127%
Lake	0.0990%
Larimer	6.5211%
Las Animas	0.6304%
Lincoln	0.0819%
Logan	0.3815%
Mesa	2.8911%
Mineral	0.0039%
Moffat	0.2326%
Montezuma	0.4429%

Montrose	0.5695%
Morgan	0.4677%
Otero	0.4486%
Ouray	0.0535%
Park	0.1674%
Phillips	0.0714%
Pitkin	0.1747%
Prowers	0.1727%
Pueblo	5.6757%
Rio Blanco	0.1013%
Rio Grande	0.2526%
Routt	0.3837%
Saguache	0.0666%
San Juan	0.0097%
San Miguel	0.1005%
Sedgwick	0.0618%
Summit	0.3761%
Teller	0.6219%
Washington	0.0357%
Weld	3.8908%
Yuma	0.0992%
<b>TOTAL</b>	<b>100.0000%</b>



# Exhibit E

**Exhibit E - Intracounty Allocations<sup>1,2</sup>**

The below chart depicts the default percentage that each Local Government will receive from the LG Share amount attributed to its County Area, as described in Section (E)(3) of the MOU. The chart assumes full participation by all Local Governments

Government Name	Intracounty Share
Adams County	68.3372%
Arvada (2 Counties)	0.2632%
Aurora (3 Counties)	4.6336%
Bennett (2 Counties)	0.1670%
Brighton (2 Counties)	1.4527%
Commerce City	4.7314%
Federal Heights	1.1457%
Lochbuie (2 Counties)	0.0001%
Northglenn (2 Counties)	2.0913%
Thornton (2 Counties)	10.6435%
Westminster (2 Counties)	6.5342%

Alamosa County	85.3075%
Alamosa	14.6818%
Hooper	0.0108%

Arapahoe County	42.7003%
Aurora (3 Counties)	35.5997%
Bennett (2 Counties)	0.0324%
Bow Mar (2 Counties)	0.0159%
Centennial	0.4411%
Cherry Hills Village	0.6685%
Columbine Valley	0.1601%
Deer Trail	0.0003%
Englewood	5.5850%
Foxfield	0.0372%
Glendale	1.2289%
Greenwood Village	2.8305%
Littleton (3 Counties)	8.5654%
Sheridan	2.1347%

Archuleta County	90.0864%
Pagosa Springs	9.9136%

Baca County	85.9800%
Campo	2.4443%
Pritchett	1.5680%
Springfield	7.0100%

Government Name	Intracounty Share
Two Buttes	0.4766%
Vilas	0.9070%
Walsh	1.6141%

Bent County	80.9608%
Las Animas	19.0392%

Boulder County	47.6311%
Boulder	31.7629%
Erie (2 Counties)	0.3634%
Jamestown	0.0086%
Lafayette	3.3203%
Longmont (2 Counties)	14.6833%
Louisville	1.4455%
Lyons	0.5916%
Nederland	0.1646%
Superior (2 Counties)	0.0258%
Ward	0.0030%

Broomfield County/City	100.0000%
------------------------	-----------

Chaffee County	74.8440%
Buena Vista	5.8841%
Poncha Springs	4.2369%
Salida	15.0350%

Cheyenne County	66.8002%
Cheyenne Wells	0.8586%
Kit Carson	32.3412%

Clear Creek County	92.2164%
Central City (2 Counties)	0.0000%
Empire	0.3364%
Georgetown	1.9063%
Idaho Springs	4.7625%
Silver Plume	0.7784%

Conejos County	77.1204%
Antonito	4.6338%
La Jara	2.4313%
Manassa	1.0062%
Romeo	2.4270%
Sanford	12.3812%

Government Name	Intracounty Share
-----------------	-------------------

Costilla County	97.3454%
Blanca	1.2036%
San Luis	1.4509%

Crowley County	80.7081%
Crowley	4.3597%
Olney Springs	8.3683%
Ordway	0.1853%
Sugar City	6.3786%

Custer County	96.6858%
Silver Cliff	0.7954%
Westcliffe	2.5188%

Delta County	76.3512%
Cedaredge	3.6221%
Crawford	0.4938%
Delta	16.2658%
Hotchkiss	1.0963%
Orchard City	0.1473%
Paonia	2.0236%

Denver County/City	100.0000%
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Dolores County	76.3307%
Dove Creek	17.3127%
Rico	6.3566%

Douglas County	71.8404%
Aurora (3 Counties)	0.2099%
Castle Pines	0.2007%
Castle Rock	13.5204%
Larkspur	0.0856%
Littleton (3 Counties)	0.0156%
Lone Tree	5.2786%
Parker	8.8487%

Eagle County	60.8236%
Avon	7.6631%
Basalt (2 Counties)	2.2311%
Eagle	3.1376%
Gypsum	1.7469%
Minturn	0.7771%

Government Name	Intracounty Share
Red Cliff	0.0957%
Vail	23.5250%

El Paso County	18.4181%
Calhan	0.0228%
Colorado Springs	80.1161%
Fountain	0.9892%
Green Mountain Falls (2 Counties)	0.0149%
Manitou Springs	0.2411%
Monument	0.1492%
Palmer Lake	0.0455%
Ramah	0.0033%

Elbert County	86.5840%
Elizabeth	10.2633%
Kiowa	1.5455%
Simla	1.6072%

Fremont County	60.7882%
Brookside	0.0348%
Cañon City	30.9017%
Coal Creek	0.0476%
Florence	8.0681%
Rockvale	0.0687%
Williamsburg	0.0907%

Garfield County	76.3371%
Carbondale	2.4698%
Glenwood Springs	11.8141%
New Castle	1.4295%
Parachute	1.0653%
Rifle	5.2733%
Silt	1.6110%

Gilpin County	46.8613%
Black Hawk	46.3909%
Central City (2 Counties)	6.7478%

Grand County	80.1046%
Fraser	2.4903%
Granby	5.4008%
Grand Lake	0.3174%
Hot Sulphur Springs	0.1431%
Kremmling	2.9284%

Government Name	Intracounty Share
Winter Park	8.6154%

Gunnison County	88.9185%
Crested Butte	2.3562%
Gunnison	5.9501%
Marble	0.1714%
Mount Crested Butte	2.5657%
Pitkin	0.0381%

Hinsdale County	76.0940%
Lake City	23.9060%

Huerfano County	68.2709%
La Veta	11.0719%
Walsenburg	20.6572%

Jackson County	61.5339%
Walden	38.4661%

Jefferson County	58.2140%
Arvada (2 Counties)	11.9733%
Bow Mar (2 Counties)	0.0087%
Edgewater	0.6604%
Golden	3.4815%
Lakeside	0.0030%
Lakewood	15.9399%
Littleton (3 Counties)	0.6176%
Morrison	0.2205%
Mountain View	0.1344%
Superior (2 Counties)	0.0000%
Westminster (2 Counties)	5.4779%
Wheat Ridge	3.2689%

Kiowa County	93.2138%
Eads	5.3777%
Haswell	0.6402%
Sheridan Lake	0.7682%

Kit Carson County	86.3178%
Bethune	0.1841%
Burlington	12.0640%
Flagler	0.4264%
Seibert	0.0291%
Stratton	0.9012%

Government Name	Intracounty Share
Vona	0.0775%

La Plata County	66.8874%
Bayfield	1.6292%
Durango	29.2985%
Ignacio	2.1849%

Lake County	73.4523%
Leadville	26.5477%

Larimer County	56.0589%
Berthoud (2 Counties)	0.4139%
Estes Park	0.3502%
Fort Collins	18.5702%
Johnstown (2 Counties)	0.0711%
Loveland	23.4493%
Timnath (2 Counties)	0.2964%
Wellington	0.3653%
Windsor (2 Counties)	0.4248%

Las Animas County	77.8076%
Aguilar	0.0751%
Branson	0.0101%
Cokedale	0.0188%
Kim	0.0101%
Starkville	0.0087%
Trinidad	22.0696%

Lincoln County	91.3222%
Arriba	0.3444%
Genoa	0.2222%
Hugo	1.4778%
Limon	6.6333%

Logan County	72.7982%
Crook	0.0931%
Fleming	0.3413%
Iliff	0.0095%
Merino	0.4702%
Peetz	0.2029%
Sterling	26.0848%

Mesa County	60.8549%
Collbran	0.0920%



Government Name	Intracounty Share
De Beque	0.0123%
Fruita	1.6696%
Grand Junction	37.1505%
Palisade	0.2208%

Mineral County	87.6744%
City of Creede	12.3256%

Moffat County	91.7981%
Craig	8.1862%
Dinosaur	0.0157%

Montezuma County	79.6682%
Cortez	18.6459%
Dolores	0.6106%
Mancos	1.0753%

Montrose County	92.8648%
Montrose	6.5980%
Naturita	0.1551%
Nucla	0.0703%
Olathe	0.3118%

Morgan County	61.6991%
Brush	8.5522%
Fort Morgan	27.8214%
Hillrose	0.1986%
Log Lane Village	0.6424%
Wiggins	1.0863%

Otero County	60.8168%
Cheraw	0.1888%
Fowler	1.0413%
La Junta	25.9225%
Manzanola	0.6983%
Rocky Ford	8.8215%
Swink	2.5109%

Ouray County	76.0810%
Ouray	17.6541%
Ridgway	6.2649%

Park County	96.3983%
Alma	0.7780%

Government Name	Intracounty Share
Fairplay	2.8237%

Phillips County	52.3463%
Haxtun	13.9505%
Holyoke	33.1803%
Paoli	0.5228%

Pitkin County	47.1379%
Aspen	42.0707%
Basalt (2 Counties)	1.1156%
Snowmass Village	9.6757%

Prowers County	70.4524%
Granada	0.9965%
Hartman	0.3164%
Holly	4.9826%
Lamar	21.5860%
Wiley	1.6661%

Pueblo County	54.6622%
Boone	0.0019%
Pueblo	45.3350%
Rye	0.0008%

Rio Blanco County	78.2831%
Meeker	9.1326%
Rangely	12.5843%

Rio Grande County	68.0724%
Center (2 Counties)	0.7713%
Del Norte	6.7762%
Monte Vista	20.4513%
South Fork	3.9288%

Routt County	58.5353%
Hayden	1.0679%
Oak Creek	0.6360%
Steamboat Springs	39.4499%
Yampa	0.3109%

Saguache County	92.8796%
Bonanza	0.1367%
Center (2 Counties)	6.3687%
Crestone	0.0137%

Government Name	Intracounty Share
Moffat	0.3553%
Saguache	0.2460%

San Juan County	87.0423%
Silverton	12.9577%

San Miguel County	48.7493%
Mountain Village	25.7930%
Norwood	0.4078%
Ophir	0.0816%
Sawpit	0.0272%
Telluride	24.9411%

Sedgwick County	98.7331%
Julesburg	0.3830%
Ovid	0.0295%
Sedgwick	0.8544%

Summit County	57.0567%
Blue River	0.5011%
Breckenridge	26.1112%
Dillon	4.1421%
Frisco	6.5096%
Montezuma	0.0169%
Silverthorne	5.6623%

Teller County	66.1557%
Cripple Creek	17.2992%
Green Mountain Falls (2 Counties)	0.0322%
Victor	3.1685%
Woodland Park	13.3445%

Washington County	99.1320%
Akron	0.7659%
Otis	0.1021%

Weld County	51.9387%
Ault	0.3202%
Berthoud (2 Counties)	0.0061%
Brighton (2 Counties)	0.0927%
Dacono	0.6104%
Eaton	0.4573%
Erie (2 Counties)	0.8591%
Evans	4.5121%

Government Name	Intracounty Share
Firestone	1.4648%
Fort Lupton	0.8502%
Frederick	1.2228%
Garden City	0.1514%
Gilcrest	0.1580%
Greeley	30.6922%
Grover	0.0852%
Hudson	0.0066%
Johnstown (2 Counties)	1.5416%
Keenesburg	0.0215%
Kersey	0.1378%
La Salle	0.4128%
Lochbuie (2 Counties)	0.4004%
Longmont (2 Counties)	0.0154%
Mead	0.0941%
Milliken	1.5373%
Northglenn (2 Counties)	0.0030%
Nunn	0.2558%
Pierce	0.0948%
Platteville	0.3712%
Raymer (New Raymer)	0.0597%
Severance	0.0403%
Thornton (2 Counties)	0.0000%
Timnath (2 Counties)	0.0000%
Windsor (2 Counties)	1.5865%

Yuma County	75.5598%
Eckley	2.5422%
Wray	10.2148%
Yuma	11.6832%

<sup>1</sup>These allocations are based on the allocation model used in the Negotiation Class website. The allocation model is the product of prolonged and intensive research, analysis, and discussion by and among members of the court-appointed Plaintiffs' Executive Committee and Settlement Committee and their retained public health and health economics experts, as well as a series of meetings with scores of cities, counties and subdivisions. Additional information about the allocation model is available on the Negotiation Class website.

The allocations in the Negotiation Class website use two different methodologies:

**County-Level Allocation**

The allocation model uses three factors, based on reliable, detailed, and objective data collected and reported by the federal government, to determine the share of a settlement fund that each county will receive. The three factors are: (1) the amount of opioids shipped to the county, (2) the number of opioid deaths in that county, and (3) the number of people who suffer opioid use disorder in that county.

**County/Municipal-Level Allocation**

The county/municipal-level allocation is a default allocation to be used if another agreement is not reached between the county and its constituent cities. The formula uses U.S. Census Bureau data on local government spending. This data covers cities and counties for 98% of the U.S. population. If a jurisdiction lacked this data, it was extrapolated based on available data.

<sup>2</sup>The municipalities of Bow Mar, Johnstown, and Timnath were not reflected as being in multiple counties in the Negotiation Class website. The estimated allocations to those cities are based on the same methodology used in the website, in consultation with the expert. For cities in multiple counties, please see each county in which that city lies.

# Exhibit F

<b>Regional Allocations</b>		
<b>Region Number</b>	<b>Region Description</b>	<b>Total State Share</b>
1	Northwest	0.9522%
2	Larimer	6.5211%
3	Weld	3.8908%
4	Logan	1.5896%
5	North Central	2.1061%
6	Boulder	5.7936%
7	Broomfield	1.0014%
8	Adams	9.4247%
9	Arapahoe	10.8071%
10	Jefferson	10.7114%
11	Denver	15.0042%
12	Douglas	3.6696%
13	Mesa	2.8911%
14	Southwest	1.4700%
15	Central	1.5627%
16	El Paso/Teller	12.6116%
17	Southwest Corner	1.4375%
18	South Central	1.0973%
19	Southeast	7.4580%
Total		100.0000%

# Exhibit G



# Regional Governance Models

## A. Membership Structure

### Single-County Regions

1. Voting Members (Recommended List: Participating Local Governments to Decide)
  - 1 or 2 representatives appointed by the county (can be commissioners)
  - 1 representative appointed from the public health department
  - 1 representative from the county human services department
  - 1 representative appointed from law enforcement within region (sheriff, police, local city or town district attorney, etc.)
  - 1 representative appointed from a municipal or county court system within region
  - 1-3 representatives (total) appointed by the cities within the county (or other city or cities agreed upon) (can be councilmembers and mayors)
  - Such other representatives as participating counties/cities agree on (not to include providers who may be recipients of funds)
2. Non-Voting Members (Optional but strongly encouraged)
  - Representatives from behavioral health providers
  - Representatives from health care providers
  - Recovery/treatment experts
  - Other county or city representatives
  - A representative from the Attorney General's Office
  - Community representative(s), preferably those with lived experience with the opioid crisis
  - Harm reduction experts

### Multi-County Regions

1. Voting Members (Recommended List: Participating Local Governments to Decide)
  - 1 representative appointed by each county (can be commissioners)
  - 1 representative appointed by a rotating city within each county (or other city agreed upon) (can be councilmembers and mayors)
  - 1 representative from each public health department within the region
  - 1 representative from a county human services department
  - At least 1 representative appointed from law enforcement within region (sheriff, police, local city or town district attorney, etc.)
  - 1 representative from a municipal or county court system within region
  - Such other representatives as participating counties/cities agree on (not to include providers who may be recipients of funds)
2. Non-Voting Members (Optional)
  - Representatives from behavioral health providers

- Representatives from health care providers
- Recovery/treatment experts
- Other county or city representatives
- A representative from the Attorney General’s Office
- Community representative(s), preferably those with lived experience with the opioid crisis.
- Harm reduction experts

Single-County Single-City Regions (Denver & Broomfield)

1. Voting Members (Recommended List: Participating Local Government to Decide)<sup>1</sup>

- 1 representative appointed by the city and county
- 1 representative appointed from the public health department
- 1 representative from the county human services department
- 1 representative appointed from law enforcement within region (sheriff, police, district attorney, etc.)
- 1 representative appointed from a municipal or county court system within region
- Such other representatives as participating counties/cities agree on (not to include providers who may be recipients of funds)

2. Non-Voting Members (Optional)

- Representatives from behavioral health providers
- Representatives from health care providers
- Recovery/treatment experts
- Other county or city representatives
- A representative from the Attorney General’s Office
- Community representative(s), preferably those with lived experience with the opioid crisis.
- Harm reduction experts

**B. Member Terms**

- Regions may establish terms of appointment for members. Appointment terms may be staggered.

**C. Procedures**

- Regions will be governed by an intergovernmental agreement (“IGA”) or memorandum of understanding (“MOU”).
- Regions may adopt the Model Colorado Regional Opioid Intergovernmental Agreement, attached here as Exhibit G-1, in its entirety or alter or amend it as they deem appropriate.

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<sup>1</sup> In Denver, the Mayor shall make voting member appointments to the Regional Council. In Broomfield, the City and County Manager shall make voting member appointments to the Regional Council.

- Regions may establish their own procedures through adoption of bylaws (model bylaws to be made available).
- Meetings of regional board/committee shall be open to the public and comply with the Colorado Open Meetings Law (including requirement to keep minutes).

**D. Financial Responsibility/Controls**

- A local government entity shall nominate and designate a fiscal agent for the Region.
- A Regional fiscal agent must be appointed by the Regional Council on an annual basis. A Regional fiscal agent may serve as long as the Regional Council determines is appropriate, including the length of any Settlement that contemplates the distribution of Opioid Funds within Colorado. However, the Regional fiscal agent also can change over time.
- Regional fiscal agents must be a board of county commissioners or a city or town council or executive department, such as a department of finance.
- Yearly reporting by fiscal agent (using standard form) to the Abatement Council.
- All documents subject to CORA.

**E. Conflicts of Interest**

- Voting members shall abide by the conflict-of-interest rules applicable to local government officials under state law.

**F. Ethics Laws**

- Voting members shall abide by applicable state or local ethics laws, as appropriate.

**G. Authority**

- The Regional Council for each region shall have authority to decide how funds allocated to the region shall be distributed in accordance with the Colorado MOU and shall direct the fiscal agent accordingly.
- Any necessary contracts will be entered into by the fiscal agent, subject to approval by the Regional Council.

**H. Legal Status**

- The region shall not be considered a separate legal entity, unless the Participating Local Governments decide, through an IGA, to create a separate governmental entity.

# Exhibit G-1

**MODEL COLORADO REGIONAL OPIOID**  
**INTERGOVERNMENTAL AGREEMENT<sup>2</sup>**

**THIS MODEL COLORADO REGIONAL OPIOID INTERGOVERNMENTAL AGREEMENT** (the “Regional Agreement”) is made between \_\_\_\_\_, a Participating Local Government, as defined in the Colorado MOU, in the \_\_\_\_\_ Region (“\_\_\_\_\_”) and \_\_\_\_\_, a Participating Local Government in the \_\_\_\_\_ Region, (“\_\_\_\_\_”), individually herein a “Regional PLG” and collectively the “Regional PLGs.””

**RECITALS**

**WHEREAS**, the State of Colorado and Participating Local Governments executed the Colorado Opioids Summary Memorandum of Understanding on \_\_\_\_\_ 2021 (the “Colorado MOU”), establishing the manner in which Opioid Funds shall be divided and distributed within the State of Colorado;

**WHEREAS**, the Regional Agreement assumes and incorporates the definitions and provisions contained in the Colorado MOU, and the Regional Agreement shall be construed in conformity with the Colorado MOU<sup>3</sup>;

**WHEREAS**, all Opioid Funds, regardless of allocation, shall be used for Approved Purposes;

**WHEREAS**, Participating Local Governments shall organize themselves into Regions, as further depicted in **Exhibit E** to the Colorado MOU;

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<sup>2</sup> This Model Regional Agreement is meant to serve as an example for the various Regions and to facilitate the flow of Opioid Funds to their intended purposes. Regions are free to adopt this Regional Agreement in its entirety or alter or amend it as they deem appropriate.

<sup>3</sup> When drafting agreements like this Regional Agreement, Regional PLGs should be conscious of the definitions used therein so as not to confuse such definitions with those used in the Colorado MOU. The Definitions in the Colorado MOU shall supersede any definitions used by Regional PLGs in a Regional Agreement.

**WHEREAS**, Regions may consist of Single-County Regions, Multi-County Regions, or Single County-Single City Regions (Denver and Broomfield).

**WHEREAS**, there shall be a 60% direct allocation of Opioid Funds to Regions through a Regional Share;

**WHEREAS**, each Region shall be eligible to receive a Regional Share according to **Exhibit C** to the Colorado MOU;

**WHEREAS**, the Colorado MOU establishes the procedures by which each Region shall be entitled to Opioid Funds from the Abatement Council and administer its Regional Share allocation;

**WHEREAS**, the procedures established by the Colorado MOU include a requirement that each Region shall create its own Regional Council;

**WHEREAS**, all aspects of the creation, administration, and operation of the Regional Council shall proceed in accordance with the provisions of the Colorado MOU;

**WHEREAS**, each such Regional Council shall designate a fiscal agent from a county or municipal government within that Region;

**WHEREAS**, each such Regional Council shall submit a two-year plan to the Abatement Council that identifies the Approved Purposes for which the requested funds will be used, and the Regional Council's fiscal agent shall provide data and a certification to the Abatement Council regarding compliance with its two-year plan on an annual basis;

**WHEREAS**, the Regional Agreement pertains to the procedures for the Regional PLGs to establish a Regional Council, designate a fiscal agent, and request and administer Opioid Funds in a manner consistent with the Colorado MOU;

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements hereinafter set forth and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Regional PLGs incorporate the recitals set forth above and agree as follows:

1. **DEFINITIONS**. The defined terms used in this Regional Agreement shall have the same meanings as in the Colorado MOU<sup>4</sup>. Capitalized terms used herein and not otherwise defined within the Regional Agreement or in the Colorado MOU shall have the meanings ascribed to them in the body of the Regional Agreement.
2. **OBLIGATIONS OF THE REGIONAL PLGS**. The Regional PLGs shall perform their respective obligations as set forth in the Regional Agreement, the Colorado MOU and the accompanying exhibits to the Colorado MOU and incorporated herein by reference.
3. **REGIONAL COUNCIL**.
  - 3.1. **Purpose:** In accordance with the Colorado MOU, a Regional Council, consisting of representatives appointed by the Regional PLGs, shall be created to oversee the procedures by which a Region may request Opioid Funds from the Abatement Council and the procedures by which the allocation of its Region's Share of Opioid Funds are administered.
  - 3.2. **Membership:** The Regional Council of a Multi-County or Single County Region shall consist of the following:
    - a. **Multi-County Region:**
      - (i) **Voting Members.** Voting Members shall be appointed by the Regional PLGs. The Regional PLGs shall collaborate to appoint Regional Council members and to the extent practicable, Voting Members shall be selected from different counties and cities. No single county or city should dominate the make-up of the Regional Council. Voting Members shall be selected as follows:
        - (1) 1 representative appointed by each county (can be commissioners).
        - (2) 1 representative appointed from a rotating city within each county (or other city agreed upon) (can be councilmembers and mayors). A rotating city member shall be selected by majority vote of the cities within each county who do not have a Voting Member currently sitting on the Regional

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<sup>4</sup> See FN 2, *supra*.



Council.

- (3) 1 representative from each public health department within the region.
- (4) 1 representative from a county human services department.
- (5) At least 1 representative appointed from law enforcement within the region (sheriff, police, local city or town district attorney, etc.).
- (6) 1 representative from a municipal or county court system within the region.

**b. Single-County Region:**

- (i) **Voting Members.** Voting Members shall be appointed by the Regional PLGs. The Regional PLGs shall collaborate to appoint Regional Council members and to the extent practicable, Voting Members shall be selected from different cities within the region. No single city should dominate the make-up of the Regional Council. Voting Members shall be selected as follows:
  - (1) 1 or 2 representatives appointed by the county (can be commissioners)
  - (2) 1 representative appointed from the public health department
  - (3) 1 representative from the county human services department
  - (4) 1 representative appointed from law enforcement within region (sheriff, police, local city or town district attorney, etc.)
  - (5) 1 representative appointed from a municipal or county court system within region
  - (6) 1-3 representatives (total) appointed by rotating cities within the county (or other city or cities agreed upon) (can be councilmembers and mayors). Rotating city members shall be selected by majority vote of the cities who do not have a Voting Member currently sitting on the Regional Council.
  - (7) Such other representatives as participating counties/cities agree on (not to include providers who may be recipients of

funds)

- c. **Non-Voting Members.** For both Multi-County and Single County Regions, Non-Voting Members are optional but are strongly encouraged. Non-voting members shall serve in an advisory capacity. Any Non-Voting Members shall be appointed by the Regional PLGs and may be comprised of all or some of the following, not to include potential recipients of funds:
  - (i) Representatives from behavioral health providers.
  - (ii) Representatives from health care providers.
  - (iii) Recovery/treatment experts.
  - (iv) Other county or city representatives.
  - (v) A representative from the Attorney General's Office.
  - (vi) Community representative(s), preferably those with lived experience with the opioid crisis.
  - (vii) Harm reduction experts.
- d. **Acting Chair:** The Voting Members for both Multi-County and Single-County Regions shall appoint one member to serve as Acting Chair of the Regional Council. The Acting Chair's primary responsibilities shall be to schedule periodic meetings and votes of the Regional Council as needed and to serve as the point of contact for disputes within the Region. The Acting Chair must be either a Member from a county within a Region, such as a county commissioner or their designee, or a Member from a city or town within a Region, such as a mayor or city or town council member or their designee.
- e. **Non-Participation:** A Local Government that chooses not to become a Participating Local Government in the Colorado MOU shall not receive any Opioid Funds from the Regional Share or participate in the Regional Council.
- f. **Terms:** The Regional Council shall be established within ninety (90) days of the first Settlement being entered by a court of competent jurisdiction, including any bankruptcy court. In order to do so, within sixty (60) days of the first Settlement being entered, CCI and CML shall jointly recommend six (6) Voting Members, and so long as such recommendations comply with the terms of Section 3.2 (a) or (b), the Regional Council shall consist of CCI/CML's recommended Members for

an initial term not to exceed one year.<sup>5</sup> Thereafter, Voting Members shall be appointed in accordance with Section 3.2 (a) or (b) and shall serve two-year terms. Following the expiration of that two-year term, the Regional PLGs, working in concert, shall reappoint that Voting Member, or appoint a new Voting Member according to Section 3.2 (a) or (b).

- (i) If a Voting Member resigns or is otherwise removed from the Regional Council prior to the expiration of their term, a replacement Voting Member shall be appointed within sixty (60) days in accordance with Section 3.2 (a) or (b) to serve the remainder of the term. If the Regional PLGs are unable to fill a Voting Member vacancy within sixty (60) days, the existing Voting Members of the Regional Council at the time of the vacancy shall work collectively to appoint a replacement Voting Member in accordance with Section 3.2 (a) or (b). At the end of his or her term, the individual serving as that replacement Voting Member may be reappointed by the Regional PLGs to serve a full term consistent with this Section.
- (ii) The purpose of the two-year term is to allow Regional PLGs an increased opportunity to serve on the Regional Council. However, Regional Council members who have already served on the Regional Council may be appointed more than once and may serve consecutive terms if appointed to do so by the Regional Council.

**3.3. Duties:** The Regional Council is primarily responsible for engaging with the Abatement Council on behalf of its Region and following the procedures outlined in the Colorado MOU for requesting Opioid Funds from the Regional Share, which shall include developing 2-year plans, amending those plans as appropriate, and providing the Abatement Council with data through its fiscal agent regarding Opioid Fund expenditures. Upon request from the Abatement Council, the Regional Council may also be subject to an accounting from the Abatement Council.

**3.4. Governance:** A Regional Council may establish its own procedures through adoption of bylaws if needed. Any governing documents must be consistent with the other provisions in this section and the Colorado MOU.

**3.5. Authority:** The terms of the Colorado MOU control the authority of a Regional Council and a Regional Council shall not stray outside the bounds of the authority and power vested by the Colorado MOU. Should a Regional Council require legal assistance in determining its authority,

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<sup>5</sup> Local Governments within Multi-County or Single County Regions may decide to select initial Voting Members of the Regional Council between themselves and without CCI and CML involvement. However, the Regional Council must be established within ninety (90) days of the first Settlement being entered by a court of competent jurisdiction, including any bankruptcy court.

it may seek guidance from the legal counsel of the county or municipal government of the Regional Council's fiscal agent at the time the issue arises.

**3.6. Collaboration:** The Regional Council shall facilitate collaboration between the State, Participating Local Governments within its Region, the Abatement Council, and other stakeholders within its Region for the purposes of sharing data, outcomes, strategies, and other relevant information related to abating the opioid crisis in Colorado.

**3.7. Transparency:** The Regional Council shall operate with all reasonable transparency and abide by all Colorado laws relating to open records and meetings. To the extent the Abatement Council requests outcome-related data from the Regional Council, the Regional Council shall provide such data in an effort to determine best methods for abating the opioid crisis in Colorado.

**3.8. Conflicts of Interest:** Voting Members shall abide by the conflict-of-interest rules applicable to local government officials under state law.

**3.9. Ethics Laws:** Voting Members shall abide by their local ethics laws or, if no such ethics laws exist, by applicable state ethics laws.

**3.10. Decision Making:** The Regional Council shall seek to make all decisions by consensus. In the event consensus cannot be achieved, the Regional Council shall make decisions by a majority vote of its Members.

#### **4. REGIONAL FISCAL AGENT**

**4.1. Purpose:** According to the Colorado MOU, the Regional Council must designate a fiscal agent for the Region prior to the Region receiving any Opioid funds from the Regional Share. All funds from the Regional Share shall be distributed to the Regional Council's fiscal agent for the benefit of the entire Region.

**4.2. Designation:** The Regional Council shall nominate and designate a fiscal agent for the Region by majority vote. Regional fiscal agents must be a board of county commissioners or a city or town council or executive department, such as a department of finance.

**4.3. Term:** A Regional fiscal agent must be appointed by the Regional Council on an annual basis. A Regional fiscal agent may serve as long as the Regional Council determines is appropriate, including the length of any Settlement that contemplates the distribution of Opioid Funds within Colorado.

**4.4. Duties:** The Regional fiscal agent shall receive, deposit, and make available Opioid Funds distributed from the Abatement Council and provide expenditure reporting data to the

Abatement Council on an annual basis. In addition, the Regional fiscal agent shall perform certain recordkeeping duties outlined below.

- a. **Opioid Funds:** The Regional fiscal agent shall receive all Opioid Funds as distributed by the Abatement Council. Upon direction by the Regional Council, the Regional fiscal agent shall make any such Opioid Funds available to the Regional Council.
- b. **Reporting:** On an annual basis, as determined by the Abatement Council, the Regional fiscal agent shall provide to the Abatement Council the Regional Council's expenditure data from their allocation of the Regional Share and certify to the Abatement Council that the Regional Council's expenditures were for Approved Purposes and complied with its 2-year plan.
- c. **Recordkeeping:** The Regional fiscal agent shall maintain necessary records with regard the Regional Council's meetings, decisions, plans, and expenditure data.

**4.5. Authority:** The fiscal agent serves at the direction of the Regional Council and in service to the entire Region. The terms of the Colorado MOU control the authority of a Regional Council, and by extension, the Regional fiscal agent. A Regional fiscal agent shall not stray outside the bounds of the authority and power vested by the Colorado MOU.

## **5. REGIONAL TWO-YEAR PLAN**

**5.1. Purpose:** According to the Colorado MOU, as part of a Regional Council's request to the Abatement Council for Opioid Funds from its Regional Share, the Regional Council must submit a 2-year plan identifying the Approved Purposes for which the requested funds will be used.

**5.2 Development of 2-Year Plan:** In developing a 2-year plan, the Regional Council shall solicit recommendations and information from all Regional PLGs and other stakeholders within its Region for the purposes of sharing data, outcomes, strategies, and other relevant information related to abating the opioid crisis in Colorado. At its discretion, a Regional Council may seek assistance from the Abatement Council for purposes of developing a 2-year plan.

**5.3 Amendment:** At any point, a Regional Council's 2-year plan may be amended so long as such amendments comply with the terms of the Colorado MOU and any Settlement.

**6. DISPUTES WITHIN REGION.** In the event that any Regional PLG disagrees with a decision of the Regional Council, or there is a dispute regarding the appointment of Voting or Non-Voting Members to the Regional Council, that Regional PLG shall inform the Acting Chair of its dispute at the earliest

possible opportunity. In Response, the Regional Council shall gather any information necessary to resolve the dispute. Within fourteen (14) days of the Regional PLG informing the Acting Chair of its dispute, the Regional Council shall issue a decision with respect to the dispute. In reaching its decision, the Regional Council may hold a vote of Voting Members, with the Acting Chair serving as the tie-breaker, or the Regional Council may devise its own dispute resolution process. However, in any disputes regarding the appointment of a Voting Member, that Voting Member will be recused from voting on the dispute. The decision of the Regional Council is a final decision.

7. **DISPUTES WITH ABATEMENT COUNCIL.** If the Regional Council disputes the amount of Opioid Funds it receives from its allocation of the Regional Share, the Regional Council shall alert the Abatement Council within sixty (60) days of discovering the information underlying the dispute. However, the failure to alert the Abatement Council within this time frame shall not constitute a waiver of the Regional Council's right to seek recoupment of any deficiency in its Regional Share.
8. **RECORDKEEPING.** The acting Regional fiscal agent shall be responsible for maintaining records consistent with the Regional Agreement.
9. **AUTHORIZED REPRESENTATIVES.** Each Regional PLGs' representative designated below shall be the point of contact to coordinate the obligations as provided herein. The Regional PLGs designate their authorized representatives under this Regional Agreement as follows:
  - 9.1. \_\_\_\_\_ designates the \_\_\_\_ of the \_\_\_\_\_ or their designee(s).
  - 9.2. \_\_\_\_\_ designates the \_\_\_\_ of the \_\_\_\_\_ or their designee(s).
10. **OBLIGATIONS OF THE REGIONAL PLGS.** The Regional PLGs shall perform their respective obligations as set forth in the Regional Agreement, the Colorado MOU and the accompanying exhibits to the Colorado MOU and incorporated herein by reference.
11. **TERM.** The Regional Agreement will commence on \_\_\_\_\_, and shall expire on the date the last action is taken by the Region, consistent with the terms of the Colorado MOU and any Settlement. (the "Term").
12. **INFORMATIONAL OBLIGATIONS.** Each Regional PLG hereto will meet its obligations as set forth in § 29-1-205, C.R.S., as amended, to include information about this Regional Agreement in a filing with the Colorado Division of Local Government; however, failure to do so shall in no way affect the validity of this Regional Agreement or any remedies available to the Regional PLGs hereunder.
13. **CONFIDENTIALITY.** The Regional PLGs, for themselves, their agents, employees and representatives, agree that they will not divulge any confidential or proprietary information they receive from another Regional PLG or otherwise have access to, except as may be required by law. Nothing in this Regional

Agreement shall in any way limit the ability of the Regional PLGs to comply with any laws or legal process concerning disclosures by public entities. The Regional PLGs understand that all materials exchanged under this Regional Agreement, including confidential information or proprietary information, may be subject to the Colorado Open Records Act., § 24-72-201, *et seq.*, C.R.S., (the “Act”). In the event of a request to a Regional PLG for disclosure of confidential materials, the Regional PLG shall advise the Regional PLGs of such request in order to give the Regional PLGs the opportunity to object to the disclosure of any of its materials which it marked as, or otherwise asserts is, proprietary or confidential. If a Regional PLG objects to disclosure of any of its material, the Regional PLG shall identify the legal basis under the Act for any right to withhold. In the event of any action or the filing of a lawsuit to compel disclosure, the Regional PLG agrees to intervene in such action or lawsuit to protect and assert its claims of privilege against disclosure of such material or waive the same. If the matter is not resolved, the Regional PLGs may tender all material to the court for judicial determination of the issue of disclosure.

**14. GOVERNING LAW; VENUE.** This Regional Agreement shall be governed by the laws of the State of Colorado. Venue for any legal action relating solely to this Regional Agreement will be in the applicable District Court of the State of Colorado for the county of the Region’s fiscal agent. Venue for any legal action relating to the Colorado MOU shall be in a court of competent jurisdiction where a Settlement or consent decree was entered, as those terms are described or defined in the Colorado MOU. If a legal action relates to both a Regional Agreement and the Colorado MOU, venue shall also be in a court of competent jurisdiction where a Settlement or consent decree was entered.

**15. TERMINATION.** The Regional PLGs enter into this Regional Agreement to serve the public interest. If this Regional Agreement ceases to further the public interest, a Regional PLG, in its discretion, may terminate their participation in the Regional Agreement, in whole or in part, upon written notice to the other Regional PLGs. Each Regional PLG also has the right to terminate the Regional Agreement with cause upon written notice effective immediately, and without cause upon thirty (30) days prior written notice to the other Regional PLGs. A Regional PLG’s decision to terminate this Regional Agreement, with or without cause, shall have no impact on the other Regional PLGs present or future administration of its Opioid Funds and the other procedures outlined in this Regional Agreement. Rather, a Regional PLG’s decision to terminate this Regional Agreement shall have the same effect as non-participation, as outlined in Section 3.2 (e).

**16. NOTICES.** “Key Notices” under this Regional Agreement are notices regarding default, disputes, or termination of the Regional Agreement. Key Notices shall be given in writing and shall be deemed



received if given by confirmed electronic transmission that creates a record that may be retained, retrieved and reviewed by a recipient thereof, and that may be directly reproduced in paper form by such a recipient through an automated process, but specifically excluding facsimile transmissions and texts when transmitted, if transmitted on a business day and during normal business hours of the recipient, and otherwise on the next business day following transmission; certified mail, return receipt requested, postage prepaid, three business days after being deposited in the United States mail; or overnight carrier service or personal delivery, when received. For Key Notices, the Regional PLGs will follow up any electronic transmission with a hard copy of the communication by the means described above. All other communications or notices between the Regional PLGs that are not Key Notices may be done via electronic transmission. The Regional PLGs agree that any notice or communication transmitted by electronic transmission shall be treated in all manner and respects as an original written document; any such notice or communication shall be considered to have the same binding and legal effect as an original document. All Key Notices shall include a reference to the Regional Agreement, and Key Notices shall be given to the Regional PLGs at the following addresses:

\_\_\_\_\_  
\_\_\_\_\_

## **17. GENERAL TERMS AND CONDITIONS**

- 17.1. Independent Entities.** The Regional PLGs enter into this Regional Agreement as separate, independent governmental entities and shall maintain such status throughout.
- 17.2. Assignment.** This Regional Agreement shall not be assigned by any Regional PLG without the prior written consent of all Regional PLGs. Any assignment or subcontracting without such consent will be ineffective and void and will be cause for termination of this Regional Agreement.
- 17.3. Integration and Amendment.** This Regional Agreement represents the entire agreement between the Regional PLGs and terminates any oral or collateral agreement or understandings. This Regional Agreement may be amended only by a writing signed by the Regional PLGs. If any provision of this Regional Agreement is held invalid or unenforceable, no other provision shall be affected by such holding, and the remaining provision of this Regional Agreement shall continue in full force and effect.

- 17.4. No Construction Against Drafting Party.** The Regional PLGs and their respective counsel have had the opportunity to review the Regional Agreement, and the Regional Agreement will not be construed against any Regional PLG merely because any provisions of the Regional Agreement were prepared by a particular Regional PLG.
- 17.5. Captions and References.** The captions and headings in this Regional Agreement are for convenience of reference only and shall not be used to interpret, define, or limit its provisions. All references in this Regional Agreement to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.
- 17.6. Statutes, Regulations, and Other Authority.** Any reference in this Regional Agreement to a statute, regulation, policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the execution of this Regional Agreement.
- 17.7. Conflict of Interest.** No Regional PLG shall knowingly perform any act that would conflict in any manner with said Regional PLG's obligations hereunder. Each Regional PLG certifies that it is not engaged in any current project or business transaction, directly or indirectly, nor has it any interest, direct or indirect, with any person or business that might result in a conflict of interest in the performance of its obligations hereunder. No elected or employed member of any Regional PLG shall be paid or receive, directly or indirectly, any share or part of this Regional Agreement or any benefit that may arise therefrom.
- 17.8. Inurement.** The rights and obligations of the Regional PLGs to the Regional Agreement inure to the benefit of and shall be binding upon the Regional PLGs and their respective successors and assigns, provided assignments are consented to in accordance with the terms of the Regional Agreement.
- 17.9. Survival.** Notwithstanding anything to the contrary, the Regional PLGs understand and agree that all terms and conditions of this Regional Agreement and any exhibits that require continued performance or compliance beyond the termination or expiration of this Regional Agreement shall survive such termination or expiration and shall be enforceable against a Regional PLG if such Regional PLG fails to perform or comply with such term or condition.
- 17.10. Waiver of Rights and Remedies.** This Regional Agreement or any of its provisions may not be waived except in writing by a Regional PLG's authorized representative. The failure of a

Regional PLG to enforce any right arising under this Regional Agreement on one or more occasions will not operate as a waiver of that or any other right on that or any other occasion.

**17.11. No Third-Party Beneficiaries.** Enforcement of the terms of the Regional Agreement and all rights of action relating to enforcement are strictly reserved to the Regional PLGs. Nothing contained in the Regional Agreement gives or allows any claim or right of action to any third person or entity. Any person or entity other than the Regional PLGs receiving services or benefits pursuant to the Regional Agreement is an incidental beneficiary only.

**17.12. Records Retention.** The Regional PLGs shall maintain all records, including working papers, notes, and financial records in accordance with their applicable record retention schedules and policies. Copies of such records shall be furnished to the Parties request.

**17.13. Execution by Counterparts; Electronic Signatures and Records.** This Regional Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. The Regional PLGs approve the use of electronic signatures for execution of this Regional Agreement. All use of electronic signatures shall be governed by the Uniform Electronic Transactions Act, C.R.S. §§ 24-71.3-101, *et seq.* The Regional PLGs agree not to deny the legal effect or enforceability of the Regional Agreement solely because it is in electronic form or because an electronic record was used in its formation. The Regional PLGs agree not to object to the admissibility of the Regional Agreement in the form of an electronic record, or a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature, on the ground that it is an electronic record or electronic signature or that it is not in its original form or is not an original.

**17.14. Authority to Execute.** Each Regional PLG represents that all procedures necessary to authorize such Regional PLG's execution of this Regional Agreement have been performed and that the person signing for such Regional PLG has been authorized to execute the Regional Agreement.

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**EXHIBIT K**

**Settlement Participation Form**

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above (“Governmental Entity”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated July 21, 2021 (“Janssen Settlement”), and acting through the undersigned authorized official, hereby elects to participate in the Janssen Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Janssen Settlement, understands that all terms in this Election and Release have the meanings defined therein, and agrees that by this Election, the Governmental Entity elects to participate in the Janssen Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall, within 14 days of the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed.
3. The Governmental Entity agrees to the terms of the Janssen Settlement pertaining to Subdivisions as defined therein.
4. By agreeing to the terms of the Janssen Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Janssen Settlement solely for the purposes provided therein.
6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as provided in, and for resolving disputes to the extent provided in, the Janssen Settlement.
7. The Governmental Entity has the right to enforce the Janssen Settlement as provided therein.

8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Janssen Settlement, including but not limited to all provisions of Section IV (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Janssen Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Janssen Settlement shall be a complete bar to any Released Claim.
9. In connection with the releases provided for in the Janssen Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

**General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Janssen Settlement.

10. Nothing herein is intended to modify in any way the terms of the Janssen Settlement, to which Governmental Entity hereby agrees. To the extent this Election and Release is interpreted differently from the Janssen Settlement in any respect, the Janssen Settlement controls.

I have all necessary power and authorization to execute this Election and Release on behalf of the Governmental Entity.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

**EXHIBIT K**

**Subdivision Settlement Participation Form**

Governmental Entity:	State:
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated July 21, 2021 (“*Distributor Settlement*”), and acting through the undersigned authorized official, hereby elects to participate in the Distributor Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Distributor Settlement, understands that all terms in this Participation Form have the meanings defined therein, and agrees that by signing this Participation Form, the Governmental Entity elects to participate in the Distributor Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall, within 14 days of the Reference Date and prior to the filing of the Consent Judgment, secure the dismissal with prejudice of any Released Claims that it has filed.
3. The Governmental Entity agrees to the terms of the Distributor Settlement pertaining to Subdivisions as defined therein.
4. By agreeing to the terms of the Distributor Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Distributor Settlement solely for the purposes provided therein.
6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as provided in, and for resolving disputes to the extent provided in, the Distributor Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Distributor Settlement.



7. The Governmental Entity has the right to enforce the Distributor Settlement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Distributor Settlement, including, but not limited to, all provisions of Part XI, and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Distributor Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Distributor Settlement shall be a complete bar to any Released Claim.
9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Distributor Settlement.
10. In connection with the releases provided for in the Distributor Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

**General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release, and that if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Distributor Settlement.

11. Nothing herein is intended to modify in any way the terms of the Distributor Settlement, to which Governmental Entity hereby agrees. To the extent this Participation Form is interpreted differently from the Distributor Settlement in any respect, the Distributor Settlement controls.

I have all necessary power and authorization to execute this Participation Form on behalf of the Governmental Entity.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

## Colorado Subdivision Escrow Agreement

Governmental Entity:	State: CO
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above (“*Governmental Entity*”) hereby provides Colorado Counties, Inc. (for counties) or the Colorado Municipal League (for municipalities) (“*Escrow Agent*”) the enclosed copies of the Governmental Entity’s endorsed Subdivision Settlement Participation Forms and the Colorado Opioids Settlement Memorandum of Understanding (“Colorado MOU”), to be held in escrow. The Subdivision Settlement Participation Forms apply respectively to (1) the National Settlement Agreement with McKesson Corporation, Cardinal Health, Inc., and AmerisourceBergen Corporation, dated July 21, 2021 (“*Distributor Settlement*”); and (2) the National Settlement Agreement with Janssen Pharmaceuticals, Inc., and its parent company Johnson & Johnson, dated July 21, 2021 (“*J&J Settlement*”). Pursuant to this Agreement, the Subdivision Settlement Participation Forms and the Colorado MOU will be released only if there is 95% participation by local governments in Colorado as further explained below.

### **Purpose of this Agreement**

By endorsing a Subdivision Settlement Participation Form in the Distributor Settlement and the J&J Settlement, a governmental entity agrees to participate in those settlements and release any legal claims it has or may have against those settling pharmaceutical companies. This Colorado Subdivision Escrow Agreement is meant to ensure that the legal claims of governmental entities in Colorado will be released only when 95% participation by certain governmental entities has been reached. That 95% participation threshold is important because it signals to the settling pharmaceutical companies that the settlement has wide acceptance which will then secure significant incentive payments under these settlement agreements.

### **Escrow**

The Escrow Agent shall promptly report the receipt of any Governmental Entity’s endorsed Subdivision Settlement Participation Forms and Colorado MOUs to the Colorado Attorney General’s Office and to the law firm of Keller Rohrback L.L.P. These documents shall be released by the Escrow Agent to the Colorado Attorney General’s Office if and when the Escrow Agent is notified by the Attorney General’s Office and Keller Rohrback that that the threshold 95% participation levels have been reached for both the Distributor Settlement and the J&J Settlement, as further described below. If by December 29, 2021, the Escrow Agent has not received notification that the threshold 95% levels have been reached for both the Distributor Settlement and the J&J Settlements, then the documents being escrowed shall be returned to the Governmental Entities and all copies shall be destroyed.

**Distributor Settlement**

The Attorney General’s Office and Keller Rohrback shall jointly submit a written notification to the Escrow Agent when it has been determined that the percentages of populations eligible for Incentives B and C, as described in Sections IV.F.2 and IV.F.3 of the Distributor Settlement, are each 95% or more. For purposes of this Escrow Agreement, the percentages of populations eligible for Incentives B and C under the Distributor Settlement will include governmental entities that sign a Subdivision Settlement Participation Form subject to an escrow agreement and governmental entities that sign a Subdivision Settlement Participation Form that is not subject to an escrow agreement.

**J&J Settlement**

The Attorney General’s Office and Keller Rohrback shall jointly submit a written notification to the Escrow Agent when it has been determined that the Participation or Case-Specific Resolution Levels for Incentives B and C, as described in Sections V.E.5 and V.E.6 of the J&J Settlement, are each 95% or more. For purposes of this Escrow Agreement, the percentages or populations eligible for Incentives B and C under the J&J Settlement will include governmental entities that sign a Subdivision Settlement Participation Form subject to an escrow agreement and governmental entities that sign a Subdivision Settlement Participation Form that is not subject to an escrow agreement.

Colorado Subdivision Name \_\_\_\_\_

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date



COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT

CASE NO.: RCU2020-00033  
CASE NAME: 3220 W. 55<sup>th</sup> PLACE REZONING

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**October 26, 2021**

<b>CASE No.: RCU2020-00033</b>	<b>CASE NAME: 3220 W. 55<sup>th</sup> Place Rezoning</b>
<b>Owner &amp; Applicant's Name:</b>	Carrie McCool, McCool Development
<b>Applicant's Address:</b>	4383 Tennyson Street, #1D, Denver, CO 80212
<b>Location of Request:</b>	Vicinity of 3220 W. 55 <sup>th</sup> Place
<b>Parcel Number:</b>	0182517203018
<b>Nature of Request:</b>	Rezone from Residential-1-C (R-1-C) to Residential-3 (R-3)
<b>Zone District:</b>	Residential-1-C (R-1-C)
<b>Future Land Use:</b>	Urban Residential
<b>Site Size:</b>	0.4 ac. (17,424 sq. ft.)
<b>Proposed Uses:</b>	Multi-Family Residential (triplex)
<b>Existing Use:</b>	Vacant
<b>Hearing Date(s):</b>	<b>PC: September 23, 2021/ 6:00 pm</b> <b>BoCC: October 26, 2021/ 9:30 am</b>
<b>Report Date:</b>	September 24, 2021
<b>Case Manager:</b>	J. Gregory Barnes <i>JGB</i>
<b>PC Recommendation:</b>	APPROVAL with 4 Findings-of-Fact and 2 notes
<b>Staff Recommendation:</b>	APPROVAL with 4 Findings-of-Fact and 1 note

**SUMMARY OF APPLICATION**

**Background**

Carrie McCool of McCool Development, the applicant, wishes to rezone the subject property to Residential-3. Scott Riopelle of SCR Real Estate, LLC, owns the subject property. The lot is currently designated with Residential-1-C (R-1-C) zoning, which allows for one single-family dwelling. The subject property is located within the Lincoln Manor Subdivision, which was created in 1921. The applicant and owner have also filed an application for a lot line vacation, which intends to combine the subject property with the adjacent property on the east. The applicant wishes to combine the 0.4-acre subject property with the adjacent 0.8-acre parcel to create a 1.2-acre redevelopment consisting of townhouses. The adjacent property is presently zoned Residential-3, and the subject application intends to create a cohesive zone district on the newly combined parcel.

**Development Standards and Regulations**

Residential-3 (R-3) is the proposed zone district designation for the subject property. This zone district is intended to serve multi-family residential uses at a density no greater than 14 dwelling units per acre. The Residential-3 zone district requires a minimum lot size of 2,500 square feet per dwelling unit. The subject property exceeds this requirement. Based on the lot configuration, the subject property when combined could yield up to five (5) additional dwelling units if the rezoning is approved. Section 3-15-07 of the County’s Development Standards and Regulations requires a 150-foot minimum lot width within the R-3 zone district. Lot width is measured at the minimum front setback line of the property. When the subject property is combined with the adjacent property, the lot width will be approximately 290 feet in width; therefore, the request to rezone will conform to the Adams County Development Standards and Regulations.

If the rezoning is successful, the property will be subject to a twenty (20) foot setback on the front property line; this is the same setback assessed for Residential-1-C zone districts. The side setbacks in the Residential-3 zone district will be five (5) feet; this is the same setback assessed for the Residential-1-C zone district. The rear setback for the Residential-3 zone district is twenty (20) feet, whereas Residential-1-C zone districts only require a fifteen (15) foot setback.

**Site Characteristics**

The subject property is located along the southern side of West 55<sup>th</sup> Place and is currently vacant. The site is expected to be approximately 1.2 acres when the lot line vacation is approved. The property is accessed from West 55<sup>th</sup> Place, which is a paved local collector roadway. The applicant is proposing to combine the subject property with the property to the east and redevelop the lot with townhouses.

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

<b><u>Northwest</u></b> R-1-C Utility Substation	<b><u>North</u></b> MH Mobile Home Park	<b><u>Northeast</u></b> MH Mobile Home Park
<b><u>West</u></b> R-1-C Vacant	<b><u>Subject Property</u></b> R-1-C Vacant	<b><u>East</u></b> R-3 Multi-Family Dwellings
<b><u>Southwest</u></b> R-1-C Single-Family Dwelling	<b><u>South</u></b> R-1-C Single-Family Dwelling	<b><u>Southeast</u></b> R-1-C Single-Family Dwelling

**Compatibility with the Surrounding Land Uses**

The subject property is surrounded by a mobile home park, single-family dwellings, and multi-family dwellings. The street on which the site is located, West 55<sup>th</sup> Place, consists of many types of dwellings. The larger vicinity within the neighborhood also includes a variety of housing types, ranging from a mobile home park, single-family dwellings, and an existing multi-family development. The street also includes a large electrical substation.

**Future Land Use Designation/Comprehensive Plan**

The future land use designation on the property is Urban Residential. Per Chapter 5 of the County’s Comprehensive Plan, the purpose of the Urban Residential future land use designation



is to provide a mix of housing types at residential densities greater than one dwelling unit per acre. The Adams County Balanced Housing Plan's goals are to improve and support housing opportunities for all residents in Adams County, foster an environment that promotes balanced housing, and integrate development practices that increase diversity in housing stock. The proposed use of the property as a multi-family residential structure containing single-family attached dwellings is consistent with the future land use designation, and the proposed rezoning promotes the goals of the Balanced Housing Plan.

**PLANNING COMMISSION UPDATE**

The Planning Commission (PC) considered this case on September 23, 2021 and voted (7-0) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report or presentation. There was one member from the public to speak on this request. The public commenter expressed concern regarding the availability of water in the region. The Planning Commission directed staff to respond to the concern, and staff identified that the applicants was required with the rezoning application that the property could be served with water, in this specific instance by Denver Water.

The Planning Commission also expressed concern that the Adams County Sheriff provided opposition to the request. Members of the Planning Commission stated that they would appreciate County staff gathering more information on how the County plans to address these concerns prior to evaluating future cases with this type of objections.

Ultimately, based on the four criteria of approval, the Planning Commission unanimously voted to recommend approval of this application with four findings-of-fact and two notes. One of those two notes was to remind the applicant that the associated plat correction must be approved by staff prior to the Board of County Commissioners hearing date. Staff is not recommending that the Board of County Commissioners include this note in the final decision, since the issue will already have been resolved.

**Staff Recommendation:**

**Based upon the application, the criteria for a rezoning approval, and a recent site visit, staff recommends Approval of this request with 4 findings-of-fact and 1 note:**

**RECOMMENDED FINDINGS-OF-FACT**

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

**RECOMMENDED NOTE TO THE APPLICANT**

- 1. Adams County will require building permit approval to establish the new uses. These reviews shall include, but are not limited to, landscaping, site design, parking, building safety, traffic, and drainage.

**CITIZEN COMMENTS**

<b>Number of Notices Mailed</b>	<b>Number of Comments Received</b>
371	2

All property owners and occupants within 750 feet of the subject property were notified of this request on November 6, 2020. As of writing this report, staff has received comments from two parties regarding the application for rezoning. One letter was in opposition and cited that excessive traffic and density were undesirable for the area. One letter was in support of the application, and the commenter appreciated that the applicant revised their overall concept after receiving some initial negative feedback.

**COUNTY AGENCY COMMENTS**

Staff reviewed the request and had no concerns that the application met the criteria for approval of rezoning. The subject property conforms to the County’s Development Standards for the Residential-3 zone district. The County’s Comprehensive Plan and Balanced Housing Plan support the addition of a variety of housing types, including triplexes.

**REFERRAL AGENCY COMMENTS**

During the referral period, only one referral agent filed objection to the rezoning request. The Adams County Sheriff was opposed to increased density based on the availability of resources to provide service. No other agencies raised concern or objection.

**Responding with Concerns:**

Adams County Sheriff

**Responding without Concerns:**

- Adams County Fire District
- Colorado Department of Transportation
- Denver Water
- Public Service Co of Colorado DBA Xcel Energy
- Regional Transportation District (RTD)
- Tri-County Health Department (TCHD)

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

- Berkeley Neighborhood Association
- Berkeley Sanitation District
- CDPHE
- Century Link
- Colorado Division of Parks & Wildlife
- Comcast
- Goat Hill Association
- Metro Wastewater

Mobile Gardens Association  
Northridge Estates at Gold Run HOA  
Pecos Logistics Park Metropolitan District  
Pomponio Terrace Metropolitan District  
The TOD Group  
Union Pacific Railroad  
Westminster School District #50



**Legend**

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

IT/GIS, DRCOG

**3220 W 55th Place Rezone**  
**RCU2020-00033**

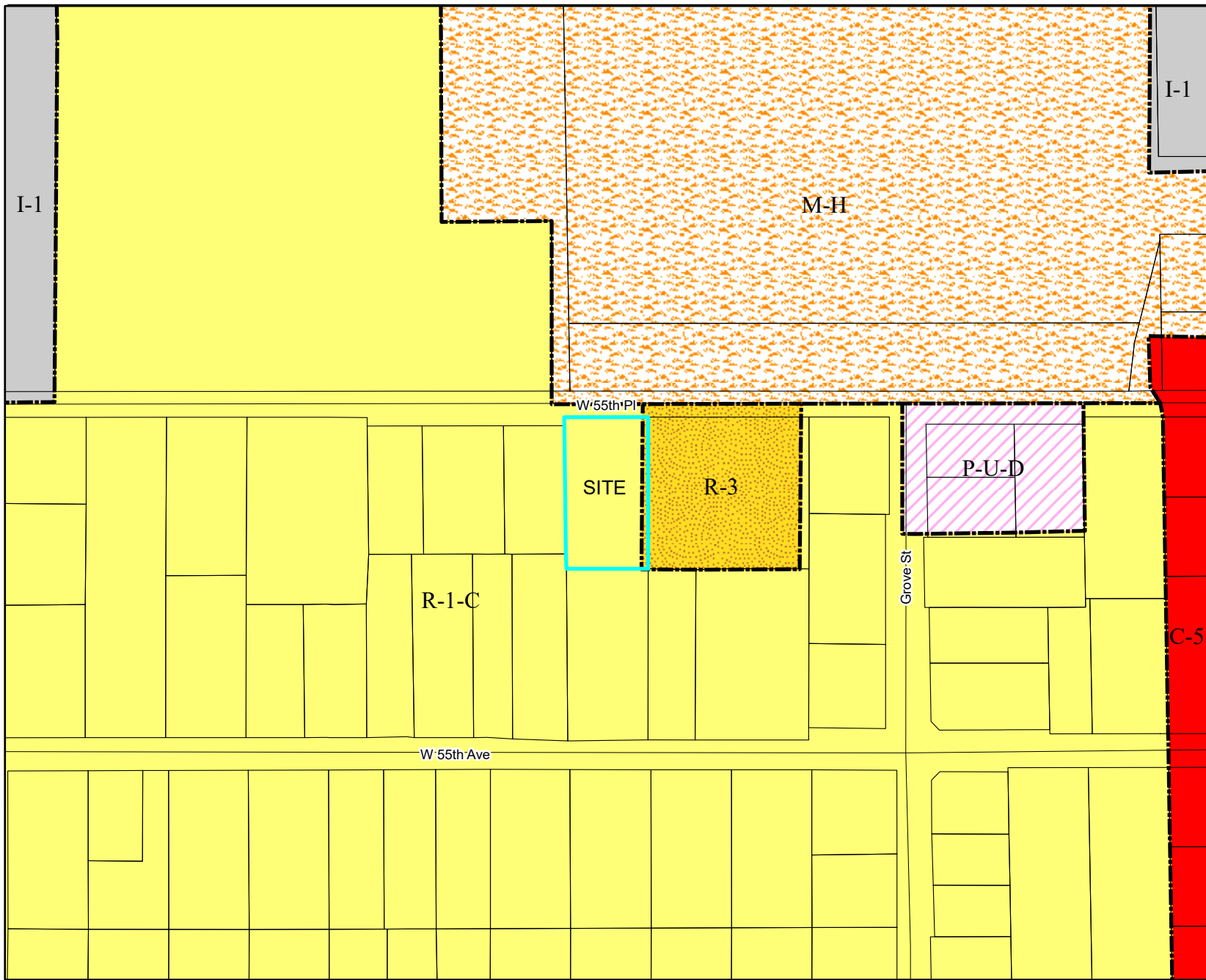


For display purposes only.

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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)
- Conditions

**3220 W 55th Place Rezone**

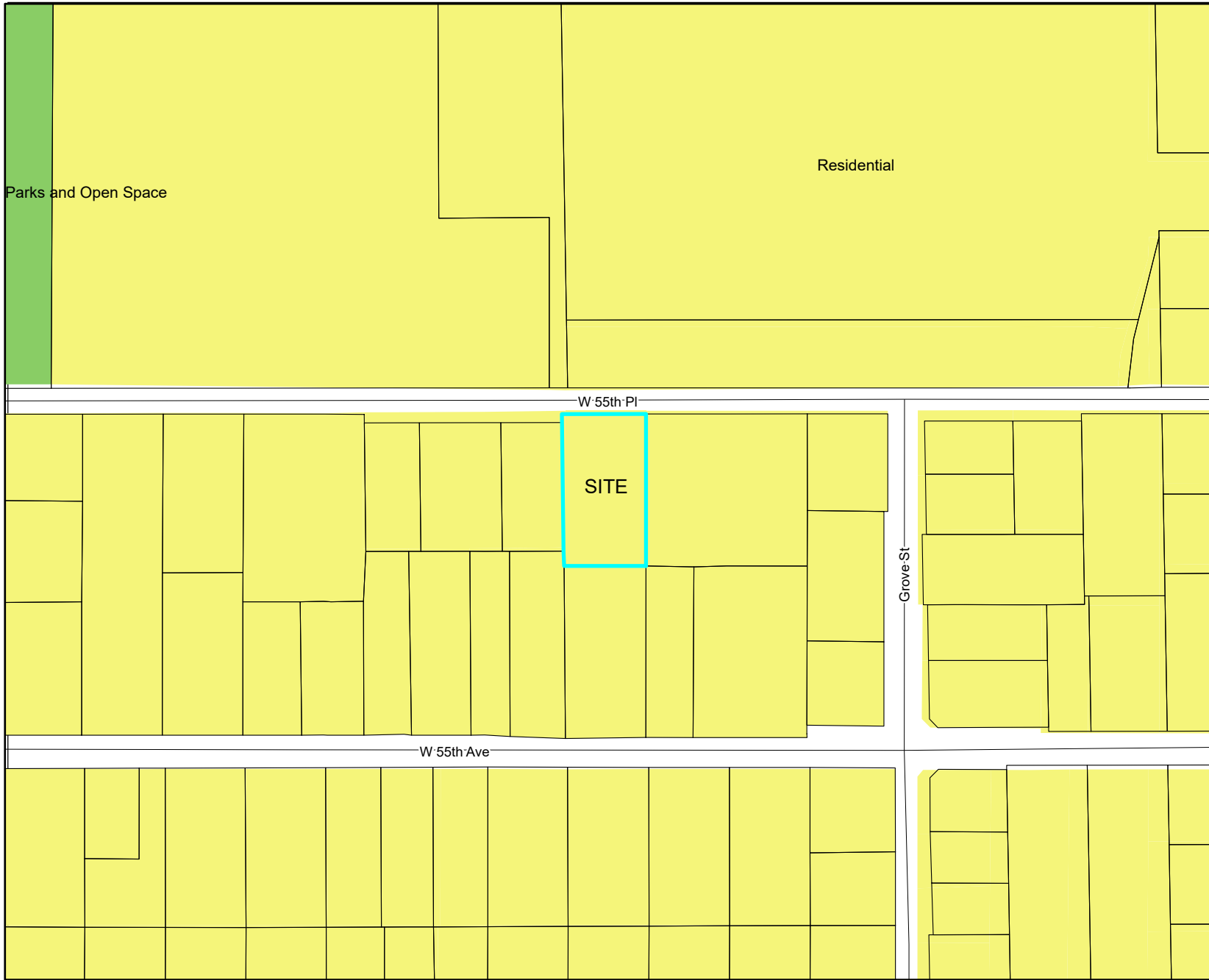
**RCU2020-00033**







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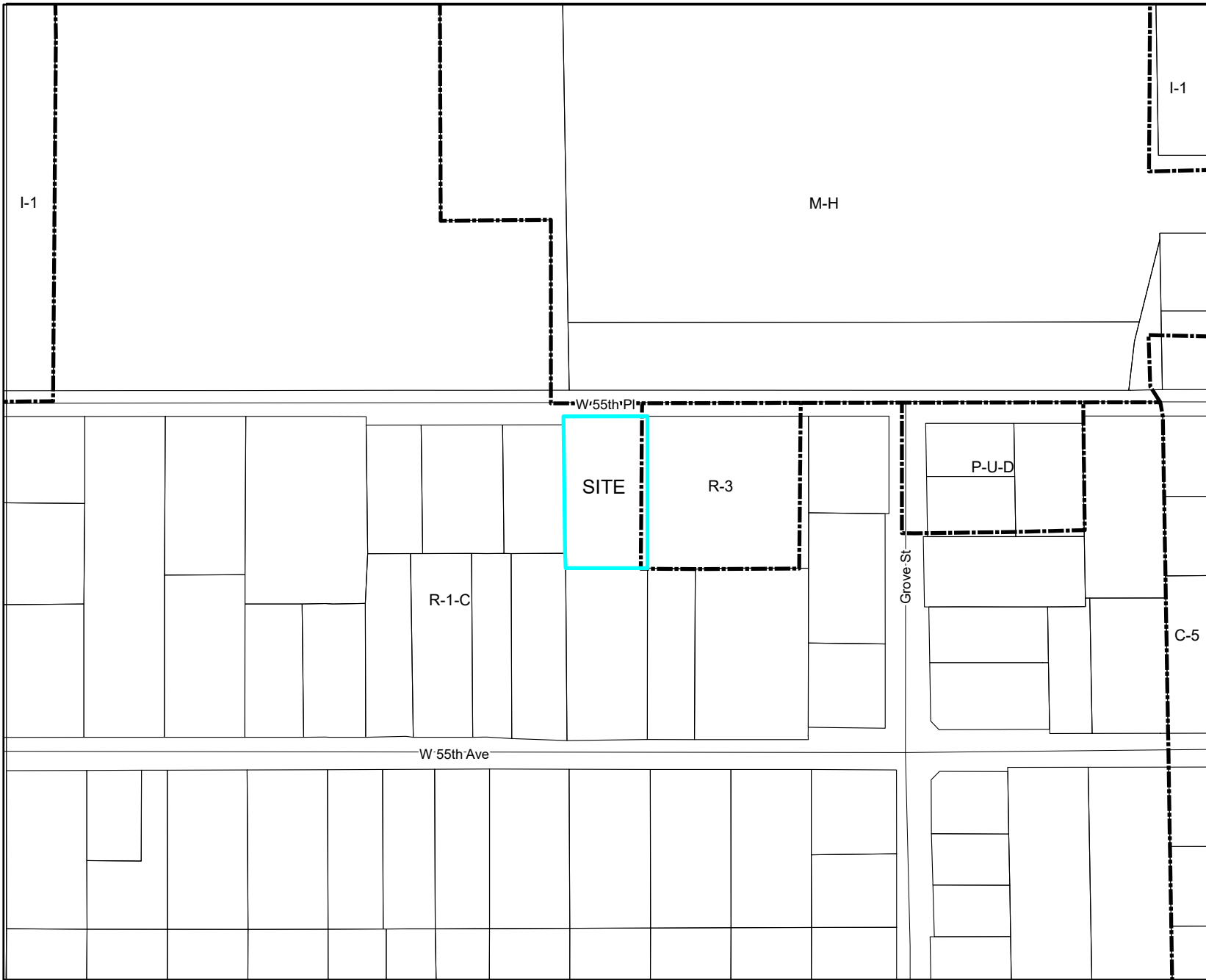
**Legend**

-  Railroad
-  Major Water
-  Zoning Line
-  Sections





**3220 W 55th Place Rezone**  
**RCU2020-00033**

  
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responsibility for its accuracy



**Legend**

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

**3220 W 55th Place Rezone**  
**RCU2020-00033**



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October 23, 2020

Mr. Alan Sielaff

Adams County Community & Economic Development Department

4430 South Adams County Parkway

1<sup>st</sup> Floor, Ste. W2000

Brighton, CO 80601

**RE: 3220 W. 55th Place Rezoning Submittal**

Dear Mr. Alan Sielaff,

On behalf of the applicant, Scott Riopelle and SCR Real Estate LLC., please find the narrative below for the 3220 W. 55<sup>th</sup> Place Rezoning. This rezone is in conjunction with a plat correct to combine three (3) parcels, one being zoned Residential-1-C (R-1-C) and two, which are zoned R-3. Based on the guidance given by Adams County staff during our conceptual review meeting: PRE2019-00111, the owner wishes to rezone the remaining R-1-C to R-3.

The intent of the rezone is to create a more viable single zoned parcel for multi-family development. The resulting lot line vacation and rezoning will create a single parcel with a zoning of R-3, allowing for up to 16 dwelling units, and furthering the comprehensive plan goals for this area. Based on the criteria found in Section 2-02-15-06-02 of the code:

1. The Rezoning is consistent with the Adams County Comprehensive Plan and furthers the goals and policies set forth within.
2. The Rezoning is consistent with the purposes of these standards and regulations and meets the intent of the code.
3. The Rezoning will comply with the requirements of these standards and regulations and does not seek any amendments or variances.
4. The Rezoning 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.

Please let us know if you have any questions regarding this application or if you need additional information. We look forward to hearing feedback from the County, and to working closely with the staff through this Plat Correction approval process.

Sincerely,

A handwritten signature in blue ink that reads "David Eisenbraun".

**David Eisenbraun, AICP | ASLA**

Senior Associate

C: 303.957.6920

E: DE@McCoolDevelopment.com

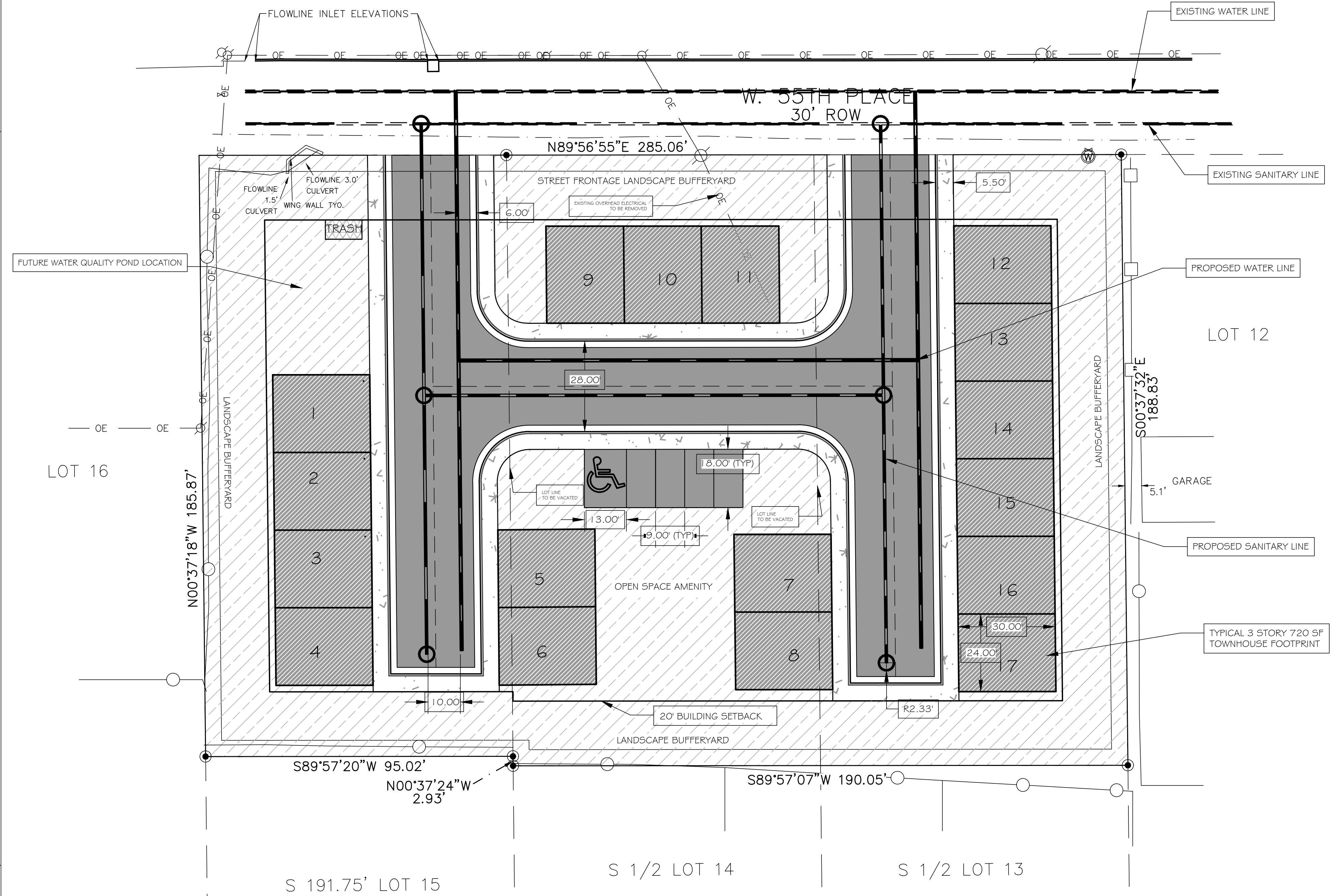
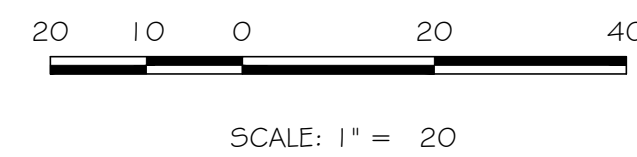
W: mccoolddevelopment.com

# CONCEPTUAL SITE PLAN W. 55TH PL REZONE

## SITE PLAN DATA

LANDSCAPE/OPEN SPACE: 23249.20 SF-43.4%	TOTAL PROPOSED PARKING SPACES - 39
PROPOSED DU - 17 ATTACHED, THREE BEDROOM UNIT SIZE - 24X30 - 720 SF	PROPOSED RESIDENT PARKING SPACES - 34 GUEST SPACES - 5 ADA SPACES - 1

- = Road Center line
- = Existing Roadway
- = Overhead Electrical
- = Wood fence
- = Chain link fence
- = Water meter
- = Water shut-off
- = Landscape/Open space
- = Sidewalk - Width 5.5'
- = Power pole
- = Manhole cover



PROPERTY DESCRIPTION:  
LOT 15, EXCEPT THE SOUTH 191.75 FEET THEREOF, TOGETHER WITH, THE NORTH 1/2 OF LOTS 13 AND 14, LINCOLN MANOR, COUNTY OF ADAMS, STATE OF COLORADO RECORDED ON THE PLAT THEREOF AT THE CLERK AND RECORDER'S OFFICE OF SAID ADAMS COUNTY AND CONTAINING 53545.4 SQUARE FEET OR 1.23 ACRES MORE OR LESS.

**ROScoe ENGINEERING LLC**  
703 WALSEN AVE.  
WALSENBURG, CO 81089  
719-738-5715



**CONCEPTUAL SITE PLAN**  
**W. 55TH PL REZONE**  
PREPARED FOR: SR Real Estate

DATE	REVISIONS	BY

DESIGNED BY: BAR
DRAWN BY: BAR
CHECKED BY: BAR
PROJECT NO. 20-018
DATE: 7/5/2021

C:\Users\Admin\Dropbox (Roscoe Engineering)\WEST 55th PL REZONE\DWG\CDDP-BASE.dwg 7/12/2021 3:04:37 PM

Community & Economic  
Development Department  
Development Services Division  
[www.adcogov.org](http://www.adcogov.org)



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6800  
FAX 720.523.6967

### Development Review Team Comments

**Date: December 4, 2020**  
**Project Number: RCU2020-00033**  
**Project Name: 3220 W. 55<sup>th</sup> Pl. Rezone**

Due to the ongoing COVID-19 pandemic, all land use applications and resubmittals are to be delivered electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). For additional information on department operations, please visit <http://www.adcogov.org/CED>.

Please note where "Section" or "DSR" is referenced, please refer to the appropriate section of the Adams County Development Standards and Regulations. These can be viewed online here: <http://www.adcogov.org/development-standards-regulations>.

Land Use and Development Applications can be accessed here: <http://www.adcogov.org/current-planning-application-packets>

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

**Commenting Division:** Planning Review  
**Name of Reviewer:** Alan Sielaff, Planner II  
**Email:** [ASielaff@adcogov.org](mailto:ASielaff@adcogov.org) / 720-523-6817  
**Review Status:** Resubmittal Required

**PLN01: Proposal**

Zoning map amendment (re-zoning) to change the zoning designation from Residential-1-C (R-1-C) to Residential-3 (R-3). Rezone is in conjunction with a Plat Correction – Lot Line Vacation (PLT2020-00037) to combine two existing parcels containing portions of three lots, into a single lot.

**PLN02: Existing Site**

1. Location: 3220 W. 53<sup>rd</sup> Pl. and vacant parcel to west
2. Parcel #'s 0182517203018 and 0182517203017
3. Subdivision: LINCOLN MANOR. Legal descriptions include north 1/2 of Lot 13, north 1/2 lot 14, and Lot 15 excluding the south 191.75 ft.
4. Size: existing parcels are 0.81 and 0.4 acres. Total is 1.21 acres according to County Assessor's Office. Applicant lists as 1.23 acres, or 53,579 sq. ft.
5. Existing Zoning: R-2 (Residential-2)
6. Proposed Zoning: R-3 (Residential-3)
7. Future Land Use: Urban Residential
8. Existing use: 1 multifamily building, 4 units. West parcel is vacant.

**PLN03: Rezone Review, Section 3-15**

1. Staff previously provided direction to the applicant as part of PRE2019-00111 that staff was not opposed to the concept to rezone the west parcel to R-3 and combine the combine the site into a single lot considering portions of the existing site are vacant to the west and already zoned R-3 to the east. Final determination of support will be decided following full review process and once the applicant provides responses to public comment.
2. The purpose statement of the Residential-3 District is to provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or on individually owned lots. Concept proposes a single-lot intended for up to 16 units in three or more buildings. It is suggested to provide additional detail as part of written narrative and concept plan regarding unit type and scale or buffering technique to reduce impact on surrounding properties.
3. R-3 zone district standards review:
  - a. Minimum lot area: Minimum lot area of 9,500 SF per 3 dwellings for attached dwellings on a single lot (3,167 sq. ft. per unit). Proposed lot will be 53,579 sq. ft., which would allow just under 17 units, rounded down to a maximum of 16 units.
  - b. Minimum lot width: 150 ft. for attached dwellings on 1 lot. Proposed lot will be 285 ft. wide.
  - c. Residential density: 14 total dwellings per acre. Combined 1.23 acre lot would allow 16 total units.
  - d. Setbacks: 20 ft. front, 20 ft. side from end units on common lot and, and 20 ft. rear. 40 ft. highway/arterial setbacks which does not apply to this site. 20 ft. setback from local or collector roads which matches required front setback. Concept buildable area conforms. Existing building would become non-conforming and cannot be expanded

within setback area. Any addition or alteration within setback area would require a Variance.

- e. Maximum height – 35 ft. Concept plan does not specify height. This is an increase of 10 ft. from maximum height in the R-1-C or R-2 zoning.
4. Comprehensive Plan and other long-range plans review -
    - a. Future Land Use - Urban Residential. Urban residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.
    - b. Comprehensive Plan Policy 2 – Urban Growth, states the County will encourage new urban residential development primarily within unincorporated infill areas and/or within County and municipal growth areas, where it can be served by a full range of urban services. Policy 14.5 supports developments that maintain and enhance the quality of existing residential neighborhoods by filling gaps in public infrastructure relating to pedestrian connectivity adjacent to the site.
    - c. Balanced Housing Plan seeks to advance the County’s long-term goal for providing housing options in existing residential areas and supporting the need for increased housing diversity. Policy 1 seeks to improve and support housing opportunities for all residents in Adams County and explore missing middle housing opportunities. Policy 2 seeks to foster an environment that promotes “balanced housing”. Policy 5 seeks to integrate development practices that increase diversity in housing options.
    - d. Berkeley Neighborhood Plan envisions continuing the neighborhood’s single-family character while encouraging additional housing options and home investment. The proposed increased density and potential for additional rental housing is not entirely supported by the Berkeley plan.
  5. Preliminary traffic and drainage reports determined site can accommodate additional residential density. Additional engineering review will be required at time of development.
  6. Neighborhood meeting and public comment review - concerns included traffic, attainability of housing (in favor of workforce housing), and building height. Additional public comment has requested follow-up from applicant and voiced concern about existing site grading activities, site drainage, landscaping, unit types, site management, and the potential impact to changing the character of the neighborhood. Please include responses to comments received with next submittal to discuss proposed timeline for development, anticipated impacts to surrounding areas, and any strategies that can lessen impacts and address concerns.
  7. Referral agency review – No concerns from majority of referral agencies. Adams County Sheriff’s Office did request denial of rezone due to impact on service at current levels.

#### PLN04: Concept Plan Review

1. Architectural standards and site compatibility, Section 4-07. Conceptual plan does not provide detail on building types and design. Please be aware standards exist for single-family attached and multifamily dwellings. Site should include an open space amenity (4-07-02-04-04).
  - a. A community amenity such as a park or other gathering space should be provided to minimize off-site impacts of new residents on existing neighborhood amenitie and is



often a point of attention for the Planning Commission and Board of County Commissioners. Concept plan includes a space for open space and landscaping.

2. Parking, Section 4-12-01:
  - a. Parking requirements are based on bedroom per unit, ranging from 0.75 to 2 spaces per unit. Concept plan does not detail unit types, but includes 26 standard spaces, 2 ADA, and 5 visitor spaces. Maximum density of 16 units with three-bedroom+ units would require 32 standard spaces (2 per unit) plus 5 visitor spaces (15%). Assuming not all units will be three bedroom units, proposal provides sufficient parking. Additional parking may be needed based on full intended development.
  - b. 15% visitor spaces required based on 26 provided. 4 would be required based on concept plan and 5 are proposed. Concept meets standards.
3. Landscaping, Section 4-07-02-04 and 4-16:
  - a. 38% of site proposed to be landscaped in concept plan. 30% minimum for multifamily uses is required. Additional requirements are found in 4-16-09-01-04.
  - b. Bufferyard A landscaping would be required between new and existing residential uses (5 ft. min., 1 tree per 80 ft.).
  - c. Street frontage landscaping required based on 1 of 5 options, see Section 4-16-07-01.
  - d. Additional parking lot landscaping is required for over 30 spaces. Landscape islands and bulb-outs are encouraged.
4. A recent site visit revealed significant site topography and grade variations exist on site in relation to the west parcel and the existing multifamily dwelling. This does not appear to be accounted for as part of the conceptual site plan. It is recommended to address existing conditions and envisioned development solutions as part of a comment response or expanded written narrative to discuss the feasibility of site development.

PLN05: Zoning Map Amendment approval criteria review, Section 2-02-15-06-02. The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a Zoning Map amendment, shall find:

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
  - a. Staff review: Yes, proposal largely meets policies relating to infill development in existing residential areas and providing additional housing options. There is some neighborhood concern about impacts considering locations within established single-family areas.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
  - a. Staff review: Yes, the purpose statement of the R-3 zone provides for three or more single-family attached dwellings on a single lots. While the concept plan is not clear if this will be a horizontal single-family attached product or a vertical multifamily development, both dwelling types would be allowed.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
  - a. Staff review: Yes, review of the concept plan indicates major standards such as setbacks, parking, and landscaping can all be met.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the

future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

- a. Staff review: Not yet determined. Public comment received during the neighborhood meeting and public notice indicates some level of concern with the impact of the rezoning. The internal nature of the site means impacts may be felt on all surrounding property boundaries.

PLN06: Additional considerations -

1. Site is partially bisected by a 20 ft. storm water easement. Concept plan does not appear to account for this. Easement cannot be relocated or amended as part of a plat correction and will need to be addressed prior to site development. Refer to Development Engineering comments for further direction.
2. Because the lot line vacation under case PLT2020-00037 is to facilitate development contingent on the successful rezoning to R-3, the plat correction will need to be coordinated with this rezoning process. The lot proposed to be rezoned to R-3 is only 100 ft. wide and will not meet minimum lot width standards for attached dwellings on a single lot (150 ft. lot width required).

**Commenting Division:** External Agencies

**Review Status:** Complete

EA1: The following external agencies responded with a separate comment letter or email which will be provided in the following pages: ACFR, ACSO, CDOT, DW, RTD, TCHD, and Xcel Energy. Referral agencies are not requesting additional information at this stage of development, but some provided comment on upcoming requirements. Agency comments generally are described in the staff report and may be recommended conditions or notes of approval for the applicant to adhere to if the development application is approved.

**Commenting Division:** Public Comment

**Review Status:** Response Required

PC1: As of the date of this comment letter, 2 public comments have been received and are provided in the following pages. Public comment will continue to be accepted moving forward and all comments will be included in appendices to the staff report provided to the Planning Commission and Board of County Commissioners once public hearings are scheduled. Please provide a response to individual public comments or evidence of direct outreach with the next submittal, and describe in your comment response letter any revisions that may address concerns. Staff encourages direct outreach to individuals as appropriate. Any additional comments offered by the responding public will also be included with the staff report.





## Development Review Team Comments

**Date:** 8/20/2021

**Project Number:** RCU2020-00033

**Project Name:** 3220 W. 55th Pl. - Rezone

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

**Name of Reviewer:** Greg Barnes

**Date:** 08/20/2021

**Email:** gjbarnes@adcogov.org

**Pending Public Hearing**

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

**Name of Reviewer:** Greg Barnes

**Date:** 08/20/2021

**Email:** gjbarnes@adcogov.org

**Complete**

No further comments.

---

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

**Name of Reviewer:** Kevin Mills

**Date:** 07/21/2021

**Email:**

**Complete**

**From:** [Rick Reigenborn](#)  
**To:** [Alan Sielaff](#)  
**Subject:** Re: Request for Comments: RCU2020-00033 - 3220 W. 55th Pl. Rezone  
**Date:** Wednesday, November 11, 2020 1:57:24 PM

---

Hi Alan,

At this time the Sheriff's Office would request this zoning change be denied. The Sheriff's Office would have significant difficulty responding to the potential additional call for service at this time due to low staffing.

Sincerely,

Get [Outlook for iOS](#)

---

**From:** Alan Sielaff <ASielaff@adcogov.org>  
**Sent:** Friday, November 6, 2020 1:30:13 PM  
**To:** Alan Sielaff <ASielaff@adcogov.org>  
**Subject:** Request for Comments: RCU2020-00033 - 3220 W. 55th Pl. Rezone

Greetings,

The Adams County Planning Commission is requesting comments on the following application: **Zoning map amendment (re-zoning) to change the zoning designation from Residential-1-C (R-1-C) to Residential-3 (R-3)**. This request is located immediately west of 3220-3250 W. 55<sup>th</sup> Place. The Assessor's Parcel Number 0182517203018.

Applicant Information: McCool Development  
4383 Tennyson St. #1D  
DENVER, CO 80212

Please forward any written comments on this application to me at to [ASielaff@adcogov.org](mailto:ASielaff@adcogov.org) by **November 30, 2020**, in order that your comments may be taken into consideration in the review of this case. The full text of the proposed request 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.



**Alan Sielaff, AICP**

Planner II, *Community & Economic Development Department*  
ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1<sup>st</sup> Floor, Suite W2000A

Brighton, CO 80601  
P: 720.523.6817 | Department: 720.523.6800

[asielaff@adcogov.org](mailto:asielaff@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)

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**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Alan Sielaff](#)  
**Cc:** [David Dixon - CDOT](#)  
**Subject:** RCU2020-00033, 3220 W. 55th Pl. Rezone  
**Date:** Monday, November 30, 2020 2:56:44 PM

---

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

Alan,

I have reviewed the referral for a zoning map amendment (rezoning) to change the zoning from R-1-C to R-3 on property located at 3220-3250 W. 55th Place and have no objections.

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9886  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

**From:** [Naso, Kela A.](#)  
**To:** [Alan Sielaff](#)  
**Subject:** RE: Request for Comments: RCU2020-00033 - 3220 W. 55th Pl. Rezone  
**Date:** Thursday, November 12, 2020 10:51:51 AM  
**Attachments:** [image002.png](#)

---

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

Good Morning Alan,

Denver Water does not have any comments regarding the rezoning for this lot.

The owner or developer will need to coordinate with Denver Water's Tap Sales to service the new buildings, they can be reached by email [watersales@denverwater.org](mailto:watersales@denverwater.org).

Thank you,

**Kela Naso** | Engineering Specialist  
**Denver Water** | t: 303-628-6302 | c: 720-517-4486  
[denverwater.org](http://denverwater.org) | [denverwaterTAP.org](http://denverwaterTAP.org)



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**From:** Alan Sielaff <[ASielaff@adcogov.org](mailto:ASielaff@adcogov.org)>  
**Sent:** Friday, November 6, 2020 1:30 PM  
**To:** Alan Sielaff <[ASielaff@adcogov.org](mailto:ASielaff@adcogov.org)>  
**Subject:** Request for Comments: RCU2020-00033 - 3220 W. 55th Pl. Rezone

Greetings,

The Adams County Planning Commission is requesting comments on the following application: **Zoning map amendment (re-zoning) to change the zoning designation from Residential-1-C (R-1-C) to Residential-3 (R-3)**. This request is located immediately west of 3220-3250 W. 55<sup>th</sup> Place. The Assessor's Parcel Number 0182517203018.

Applicant Information: McCool Development  
4383 Tennyson St. #1D  
DENVER, CO 80212

Please forward any written comments on this application to me at to [ASielaff@adcogov.org](mailto:ASielaff@adcogov.org) by **November 30, 2020**, in order that your comments may be taken into consideration in the review of this case. The full text of the proposed request 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.

**Alan Sielaff, AICP**  
Planner II, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1<sup>st</sup> Floor, Suite W2000A

Brighton, CO 80601

P: 720.523.6817 | Department: 720.523.6800

[asielaff@adcogov.org](mailto:asielaff@adcogov.org) | [www.adcogov.org](http://www.adcogov.org)

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**From:** [Clayton Woodruff](#)  
**To:** [Alan Sielaff](#)  
**Subject:** RCU2020-00033  
**Date:** Thursday, December 3, 2020 7:35:07 AM

---

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

Alan,

The RTD has no comment on this project

Thanks,



**C. Scott Woodruff**  
**Engineer III**

Regional Transportation District  
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025  
[clayton.woodruff@rtd-denver.com](mailto:clayton.woodruff@rtd-denver.com)



November 24, 2020

Alan Sielaff  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: 3220 E 55<sup>th</sup> Place Rezone, RCU2020-00033  
TCHD Case No. 6619

Dear Mr. Sielaff,

Thank you for the opportunity to review and comment on the rezoning application to change the zoning from R-1-C to R-3 to allow for multi-family residential development located immediately west of 3220-3250 W, 55<sup>th</sup> Place. 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 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a horizontal line extending to the right.

Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD





**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

November 27, 2020

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

Attn: Alan Sielaff

**Re: 3220 West 55<sup>th</sup> Place Rezone, Case # RCU2020-00033**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **3220 West 55<sup>th</sup> Place Rezone**. Please be advised that Public Service Company has existing overhead electric distribution facilities within the areas indicated in this proposed rezone and has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

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.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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](mailto:donna.l.george@xcelenergy.com)



**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

August 10, 2021

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: 3220 West 55th Place Rezone - 2nd referral, Case # RCU2020-00033**

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment response for **3220 West 55th Place Rezone** and has no additional concerns at this time.

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

**From:** [Brad Alber](#)  
**To:** [Alan Sielaff](#)  
**Subject:** Case Number: RCU2020-00033  
**Date:** Thursday, November 12, 2020 5:59:07 PM

---

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

Hi,

I received notice of the following case in the mail:

Case Name: 3220 W 55<sup>th</sup> Pl – Rezone

Case Number: RCU2020-00033

I am very concerned about this re-zoning proposal. The existing multi family unit that is being expanded seems out of place already in the neighborhood. The rest of the surrounding properties are all zoned as single family homes. This proposal has R-3 zoning with multiple builds of multi-family units directly up to the property lines of existing R-1 lots.

I believe this devalues all surrounding houses due to noise, traffic, and proximity to multi family units. It is also changing the nature of a single family neighborhood over. The small multi-family unit that exists already sticks out like a sore thumb and brings noise and nuisance to the neighborhood. Expanding that lot with much larger multi family units dramatically changes the nature of the neighborhood in a negative way.

I am highly concerned that this will very negatively affect my own property value, quality of life, and ability to resell my home in the future.

I request that this application be denied, and the lots left as R-1 which fit more congruently with the surrounding single family homes.

Thank you,  
Brad Alber  
3323 W 55<sup>th</sup> Ave,  
Denver CO, 80221  
303-842-7176

## Greg Barnes

---

**From:** Nick Buckallew <nik.buckallew@gmail.com>  
**Sent:** Wednesday, September 29, 2021 8:07 AM  
**To:** Greg Barnes  
**Subject:** RCU2020-00033 - Letter of support

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

Howdy Greg,

I wanted to reach out in support of the above rezoning request. My property is directly adjacent to the planned development and I have previously reached out about some concerns I had of the property development and site plans (on the developer side). I realize this is after y'all's initial hearing, but I still wanted to send my support.

I believe the current iteration of the plan will introduce much needed housing density to the area while keeping to the spirit of the neighborhood. The developers have reached out to me a few times to ensure that I am up to date on the process and their plans, which is nice to see based on my previous experiences. I hope and expect this relationship to continue to develop and I am excited to see the growth in the neighborhood.

Let me know if you have any questions and thanks for your time.

--

~Nik

**From:** [Nick Buckallew](#)  
**To:** [Alan Sielaff](#)  
**Subject:** Re: RFC - 3220 W 55th Pl - Rezone  
**Date:** Wednesday, November 18, 2020 10:59:40 AM

---

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

Hey Alan, thanks for the response. I totally understand that a developer doesn't have final design's in place for the proposal for zoning and honestly I am not opposed to the rezoning per-say. However, their higher level design did spawn some questions which I hoped they would address. I have attached the questions that I originally sent them below:

1. Where our property lines meet is a natural run-off, what are the plans to address this from a re-grading perspective?
  1. To be clear, I am not necessarily opposed to you re-grading onto my property to correct this, but I want to ensure drainage and storm water concerns are met.
2. The southern 'Building Area' is a fairly narrow, but long space. What type of dwelling units do you plan on putting here? Single or two story?
3. What type of landscaping do you expect to have? Will there be trees, xeriscape, etc?
4. What is the intended market for the units? Are they going to be higher end 'condos', college market, or somewhere in between?
5. Will the existing MDU be re-done or is that structure staying as-is?

Thanks for your efforts here!

On Mon, Nov 16, 2020 at 3:19 PM Alan Sielaff <[ASielaff@adcogov.org](mailto:ASielaff@adcogov.org)> wrote:

Hello,

Thank you for providing comment on this development proposal. I just wanted to confirm your comments have been received and will be provided to the applicant once staff review has been completed and will be provided to the Planning Commission and Board of County Commissioners as part of the case materials once scheduled for public hearings. It is likely at least one additional submittal will be requested by staff to address comments prior to any hearings being scheduled. You are welcome to provide your additional questions to me as part of this referral, that way the applicant can address them when they work on their resubmittal. Since it is only a rezoning we only require an applicant to provide a conceptual plan as it is the rezoning density and land uses which is being applied for approval. We can encourage additional detail, but it will not hold the developer to a certain design should it be approved, and we do not want to miscommunicate any expectation of a specific exact plan that is proposed and then have it change after the approval. Just a little bit about the process, but I can answer additional questions if you have them moving forward.

Notices with the date, time, and location of the hearings will be mailed to surrounding property owners and posted on site upon scheduling. New case materials will be updated as review progresses online here: <http://www.adcogov.org/planning/currentcases>.

Thank you again for your review and comment.



**Alan Sielaff, AICP**

Planner II, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1<sup>st</sup> Floor, Suite W2000A

Brighton, CO 80601

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---

**From:** Nick Buckallew <[nik.buckallew@gmail.com](mailto:nik.buckallew@gmail.com)>

**Sent:** Friday, November 13, 2020 2:22 PM

**To:** Alan Sielaff <[ASielaff@adcogov.org](mailto:ASielaff@adcogov.org)>

**Subject:** RFC - 3220 W 55th Pl - Rezone

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

Alan,

I'd first like to thank you for being informative with the request and providing insight into the process / situation happening with the 3220 rezone.

For transparency and because it is relevant, I am the owner of the 3165 W 55th Ave (A 1/2 LOT 14 and S 1/2 LOT 13). This is the property that borders the rezoning request on the southern side.

Back in June the development company sent out their proposal (also attached in the letter from the county) about their proposed plan for both the lots. While I was not able to attend their WebEx meeting some of my neighbors did. They had concerns about the lack of information, scope of work, targeted residence, type of builds etc. I also had additional questions about the location in which I emailed [carrie@mccooldevelopment.com](mailto:carrie@mccooldevelopment.com) about. The questions/comment/concerns from both myself and those of my neighbors fell on deaf ears and we never heard back from the firm.

I can provide these in a follow up email if that is relevant to the county. However, they mostly revolve around land management, drainage, building/structure designs, and property re-grading.

Further, the development firm whom owns the sister lot in question for this rezone, has been excavating on the property for roughly a year. They operate on Saturdays and Sundays with seemingly no consistency, but also without permit or regard to drainage requirements. Perhaps it is my ignorance, but I do not believe you can excavate and regrade a property that is part of a natural drainage line without permit.

In addition to this, their plan looks like it will rezone both lots and join with the existing MDU. There are a number of issues with the 3220-3250 MDU property such as:

- Just this past month one of the tenants has started to build what appears to be an extension to the building on the back of it.
- Fill dumping and regrading without permit
- Lack of foliage management and pest control
- Dead trees falling in my yard
- Various couches and large trash items in the back

This property manager, if you look at the county records, has a number of violations against the property and are generally poor managers of said property.

To combine the efforts of a defunct property manager with that of an unresponsive and aloof development firm does not bode well for my faith in this development. While I am not directly opposed to the concept of the rezoning itself or the fact that they want to develop on the land. I am opposed to how McCoolDevelopment is handling the process. They have provided no building designs, detailed plans, are not responsive to inquiries by both neighbors and direct property shareholders.



Feel free to reach out to me with additional questions via email or cell (484-601-2825).

Thanks for your time!

--

~Nik

--

~Nik

**From:** [Nick Buckallew](#)  
**To:** [Alan Sielaff](#)  
**Subject:** RFC - 3220 W 55th Pl - Rezone  
**Date:** Friday, November 13, 2020 2:22:32 PM

---

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- Various couches and large trash items in the back

This property manager, if you look at the county records, has a number of violations against the property and are generally poor managers of said property.

To combine the efforts of a defunct property manager with that of an unresponsive and aloof development firm does not bode well for my faith in this development. While I am not directly opposed to the concept of the rezoning itself or the fact that they want to develop on the land. I am opposed to how McCoolDevelopment is handling the process. They have provided no

building designs, detailed plans, are not responsive to inquiries by both neighbors and direct property shareholders.

Feel free to reach out to me with additional questions via email or cell (484-601-2825).

Thanks for your time!

--

~Nik



## Request for Comments

Case Name: 3220 W. 55th Pl. - Rezone  
Case Number: RCU2020-00033

November 6, 2020

The Adams County Planning Commission is requesting comments on the following application: **Zoning map amendment (re-zoning) to change the zoning designation from Residential-1-C (R-1-C) to Residential-3 (R-3)**. This request is located immediately west of 3220-3250 W. 55th Place. The Assessor's Parcel Number 0182517203018.

Applicant Information: McCool Development  
4383 TENNYSON ST #1D  
DENVER, CO 80212

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 **November 30, 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 ASielaff@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.

Alan Sielaff  
Planner II



## Public Hearing Notification

Case Name:	3220 W. 55th Pl. - Rezone
Case Number:	RCU2020-00033
Planning Commission Hearing Date:	09/23/2021 at 6:00 p.m.
Board of County Commissioners Hearing Date:	10/26/2021 at 9:30 a.m.

August 31, 2021

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

**Zoning map amendment (re-zoning) to change the zoning designation from Residential-1-C (R-1-C) to Residential-3 (R-3).**

The proposed use will be Multi Family. This request is located at 3220 W. 55th Place on 0.4 acres. The Assessor's Parcel Number is 0182517203018.

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

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

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

*Greg Barnes*

Greg Barnes  
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

## Greg Barnes

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**From:** Greg Barnes  
**Sent:** Tuesday, August 31, 2021 11:42 AM  
**To:** CPD ePermit Center  
**Subject:** For Publication: 3220 W 55th Rezone (RCU2020-00033)

**Importance:** High

The following information is ready for publication. The ad should be run in the Westminster Window, and would need to be published **on or before September 26<sup>th</sup>** in order to meet our legal obligations. Thank you!

### **PUBLICATION REQUEST**

Case Number: RCU2020-00033

Planning Commission Hearing Date: 09/23/2021 at 6:00 p.m.

Board of County Commissioners Hearing Date: 10/26/2021 at 9:30 a.m.

Hearing Location: 4430 South Adams County Parkway, Brighton CO 80601

Request: Zoning map amendment (re-zoning) to change the zoning designation from Residential-1-C (R-1-C) to Residential-3 (R-3).

Rezoning Location: 3220 W 55TH PL

Parcel Number: 0182517203018

Case Manager: Greg Barnes

Applicant: CARRIE MCCOOL, 4383 TENNYSON ST #1D, DENVER, CO 80212

Owner: SCR REAL ESTATE LLC, 18716 W 56TH DR, GOLDEN, CO 804032351

Legal Description: LOT 15 EXC S 191/75 FT LINCOLN MANOR



### **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)

**Beginning July 27, 2020, my work schedule is:**

Monday – Alternating weeks of 7 am – 3:30 pm and off

Tuesday – Friday – 7 am – 4:30 pm



Referral Listing  
Case Number RCU2020-00033  
3220 W. 55th Pl. - Rezone

Agency

Contact Information

Adams County Attorney's Office

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

Adams County CEDD Development Services Engineer

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

Adams County CEDD Environmental Services Division

Katie Keefe  
4430 S. Adams County Pkwy.  
Brighton CO 80601  
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Adams County CEDD Right-of-Way

Mark Alessi  
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Brighton CO 80601  
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Gail Moon  
  
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Adams County Development Services - Building

Justin Blair  
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Brighton CO 80601  
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Adams County Fire Protection District

Carla Gutierrez  
7980 Elmwood Ln.  
Denver CO 80221  
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cgutierrez@acfpd.org

Adams County Parks and Open Space Department

Marc Pedrucci  
303-637-8014  
mpedrucci@adcogov.org

Adams County Parks and Open Space Department

Aaron Clark  
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aclark@adcogov.org



Agency

Contact Information

---

Adams County Sheriff's Office

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

Adams County Sheriff's Office

--  
303-655-3283  
CommunityConnections@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

CDPHE

Sean Hackett  
4300 S Cherry Creek Dr  
Denver CO 80246  
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cdphe\_localreferral@state.co.us

CDPHE - WATER QUALITY PROTECTION SECT

Patrick Pfaltzgraff  
4300 CHERRY CREEK DRIVE SOUTH  
WQCD-B2  
DENVER CO 80246-1530  
303-692-3509  
cdphe\_localreferral@state.co.us

CDPHE SOLID WASTE UNIT

Andy Todd  
4300 CHERRY CREEK DR SOUTH  
HMWMD-CP-B2  
DENVER CO 80246-1530  
303.691.4049  
cdphe\_localreferral@state.co.us

Century Link, Inc

Brandyn Wiedreich  
5325 Zuni St, Rm 728  
Denver CO 80221  
720-578-3724 720-245-0029

COLORADO DEPT OF TRANSPORTATION

Steve Loeffler  
2000 S. Holly St.  
Region 1  
Denver CO 80222  
303-757-9891  
steven.loeffler@state.co.us

Agency

Contact Information

---

COLORADO DIVISION OF WILDLIFE

Serena Rocksund  
6060 BROADWAY  
DENVER CO 80216  
3039471798  
serena.rocksund@state.co.us

COLORADO DIVISION OF WILDLIFE

Matt Martinez  
6060 BROADWAY  
DENVER CO 80216-1000  
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matt.martinez@state.co.us

COMCAST

JOE LOWE  
8490 N UMATILLA ST  
FEDERAL HEIGHTS CO 80260  
303-603-5039

GOAT HILL

SHARON WHITEHAIR  
2901 W 63RD  
AVE SP:0047  
DENVER CO 80221  
720 480-2831  
sharonwhitehair@gmail.com

METRO WASTEWATER RECLAMATION

CRAIG SIMMONDS  
6450 YORK ST.  
DENVER CO 80229  
303-286-3338  
CSIMMONDS@MWRD.DST.CO.US

MOBILE GARDENS

VERA MARIE JONES  
6250 FEDERAL #29  
DENVER CO 80221  
303-429-5856

NORTHRIDGE ESTATES AT GOLD RUN HOA

SHANE LUSSIER  
14901 E Hampden Ave  
Suite 320  
AURORA CO 80014  
303-693-2118  
shane@cchoapros.com

NS - Code Compliance

Kerry Gress  
kgress@adcogovorg  
720.523.6832  
kgress@adcogov.org

Pecos Park Logistics Park Metro District

M Mitchell  
4221 Brighton Blvd  
Denver CO 802163719  
303-298-1111  
mmitchell@westfield-co.com

Pomponio Terrace Metropolitan District

Zachary White  
2154 E. Commons Avenue, #2000  
Centennial CO 80122  
0  
zwhite@wbapc.com

Agency

Contact Information

---

REGIONAL TRANSPORTATION DIST.

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1560 BROADWAY SUITE 700  
DENVER CO 80202  
303-299-2439  
engineering@rtd-denver.com

The TOD Group

THE TOD GROUP  
1431 Euterpe Street  
New Orleans LA 70130  
5047174718

UNION PACIFIC RAILROAD

Anna Dancer  
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OMAHA NE 68179  
402-544-2255  
aldancer@up.com

WESTMINSTER SCHOOL DISTRICT #50

Jackie Peterson  
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WESTMINSTER CO 80030  
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jpeterson@adams50.org

Xcel Energy

Donna George  
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DENVER CO 80223  
303-571-3306  
Donna.L.George@xcelenergy.com

Xcel Energy

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DENVER CO 80223  
303-571-3306  
Donna.L.George@xcelenergy.com

3220 W 55TH PL PROPERTIES LLC  
1000 W 47TH AVE  
DENVER CO 80211-2313

ELM RIDGE MOBILE HOME PARK INC  
5601 FEDERAL BLVD  
DENVER CO 80221-1821

3299 W 54TH LLC  
8793 W 67TH AVE  
ARVADA CO 80004-3234

GREBB WEST 1 LLC  
5595 FEDERAL BLVD  
DENVER CO 80221-6574

ADAMS COUNTY BOARD OF  
COUNTY COMMISSIONERS  
4430 SOUTH ADAMS COUNTY PKWY  
BRIGHTON CO 80601-8204

JOHNSON LUCILLE E  
6158 W 63RD PL  
ARVADA CO 80003-5020

BENEFICIAL PROPERTY GROUP LLC  
1201 S PARKER RD STE 104  
DENVER CO 80231-2154

KELLOW LEILA H  
C/O KRISTIN CANALE  
8100 RALSTON RD SUITE 130  
ARVADA CO 80002

BLOMBERG ANNA J AND  
BLOMBERG JACQUELINE  
5325 LOWELL BLVD  
DENVER CO 80221-7313

KREBS JAY E AND  
KREBS CYNTHIA L  
3361 W 55TH AVE  
DENVER CO 80221-6593

BUCKINGHAM MARK M AND  
BUCKINGHAM TRACI J  
24 SKYE LN  
HIGHLANDS RANCH CO 80130-3973

MATTOX DIANA J  
4515 ROBB ST  
WHEAT RIDGE CO 80033-2534

BUENO DANIEL AND BUENO KUMEI  
11476 FOWLER DRIVE  
NORTHGLENN CO 80233

MC CLINTOCK NORMA E  
18676 W 59TH DR  
GOLDEN CO 80403-2117

BYINGTON ERIC PAUL AND  
TREES NATHALIA MARIE  
3390 W 55TH AVE  
DENVER CO 80221-6592

MEREDITH KATHRYN S LIVING TRUST THE  
3255 MOORE CT  
WHEAT RIDGE CO 80033-5541

CARTER ROGER D LIVING TRUST 50% INT  
RUDEN-CARTER WENDY LIVING TRUST 50% INT  
4440 W 52ND PL  
DENVER CO 80212-4012

MESSIAH BAPTIST CHURCH  
3241 W 44TH AVE  
DENVER CO 80211-1335

EL PRINCIPITO PROPERTIES LLC  
3656 FEDERAL BLVD  
DENVER CO 80211-2804

MLC PROPERTIES INC  
14831 BRIGHTON RD  
BRIGHTON CO 80601-7309

MURPHY HILARY REDMOND AND  
FRASCA MILES ANTHONY  
11852 W 27TH DR  
LAKEWOOD CO 80215-7005

SPRUCE ASSOCIATES LLC  
191 UNIVERSITY BLVD STE 850  
DENVER CO 80206-4613

PARK ADVISORS INC  
9800 SHELARD PKWY STE 104  
MINNEAPOLIS MN 55441-6451

STAY JOHN AND STAY JOLENE AND  
BATE DAMIAN S  
2542 W 107TH PL  
WESTMINSTER CO 80234-3192

PUBLIC SERVICE CO OF COLORADO  
ATTENTION: AUDREY QUINTANA  
DENVER CO 80223-1351

STONEBRAKER CORPORATION  
26986 CR 18  
KEENESBURG CO 80643

ROZALES VICTORIA REBECCA AND  
SCARPELLA DEBRA ANN  
3076 W 54TH AVE  
DENVER CO 80221

TRAN KHOI M  
PO BOX 564  
WESTMINSTER CO 80036-0564

RUTLEDGE FRANK L AND  
RUTLEDGE NANCY L  
3327 RALEIGH ST  
DENVER CO 80212-1709

WHITE ROBERT C K  
11912 DONLEY STREET  
PARKER CO 80138-8015

SAAVEDRA LON  
1650 JOLLY CT  
LOS ALTOS CA 94024

WROCK LLC  
5545 FEDERAL BLVD  
DENVER CO 80221-6541

SAMORA MARY ELLEN  
5535 JULIAN ST  
DENVER CO 80221-6581

ZIEGLER JONATHAN W  
21875 COUNTY ROAD 4  
HUDSON CO 80642-8711

SCHMIDT DAVID CHARLES  
6056 W ROXBURY PLACE  
LITTLETON CO 80123

ALBER BRAD JACOB AND  
ALBER SARAH ANNE  
OR CURRENT RESIDENT  
3323 W 55TH AVE  
DENVER CO 80221-6593

SCR REAL ESTATE LLC  
1000 W 47TH AVE  
DENVER CO 80211-2313

ARREDONDO ABEL  
OR CURRENT RESIDENT  
5510 GROVE STREET  
DENVER CO 80221

SMITH MYRNA LOU  
3405 W 53RD AVE  
DENVER CO 80221-6569

BITTING PATRICK AND  
BITTING CHELSEA  
OR CURRENT RESIDENT  
3095 W 55TH AVE  
DENVER CO 80221-6517

BLALOCK STEVEN DALE AND  
BLALOCK MEGAN  
OR CURRENT RESIDENT  
3080 W 55TH PL  
DENVER CO 80221-6526

ESCOBAR LAILA G  
OR CURRENT RESIDENT  
3246 W 54TH AVE  
DENVER CO 80221-6504

BUCKALLEW NICK AND  
BAUER KANDACE  
OR CURRENT RESIDENT  
3165 W 55TH AVE  
DENVER CO 80221-6519

GALLEGOS ROBERT AND  
GALLEGOS SHANNON  
OR CURRENT RESIDENT  
3090 W 55TH PL  
DENVER CO 80221-6526

BYINGTON ERIC PAUL AND  
TREES NATHALIA MARIE  
OR CURRENT RESIDENT  
3390 W 55TH AVE  
DENVER CO 80221-6592

GOODRICH MATTHEW E AND  
STRICKLAND SHAWNA L  
OR CURRENT RESIDENT  
3280 W 55TH AVE  
DENVER CO 80221-6522

CAMPBELL ROBERT D AND  
CAMPBELL CARL D  
OR CURRENT RESIDENT  
3341 W 55TH AVE  
DENVER CO 80221-6593

GREBB WEST 1 LLC  
OR CURRENT RESIDENT  
5595 FEDERAL BLVD  
DENVER CO 80221-6574

CARNEAL MICHELLE GORDON  
OR CURRENT RESIDENT  
3181 W 54TH AVE  
DENVER CO 80221-6503

HELLWARTH BENJAMIN J AND  
GRAY MIKALIA A  
OR CURRENT RESIDENT  
3275 W 55TH AVE  
DENVER CO 80221-6521

CRAFT ASHLEY RENEE AND  
GRAYSON NORGAARD FRANCIS  
OR CURRENT RESIDENT  
3241 W 54TH AVE  
DENVER CO 80221-6591

HERMOSA VETERINARY  
CLINIC P C  
OR CURRENT RESIDENT  
5495 FEDERAL BLVD  
DENVER CO 80221-6539

DAY AELANA  
OR CURRENT RESIDENT  
3110 W 55TH AVE  
DENVER CO 80221-6520

HERNANDEZ VINCE A  
OR CURRENT RESIDENT  
5470 GROVE ST  
DENVER CO 80221-6546

DEVER CAROLYN J  
OR CURRENT RESIDENT  
3245 W 54TH AVE  
DENVER CO 80221-6591

HERRERA FRANK L AND  
HERRERA VIRGINIA AND HERRERA LLOYD LEWIS  
OR CURRENT RESIDENT  
5535 GROVE ST  
DENVER CO 80221-6547

DOANE PETER M AND  
DOANE SABINA M  
OR CURRENT RESIDENT  
5520 JULIAN ST  
DENVER CO 80221-6582

HORTON CHARLOTTE AND  
DUVALL CASEY  
OR CURRENT RESIDENT  
3255 W 55TH AVE  
DENVER CO 80221-6521

ELM RIDGE MOBILE HOME PARK INC  
OR CURRENT RESIDENT  
5601 FEDERAL BLVD  
DENVER CO 80221-1821

HURTADO LEE ROY  
OR CURRENT RESIDENT  
3075 W 55TH AVE  
DENVER CO 80221-6517

IBUADO BENJAMIN/REDONDOS FABIOLA  
IBUADO DAVERY  
OR CURRENT RESIDENT  
3332 W 55TH AVE  
DENVER CO 80221-6592

MULLER MARIE E  
OR CURRENT RESIDENT  
3340 W 55TH AVE  
DENVER CO 80221-6592

JACKSON GERILYN S  
OR CURRENT RESIDENT  
5555 JULIAN ST  
DENVER CO 80221-6581

NGUYEN THO DINH AND  
NGUYEN HOA TRAN  
OR CURRENT RESIDENT  
3123 W 55TH AVE  
DENVER CO 80221-6519

JOHNSON JAMES B  
OR CURRENT RESIDENT  
3281 W 54TH AVENUE  
DENVER CO 80221

NICOLL DAVID A AND  
NICOLL SHARON J  
OR CURRENT RESIDENT  
5540 JULIAN ST  
DENVER CO 80221-6582

JOHNSON MARLENE P AND  
PYOTT JODY L  
OR CURRENT RESIDENT  
5406 GROVE ST  
DENVER CO 80221-6546

NOTO ERNEST JOHN AND  
NOTO MARY JANE  
OR CURRENT RESIDENT  
5354 IRVING ST  
DENVER CO 80221-6553

KELLY YOLANDA LUCAS  
OR CURRENT RESIDENT  
3050 W 55TH PL  
DENVER CO 80221-6526

ORR BRANDON  
OR CURRENT RESIDENT  
3080 W 54TH AVE  
DENVER CO 80221

KREBS JAY E AND  
KREBS CYNTHIA L  
OR CURRENT RESIDENT  
3361 W 55TH AVE  
DENVER CO 80221-6593

POPE RUSSELL J  
OR CURRENT RESIDENT  
3240 W 54TH AVE  
DENVER CO 80221-6504

KREBS KIRK T AND  
KREBS ANN M  
OR CURRENT RESIDENT  
3366 W 55TH PL  
DENVER CO 80221-6530

PRICE KATHRYN B AND  
STEIN ERICH  
OR CURRENT RESIDENT  
3279 W 54TH AVE  
DENVER CO 80221-6591

LEAMON RACHEL  
OR CURRENT RESIDENT  
3380 W 55TH AVE  
DENVER CO 80221-6592

REZAC RANDY L  
OR CURRENT RESIDENT  
3375 W 55TH AVENUE  
DENVER CO 80221

LEDEZMA IRMA  
OR CURRENT RESIDENT  
5490 GROVE STREET  
DENVER CO 80221

RUBENKING CHERYL L  
OR CURRENT RESIDENT  
5420 JULIAN ST  
DENVER CO 80221-6557

MAZIARZ RICHARD M AND  
MAZIARZ DIANNE  
OR CURRENT RESIDENT  
3280 W 54TH AVE  
DENVER CO 80221-6504

RYAN JAMES MARK BENJAMIN AND  
RYAN SUSAN ELIZABETH  
OR CURRENT RESIDENT  
3334 W 55TH PL  
DENVER CO 80221-6530



SAMORA MARYELLEN  
OR CURRENT RESIDENT  
5535 JULIAN ST  
DENVER CO 80221-6581

CURRENT RESIDENT  
5601 FEDERAL BLVD APT 2  
DENVER CO 80221-1845

SCHIEL TJALDA L AND  
SCHIEL JOHN A  
OR CURRENT RESIDENT  
3245 W 55TH AVE  
DENVER CO 80221

CURRENT RESIDENT  
5601 FEDERAL BLVD APT 3  
DENVER CO 80221-1845

SCHMIDT JACOB AND  
MOORE KARI  
OR CURRENT RESIDENT  
5395 GROVE ST  
DENVER CO 80221-6543

CURRENT RESIDENT  
5601 FEDERAL BLVD APT 4  
DENVER CO 80221-1845

SHUNK CARL A AND  
SHUNK JUNG  
OR CURRENT RESIDENT  
5477 GROVE ST  
DENVER CO 80216

CURRENT RESIDENT  
5601 FEDERAL BLVD APT 5  
DENVER CO 80221-1845

STEINBRONN MICHELLE L  
OR CURRENT RESIDENT  
3285 W 55TH AVE  
DENVER CO 80221-6521

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 1A  
DENVER CO 80221-1845

TUTAK JOSEPH  
OR CURRENT RESIDENT  
5441 GROVE ST  
DENVER CO 80221-6545

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 1B  
DENVER CO 80221-1845

WARHOLA PAUL C AND  
WARHOLA LORENE DURAN  
OR CURRENT RESIDENT  
3161 W 54TH AVE  
DENVER CO 80221-6503

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 2A  
DENVER CO 80221-1845

WERNER CURTIS E AND  
WERNER JAMIE L  
OR CURRENT RESIDENT  
3400 W 55TH AVE  
DENVER CO 80221-6524

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 2B  
DENVER CO 80221-1845

WROCK LLC  
OR CURRENT RESIDENT  
5545 FEDERAL BLVD  
DENVER CO 80221-6541

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 3A  
DENVER CO 80221-1845

CURRENT RESIDENT  
5601 FEDERAL BLVD APT 1  
DENVER CO 80221-1845

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 3B  
DENVER CO 80221-1845

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 4A  
DENVER CO 80221-1845

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 13B  
DENVER CO 80221-1846

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 4B  
DENVER CO 80221-1845

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 14B  
DENVER CO 80221-1846

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 5A  
DENVER CO 80221-1845

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 5B  
DENVER CO 80221-1846

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 6A  
DENVER CO 80221-1845

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 6B  
DENVER CO 80221-1846

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 7A  
DENVER CO 80221-1845

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 7B  
DENVER CO 80221-1846

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 8A  
DENVER CO 80221-1845

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 8B  
DENVER CO 80221-1846

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 9A  
DENVER CO 80221-1845

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 9B  
DENVER CO 80221-1846

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 10B  
DENVER CO 80221-1846

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 10A  
DENVER CO 80221-1847

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 11B  
DENVER CO 80221-1846

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 11A  
DENVER CO 80221-1847

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 12B  
DENVER CO 80221-1846

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 12A  
DENVER CO 80221-1847

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 13A  
DENVER CO 80221-1847

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 16B  
DENVER CO 80221-1849

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 14A  
DENVER CO 80221-1847

CURRENT RESIDENT  
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DENVER CO 80221-1849

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DENVER CO 80221-1847

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DENVER CO 80221-1849

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DENVER CO 80221-1847

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DENVER CO 80221-1849

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DENVER CO 80221-1849

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DENVER CO 80221-1849

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 20A  
DENVER CO 80221-1848

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 23B  
DENVER CO 80221-1849

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5601 FEDERAL BLVD LOT 21A  
DENVER CO 80221-1848

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 24B  
DENVER CO 80221-1849

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DENVER CO 80221-1849

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 25B  
DENVER CO 80221-1850

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 26B  
DENVER CO 80221-1850

CURRENT RESIDENT  
3067 W 54TH AVE  
DENVER CO 80221-6501

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 27B  
DENVER CO 80221-1850

CURRENT RESIDENT  
3301 W 54TH AVE  
DENVER CO 80221-6505

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 28B  
DENVER CO 80221-1850

CURRENT RESIDENT  
3351 W 54TH AVE  
DENVER CO 80221-6505

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 29B  
DENVER CO 80221-1850

CURRENT RESIDENT  
3055 W 55TH AVE  
DENVER CO 80221-6517

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 30B  
DENVER CO 80221-1850

CURRENT RESIDENT  
3058 W 55TH AVE  
DENVER CO 80221-6518

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 31B  
DENVER CO 80221-1850

CURRENT RESIDENT  
3062 W 55TH AVE  
DENVER CO 80221-6518

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 32B  
DENVER CO 80221-1850

CURRENT RESIDENT  
3150 W 55TH AVE  
DENVER CO 80221-6520

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 33B  
DENVER CO 80221-1850

CURRENT RESIDENT  
3235 W 55TH AVE  
DENVER CO 80221-6521

CURRENT RESIDENT  
5601 FEDERAL BLVD LOT 34B  
DENVER CO 80221-1850

CURRENT RESIDENT  
3246 W 55TH AVE  
DENVER CO 80221-6522

CURRENT RESIDENT  
3551 W 55TH PL  
DENVER CO 80221-6500

CURRENT RESIDENT  
3284 W 55TH AVE  
DENVER CO 80221-6522

CURRENT RESIDENT  
3401 W 55TH AVE  
DENVER CO 80221-6523

CURRENT RESIDENT  
5480 GROVE ST  
WESTMINSTER CO 80221-6546

CURRENT RESIDENT  
3060 W 55TH PL  
DENVER CO 80221-6526

CURRENT RESIDENT  
5545 GROVE ST  
WESTMINSTER CO 80221-6547

CURRENT RESIDENT  
3220 W 55TH PL  
DENVER CO 80221-6530

CURRENT RESIDENT  
5520 GROVE ST  
WESTMINSTER CO 80221-6548

CURRENT RESIDENT  
3230 W 55TH PL  
DENVER CO 80221-6530

CURRENT RESIDENT  
5530 GROVE ST  
WESTMINSTER CO 80221-6548

CURRENT RESIDENT  
3240 W 55TH PL  
DENVER CO 80221-6530

CURRENT RESIDENT  
5395 IRVING ST  
DENVER CO 80221-6551

CURRENT RESIDENT  
3250 W 55TH PL  
DENVER CO 80221-6530

CURRENT RESIDENT  
5460 JULIAN ST  
DENVER CO 80221-6557

CURRENT RESIDENT  
3260 W 55TH PL  
DENVER CO 80221-6530

CURRENT RESIDENT  
5595 FEDERAL BLVD STE A  
DENVER CO 80221-6574

CURRENT RESIDENT  
3280 W 55TH PL  
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5401 FEDERAL BLVD  
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3386 W 55TH AVE  
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3303 W 55TH AVE  
DENVER CO 80221-6593

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CURRENT RESIDENT  
3365 W 55TH AVE  
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DENVER CO 80221-8810

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DENVER CO 80221-8805

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5555 FEDERAL BLVD LOT 9  
DENVER CO 80221-8810

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5565 FEDERAL BLVD LOT 117  
DENVER CO 80221-8805

CURRENT RESIDENT  
5455 FEDERAL BLVD STE A  
DENVER CO 80221-8812



CURRENT RESIDENT  
5455 FEDERAL BLVD STE B  
DENVER CO 80221-8812

CURRENT RESIDENT  
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DENVER CO 80221-8812

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5455 FEDERAL BLVD STE D  
DENVER CO 80221-8812

CURRENT RESIDENT  
3234 W 55TH AVE UNIT REAR  
DENVER CO 80221-8821

CURRENT RESIDENT  
3299 W 54TH AVE UPPR  
DENVER CO 80221-8825

CURRENT RESIDENT  
3299 W 54TH AVE LOWR  
DENVER CO 80221-8826

CURRENT RESIDENT  
3234 W 55TH AVE UNIT FRNT  
DENVER CO 80221-8827

# CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the subject property on September 3, 2021 in accordance with the requirements of the Adams County Development Standards and Regulations.

A handwritten signature in cursive script, appearing to read "J. Gregory Barnes".

---

J. Gregory Barnes

# 3220 West 55<sup>th</sup> Place Rezone

RCU2020-00033

West of 3220 West 55<sup>th</sup> Place

October 26, 2021

Board of County Commissioners Public Hearing  
Community and Economic Development Department

Case Manager: Greg Barnes



# Request

- Rezoning:
  - Lot Size: 0.4 acre
  - Current: Residential-1-C
  - Proposed: Residential-3

# Background

## Applicant intends to redevelop

- Combining subject property & property to the east
- 1.2 acres
- Townhouses



# Aerial View

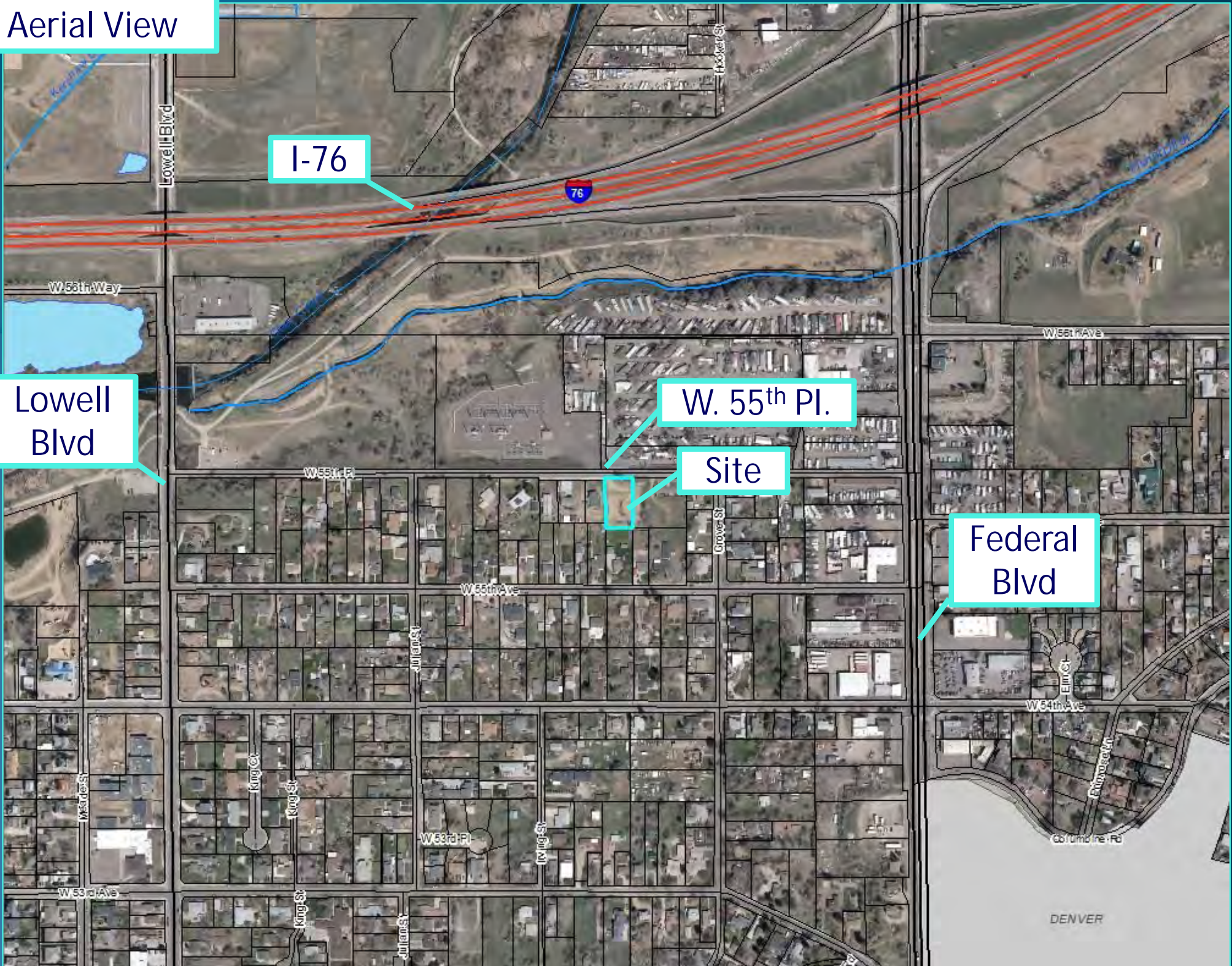
I-76

Lowell Blvd

W. 55th Pl.

Site

Federal Blvd





# Aerial View

W. 55<sup>th</sup>  
Place

W55th Pl

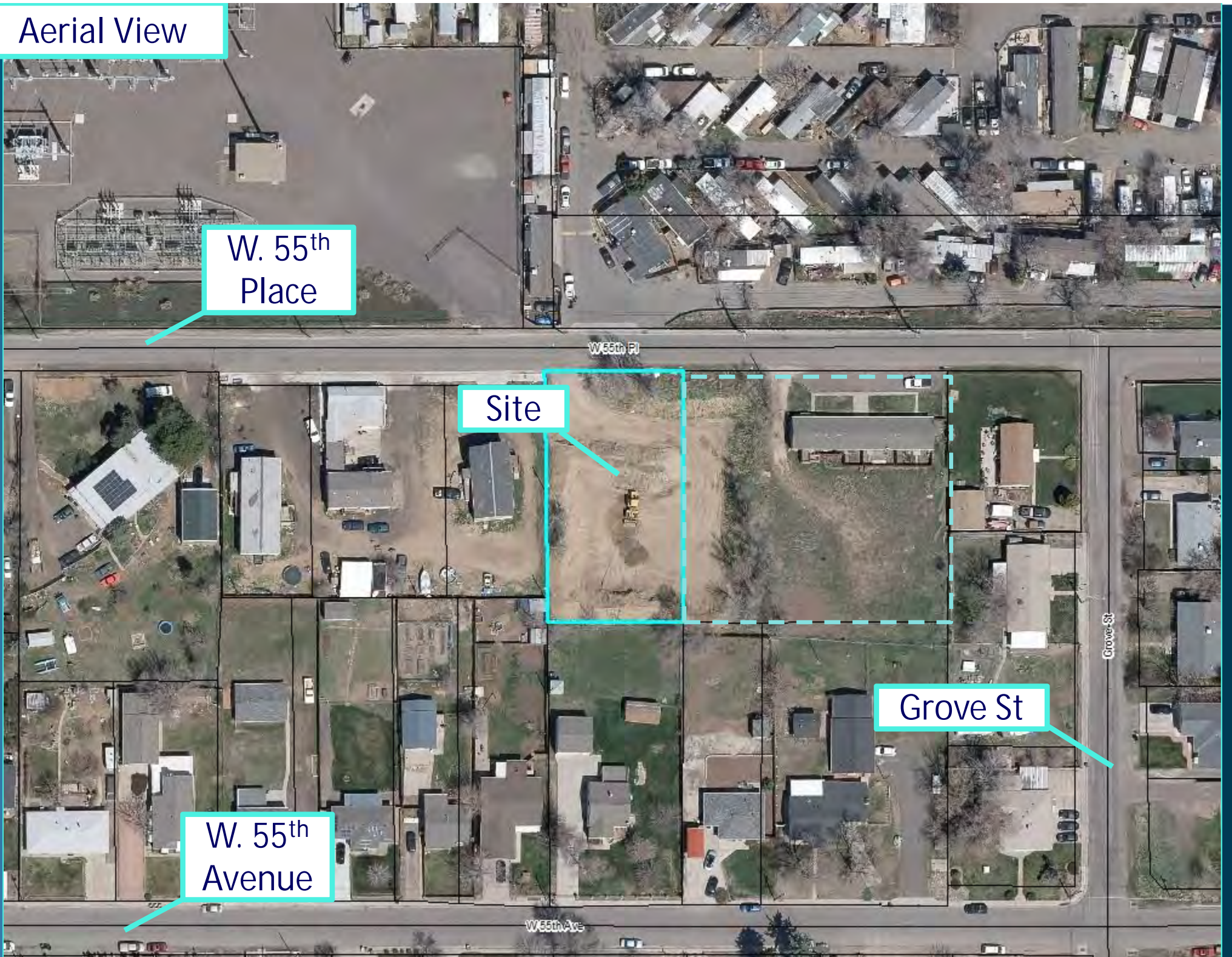
Site

Grove St

Grove St

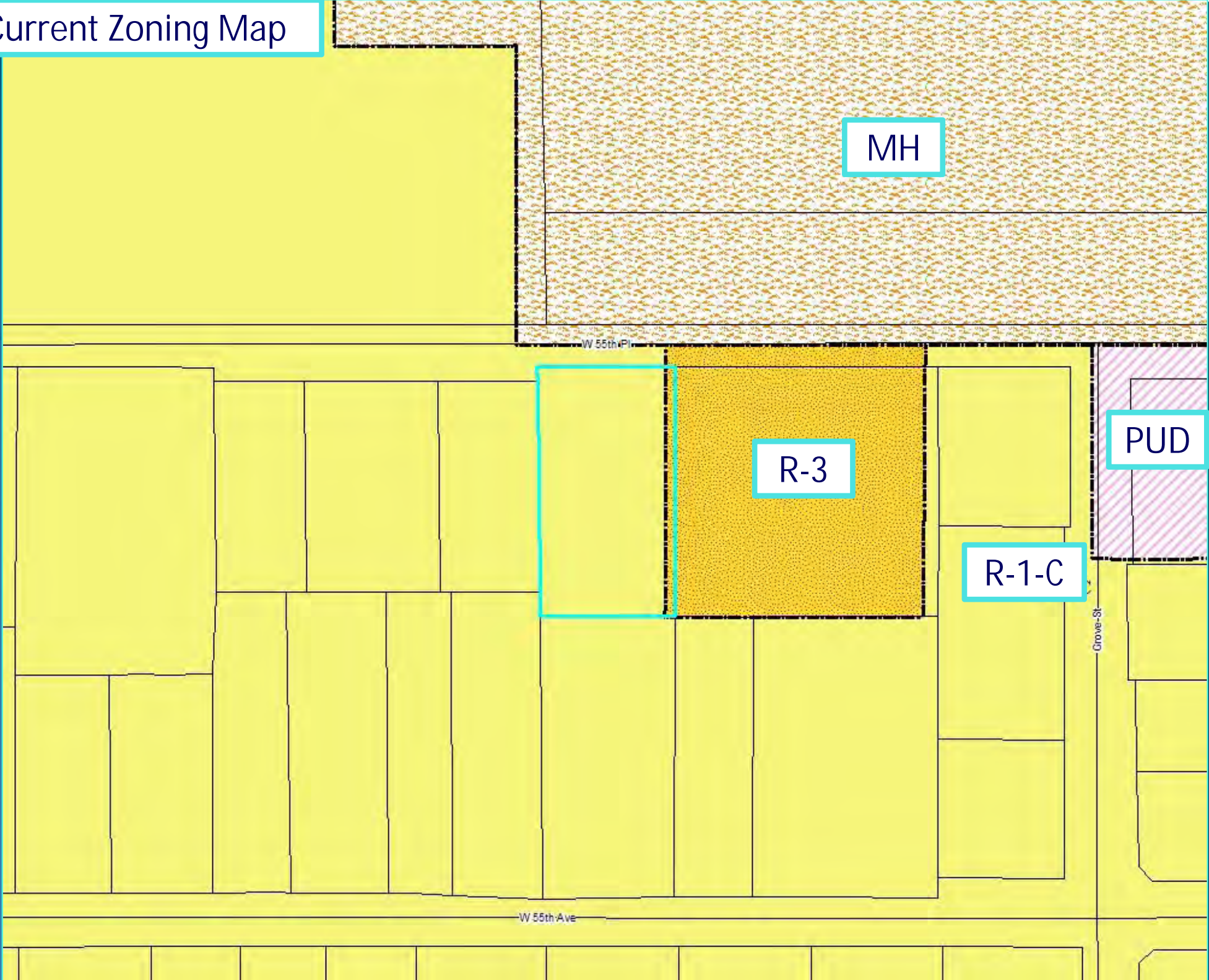
W. 55<sup>th</sup>  
Avenue

W55th Ave





# Current Zoning Map



MH

R-3

R-1-C

PUD

W 55th Pl

W 55th Ave

Grove St



# Proposed Zoning Map

MH

R-3

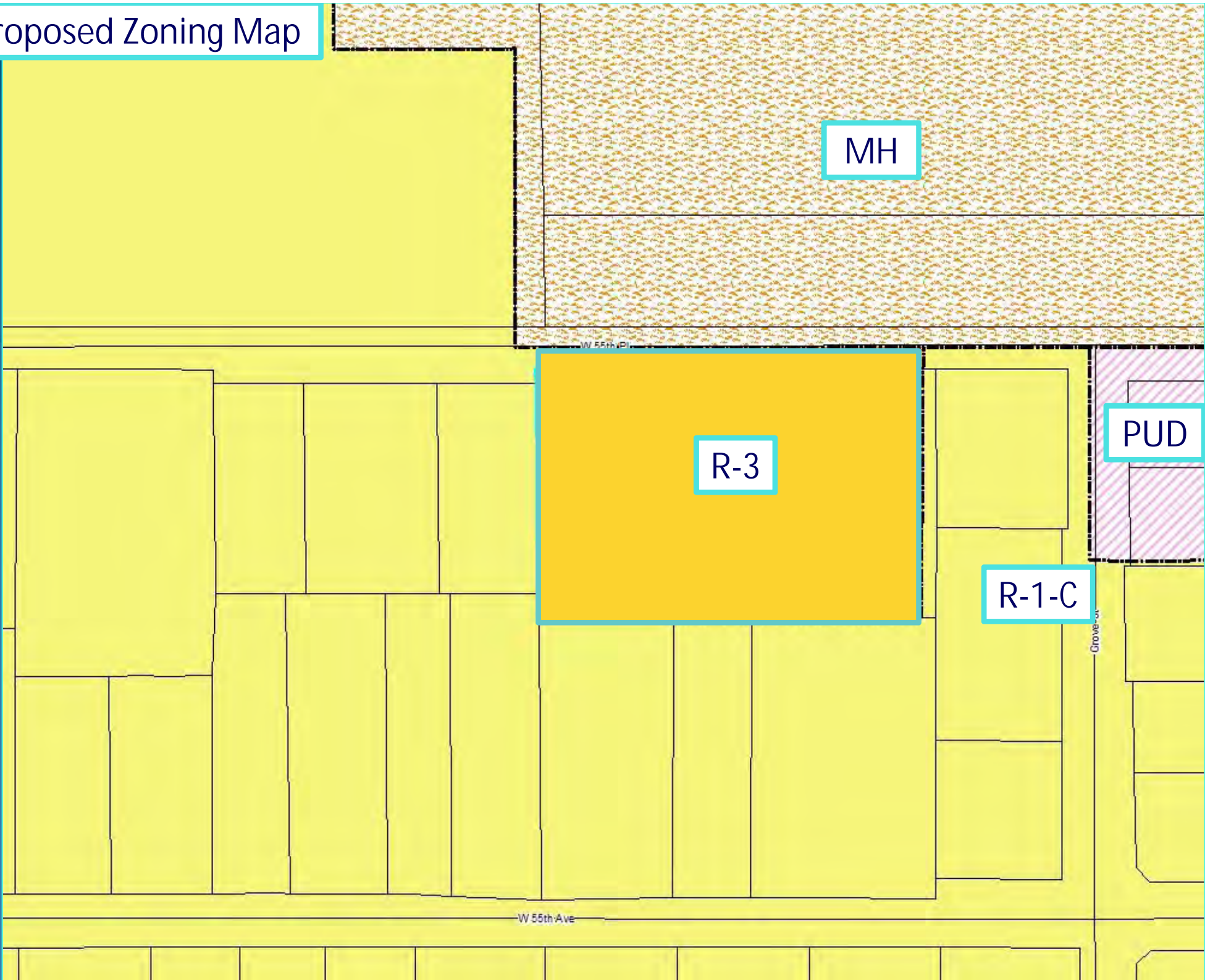
PUD

R-1-C

W 55th Pl

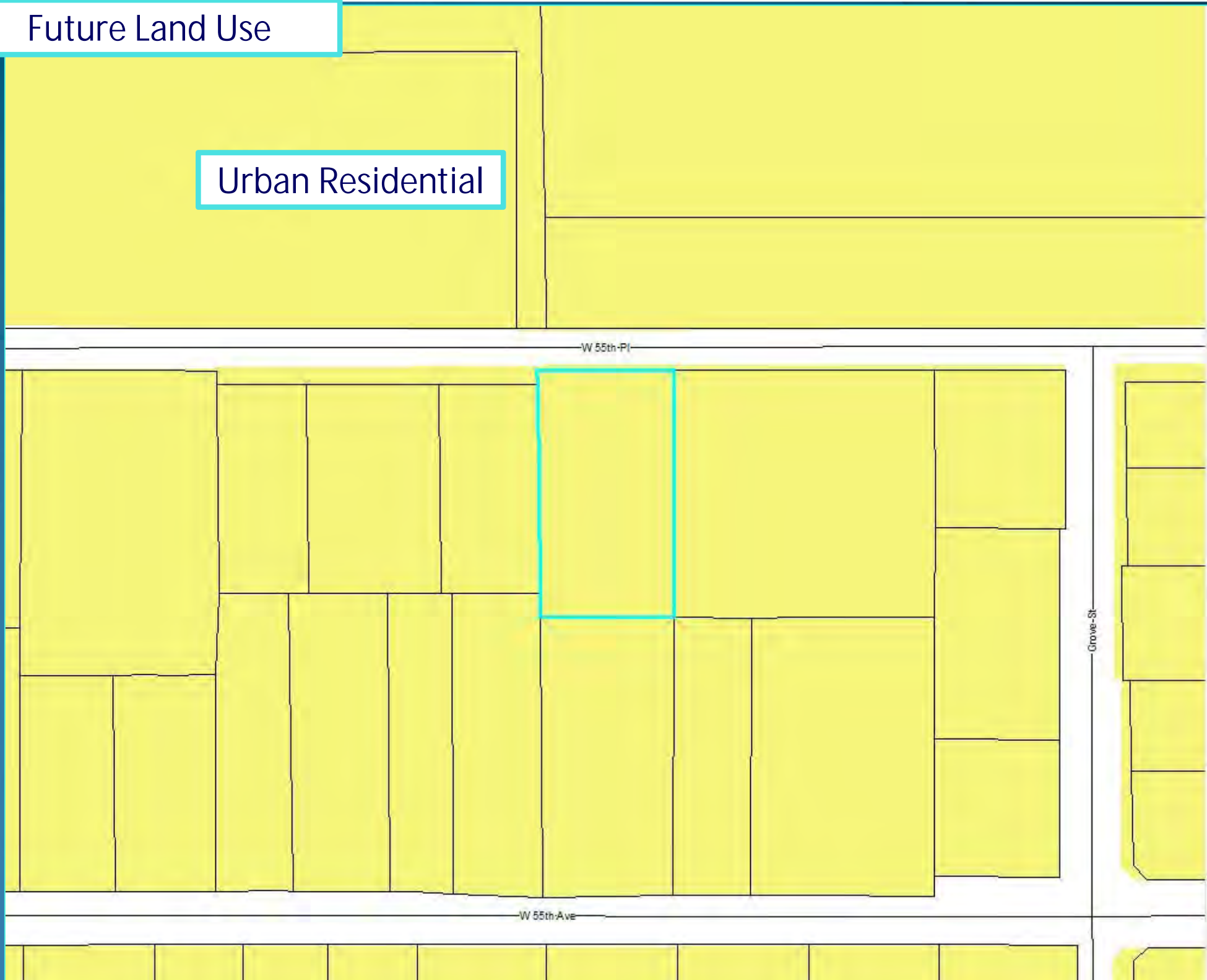
W 55th Ave

Grove St



# Future Land Use

Urban Residential



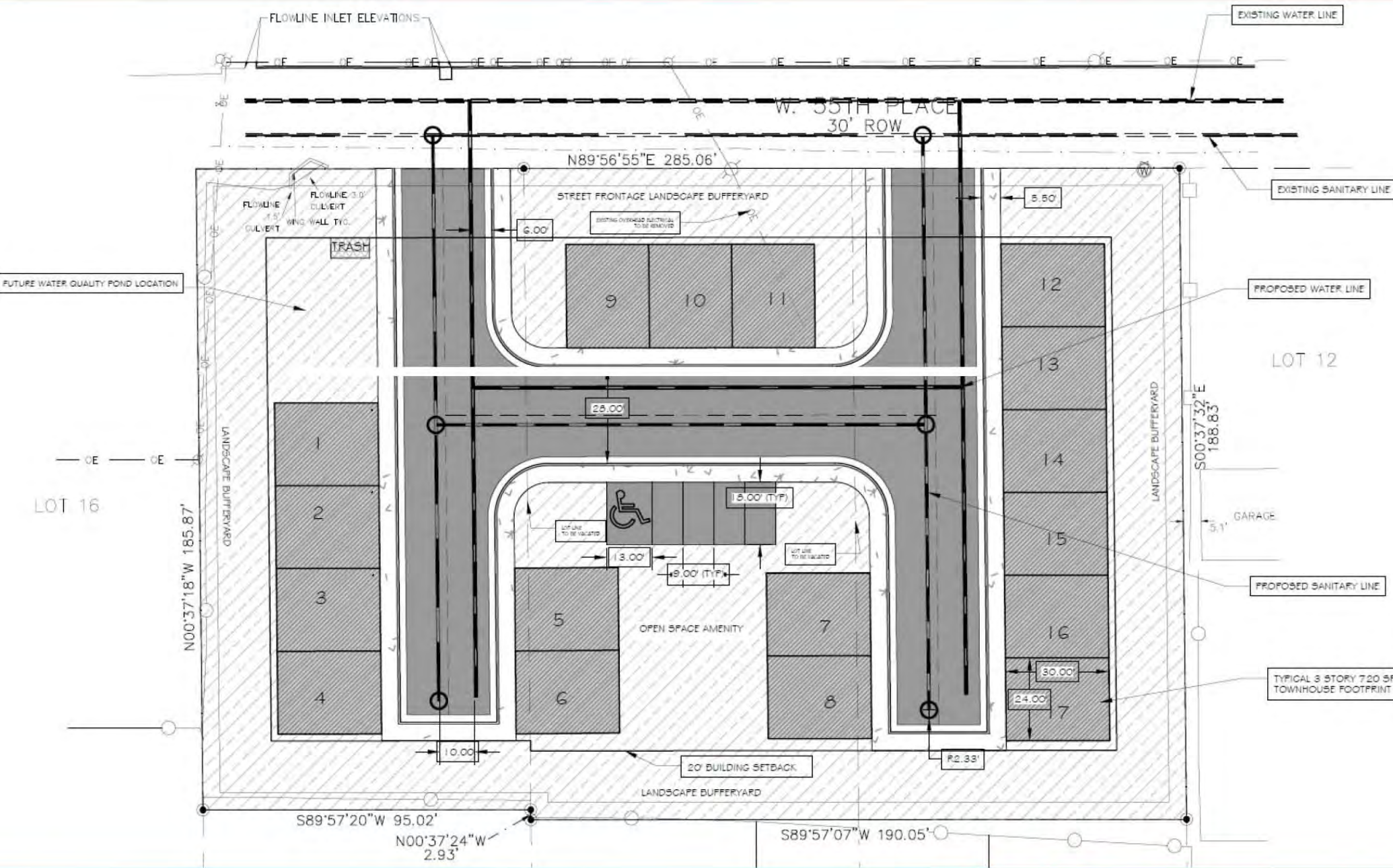
# Criteria for Rezoning Approval

Section 2-02-15-06-02

- Consistent with Comprehensive Plan
- Consistent with Purpose of Regulations
- Complies with Zone District Standards
- Compatible & Harmonious to Surrounding Area

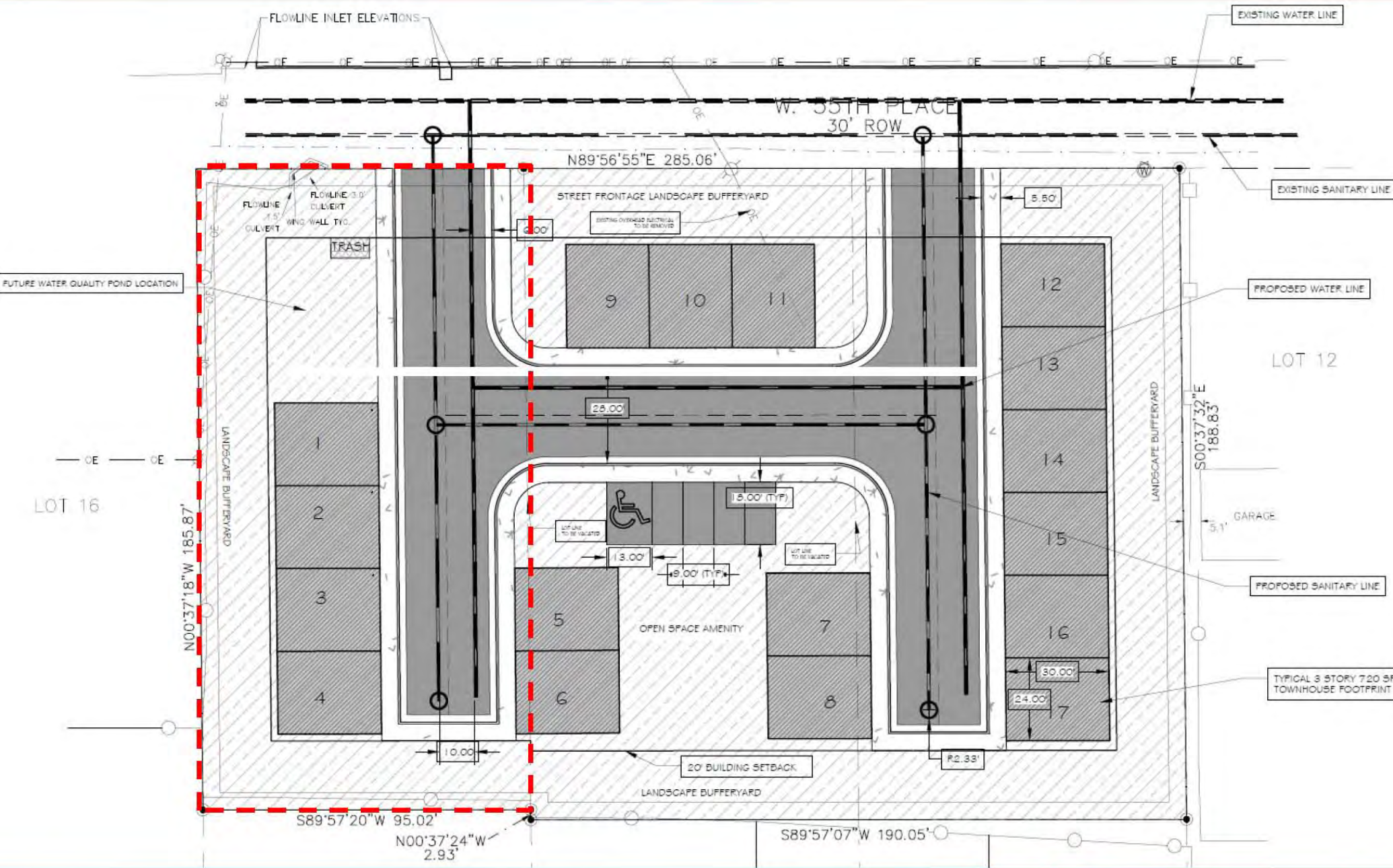


# Applicant's Conceptual Site Plan





# Applicant's Conceptual Site Plan



# Development Standards

## R-3 Zone District

- Lot Size:
  - 9,500 sq. ft. per attached 3 dwellings (Minimum: single lot)
  - 2,500 sq. ft per dwelling (Minimum: individual lots)
  - 1.2 acres (Proposed after plat correction)
- Lot Width:
  - 150 ft. (Minimum required)
  - 290 ft. (Proposed after plat correction)
- Minimum Setbacks:
  - 20 ft. (all sides)



# Compatibility

























# Referral Period

Notices Sent*	Comments Received
371	2

\*750-foot referral distance\*

## Public Comments:

- Opposition - Undesirable traffic and density
- Support for application – Applicant's concept

## External Referral Agencies:

- Adams County Sheriff: opposed, concern regarding demand for services.
- No other concerns



# Planning Commission Update

- Public Hearing on September 23, 2021
- Applicant was present and provided information on future development
- One member of the public testified concern regarding water supply
- Planning Commission expressed concern regarding Sheriff opposition to the rezoning.

Approval of the rezoning with 4 findings-of-fact and 2 notes

# Staff Recommendation

(RCU2020-00033 – 3220 W 55<sup>th</sup> Place Rezone)

Approval of the rezoning with 4 findings-of-fact and 1 note

## Recommended Note:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
- ~~1. The associated lot line vacation plat must be approved and recorded by Adams County prior to final approval of this rezoning application.~~



## Memorandum

To: Board of County Commissioners

From: J. Gregory Barnes, Planner III *JGB*

Subject: 3220 W. 55th Rezone / Case # RCU2020-00033

Date: September 28, 2021

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

### ALTERNATIVE RECOMMENDED FINDINGS OF FACT FOR DENIAL

1. The Zoning Map amendment is inconsistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is inconsistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will not comply with the requirements of these standards and regulations
4. The Zoning Map amendment is incompatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County.



COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT

CASE NO.: PLN2021-00009

CASE NAME: PARKS AND OPEN SPACE REGULATION TEXT AMENDMENTS

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**EXHIBIT 1 – BoCC Staff Report**

**EXHIBIT 2- Applicant Information**

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- 2.04 Chapter 11 (Text of the Proposed Changes)

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- 3.02 Newspaper Publication
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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**October 26, 2021**

CASE No.:	<b>PLN2021-00009</b>
CASE NAME:	<b>Adams County Parks and Open Space Text Amendments</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 Adams County Development Standards and Regulations
Hearing Date(s):	<b>PC: October 14, 2021 / 6:00 pm</b> <b>BoCC: October 26, 2021 / 9:30 am</b>
Report Date:	September 29, 2021
Case Manager:	Nick Eagleson
Staff Recommendation:	APPROVAL with 3 Findings-of-Fact

**SUMMARY OF APPLICATION**

**Background:**

In 2020, Adams County staff worked with an outside consultant, Design Workshop, to complete an analysis of the current code related to parks and open space development. This work resulted in proposed updates to the County’s Development Standards and Regulations related to parks and open space allowances, limitations, and other standards and regulations.

In order to gain a better understanding of the current conditions, uses, and operations in Adams County Parks and Open Space, a series of interviews were held on November 11, 2020 with a number of parks and recreation districts across the County and special events groups. Participants included:

- Adams County Special Events
- Hyland Hills Parks and Recreation
- Splendid Valley District
- Strasburg Parks and Recreation
- Adams County Education Consortium



Based on the work completed and an analysis of the current code related to parks and open space development, staff recommends three new zone districts – Neighborhood Parks, Regional Parks, and Natural Areas. The different park types reflect the diversity in Adams County Inventory and provide opportunity for other Recreation Districts to utilize the zones in the future. Additionally, new definitions and performance standards have been crafted to address the changes.

**Development Standards and Regulations:**

Section 2-02-13 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 2-02-13-06-01 of the Development Standards and Regulations lists three criteria for reviewing 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 the subject text amendment are consistent with the County’s Comprehensive Plan, the purpose of the Development Standards and Regulations, and will not be detrimental to the residents of Adams County.

A summary of the proposed changes, including the purpose of the amendment, is outlined below:

New Use Category:

Recreation and Entertainment Uses

New land uses are proposed, including a new Recreation and Entertainment Use category in the County’s Use Table (Chapter 3). Some Uses that are currently listed in other Use Categories would be relocated to this new Category. Language for Performance Standards and Definitions would also be added to chapters 4 and 11, respectively.

- **Agri-tainment/Agritourism:** A concept that provides an opportunity for entertainment in an agricultural setting. Examples include farm tours, educational offerings, corn mazes, and interactive animal displays.
- **Indoor Recreation:** An entirely enclosed facility which offers entertainment or games of skills for a fee.
- **Livery or Horse Rental Operation:** A facility which offers horses, mules, donkeys, or other animals for hire, or organizes and/or supervises groups, for riding off the property.
- **Outdoor Recreation:** An area or facility which offers entertainment, recreation, or games of skill for a fee, where any portion of the activity takes place outside only during daylight hours.
- **Park or Playfield:** A recreational area providing parks and playfields for use during daylight hours only.
- **Public Recreation Center:** A publicly owned recreation area providing recreational facilities such as playgrounds, games courts, swimming pools, and play fields.



New Zone Districts:

Neighborhood Park Zone District (NP)

The purpose of the Neighborhood Park (NP) Zone District is to provide a district focused on open space, park, and recreational uses that are compatible in a residential or mixed-use setting. These parks are typically centrally located within neighborhoods, along collector streets, along trail corridors, or in more urban areas. Active and passive recreational uses are permitted, as well as structures that support recreational uses. Neighborhood parks are intended to be owned and operated by a public or quasi-public park, open space or recreation department or district and generally are open for all to use.

**Uses:** Proposed Permitted, Conditional, and Temporary Uses focus on those uses that support active and passive recreation opportunities. Uses that might be more appropriate in the urbanized areas of the County are proposed in this Zone District. Examples of permitted uses include indoor and outdoor recreational centers, playgrounds and playfields.

Regional Park Zone District (RP)

The purpose of the Regional Park (RP) Zone District is to provide facilities and recreational amenities intended to serve a broader area, drawing users from the County as a whole and the region. Unique uses are also appropriate in this zone district, including but not limited to, indoor commercial recreation/entertainment, outdoor commercial recreation, fairgrounds, agricultural demonstration areas, agritourism uses, entertainment, cultural, educational uses, institutional uses and sports facilities with limited commercial uses so long as the uses are primarily operated by a public or quasi-public park, open space or recreation department or district on land owned by a public or quasi-public park, open space or recreation department or district. Additionally, regional parks may protect large areas with natural resource value of regional importance and include trails and opportunities for nature-based and play area-based recreation.

**Uses:** Proposed Permitted, Conditional, and Temporary Uses focus on those uses that support regional scale activities and passive recreation opportunities. Additionally, the code language will include a statement that more than one primary use may occur on the properties in this zone district, as this is particularly important for the current uses and activities occurring at Riverdale. Examples of permitted uses include fairgrounds, wildlife sanctuaries, and zoos.

Natural Areas Zone District (NA)

The purpose of the Natural Areas (NA) Zone District is to provide for the preservation of open space and critical natural areas in Adams County. These areas may represent diverse types of land and possess varied physical and geographical conditions and are an important resource, which should be protected. Because of the diversity of Adams County's ecology and environment, lot sizes will vary in this zone district to enable effective water conservation, preservation, and protection of the environment and wildlife. Development and active uses are limited in this zone district, and passive recreation is generally allowed. The most intensive uses of these areas will normally be for outdoor recreation activities or passive uses not requiring significant infrastructure such as roads or utility services.

**Uses:** Proposed Permitted, Conditional, and Temporary Uses focus on those uses that support openness with limited recreational opportunities. Examples of permitted uses include garden plots, picnic areas, and recreation-oriented parks.

Public lands, Parks, Open Space, and Facilities District (PL) Zone District

The current zone district for Public Lands (PL) will be updated as part of the code amendments to remove references to Parks and Open Spaces. The goal is to eliminate redundancy but ensure that removing standards does not negatively impact existing lands with this zoning classification.

New Performance Standards:

The creation of new zoning requirements for parks and open spaces will impact the County's existing Performance Criteria and will require some additional criteria:

- Performance standards to allow the Fairgrounds to hold special events, including commercial activities that are associated, are proposed to be added. These address operating hours, noise impacts, and design requirements. Standards that exist for auction yards, livestock keeping, and nurseries would provide the basis for these new requirements.
- Limitations on the location for park uses, such as swimming pools and play equipment are currently restrictive. These would be either eliminated or reduced, as the zone districts create new setbacks that should be appropriate for all uses that are permitted or conditional.

Staff Analysis:

After a complete analysis of the current code related to parks and open space development, staff believes the updated text amendments create a clearer understanding of the allowed dimensions for parks related buildings in the Residential and Agricultural Zone Districts. Similarly, the use table is more manageable to navigate when exploring the various uses related to parks, open spaces, and recreation. The three new zone districts reflect the diversity within Adams County and helps to provide more flexibility for Parks and Open Space related uses throughout the County. The text amendments are also supported by the Adams County Comprehensive Plan, as well as the Open Space Master Plan.

**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.

**PLANNING COMMISSION UPDATE:**

The Planning Commission held a public hearing on October 14, 2021 to discuss this case. There was no public comment made at the hearing. Planning Commission voted to recommend approval (6-0) with a condition that the following be modified:

- Adding a maximum floor area ratio for a Recreation Center use within the Neighborhood Park zone district. Staff worked with the Parks Department and has added language to the address the concern.

- The second item was regarding a Pool Arcade compared to a Video Game Arcade within the Regional Park zone district and why would they be a conditional use instead of being permitted. Staff has combined these two uses and changed them to a permitted use.

**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 November 30, 2021, including but not limited to, typographical errors, to ensure consistency and accuracy throughout the regulations.

**PUBLIC COMMENTS**

As of writing this report, staff has not received any public comment on the proposed text amendments.

**COUNTY AGENCY COMMENTS**

Adams County staff has reviewed the request and has been diligently crafting the proposed amendments. Development Services staff, as well as the Parks, Open Space & Cultural Arts Department and the hired consultant, have worked collectively to provide a broad analysis of these standards.

**REFERRAL AGENCY COMMENTS**

Staff has worked with several referral agencies who have provided comments and feedback throughout the entire text amendment process. Several districts and groups include the Adams County Special Events, Hyland Hills Parks and Recreation, Splendid Valley District, Strasburg Parks and Recreation and Adams County Education Consortium.

**Agencies Notified (Those not responding considered a favorable response):**

- Adams County Education Consortium
- Adams County Fire District
- Brighton Fire District
- Cities
- Citizen Groups
- City of Aurora Parks, Recreation and Open Space
- Colorado Division of Water Resources
- Colorado Geological Survey
- Highland Hills Parks and Recreation District
- Splendid Valley District
- Strasburg Parks and Recreation District

Town of Bennett  
Xcel Energy

USE CATEGORIES	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA
<b>Agricultural Uses</b>																								
<b>Agricultural Businesses and Farming Operations</b>	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Animal farms	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO)	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Aquaculture facility	C	C	C	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	C	-
Crop farming, excluding Hemp	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P	P	P	-
Crop farming, including hemp	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P/C	P	-	P	-
Equestrian Arena, Commercial	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Equestrian Arena, Personal	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Agricultural Support Businesses and Services</b>	C	C	C	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	P	-
Farm machinery sales and services	C	C	C	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	P	-
Farm supply sales	C	C	C	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	P	-
Grain mill	C	C	C	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	P	-
Grain elevators	C	C	C	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	P	-
Riding stables or academy	C	C	C	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	P	-
Agri-tourism	P	P	P	-	-	-	-	-	-	-	C	C	C	C	C	P	P	P	P	-	-	-	P	-
<b>Nurseries</b>	P	P	P	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P/C	P	-	P	-
<b>Forestry and Silviculture</b>	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
Timbering and logging	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-
<b>Residential Uses</b>																								
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-
Group Home for the Developmentally Disabled	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Group Home for the Elderly	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Group Living Facility (1 to 5 persons)	P	P	P	P	P	P	P	P	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Group Living Facility (in excess of 5 persons)	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Group Living Facility (with more than 1 registered sex offender)	C	C	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured Home Park	-	-	-	-	C	C	C	C	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multi-Family Dwelling	-	-	-	-	-	-	P	P	C	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-
Single-Family Dwelling	P	P	P	P	P	P	C	C	P	-	C	-	-	-	-	-	-	-	-	C	-	-	-	-
Two-Family Dwelling	C	C	C	-	-	P	C	C	C	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacation Rental	P	P	P	P	P	P	P	P	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	-
<b>Recreational Uses</b>																								

Use Table

USE CATEGORIES	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA
<b>Indoor Recreational Uses</b>	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P	P	P	-
Indoor racquet game courts (i.e. Handball, Racquetball, Tennis)	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P	P	P	C
Indoor recreational centers	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P	P	P	-
Indoor swimming pools	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P	P	P	-
Neighborhood community or recreational centers	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P	P	P	-
<b>Outdoor Recreational Uses</b>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P	P	P	P
Arboretums	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P	P	P	C
Areas for hiking	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P	P	P	P
Garden plots	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P	P	P	P
Nature areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P	P	P	P
Picnic areas	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P	P	P	P
Public areas for active recreational activities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P	P	P	P
Recreation-oriented parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P	P	P	P
Playgrounds and Playfields	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P/C	P	P	P	-
<b>Institutional Uses</b>																								
<b>Funeral Home/Mortuary*</b>	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-
<b>Funeral Home/Mortuary to include Cremation*</b>	C	C	C	-	-	-	-	-	-	-	-	-	-	C	C	C	P	P	P	-	-	-	-	-
<b>Halfway House*</b>	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	-	-	-
<b>Institutional Care</b>	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
Boarding/rooming houses	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
Convalescent homes	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
Convents or monasteries	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
Foster homes	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
Hospitals/clinics	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
Nursing homes	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
Protective living facilities	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
Sanitariums	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
Sheltered care homes	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
<b>Jails and Prisons</b>	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	-	-
Jails	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	-	-
Penal institutions	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	-	-
Prisons	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	-	-
<b>Neighborhood Indoor Uses</b>	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P			
Branch libraries	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	P	P	-
Day care centers (day or nursery schools) (Adult* or Child)	C	P	P	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
Gymnasiums	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	P	P	-
Indoor skating rinks (ice or roller)	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	P	P	-
Public or private primary and secondary schools (excluding trade schools)	C	C	C	C	C	C	C	C	C	-	P	P	P	P	P	P	P	P	P	-	P	-	-	-
<b>Tiny Home Villages</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

Use Table

Use Table

USE CATEGORIES	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA	
Branch libraries	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	-	P				
Day care centers (day or nursery schools) (Adult* or Child)	C	P	P	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	-	P				
Gymnasiums	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	-	P				
Handball courts	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	-	P				
Indoor recreational centers	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	-	P				
Indoor skating rinks (ice or roller)	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	-	P				
Indoor swimming pools	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	-	P				
Neighborhood community or recreational centers	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	-	P				
Public or private primary and secondary schools (excluding trade schools)	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	-	P				
Racquetball	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	-	P				
Tennis	C	C	C	C	C	C	C	C	C		P	P	P	P	P	P	P	P	P	-	P				
<b>Outdoor Public Uses</b>	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P/C	P				
Animal rehabilitation center (large animals)	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal rehabilitation center (small animals)	C	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Aquarium	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P/C	P	C	P	-	
Botanical Gardens	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P/C	P	C	P	C	
Cemeteries, with or without caretaker residences*	C	C	P	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	
Fairgrounds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	
Wildlife sanctuaries	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P/C	P	C	P	-	
Zoo	P	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P/C	P	C	P	-	
Arboretums	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	-P	P/C	P			
Areas for hiking	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P/C	P			
Cemeteries, with or without caretaker residences*	C	C	P	-	-	-	-	-	-		-	-	-	P	P	P	P	P	P	-	-				
Garden plots	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P/C	P			
Nature areas	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P/C	P			
Picnic areas	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P/C	P			
Public areas for active recreational activities	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P/C	P			
Recreation-oriented parks	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P/C	P			
Wildlife sanctuaries	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P/C	P			
Animal rehabilitation center (large animals)	C	C	C	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Animal rehabilitation center (small animals)	C	P	P	-	-	-	-	-	-		-	-	-	-	-	-	-	-	-	-	-	-	P	P	P
<b>Places of Worship</b>	C	C	P	C	C	C	C	C	C	C	P	P	P	P	P	P	P	C	C	-	-	-	-	-	
<b>Public Service</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C	

Use Table



Use Table

<i>USE CATEGORIES</i>	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA
All government-owned facilities except landfills or mining facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C
Emergency service buildings or garages	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C
Government offices	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C
Museum	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C
Utility substations or transmission and distribution facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	C
Universities	C	C	C	C	C	C	-	-	-	-	C	C	C	C	C	C	C	C	C	-	P	C	P	C
<b>Mixed-Uses</b>																								
Commercial-Residential Mixed-Use Development	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Commercial Uses</b>																								
Airports, Landing Strips and Heliports	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	C	-	-	-
Animal Hospitals	C	C	C	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Automobile Service Stations	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Car washes	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Convenience stores with fueling stations where vehicles are serviced with minor repairs, oil changes, etc.	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-
Fueling stations	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Bed and Breakfast Establishments	P	P	P	C	C	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-
<b>Campgrounds, Commercial</b>	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	-	-	-	-	-
Camps	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	-	-	-	-	-
Campsites	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	-	-	-	-	-
Recreational vehicle parks	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	-	-	-	-	-
Tents	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	-	-	-	-	-
Trailer parks	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	-	-	-	-	-
<b>Communications Towers, Commercial</b>	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	-	-	-	-	-
Antenna arrays (satellite dishes)	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	-	-	-	-	-
Radio or TV broadcasting towers	C	C	C	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	-	-	-	-	-
Telecommunications towers	A	A	A	A	A	A	A	A	A	-	A	A	A	A	A	A	A	A	A	A	A	A	A	A
<b>Commercial Retail</b>	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-

Use Table

Use Table

<i>USE CATEGORIES</i>	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA
Apparel and accessory stores	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Building supplies	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Cabinet sales	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Dry cleaners	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Engineering and management services	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Food stores	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Furniture and home furnishings stores	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
General merchandise stores	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Greenhouses (retail) and greenhouses with garden supplies	C	C	C	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	C	P	-
Health services	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Legal services	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Membership organizations	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Miscellaneous retail except fuel dealers	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Miscellaneous services	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
Social services except care facilities	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
<b>Convenience Retail Store</b>	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	-
<b>Drive-In Establishments</b>	-	-	-	-	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	C	-
<b>Golf Course/Driving Range, Commercial</b>	C	C	C	C	C	C	C	C	C	-	C	C	P	P	P	P	P	P	P	-	-	C	P	-
<b>Heavy Retail and Heavy Services</b>	-	-	C	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	-	-	-	-	-
Auto/truck rental/leasing	-	-	C	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	-	-	-	-	-
Automobile dealers	-	-	C	-	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-
Automotive repair except top, body, upholstery repair, paint, and tire retreading shops	-	-	C	-	-	-	-	-	-	-	-	-	C	C	P	P	P	P	P	-	-	-	-	-
Automotive services except wrecking or towing storage yards	-	-	C	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	-	-	-	-	-
Auto towing and storage yards	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-
Cabinet manufacturing with sales	-	-	C	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	-	-	-	-	-
Cold storage	-	-	C	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	-	-	-	-	-
Firewood sales, storage, and splitting	-	-	C	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	-	-	-	P	-
Flea market	-	-	C	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	-	-	-	P	-
Mobile home and manufactured housing dealers with mobile home sales office	-	-	C	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	-	-	-	-	-
Pawn shops	-	-	C	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	-	-	-	-	-

Use Table

Use Table

USE CATEGORIES	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA
Radio and TV broadcasting station	-	-	C	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	-	-	-	-	-
<b>Indoor Commercial Recreation/Entertainment</b>	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	P	-	-	C	P	-
Event Centers	-	-	C	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	P	-	C	-	P	-
Bowling alleys	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	P	-	-	-	C	-
Indoor sports arenas	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	P	-	-	-	P	-
Movie theaters	-	-	-	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	P	-	-	-	C	-
Physical fitness facilities	-	-	-	-	-	-	-	-	-	P	-	C	P	P	P	P	P	P	P	-	-	-	P	-
Pool and Video arcades	-	-	-	-	-	-	-	-	-	C	-	C	P	P	P	P	P	P	P	-	-	-	P	-
<b>Kennel, Commercial</b>	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	P	-
<b>Lodging, Commercial</b>	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	P	-	-	-	-	-
Convention centers	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	P	-	-	-	-	-
Hotels	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	P	-	-	-	-	-
Motels	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	P	P	P	-	-	-	-	-
<b>Massage Business</b>	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	-	-
<b>Off-Premise Advertising Devices</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	-	-	-
<b>Office</b>	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Banking and other credit agencies (offices only)	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Business services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Commodity brokers and services	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Holding and other investments	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Insurance carriers	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Medical offices	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Real estate	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
Security	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-
<b>Outdoor Commercial Recreation</b>	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	C	P	-
Amusement parks	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	P	-
Archery ranges	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	P	-
Batting cages	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	P	-
Drive-in theaters	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	C	P	-
Go-cart establishments	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	C	P	-
Ice and roller skating rinks	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	C	P	-
Miniature golf establishments	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	C	P	-
Music arenas	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	P	-
Outdoor commercial amusement facilities	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	P	-
Pistol and shooting ranges	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	C	-
Theme parks	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	P	-
Water slides	C	C	C	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	C	P	-
Zoo, Commercial	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	P	-

Use Table

Use Table

<i>USE CATEGORIES</i>	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA	
<b>Parking Lot, Commercial</b>	-	C	C	-	-	-	-	-	-	-	-	C	C	C	P	P	P	P	P	-	-	-	-	-	
<b>Racing Facilities</b>	-	-	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	C	-
Automobile racing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	C	-
Dog tracks	-	-	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	C	-
Horse racing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	C	-
Truck racing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	-	-	-	C	-
<b>Restaurants</b>	-	-	-	-	-	-	-	-	-	P	C	P	P	P	P	P	P	P	P	P	-	-	C	P	-
<b>Safe Parking Sites</b>	A	A	A	A	A	A	A	A	-	-	A	A	A	A	A	A	A	A	A	A	A	-	-	-	-
<b>Services</b>	-	-	C	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-
<b>Sexually Oriented Business</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-
<b>Trade Schools</b>	C	C	C	-	-	-	-	-	-	-	-	C	C	P	P	P	P	P	P	P	-	-	-	-	-
<b>Industrial Uses</b>																									
<b>Business Park Uses</b>	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Apparel and other finished products made from fabrics and similar materials	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Arrangement of transportation of freight and cargo	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Bakeries	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Communications	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Development and testing services	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Measuring, analyzing, and controlling instrument manufacturing	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Medical and optical goods	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Motion picture production and allied services	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Moving companies	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Musical instruments and sporting/athletic goods manufacturing	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Photographic	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Research	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Space research and technology	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
United States Postal Service	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
Watches and clocks	-	-	-	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	P	-	-	-	-	-
<b>Energy Facilities</b>																									
Major energy facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-	-
Solar energy system, small-scale	C	P	P	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	C	P	-	-	-
Solar energy system, medium scale	C	C	P	C	-	-	-	-	-	-	-	-	C	C	P	P	P	P	P	P	-	C	-	-	-

Use Table

Use Table

USE CATEGORIES	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA	
Solar energy system, large-scale	C	C	C	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	-	C	-	-	-	
<b>Extraction or Disposal Uses</b>	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S	-	-	-	-	-
<b>Heavy Industry</b>	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P/C	P/C	-	-	-	-	-	
Alcoholic beverage manufacturing	-	-	C	-	-	-	-	-	-	-	C	C	C	C	P	P	P	P	P	-	-	-	-	-	
Asphalt and concrete production facilities	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	
Auction yards with livestock	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Automobile manufacturing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Chemical manufacturing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Chemicals and allied products manufacturing except drugs	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Heavy construction contractors	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Heavy logistics center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Manufactured homes	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Meat processing, packing, packaging, and slaughterhouses	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Paper, pulp, or paperboard mills	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Petroleum products manufacturing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Railroad transportation	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Railroad yard	C	C	C	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	C	-	
Rubber and miscellaneous plastics manufacturing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Salvage yards	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	
Sawmills	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	
Stone and clay products	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
The storage and disassembly of vehicles and the re-assembly of various parts	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	
Trailer and truck manufacturing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Transportation equipment	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Utility production or processing facilities	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
<b>Heavy Manufacturing or Processing</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	
Abrasive manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-	
Acid manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	
Asbestos products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-	

Use Table

Use Table

USE CATEGORIES	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA
Boiler or tank manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-
Bone reduction	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Caustic soda manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Celluloid manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-
Coal, coke yards, or coal classifications	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Detergent, soap, and by-products manufacturing using animal fat	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Disinfectant, insecticide, or poison manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Distillation of bone, refuse, grain, and wood	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Dye manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Felt manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-
Fossil fuel manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
<u>x[Fuel, oil, gasoline, and petroleum products (bulk storage and/or sale)]</u> Bulk storage and/or bulk sale (fuel, oil, gasoline, and petroleum products)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-
Hazardous waste treatment facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Linseed oil, shellac, and turpentine manufacturing and refinery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Lubrication and grease manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	C	-	-	-	-	-
Lumber mills, planing mills, and storage of logs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-
Oil compounding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Paint and enamel manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Pickle manufacturing	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-
Recycling Facilities	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Scrap processing or shredding yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Smelting or refining of metal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
Sugar and beet refining	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-	-	-	-
Tar and waterproofing (materials manufacturing, treatment, and bulk storage)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-	-
<b>Landscape Storage Yards*</b>	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	-	-	-
<b>Light Industry</b>	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-

Use Table

Use Table

<i>USE CATEGORIES</i>	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA
Auction houses without livestock	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops	-	-	C	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	-	-	-	-
Bus repair	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Dairy and food processing and manufacturing facilities	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Drug manufacturing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Dry cleaning plants	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Electric and electronic equipment, including electronic distribution and electrical industrial	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Fabricated metal, sheet metal shops, metal products manufacturing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Fuel and ice dealers	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Furniture and fixtures	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
General building contractors	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Instruments and related products	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Leather and leather products, including tanning and finishing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Local and interurban passenger transit	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Light logistics center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Lumber, building materials, and wood products	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Meat processing and packaging, excluding meat packing and slaughter	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Mini-storage	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Miscellaneous manufacturing industries	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Paper products, except mills	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Printing and publishing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Recreational vehicle storage	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
Special trade contractors	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Special warehousing and storage	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-

Use Table



Use Table

<i>USE CATEGORIES</i>	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA
Textiles and apparel	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Transportation services	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Trucking and general warehousing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Truck stops	C	C	C	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-	-	-	-
Welding repair	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Wholesale trade (durable and non-durable)	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
<b>Light Manufacturing or Processing</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Beverage manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Book binding	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Canvas products manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Clothing or cloth manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Office and computing machines	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Electronics manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Furnace installation, repair, and cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Hosiery manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Machine shops	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Machine tool manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Machinery sales	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Public utility storage, yards, and service installments	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Shoe manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Sign manufacturing, repair, and maintenance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
<b>Moderate Manufacturing or Processing</b>																	C/P	P	P	-	-	-	-	-
Can manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
Candy product manufacturing (for sale off premises)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-
Cement, cinder block, concrete, lime or plaster manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P/C	P	P	-	-	-	-	-
Cosmetic and perfume manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
Creosote manufacturing or treatment plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	-	-	-
Fat rendering production	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-
Fertilizer manufacturing and processing	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-

Use Table

Use Table

USE CATEGORIES	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	MU	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	P-L	NP	RP	NA	
Forging plant and foundry	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	-	-	-	-	-	
Glass or glass product manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	
Hemp manufacturing and extraction	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	
Metal ingots, casting sheets, or bearings, forging or rolling mills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	
Millinery manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	
Mobile homes manufacturing and storage	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-	-	-	-	
Vacation camper manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	
<b>Oil and Gas Facility</b>	-	O	O	-	-	-	-	-	-	-	O	O	O	O	O	O	O	O	O	O	-	-	-	-	-
<b>Accessory Outdoor Storage (up to 25% of the building area)*</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	
<b>Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	P	P	-	-	-	-	
<b>Outdoor Storage (in excess of 100% of the building area)*</b>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P/C	P/C	-	-	-	-	-	
<b>Marijuana Establishments</b>																									
Medical Marijuana Store	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	
Retail Marijuana Store	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	
Medical Marijuana Products Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	
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**Chapter 3—ZONE DISTRICT REGULATIONS****3-01 GENERAL APPLICATION**

The requirements within each zone district shall be the minimum regulations and shall apply to both the use of land or structure within each zone district. No land shall be used or occupied and no structure or building shall be constructed, erected, altered, used, or occupied except in conformity with all standards and regulations specified for the zone district in which it is located, and in conformity with the County's building, subdivision, other standards and regulations, resolutions, and ordinances. All Variance requests are subject to Section 2-02-18 of the Adams County Standards and Regulations, excluding Marijuana Establishments and Sexually Oriented Businesses. These regulations shall be subject to limitations regarding the number of marijuana establishments and/or the type of establishments as set forth by the BOCC in resolution.

**3-02 ESTABLISHMENT OF ZONE DISTRICTS**

In order to regulate the use of land and buildings, regulate the location, height, bulk and size of buildings and other structures, and to provide for minimum separation between uses and structures, the unincorporated areas of Adams County are divided into the following underlying defined zone districts:

1. Agricultural-3 (A-3)
2. Agricultural-2 (A-2)
3. Agricultural-1 (A-1)
4. Residential Estate (RE)
5. Residential-1-A (R-1-A) Same as R-1-C
6. Residential-1-C (R-1-C)
7. Residential Two-Family (R-2)
8. Residential Moderate Density (R-3)
9. Residential High Density (R-4)
10. Mobile Home Dwelling (MH)
11. Commercial-0 (C-0)
12. Commercial-1 (C-1)
13. Commercial-2 (C-2)
14. Commercial-3 (C-3)
15. Commercial-4 (C-4)
16. Commercial-5 (C-5)
17. Industrial-1 (I-1)
18. Industrial-2 (I-2)
19. Industrial-3 (I-3)
20. Conservation (CO)
21. Public Lands, Parks, Open Space, and Facilities (PL)
22. Planned Unit Development (P.U.D.)
23. Aviation (AV)
24. Denver International Airport (DIA)





### 3-03 ESTABLISHMENT OF OVERLAY ZONE DISTRICTS

In order to regulate the use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances or where alternative design concepts are desired or are necessary to mitigate specific conditions, the following overlay zone districts are hereby created:

1. Airport Height Overlay (AHO)
2. Airport Influence Zone (AIZ)
3. Airport Noise Overlay (ANO)
4. Flammable Gas Overlay (FGO)
5. Flood Control Overlay (FCO)
6. Mineral Conservation Overlay (MCO)
7. Natural Resources Conservation Overlay (NRCO)

### 3-04 INCORPORATION AND INTERPRETATION OF MAPS

The location and boundaries of the zone and overlay zone districts established by these standards and regulations are shown on the zone district maps of Adams County (Adams County Zoning Maps), which are incorporated into these standards and regulations by reference.

If for any reason the location of any zone or overlay zone district boundary line is not readily determinable from the Official Adams County Zoning Maps, the location of the zone or overlay zone district boundary line shall be determined by the Director of Community and Economic Development in accordance with the following provisions. Where more than one of the following provisions are applicable in any given situation, the first enumerated applicable provision shall prevail over all other provisions:

1. Where a zone or overlay zone district boundary line is located with reference to a fixture, monument, or natural feature, the location of such fixture, monument, or natural feature shall control.
2. Where a zone or overlay zone district boundary line is given a position within or abutting a highway, road, street, or alley right-of-way which does not appear to be located within any zone or overlay zone district, the zone district boundary line shall be deemed to be in the center of the highway, road, street, or alley right-of-way.
3. Where a zone or overlay zone district boundary line is shown as approximately following subdivision plat lot lines, municipal boundary or County boundary lines, the lot lines, or municipal or County boundary lines shall control.
4. Where a zone or overlay zone district boundary line is shown by a specific dimension, such specific dimension shall control.
5. Where a zone or overlay zone district boundary line is shown by reference to property ownership, the location of the zone or overlay zone district boundary line shall be determined by scaling from the County Assessor's maps.

6. In all other circumstances, the location of the zone or overlay zone district boundary line shall be determined by scaling from the zone district maps.

**3-04-01 DIVISION OF A LOT BY A ZONE DISTRICT BOUNDARY**

Where a zone or overlay zone district boundary line divides a lot, and where the division makes impractical the reasonable use of the lot, the zone or overlay zone district boundary may be adjusted by the Director of Community and Economic Development in either direction not to exceed one hundred (100) feet beyond the district boundary line into the remaining portion of the lot.

**3-04-02 PROCEDURE FOR OBTAINING A BOUNDARY INTERPRETATION**

Before a boundary interpretation may be provided by the Director of Community and Economic Development, a request for interpretation must be submitted to the Community and Economic Development Department in a form established by the Director of Community and Economic Development. After the Director of Community and Economic Development receives the request of interpretation, the Director of Community and Economic Development shall determine whether the request is complete, specific, clear and ready for review. If the Director of Community and Economic Development determines the request is not complete, a written notice shall be sent to the applicant specifying the deficiencies. The Director of Community and Economic Development shall take no further action on the request until the deficiencies are remedied.

After the request has been determined to be sufficient, the Director of Community and Economic Development shall review and evaluate the request in light of the terms and provisions of these standards and regulations and the zoning map, and render a written interpretation. The Director of Community and Economic Development may consult the County Attorney and other departments before rendering an interpretation. The written interpretation shall be sent to the applicant by U.S. Mail. *Interpretations not in writing shall have no force or effect.* Written interpretations set no precedent and shall be limited to the property identified in the interpretation.

The Director of Community and Economic Development shall maintain an official record of all interpretations in the Community and Economic Development Department. Such official record shall be available for inspection.

**3-05 PERMITTED USES AND INTERPRETATIONS**

**3-05-01 USES PERMITTED IN EACH ZONE DISTRICT OR OVERLAY ZONE DISTRICT**

The uses permitted in each zone or overlay zone district are specifically designated in Section 3-07 through 3-37. No use not specifically permitted or conditionally permitted shall be allowed in a district unless the Director of Community and Economic Development determines the use is similar to an expressly permitted use.

**3-05-02 PROCEDURE FOR OBTAINING AN INTERPRETATION OF THE TEXT OF THESE STANDARDS AND REGULATIONS**

Before a text interpretation may be provided by the Director of Community and Economic Development, a request for interpretation must be submitted to the Community and Economic Development Department in a form established by the Director of Community and Economic Development. After the Director of Community and Economic Development receives the request of interpretation, the Director of Community and Economic Development shall determine whether the request is complete, specific, clear and ready for review. If the Director of Community and Economic Development determines the request is not complete, a written notice shall be sent to the applicant specifying the deficiencies. The Director of Community and Economic Development shall take no further action on the request until the deficiencies are remedied.

After the request has been determined to be sufficient, the Director of Community and Economic Development shall review and evaluate the request in light of the terms and provisions of these standards and regulations and the zoning map, and render a written interpretation. The Director of Community and Economic Development may consult the County Attorney and other departments before rendering an interpretation. The written interpretation shall be sent to the applicant by U.S. Mail or electronic mail. *Interpretations not in writing shall have no force or effect.* Written interpretations set no precedent and shall be limited to the property identified in the interpretation.

The Director of Community and Economic Development shall maintain an official record of all interpretations in the Community and Economic Development Department. Such official record shall be available for inspection.

**3-05-03 LIMIT OF INTERPRETATION**

No interpretation shall authorize any use in a zone or overlay zone district unless the Director of Community and Economic Development determines the use is

substantially similar to a permitted use or conditionally permitted use in the district. No interpretation shall permit the establishment of any use inconsistent with the statement of purpose for the district in question, and no interpretation shall have the effect of amending, abrogating, or waiving any other standard or requirement established in these standards and regulations.

**3-05-04 RELATIONSHIP OF INTERPRETATION TO OTHER STANDARDS**

The Director of Community and Economic Development may require any use determined to be substantially similar to a permitted use or conditionally permitted use in a district to comply with all other standards contained in these standards and regulations pertaining to the substantially similar use, including, but not limited to, dimensional requirements, parking requirements, design requirements, and performance standards.

### 3-06 USE CATEGORIES DEFINED

The categories of use defined by these standards and regulations are set forth below. These use categories are established as a means of detailing the permitted uses within each zone district and overlay zone district. The categories are also established to provide consistent review, permitting, design requirements, and performance standards among similar uses. The uses not enumerated in this Section are not necessarily excluded. Section 3-05-01 empowers the Director of Community and Economic Development to make interpretations of use. The Director of Community and Economic Development may use the most recent edition of the Standard Industrial Classification Manual published by the Executive Office of the President, Office of Management and Budget, or any other sources to help determine whether an unidentified use is substantially similar to an identified permitted or conditional use.

1. Agricultural Uses
  - a. Agricultural Business
  - b. Agricultural Support Businesses and Services
  - c. Farming
  - d. Nurseries
  - e. Ranching
2. Residential Uses
  - a. Group Living Facility
  - b. Manufactured Home Park
  - c. Mobile Home Park
  - d. Multi-Family Dwelling
  - e. Single-Family Dwelling
  - f. Two-Family Dwelling
3. Institutional Uses
  - a. Funeral Home/Mortuary \*
  - b. Funeral Home/Mortuary to Include Cremation \*
  - c. Halfway House \*
  - d. Institutional Care
  - e. Jails and Prisons
  - f. Neighborhood Indoor Uses
  - g. Outdoor Public Uses
  - h. Places of Worship
  - i. Public Service
  - j. Universities
4. Commercial Uses
  - a. Airports, Landing Strips and Heliports
  - b. Animal Hospitals
  - c. Automobile Service Stations
  - d. Bed and Breakfast Establishments

- e. Campgrounds, Commercial
  - f. Communications Towers, Commercial
  - g. Commercial Retail
  - h. Convenience Store
  - i. Drive-In Establishments
  - j. Golf Course/Driving Range, Commercial
  - k. Heavy Retail and Heavy Services
  - l. Indoor Commercial Recreation/Entertainment
  - m. Kennel, Commercial
  - n. Lodging, Commercial
  - o. Massage Business
  - p. Off-Premise Advertising Devices
  - q. Office
  - r. Outdoor Commercial Recreation
  - s. Parking Lot, Commercial
  - t. Racing Facilities
  - u. Restaurants
  - v. Services
  - w. Sexually-Oriented Business
  - x. Trade Schools
5. Industrial Uses
- a. Business Park Uses
  - b. Extraction or Disposal Uses
  - c. Heavy Industry
  - d. Heavy Manufacturing or Processing
  - e. Landscape Storage Yards \*
  - f. Light Industry
  - g. Light Manufacturing or Processing
  - h. Major Energy Facility
  - i. Moderate Manufacturing or Processing
  - j. Oil and Gas Facilities
  - k. Accessory Outdoor Storage (up to 25% of the building area) \*
  - l. Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area) \*
  - m. Outdoor Storage (in excess of 100% of the building area) \*
6. Marijuana Establishments<sup>1</sup>
- a. Medical Marijuana Store
  - b. Retail Marijuana Store
  - c. Medical Marijuana Product Manufacturing Facility
  - d. Retail Marijuana Product Manufacturing Facility
  - e. Medical Marijuana Cultivation Facility
  - f. Retail Marijuana Cultivation Facility

(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit



- g. Retail Marijuana Testing Facility
  - h. Marijuana Hospitality Business
  - i. Retail Marijuana Hospitality and Sales Business
- \* Adopted by the BOCC on December 13, 2010**

### 3-07 USE CHART AND DIMENSIONAL REQUIREMENTS

#### 3-07-01 USE CHART<sup>ii</sup>

The following tables summarize the permitted, conditionally permitted, and prohibited uses in each zone district. These tables are provided for ease of comparing allowed and prohibited uses between zone districts. Other standards or restrictions may apply within a specific zone district. The reader is advised to check the restrictions in the specific zone district section within these standards and regulations, Use Chart, review any restrictions within any overlay zone district which may further limit the permitted and conditional uses, and review any performance standards applicable to the use. If there is a conflict between the Use Chart and Dimensional Requirements (Chart) and the specific language in the zone district, then the language in the Chart shall prevail over the zone district.



(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit



(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit





(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit



(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit



(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit



(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit





(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit

3-07-02 **SUMMARY OF DIMENSIONAL REQUIREMENTS**

The following tables summarize the dimensional requirements in each zone district. These tables are provided for ease of comparing dimensional requirements between zone districts. Other standards or restrictions may apply within a specific zone district. The reader is advised to check the restrictions in the specific zone district section within these standards and regulations, review any restrictions within any overlay zone district which may further limit dimensional requirements, and review any performance standards applicable to the use.

ZONE DISTRICT		AGRICULTURAL-1 (A-1)	AGRICULTURAL-2 (A-2)	AGRICULTURAL-3 (A-3)
<b>MINIMUM LOT SIZE</b>		2.5 acres	10 acres	35 acres
<b>MINIMUM LOT WIDTH</b>	W/Well AND On-Site Wastewater Treatment System	150 feet	425 feet	600 feet
	W/Public Water OR Sewer Facilities	100 feet		
<b>MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE</b>	Front	30 feet	50 feet	50 feet
	Side Corner	30 feet	50 feet	50 feet
	Side	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater
	Rear	20 feet	20 feet	20 feet
<b>R.O.W.</b>		State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet
		Local or Collector: 30 feet	Local or Collector: 50 feet	Local or Collector: 50 feet
<b>SETBACK FROM SECTION LINES</b> (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)		120 feet	120 feet	120 feet
<b>MINIMUM SETBACKS FOR ACCESSORY STRUCTURE OR AG. BUILDING</b>	Front	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less
	Side	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater
	Rear	10 feet	10 feet	10 feet
	<b>R.O.W.</b>	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet
		Local or Collector: 30 feet	Local or Collector: 50 feet	Local or Collector: 50 feet

ZONE DISTRICT		AGRICULTURAL-1 (A-1)	AGRICULTURAL-2 (A-2)	AGRICULTURAL-3 (A-3)
MAXIMUM HEIGHT	Dwelling and Non-Ag. Structure	35 feet	35 feet	35 feet
	Agriculture Structure	70 feet (25 feet on a lot established by a recorded subdivision plat)	70 feet (25 feet on a lot established by a recorded subdivision plat)	70 feet (25 feet on a lot established by a recorded subdivision plat)
	W/Well AND Indiv. Sewage Disposal System	7.5% of lot area (access. bldg. n/a without a principal dwelling)	N/A (access. bldg. n/a without a principal dwelling)	N/A
MAXIMUM STRUCTURE COVERAGE	W/Public Water OR Sewer	10% of lot area (access. bldg. n/a without a principal dwelling)	N/A (access. bldg. n/a without a principal dwelling)	N/A
	W/Public Water AND Sewer	12.5% of lot area (access. bldg. n/a without a principal dwelling)		
	Single Story Dwelling	1,200 square feet	1,200 square feet	1,200 square feet
MINIMUM FLOOR AREA OF DWELLING	Tri-Level Dwelling	1,200 square feet	1,200 square feet	1,200 square feet
	Bi-Level or Two-Story Dwelling	900 square feet on the 1 <sup>st</sup> floor plus 600 square feet on the 2 <sup>nd</sup> floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	900 square feet on the 1 <sup>st</sup> floor plus 600 square feet on the 2 <sup>nd</sup> floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	900 square feet on the 1 <sup>st</sup> floor plus 600 square feet on the 2 <sup>nd</sup> floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)

ZONE DISTRICT	RESIDENTIAL ESTATE (R-E)	RESIDENTIAL-1-A and RESIDENTIAL-1-C (R-1-A and R-1-C)		
MINIMUM LOT SIZE	2.5 acres (well and septic) 1.0 acres (public water or sewer)	<table border="1"> <tr> <td data-bbox="342 1094 479 1360">Corner Lots: 7,500 square feet</td> <td data-bbox="342 1360 479 1936">Internal Lots: 7,000 square feet</td> </tr> </table>	Corner Lots: 7,500 square feet	Internal Lots: 7,000 square feet
Corner Lots: 7,500 square feet	Internal Lots: 7,000 square feet			
MINIMUM LOT WIDTH	150 feet	N/A		
W/Well AND On-Site Wastewater Treatment System	100 feet	N/A		
W/Public Water OR Sewer Facilities	N/A	70 feet		
Corner Lot	N/A	65 feet		
Internal Lot	30 feet	20 feet		
Front	30 feet	20 feet		
Side Corner	17 feet one side or 5 feet from attached garage, 5 feet on the other side	17 feet one side or 5 feet from attached garage, 5 feet on the other side		
Side	20 feet	15 feet		
Rear	State Highway or Arterial: 50 feet Local or Collector: 30 feet	State Highway or Arterial: 50 feet Local or Collector: 20 feet		
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	R.O.W.	120 feet		
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)				

ZONE DISTRICT	RESIDENTIAL ESTATE (R-E)	RESIDENTIAL-1-A and RESIDENTIAL-1-C (R-1-A and R-1-C)
<b>MINIMUM SETBACKS FOR ACCESSORY STRUCTURE</b>	Front	At least equal to the principal dwelling or more
	Side Corner	20 feet or equal to the principal dwelling, whichever is greater
	Side	5 feet
	Rear	5 feet
<b>MAXIMUM HEIGHT</b>	R.O.W.	State Highway or Arterial: 50 feet
	Dwelling	25 feet
	Accessory Structure	16 feet
<b>MAXIMUM STRUCTURE COVERAGE</b>	W/Well AND On-Site Wastewater Treatment System	N/A
	W/Public Water OR Sewer	N/A
	W/Public Water AND Sewer	N/A
<b>MINIMUM FLOOR AREA OF DWELLING</b>	Accessory Building	900 square feet
	Overall	1,250 square feet



ZONE DISTRICT	RESIDENTIAL TWO-FAMILY (R-2)	RESIDENTIAL MODERATE DENSITY (R-3)	RESIDENTIAL HIGH DENSITY (R-4)	MOBILE HOME DWELLING (MH)
<b>MINIMUM LOT SIZE</b>	Two-Family Lot: 3,500 square feet per dwelling unit Single Family Lot	Attached Dwellings on Individual Lot: 2,500 square feet per dwelling Attached Dwellings on One Lot: 9,500 square feet per three dwellings	2 acres	5,000 square feet
<b>MAXIMUM DENSITY</b>	N/A	14 dwelling units per acre	35 dwelling units per acre	N/A
<b>MINIMUM LOT WIDTH</b>	Two-Family Lot Corner Lot: 37.5 feet Internal Lot: 35 feet	Attached Dwellings on Individual Lot: 25 feet	200 feet	Mobile Homes less than or equal to 20 feet wide: 45 feet Mobile Homes more than 20 feet wide: 50 feet
<b>MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE</b>	Single Family Lot Corner Lot: 70 feet Internal Lot: 65 feet	Attached Dwellings on One Lot: 150 feet	25 feet	20 feet
	20 feet	20 feet	25 feet	20 feet
	20 feet	20 feet	25 feet	20 feet
	17 feet one side or 5 feet from attached garage, 5 feet on the other side, 0 feet along common wall of two-family dwelling	0 feet along common walls of adjoining dwelling units, 5 feet from end unit when units are located on individual lots, 20 feet from end unit when units are located on a single lot	25 feet	17 feet one side or 5 feet when lot includes accessory structure, 5 feet on the other side
<b>Rear</b>	15 feet	20 feet	20 feet	15 feet
<b>R.O.W.</b>	State Highway or Arterial: 40 feet Local or Collector: 20 feet	State Highway or Arterial: 40 feet Local or Collector: 20 feet	State Highway or Arterial: 50 feet Local or Collector: 25 feet	State Highway or Arterial: 40 feet Local or Collector: 20 feet

ZONE DISTRICT	RESIDENTIAL TWO-FAMILY (R-2)	RESIDENTIAL MODERATE DENSITY (R-3)	RESIDENTIAL HIGH DENSITY (R-4)	MOBILE HOME DWELLING (MH)
<b>SETBACK FROM SECTION LINES</b> (Variations may be permitted if the Dept. of Public Works determines no additional right-of-way is required.)	100 feet	100 feet	100 feet	100 feet
<b>SETBACK FROM OTHER ZONE DISTRICT BOUNDARY LINES</b>	N/A	N/A	N/A	For All Structures: 25 feet
<b>MINIMUM SETBACKS FOR ACCESSORY STRUCTURE</b>	Front	20 feet	50 feet	20 feet
	Side Corner	20 feet	20 feet	20 feet
	Side	5 feet	5 feet	5 feet
	Rear	5 feet	5 feet	5 feet
<b>R.O.W.</b>	State Highway or Arterial: 40 feet	State Highway or Arterial: 40 feet	State Highway or Arterial: 50 feet	State Highway or Arterial: 40 feet
	Local or Collector: 20 feet	Local or Collector: 20 feet	Local or Collector: 50 feet	Local or Collector: 20 feet
<b>MAXIMUM HEIGHT</b>	Dwelling	35 feet	70 feet	20 feet
	Accessory Structure	16 feet	16 feet	10 feet
<b>MAXIMUM ACCESSORY BUILDING COVERAGE</b>	450 square feet per two-family dwelling unit, 900 square feet when used as a single-family dwelling	80 square feet per dwelling unit	80 square feet per dwelling unit	600 square feet
	Two-family	1,000 square feet per dwelling unit	N/A	N/A
<b>MINIMUM FLOOR AREA OF DWELLING</b>	Single Family	1,250 square feet	N/A	N/A
	Efficiency Unit	N/A	450 square feet	600 square feet
	One Bedroom	N/A	600 square feet	
	Two Bedroom	N/A	750 square feet	
	Three Bedroom	N/A	900 square feet	
	Four Bedroom	N/A	1,000 square feet	

ZONE DISTRICT	COMMERCIAL-0 & COMMERCIAL-1 (C-0 and C-1)	COMMERCIAL-2 & COMMERCIAL-3 (C-2 and C-3)	COMMERCIAL-4 & COMMERCIAL-5 (C-4 and C-5)
MINIMUM LOT SIZE	N/A	N/A	N/A
MINIMUM LOT WIDTH	75 feet	75 feet	100 feet
Front	25 feet	25 feet	25 feet
Side Corner	25 feet	25 feet	25 feet
MINIMUM SETBACKS FOR A STRUCTURE	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures
Rear	15 feet	15 feet	15 feet
R.O.W.	State Highway or Arterial: 25 feet	State Highway or Arterial: 25 feet	State Highway or Arterial: 25 feet
SETBACK FROM SECTION LINES (Variations may be permitted if the Dept. of Public Works determines no additional right-of-way is required.)	Local or Collector: 25 feet	Local or Collector: 25 feet	Local or Collector: 25 feet
MAXIMUM HEIGHT	100 feet	100 feet	100 feet
MAXIMUM FLOOR AREA PER COMMERCIAL USE	25 feet	35 feet	35 feet
HOURS OF OPERATION	2,000 square feet	10,000 square feet	N/A
	7:00 a.m. to 10:00 p.m.	7:00 a.m. to 12:00 a.m. when property abuts residentially zoned or used property	N/A

ZONE DISTRICTS	INDUSTRIAL-1 (I-1)	INDUSTRIAL-2 (I-2)	INDUSTRIAL-3 (I-3)
MINIMUM LOT SIZE	1 acre	2 acres	2 acres
MINIMUM LOT WIDTH	100 feet	125 feet	125 feet
	25 feet	25 feet	25 feet
Side Corner	25 feet	25 feet	25 feet
MINIMUM SETBACKS FOR A STRUCTURE	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures
Rear	15 feet	15 feet	15 feet
R.O.W.	State Highway or Arterial: 75 feet	State Highway or Arterial: 75 feet	State Highway or Arterial: 75 feet
	Local or Collector: 25 feet	Local or Collector: 25 feet	Local or Collector: 25 feet
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)	145 feet	145 feet	145 feet
MAXIMUM HEIGHT	60 feet	75 feet	90 feet

<u>ZONE DISTRICTS</u>	<u>Neighborhood Park (NP)</u>	<u>Regional Park (RP)</u>	<u>Natural Area (NA)</u>
<u>MINIMUM LOT SIZE</u>	N/A	35 acres	N/A
<u>Front</u>	20 feet	30 feet	50 feet
<u>Side Corner</u>	20 feet	30 feet	50 feet
<u>Side</u>	5 feet	20 feet	20 feet
<u>Rear</u>	15 feet	30 feet	50 feet
<u>R.O.W.</u>	State Highway or Arterial: 50 feet Local or Collector: 20 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet
<u>SETBACK FROM SECTION LINES</u> (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)	120 feet	120 feet	120 feet
<u>MAXIMUM HEIGHT</u>	25 feet	N/A	25 feet
<u>Structure Coverage</u>	35%	N/A	10%
<u>Maximum Floor Area</u>	N/A	N/A	1,200 sq ft

## 3-08 AGRICULTURAL-1 DISTRICT (A-1)

### 3-08-01 PURPOSE

The purpose of the Agricultural-1 District is to provide a rural single-family dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience. Limited farming uses are permitted including the keeping of a limited number of animals for individual homeowner's use. This district is primarily designed for the utilization and enjoyment of the County's rural environment.

### 3-08-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in an Agricultural-1 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one principal use shall be permitted per lot.

### 3-08-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural, Accessory
2. Residential, Accessory
3. [Recreational, Accessory.](#)

### 3-08-04 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in an Agricultural-1 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Agricultural-1 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

### 3-08-05 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-08-06 AREA AND HEIGHT STANDARDS**

**3-08-06-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement in an Agricultural-1 District shall be 2.5 acres.

**3-08-06-02 MINIMUM LOT WIDTH REQUIREMENTS**

**3-08-06-02-01 *MINIMUM WITH WELL AND ON-SITE WASTEWATER TREATMENT SYSTEM***

The minimum width of a lot in an Agricultural-1 District with a well and on-site wastewater treatment system shall be one-hundred-fifty (150) feet.

**3-08-06-02-02 *MINIMUM WITH PUBLIC WATER OR SEWER FACILITIES***

The minimum width of a lot in an Agricultural-1 District with public water or sewer facilities shall be one hundred (100) feet.

**3-08-06-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-08-06-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in an Agricultural-1 District shall be thirty (30) feet.

**3-08-06-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in an Agricultural-1 District shall be thirty (30) feet.

**3-08-06-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in an Agricultural-1 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

**3-08-06-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in an Agricultural-1 District shall be twenty (20) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be thirty (30) feet.

**3-08-06-03-05 *MINIMUM R.O.W. SETBACK***

The minimum setback for a principal structure in an Agricultural-1 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be thirty (30) feet.



- 3-08-06-03-06**      ***MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES***  
The minimum setback from a section line for a principal structure in an Agricultural-1 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.
- 3-08-06-04**      **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS**
- 3-08-06-04-01**      ***MINIMUM FRONT SETBACK***  
All accessory structures shall be set back at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one hundred (100) feet from the front property line, whichever is less.
- 3-08-06-04-02**      ***MINIMUM SIDE SETBACK***  
The minimum side setback for accessory structures in an Agricultural-1 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.
- 3-08-06-04-03**      ***MINIMUM REAR SETBACK***  
The minimum rear setback for accessory structures in an Agricultural-1 District shall be ten (10) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be thirty (30) feet.
- 3-08-06-04-04**      ***MINIMUM R.O.W. SETBACK***  
All accessory structures shall be set back at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one hundred (100) feet from the front property line, whichever is less. The minimum setback from a section line for all accessory structures in an Agricultural-1 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.
- 3-08-06-04-05**      ***MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES***  
The minimum setback from a section line for all accessory structures in an Agricultural-1 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

**3-08-06-05      MAXIMUM HEIGHT**

**3-08-06-05-01      *DWELLINGS AND ACCESSORY STRUCTURES***

The maximum height of dwellings and accessory structures in an Agricultural-1 District shall be thirty-five (35) feet.

**3-08-06-05-02      *AGRICULTURAL STRUCTURES***

The maximum height of agricultural structures in an Agricultural-1 District shall be seventy (70) feet, except for structures located on a lot established by a recorded subdivision plat, where the maximum shall be twenty-five (25) feet.

**3-08-06-06      MAXIMUM STRUCTURE COVERAGE**

**3-08-06-06-01      *LOT SERVED BY WELL AND ON-SITE WASTEWATER TREATMENT SYSTEM***

The maximum structure coverage on a lot served by a well and on-site wastewater treatment system in an Agricultural-1 District shall be 7.5% of lot area.

**3-08-06-06-02      *LOT SERVED BY PUBLIC WATER OR SEWER***

The maximum structure coverage on a lot served by public water or sewer in an Agricultural-1 District shall be 10% of lot area.

**3-08-06-06-03      *LOT SERVED BY PUBLIC WATER AND SEWER***

The maximum structure coverage on a lot served by public water and sewer in an Agricultural-1 District shall be 12.5% of lot area.

**3-08-06-06-04      *ACCESSORY BUILDING COVERAGE***

In no case shall an accessory building exceed twice the floor area of the principal structure on the lot unless the accessory building is an aircraft hangar. Aircraft hangars shall meet the performance standards for aircraft hangars. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

**3-08-06-07      MINIMUM FLOOR AREA OF DWELLINGS**

**3-08-06-07-01      *SINGLE STORY DWELLING***

The minimum floor area of a single-story dwelling in an Agricultural-1 District shall be twelve hundred (1,200) square feet.

**3-08-06-07-02      *TRI-LEVEL DWELLING***

The minimum floor area of a tri-level dwelling in an Agricultural-1 District shall be twelve hundred (1,200) square feet.

3-08-06-07-03

***BI-LEVEL OR TWO STORY***

The minimum floor area of a bi-level or two-story dwelling in an Agricultural-1 District shall be nine hundred (900) square feet on the 1<sup>st</sup> floor plus six hundred (600) square feet on the 2<sup>nd</sup> floor. A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.

3-08-07

**RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Agricultural-1 District unless inconsistent with a provision contained in Section 3-08, in which case the specific standard or requirement contained in Section 3-08 shall apply.

**3-09 AGRICULTURAL-2 DISTRICT (A-2)****3-09-01 PURPOSE**

The purpose of the Agricultural-2 District is to provide a district for rural subdivisions of at least ten (10) acres in size where adequate provisions are made for internal and external roads and access, water and sewer facilities, fire protection and other emergency services, and other public services and utilities. Farming uses are permitted, including the cultivation of land and the keeping of a limited number of animals.

**3-09-02 PERMITTED PRINCIPAL AND CONDITIONAL USES**

Refer to the Use Chart to determine which uses are permitted uses in an Agricultural-2 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

**3-09-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural, Accessory
2. Residential, Accessory
3. Solar Energy Systems, Small-Scale
- [3. Recreational, Accessory.](#)

**3-09-04 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in an Agricultural-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Agricultural-2 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-09-05 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in an Agricultural-2 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-09-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-09-07 AREA AND HEIGHT STANDARDS**

**3-09-07-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement in an Agricultural-2 District shall be ten (10) acres.

**3-09-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum width of a lot in an Agricultural-2 District shall be four-hundred-twenty-five (425) feet.

**3-09-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-09-07-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in an Agricultural-2 District shall be fifty (50) feet.

**3-09-07-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in an Agricultural-2 District shall be fifty (50) feet.

**3-09-07-03-03 MINIMUM SIDE SETBACK**

The minimum side setback for a principal structure in an Agricultural-2 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

**3-09-07-03-04 MINIMUM REAR SETBACK**

The minimum rear setback for a principal structure in an Agricultural-2 District shall be twenty (20) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be fifty (50) feet.

**3-09-07-03-05 MINIMUM R.O.W. SETBACK**

The minimum setback for a principal structure in an Agricultural-2 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

- 3-09-07-03-06**      ***MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES***  
The minimum setback from a section line for a principal structure or agricultural building in an Agricultural-2 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.
- 3-09-07-04**      **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS**
- 3-09-07-04-01**      ***MINIMUM FRONT SETBACK***  
All accessory structures shall be set back at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one hundred (100) feet from the front property line, whichever is less.
- 3-09-07-04-02**      ***MINIMUM SIDE SETBACK***  
The minimum side setback for accessory structures in an Agricultural-2 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.
- 3-09-07-04-03**      ***MINIMUM REAR SETBACK***  
The minimum rear setback for accessory structures in an Agricultural-2 District shall be ten (10) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be fifty (50) feet.
- 3-09-07-04-04**      ***MINIMUM R.O.W. SETBACK***  
All accessory structures shall be set back at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one hundred (100) feet from the front property line, whichever is less. The minimum setback from a section line for all accessory structures in an Agricultural-2 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.
- 3-09-07-04-05**      ***MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES***  
The minimum setback from a section line for all accessory structures in an Agricultural-2 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.
- 3-09-07-05**      **MAXIMUM HEIGHT**
- 3-09-07-05-01**      ***DWELLINGS AND ACCESSORY STRUCTURES***  
The maximum height of dwellings and accessory structures in an Agricultural-2 District shall be thirty-five (35) feet.

**3-09-07-05-02      *AGRICULTURAL STRUCTURES***

The maximum height of agricultural structures in an Agricultural-2 District shall be seventy (70) feet, except for structures located on a lot established by a recorded subdivision plat, where the maximum shall be twenty-five (25) feet.

**3-09-07-06      *MAXIMUM STRUCTURE COVERAGE***

The maximum structure coverage on a lot in an Agricultural-2 District shall not be limited. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

**3-09-07-07      *MINIMUM FLOOR AREA OF DWELLINGS***

**3-09-07-07-01      *SINGLE STORY DWELLING***

The minimum floor area of a single-story dwelling in an Agricultural-2 District shall be twelve hundred (1,200) square feet.

**3-09-07-07-02      *TRI-LEVEL DWELLING***

The minimum floor area of a tri-level dwelling in an Agricultural-2 District shall be twelve hundred (1,200) square feet.

**3-09-07-07-03      *BI-LEVEL OR TWO STORY***

The minimum floor area of a bi-level or two-story dwelling in an Agricultural-2 District shall be nine hundred (900) square feet on the 1<sup>st</sup> floor plus six hundred (600) square feet on the 2<sup>nd</sup> floor. A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.

**3-09-08      *RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS***

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Agricultural-2 District unless inconsistent with a provision contained in Section 3-09, in which case the specific standard or requirement contained in Section 3-09 shall apply.



### 3-10 AGRICULTURAL-3 DISTRICT (A-3)

#### 3-10-01 PURPOSE

The purpose of the Agricultural-3 District is to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses.

#### 3-10-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in an Agricultural-3 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

#### 3-10-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural, Accessory
2. Residential, Accessory
3. [Recreational, Accessory.](#)

#### 3-10-04 OIL AND GAS FACILITIES

Oil and Gas Facilities are permitted in an Agricultural-3 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

#### 3-10-05 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-10-06 AREA AND HEIGHT STANDARDS**

**3-10-06-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement in an Agricultural-3 District shall be thirty-five (35) acres.

**3-10-06-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum width of a lot or parcel in an Agricultural-3 District shall be six hundred (600) feet.

**3-10-06-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-10-06-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

**3-10-06-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

**3-10-06-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in an Agricultural-3 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

**3-10-06-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in an Agricultural-3 District shall be twenty (20) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be fifty (50) feet.

**3-10-06-03-05 *MINIMUM R.O.W. SETBACK***

The minimum setback for a principal structure in an Agricultural-3 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

**3-10-06-03-06 *MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES***

The minimum setback from a section line for a principal structure or agricultural building in an Agricultural-3 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-10-06-04 SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS**

**3-10-06-04-01 *MINIMUM FRONT SETBACK***

All accessory structures shall be set back at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one hundred (100) feet from the front property line, whichever is less, if a principal dwelling already exists on site. The minimum front setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

**3-10-06-04-02 *MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in an Agricultural-3 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

**3-10-06-04-03 *MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in an Agricultural-3 District shall be ten (10) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be fifty (50) feet.

**3-10-06-04-04 *MINIMUM R.O.W. SETBACK***

The minimum setback for all accessory structures in an Agricultural-3 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

**3-10-06-04-05 *MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES***

The minimum setback from a section line for all accessory structures in an Agricultural-3 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-10-06-05 MAXIMUM HEIGHT**

**3-10-06-05-01 *DWELLINGS AND ACCESSORY STRUCTURES***

The maximum height of dwellings and accessory structures in an Agricultural-3 District shall be thirty-five (35) feet.

**3-10-06-05-02 *AGRICULTURAL STRUCTURES***

The maximum height of agricultural structures in an Agricultural-3 District shall be seventy (70) feet, except for structures located on a lot established by a recorded subdivision plat, where the maximum shall be twenty-five (25) feet.

**3-10-06-06      MAXIMUM STRUCTURE COVERAGE**

The maximum structure coverage on a lot in an Agricultural-3 District shall not be limited. Accessory buildings may be constructed prior to the principal dwelling on a lot.

**3-10-06-07      MINIMUM FLOOR AREA OF DWELLINGS**

**3-10-06-07-01      *SINGLE STORY DWELLING***

The minimum floor area of a single-story dwelling in an Agricultural-3 District shall be twelve hundred (1,200) square feet.

**3-10-06-07-02      *TRI-LEVEL DWELLING***

The minimum floor area of a tri-level dwelling in an Agricultural-3 District shall be twelve hundred (1,200) square feet.

**3-10-06-07-03      *BI-LEVEL OR TWO STORY***

The minimum floor area of a bi-level or two-story dwelling in an Agricultural-3 District shall be nine hundred (900) square feet on the 1<sup>st</sup> floor plus six hundred (600) square feet on the 2<sup>nd</sup> floor. A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.

**3-10-07      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Agricultural-3 District unless inconsistent with a provision contained in Section 3-10, in which case the specific standard or requirement contained in Section 3-10 shall apply.

**3-11 RESIDENTIAL ESTATE DISTRICT (RE)****3-11-01 PURPOSE**

The purpose of the Residential Estate District is to serve exclusively as a single-family detached residential district for larger lots and larger homes in a spacious, open environment away from higher density uses and where agricultural uses and the keeping of livestock are substantially restricted.

**3-11-02 PERMITTED PRINCIPAL AND CONDITIONAL USES**

Refer to the Use Chart to determine which uses are permitted uses in a Residential Estate District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one principal use shall be permitted per lot. Only one (1) principal use shall be permitted per lot.

**3-11-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Residential, Accessory
2. Institutional, Accessory
3. [Recreational, Accessory.](#)

**3-11-04 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Residential Estate District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential Estate District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-11-05 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-11-06 AREA AND HEIGHT STANDARDS**

**3-11-06-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size in a Residential Estate District shall be two-and-one-half (2.5) acres where individual well and septic are provided and one (1) acre where public water or public sewer is provided.

**3-11-06-02 MINIMUM LOT WIDTH REQUIREMENTS**

**3-11-06-02-01 *MINIMUM WITH WELL AND ON-SITE WASTEWATER TREATMENT SYSTEM***

The minimum width of a lot in a Residential Estate District with a well and on-site wastewater treatment system shall be one-hundred-fifty (150) feet.

**3-11-06-02-02 *MINIMUM WITH PUBLIC WATER OR SEWER FACILITIES***

The minimum width of a lot in a Residential Estate District with public water or sewer facilities shall be one hundred (100) feet.

**3-11-06-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-11-06-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in a Residential Estate District shall be thirty (30) feet.

**3-11-06-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in a Residential Estate District shall be thirty (30) feet.

**3-11-06-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in a Residential Estate District shall be seventeen (17) feet on one side or five (5) feet from attached garage, and five (5) feet on the other side.

**3-11-06-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in a Residential Estate District shall be twenty (20) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be thirty (30) feet.

**3-11-06-03-05 *MINIMUM R.O.W. SETBACK***

The minimum setback for all principal structures in a Residential Estate District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be thirty (30) feet.

- 3-11-06-03-06**      ***MINIMUM SETBACK FROM SECTION LINE***  
The minimum setback from a section line for principal structures in a Residential Estate District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.
- 3-11-06-04**      **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**
- 3-11-06-04-01**      ***MINIMUM FRONT SETBACK***  
The minimum front setback for accessory structures in a Residential Estate District shall be thirty (30) feet or no less than the existing or proposed setback of the principal dwelling, whichever is greater.
- 3-11-06-04-02**      ***MINIMUM SIDE CORNER SETBACK***  
The minimum side corner setback for accessory structures in a Residential Estate District shall be thirty (30) feet, or equal to the principal dwelling, whichever is greater.
- 3-11-06-04-03**      ***MINIMUM SIDE SETBACK***  
The minimum side setback for accessory structures in a Residential Estate District shall be twenty (20) feet.
- 3-11-06-04-04**      ***MINIMUM REAR SETBACK***  
The minimum rear setback for accessory structures in a Residential Estate District shall be ten (10) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be thirty (30) feet.
- 3-11-06-04-05**      ***MINIMUM R.O.W. SETBACK***  
The minimum setback for all accessory structures in a Residential Estate District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be thirty (30) feet.
- 3-11-06-04-06**      ***MINIMUM SETBACK FROM SECTION LINE***  
The minimum setback from a section line for accessory structures in a Residential Estate District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.



**3-11-06-05      MAXIMUM HEIGHT**

**3-11-06-05-01      *DWELLINGS***

The maximum height of dwellings in a Residential Estate District shall be thirty-five (35) feet.

**3-11-06-05-02      *ACCESSORY STRUCTURES***

The maximum height of accessory structures in a Residential Estate District shall be twenty-five (25) feet.

**3-11-06-06      MAXIMUM STRUCTURE COVERAGE**

**3-11-06-06-01      *LOT SERVED BY WELL AND ON-SITE WASTEWATER TREATMENT SYSTEM***

The maximum structure coverage on a lot served by a well and on-site wastewater treatment system in a Residential Estate District shall be 12.5% of lot area.

**3-11-06-06-02      *LOT SERVED BY PUBLIC WATER OR SEWER***

The maximum structure coverage on a lot served by public water or sewer in a Residential Estate District shall be 12.5% of lot area.

**3-11-06-06-03      *LOT SERVED BY PUBLIC WATER AND SEWER***

The maximum structure coverage on a lot served by public water and sewer in a Residential Estate District shall be 12.5% of lot area.

**3-11-06-06-04      *ACCESSORY BUILDING COVERAGE***

In no case shall an accessory building exceed twice the floor area of the principal structure on the lot unless the accessory building is an aircraft hangar. Aircraft hangars shall meet the performance standards for aircraft hangars. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

**3-11-06-07      MINIMUM FLOOR AREA OF DWELLINGS**

The minimum floor area of dwellings in a Residential Estate District shall be eighteen hundred (1,800) square feet.

**3-11-07      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential Estate District unless inconsistent with a provision contained in Section 3-11, in which case the specific standard or requirement contained in Section 3-11 shall apply.

**3-12 RESIDENTIAL-1-A DISTRICT (R-1-A)**

The same as R-1-C

### 3-13 RESIDENTIAL-1-C DISTRICT (R-1-C)

#### 3-13-01 PURPOSE

The purpose of the Residential-1-C District is to serve exclusively as a single-family district for smaller home sites and smaller homes.

#### 3-13-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in a Residential-1-C District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one principal use shall be permitted per lot. Only one (1) principal use shall be permitted per lot.

#### 3-13-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory
2. Institutional Uses, Accessory
3. [Recreational, Accessory.](#)

#### 3-13-04 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Residential-1-C District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-1-C District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

#### 3-13-05 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-13-06 AREA AND HEIGHT STANDARDS****3-13-06-01 MINIMUM LOT SIZE REQUIREMENTS****3-13-06-01-01 CORNER LOTS**

The minimum lot size for corner lots in a Residential-1-C District shall be seventy-five hundred (7,500) square feet.

**3-13-06-01-02 INTERNAL LOTS**

The minimum lot size for internal lots in a Residential-1-C District shall be seven thousand (7,000) square feet.

**3-13-06-02 MINIMUM LOT WIDTH REQUIREMENTS****3-13-06-02-01 CORNER LOTS**

The minimum lot width for corner lots in a Residential-1-C District shall be seventy (70) feet.

**3-13-06-02-02 INTERNAL LOTS**

The minimum lot width for internal lots in a Residential-1-C District shall be sixty-five (65) feet.

**3-13-06-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE****3-13-06-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in a Residential-1-C District shall be twenty (20) feet.

**3-13-06-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in a Residential-1-C District shall be twenty (20) feet.

**3-13-06-03-03 MINIMUM SIDE SETBACK**

The minimum side setback for a principal structure in a Residential-1-C District shall be seventeen (17) feet on one side or five (5) feet from attached garage, and five (5) feet on the other side.

**3-13-06-03-04 MINIMUM REAR SETBACK**

The minimum rear setback for a principal structure in a Residential-1-C District shall be fifteen (15) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be twenty (20) feet.

- 3-13-06-03-05**      ***MINIMUM R.O.W. SETBACK***  
The minimum setback for all principal structures in a Residential-1-C District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.
- 3-13-06-03-06**      ***MINIMUM SETBACK FROM SECTION LINE***  
The minimum setback from a section line for principal structures in a Residential-1-C District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.
- 3-13-06-04**      **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**
- 3-13-06-04-01**      ***MINIMUM FRONT SETBACK***  
The minimum front setback for accessory structures in a Residential-1-C District shall be no less than the existing or proposed setback of the principal dwelling.
- 3-13-06-04-02**      ***MINIMUM SIDE CORNER SETBACK***  
The minimum side corner setback for accessory structures in a Residential-1-C District shall be twenty (20) feet or equal to the principal dwelling, whichever is greater.
- 3-13-06-04-03**      ***MINIMUM SIDE SETBACK***  
The minimum side setback for accessory structures in a Residential-1-C District shall be five (5) feet.
- 3-13-06-04-04**      ***MINIMUM REAR SETBACK***  
The minimum rear setback for accessory structures in a Residential-1-C District shall be five (5) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be twenty (20) feet.
- 3-13-06-04-05**      ***MINIMUM R.O.W. SETBACK***  
The minimum setback for all accessory structures in a Residential-1-C District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.
- 3-13-06-04-06**      ***MINIMUM SETBACK FROM SECTION LINE***  
The minimum setback from a section line for accessory structures in a Residential -1-C District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

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**3-13-06-05      MAXIMUM HEIGHT**

**3-13-06-05-01      *DWELLINGS***

The maximum height of dwellings in a Residential-1-C District shall be twenty-five (25) feet.

**3-13-06-05-02      *ACCESSORY STRUCTURES***

The maximum height of accessory structures in a Residential-1-C District shall be sixteen (16) feet.

**3-13-06-06      MAXIMUM ACCESSORY BUILDING COVERAGE**

The maximum accessory building coverage in a Residential-1-C District shall be nine hundred (900) square feet. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

**3-13-06-07      MINIMUM FLOOR AREA OF DWELLINGS**

The minimum floor area of dwellings in a Residential-1-C District shall be twelve-hundred-fifty (1,250) square feet.

**3-13-07      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-1-C District unless inconsistent with a provision contained in Section 3-13, in which case the specific standard or requirement contained in Section 3-13 shall apply.

## 3-14 RESIDENTIAL-2 DISTRICT (R-2)

### 3-14-01 PURPOSE

The purpose of the Residential-2 District is to provide a residential district which permits two-family dwellings and single-family homes in a moderate density setting.

### 3-14-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in a Residential-2 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

### 3-14-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory
2. Institutional Uses, Accessory
3. [Recreational, Accessory.](#)

### 3-14-04 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Residential-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-2 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

### 3-14-05 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.



**3-14-06 AREA AND HEIGHT STANDARDS**

**3-14-06-01 MINIMUM LOT SIZE REQUIREMENTS**

**3-14-06-01-01 SINGLE FAMILY LOTS**

The minimum size of single-family lots in a Residential-2 District shall be:

1. Corner Lots: fifty-five hundred (5,500) square feet
2. Internal Lot: five thousand (5,000) square feet

**3-14-06-01-02 TWO-FAMILY LOTS**

The minimum size of two-family dwelling lots in a Residential-2 District shall be thirty-five hundred (3,500) square feet per dwelling unit.

**3-14-06-02 MINIMUM LOT WIDTH REQUIREMENTS**

**3-14-06-02-01 SINGLE FAMILY LOTS**

The minimum width of single-family lots in a Residential-2 District shall be:

1. Corner Lots: seventy (55) feet
2. Internal Lot: sixty-five (50) feet

**3-14-06-02-02 TWO-FAMILY LOTS**

The minimum width of two-family dwelling lots in a Residential-2 District shall be:

1. Corner Lots: thirty-seven and one half (37.5) feet where a two-family dwelling is constructed as a townhome (single dwelling unit on each lot) and seventy-five (75) feet where a two-family dwelling is built on a single lot.
2. Internal Lot: thirty-five (35) feet where a two-family dwelling is constructed as a townhome (single dwelling unit on each lot) and seventy (70) feet where a two-family dwelling is built on a single lot.

**3-14-06-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-14-06-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in a Residential-2 District shall be twenty (20) feet.

**3-14-06-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in a Residential-2 District shall be twenty (20) feet.

- 3-14-06-03-03**      ***MINIMUM SIDE SETBACK***  
The minimum side setback for a principal structure in a Residential-2 District shall be seventeen (17) feet on one side or five (5) feet from an attached garage, five (5) feet on the other side, and zero (0) feet along the common wall of a two-family dwelling.
- 3-14-06-03-04**      ***MINIMUM REAR SETBACK***  
The minimum rear setback for a principal structure in a Residential-2 District shall be fifteen (15) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be twenty (20) feet.
- 3-14-06-03-05**      ***MINIMUM R.O.W. SETBACK***  
The minimum setback for all principal structures in a Residential-2 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.
- 3-14-06-03-06**      ***MINIMUM SETBACK FROM SECTION LINE***  
The minimum setback from a section line for principal structures in a Residential-2 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.
- 3-14-06-04**      **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**
- 3-14-06-04-01**      ***MINIMUM FRONT SETBACK***  
The minimum front setback for accessory structures in a Residential-2 District shall be twenty (20) feet.
- 3-14-06-04-02**      ***MINIMUM SIDE CORNER SETBACK***  
The minimum side corner setback for accessory structures in a Residential-2 District shall be twenty (20) feet.
- 3-14-06-04-03**      ***MINIMUM SIDE SETBACK***  
The minimum side setback for accessory structures in a Residential-2 District shall be five (5) feet.
- 3-14-06-04-04**      ***MINIMUM REAR SETBACK***  
The minimum rear setback for accessory structures in a Residential-2 District shall be five (5) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be twenty (20) feet.

**3-14-06-04-05      *MINIMUM R.O.W. SETBACK***

The minimum setback for all accessory structures in a Residential-2 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

**3-14-06-04-06      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for accessory structures in a Residential-2 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-14-06-05      *MAXIMUM HEIGHT***

**3-14-06-05-01      *DWELLINGS***

The maximum height of dwellings in a Residential-2 District shall be twenty-five (25) feet.

**3-14-06-05-02      *ACCESSORY STRUCTURES***

The maximum height of accessory structures in a Residential-2 District shall be sixteen (16) feet.

**3-14-06-06      *MAXIMUM ACCESSORY BUILDING COVERAGE***

The maximum accessory building coverage in a Residential-2 District shall be four-hundred-fifty (450) square feet per two-family dwelling unit. A maximum of 900 square feet shall be allowed for an accessory building when used as a single-family dwelling.

**3-14-06-07      *MINIMUM FLOOR AREA OF DWELLINGS***

**3-14-06-07-01      *TWO-FAMILY***

The minimum floor area of a two-family dwelling in a Residential-2 District shall be one thousand (1,000) square feet per dwelling unit.

**3-14-06-07-02      *SINGLE FAMILY DWELLING***

The minimum floor area of a single-family dwelling in a Residential-2 District shall be twelve-hundred-fifty (1,250) square feet.

**3-14-07      *RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS***

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-2 District

unless inconsistent with a provision contained in Section 3-14, in which case the specific standard or requirement contained in Section 3-14 shall apply.

## RESIDENTIAL-3 DISTRICT (R-3)

### 3-14-08 PURPOSE

The purpose of the Residential-3 District is to provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or on individually owned lots.

### 3-14-09 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in a Residential-3 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

### 3-14-10 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory
2. Institutional Uses, Accessory
3. [Recreational, Accessory.](#)

### 3-14-11 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Residential-3 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-3 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

### 3-14-12 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-14-13 AREA AND HEIGHT STANDARDS**

**3-14-13-01 MINIMUM LOT SIZE REQUIREMENTS**

**3-14-13-01-01 ATTACHED DWELLINGS ON INDIVIDUAL LOTS**

The minimum lot size for attached dwellings on individual lots in a Residential-3 District shall be twenty-five hundred (2,500) square feet per dwelling unit.

**3-14-13-01-02 ATTACHED DWELLINGS ON ONE LOT**

The minimum lot size for attached dwellings on one lot in a Residential-3 District shall be ninety-five hundred (9,500) square feet.

**3-14-13-02 MAXIMUM DENSITY**

The maximum density in a Residential-3 District shall be fourteen (14) dwelling units per acre.

**3-14-13-03 MINIMUM LOT WIDTH REQUIREMENTS**

**3-14-13-03-01 ATTACHED DWELLINGS ON INDIVIDUAL LOTS**

The minimum lot width for attached dwellings on individual lots in a Residential-3 District shall be twenty-five (25) feet.

**3-14-13-03-02 ATTACHED DWELLINGS ON ONE LOT**

The minimum lot width for attached dwellings on one (1) lot in a Residential-3 District shall be one-hundred-fifty (150) feet.

**3-14-13-04 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-14-13-04-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in a Residential-3 District shall be twenty (20) feet.

**3-14-13-04-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in a Residential-3 District shall be twenty (20) feet.

**3-14-13-04-03 MINIMUM SIDE SETBACK**

The minimum side setback for a principal structure in a Residential-3 District shall be zero (0) feet along common walls of adjoining dwelling units, five (5) feet from an end unit when units are located on individual lots, and twenty (20) feet from an end unit when units are located on a single lot.

**3-14-13-04-04**      ***MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in a Residential-3 District shall be twenty (20) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be twenty (20) feet.

**3-14-13-04-05**      ***MINIMUM R.O.W. SETBACK***

The minimum setback for all principal structures in a Residential-3 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

**3-14-13-04-06**      ***MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for principal structures in a Residential-3 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-14-13-05**      **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**

**3-14-13-05-01**      ***MINIMUM FRONT SETBACK***

The minimum front setback for accessory structures in a Residential-3 District shall be twenty (20) feet.

**3-14-13-05-02**      ***MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for accessory structures in a Residential-3 District shall be twenty (20) feet.

**3-14-13-05-03**      ***MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in a Residential-3 District shall be five (5) feet.

**3-14-13-05-04**      ***MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in a Residential-3 District shall be five (5) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be twenty (20) feet.

**3-14-13-05-05**      ***MINIMUM R.O.W. SETBACK***

The minimum setback for all accessory structures in a Residential-3 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.



- 3-14-13-05-06**      ***MINIMUM SETBACK FROM SECTION LINE***  
The minimum setback from a section line for accessory structures in a Residential-3 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.
- 3-14-13-06**      **MAXIMUM HEIGHT**
- 3-14-13-06-01**      ***PRINCIPAL STRUCTURE***  
The maximum height of a principal structure in a Residential-3 District shall be thirty-five (35) feet.
- 3-14-13-06-02**      ***ACCESSORY STRUCTURES***  
The maximum height of accessory structures in a Residential-3 District shall be sixteen (16) feet.
- 3-14-13-07**      **MAXIMUM ACCESSORY BUILDING COVERAGE**  
The maximum accessory building coverage in a Residential-3 District shall be 80 square feet per dwelling unit.
- 3-14-13-08**      **MINIMUM FLOOR AREA OF DWELLINGS**
- 3-14-13-08-01**      ***EFFICIENCY UNIT***  
The minimum floor area of an efficiency unit in a Residential-3 District shall be four-hundred-fifty (450) square feet.
- 3-14-13-08-02**      ***ONE BEDROOM UNIT***  
The minimum floor area of a one-bedroom unit in a Residential-3 District shall be six hundred (600) square feet.
- 3-14-13-08-03**      ***TWO BEDROOM UNIT***  
The minimum floor area of a two-bedroom unit in a Residential-3 District shall be seven-hundred-fifty (750) square feet.
- 3-14-13-08-04**      ***THREE BEDROOM UNIT***  
The minimum floor area of a three-bedroom unit in a Residential-3 District shall be nine hundred (900) square feet.
- 3-14-13-08-05**      ***FOUR BEDROOM UNIT***  
The minimum floor area of a four-bedroom unit in a Residential-3 District shall be one thousand (1,000) square feet.

- 3-14-14 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**  
All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-3 District unless inconsistent with a provision contained in Section 3-15, in which case the specific standard or requirement contained in Section 3-15 shall apply.

## 3-15 RESIDENTIAL-4 DISTRICT (R-4)

### 3-15-01 PURPOSE

The purpose of the Residential-4 District is to provide a high-density district that allows three (3) or more single-family attached residences on a single lot.

### 3-15-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in a Residential-4 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

### 3-15-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory
2. Institutional Uses, Accessory
3. [Recreational, Accessory.](#)

### 3-15-04 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Residential-4 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-4 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

### 3-15-05 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

### 3-15-06 AREA AND HEIGHT STANDARDS

#### 3-15-06-01 MINIMUM LOT SIZE REQUIREMENTS

The minimum lot size in a Residential-4 District shall be two (2) acres.

- 3-15-06-02      MINIMUM DENSITY**  
The minimum density in a Residential-4 District shall be fourteen (14) dwelling units per acre.
- 3-15-06-03      MAXIMUM DENSITY**  
The maximum density in a Residential-4 District shall be thirty-five (35) dwelling units per acre.
- 3-15-06-04      MINIMUM LOT WIDTH REQUIREMENTS**  
The minimum lot width in a Residential-4 District shall be two hundred (200) feet.
- 3-15-06-05      SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**
- 3-15-06-05-01      *MINIMUM FRONT SETBACK***  
The minimum front setback for a principal structure in a Residential-4 District shall be twenty-five (25) feet.
- 3-15-06-05-02      *MINIMUM SIDE CORNER SETBACK***  
The minimum side corner setback for a principal structure in a Residential-4 District shall be twenty-five (25) feet.
- 3-15-06-05-03      *MINIMUM SIDE SETBACK***  
The minimum side setback for a principal structure in a Residential-4 District shall be twenty-five (25) feet.
- 3-15-06-05-04      *MINIMUM REAR SETBACK***  
The minimum rear setback for a principal structure in a Residential-4 District shall be twenty (20) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be twenty-five (25) feet.
- 3-15-06-05-05      *MINIMUM R.O.W. SETBACK***  
The minimum setback for all principal structures in a Residential-4 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be twenty-five (25) feet.
- 3-15-06-05-06      *MINIMUM SETBACK FROM SECTION LINE***  
The minimum setback from a section line for principal structures in a Residential-4 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-15-06-06 SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**

**3-15-06-06-01 *MINIMUM FRONT SETBACK***

The minimum front setback for accessory structures in a Residential-4 District shall be fifty (50) feet.

**3-15-06-06-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for accessory structures in a Residential-4 District shall be fifty (50) feet.

**3-15-06-06-03 *MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in a Residential-4 District shall be five (5) feet.

**3-15-06-06-04 *MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in a Residential-4 District shall be five (5) feet. If the rear property line fronts a public right-of-way where access is taken, the rear setback shall be twenty-five (25) feet.

**3-15-06-06-05 *MINIMUM R.O.W. SETBACK***

The minimum setback for all accessory structures in a Residential-4 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be fifty (50) feet.

**3-15-06-06-06 *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for accessory structures in a Residential-4 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-15-06-07 MAXIMUM HEIGHT**

**3-15-06-07-01 *PRINCIPAL STRUCTURE***

The maximum height of a principal structure in a Residential-4 District shall be seventy (70) feet.

**3-15-06-07-02 *ACCESSORY STRUCTURES***

The maximum height of accessory structures in a Residential-4 District shall be sixteen (16) feet.

**3-15-06-08      MAXIMUM ACCESSORY BUILDING COVERAGE**

The maximum accessory building coverage in a Residential-4 District shall be eighty (80) square feet per dwelling unit.

**3-15-06-09      MINIMUM FLOOR AREA OF DWELLINGS****3-15-06-09-01      *EFFICIENCY UNIT***

The minimum floor area of an efficiency unit in a Residential-4 District shall be four-hundred-fifty (450) square feet.

**3-15-06-09-02      *ONE BEDROOM UNIT***

The minimum floor area of a one-bedroom unit in a Residential-4 District shall be six hundred (600) square feet.

**3-15-06-09-03      *TWO BEDROOM UNIT***

The minimum floor area of a two-bedroom unit in a Residential-4 District shall be seven-hundred-fifty (750) square feet.

**3-15-06-09-04      *THREE BEDROOM UNIT***

The minimum floor area of a three-bedroom unit in a Residential-4 District shall be nine hundred (900) square feet.

**3-15-06-09-05      *FOUR BEDROOM UNIT***

The minimum floor area of a four-bedroom unit in a Residential-4 District shall be one thousand (1,000) square feet.

**3-15-07      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-4 District unless inconsistent with a provision contained in Section 3-16, in which case the specific standard or requirement contained in Section 3-16 shall apply.

## 3-16 MOBILE HOME DWELLING DISTRICT (MH)

### 3-16-01 PURPOSE

The purpose of the Mobile Home Dwelling District is to provide a district for Mobile Homes with the necessary facilities with mobile home spaces or lots, which may (but need not) be owned by different persons.

### 3-16-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in a Mobile Home Dwelling District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

### 3-16-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory
2. Institutional Uses, Accessory
3. [Recreational, Accessory.](#)

### 3-16-04 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

### 3-16-05 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.



**3-16-06 AREA AND HEIGHT STANDARDS****3-16-06-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size in a Mobile Home Dwelling District shall be five thousand (5,000) square feet. Minimum size of new developments shall be forty (40) acres.

**3-16-06-02 MINIMUM LOT WIDTH REQUIREMENTS****3-16-06-02-01 *MOBILE HOMES LESS THAN OR EQUAL TO TWENTY FEET WIDE***

The minimum lot width in a Mobile Home Dwelling District for mobile homes less than or equal to twenty feet wide shall be forty-five (45) feet.

**3-16-06-02-02 *MOBILE HOMES MORE THAN TWENTY FEET WIDE***

The minimum lot width in a Mobile Home Dwelling District for mobile homes more than twenty (20) feet wide shall be fifty (50) feet.

**3-16-06-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE****3-16-06-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in a Mobile Home Dwelling District shall be twenty (20) feet.

**3-16-06-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in a Mobile Home Dwelling District shall be twenty (20) feet.

**3-16-06-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in a Mobile Home Dwelling District shall be seventeen (17) feet on one side or five (5) feet when the lot includes an accessory structure, and five (5) feet on the other side.

**3-16-06-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in a Mobile Home Dwelling District shall be fifteen (15) feet.

**3-16-06-03-05 *MINIMUM R.O.W. SETBACK***

The minimum setback for all principal structures in a Mobile Home Dwelling District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

- 3-16-06-03-06**      ***MINIMUM SETBACK FROM SECTION LINE***  
The minimum setback from a section line for principal structures in a Mobile Home Dwelling District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.
- 3-16-06-04**      **SETBACK FROM OTHER DISTRICT BOUNDARY LINES FOR ALL STRUCTURES**  
The setback from other zone district boundary lines for all structures in a Mobile Home Dwelling District shall be twenty-five (25) feet.
- 3-16-06-05**      **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**
- 3-16-06-05-01**      ***MINIMUM FRONT SETBACK***  
The minimum front setback for accessory structures in a Mobile Home Dwelling District shall be twenty (20) feet.
- 3-16-06-05-02**      ***MINIMUM SIDE CORNER SETBACK***  
The minimum side corner setback for accessory structures in a Mobile Home Dwelling District shall be twenty (20) feet.
- 3-16-06-05-03**      ***MINIMUM SIDE SETBACK***  
The minimum side setback for accessory structures in a Mobile Home Dwelling District shall be five (5) feet.
- 3-16-06-05-04**      ***MINIMUM REAR SETBACK***  
The minimum rear setback for accessory structures in a Mobile Home Dwelling District shall be five (5) feet.
- 3-16-06-05-05**      ***MINIMUM R.O.W. SETBACK***  
The minimum setback for all accessory structures in a Mobile Home Dwelling District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.
- 3-16-06-05-06**      ***MINIMUM SETBACK FROM SECTION LINE***  
The minimum setback from a section line for accessory structures in a Mobile Home Dwelling District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-16-06-06      MAXIMUM HEIGHT**

The maximum height of a structure in a Mobile Home Dwelling District shall be twenty (20) feet and the maximum height of any accessory structure shall be ten (10) feet.

**3-16-06-07      MAXIMUM ACCESSORY BUILDING COVERAGE**

The maximum accessory building coverage in a Mobile Home Dwelling District shall be six hundred (600) square feet.

**3-16-06-08      MINIMUM FLOOR AREA OF DWELLINGS**

The minimum floor area of dwellings in a Mobile Home Dwelling District shall be six hundred (600) square feet.

**3-16-07      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Mobile Home Dwelling District unless inconsistent with a provision contained in Section 3-17, in which case the specific standard or requirement contained in Section 3-17 shall apply.

### 3-17 COMMERCIAL-0 DISTRICT (C-0)

#### 3-17-01 PURPOSE

The purpose of the Commercial-0 District is to provide an office district designed to provide administration and professional services, local employment and services, and provide a small local retail district designed to provide small convenient retail shopping and personal services for persons residing in adjacent residential areas.

#### 3-17-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in a Commercial-0 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.. Only one (1) principal use shall be permitted per lot.

#### 3-17-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory
3. Residential, Accessory
4. [Recreational, Accessory.](#)

#### 3-17-04 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Commercial-0 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-0 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

#### 3-17-05 OIL AND GAS FACILITIES

Oil and Gas Facilities are permitted in a Commercial-0 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-17-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-17-07 AREA AND HEIGHT STANDARDS**

**3-17-07-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-0 District.

**3-17-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-0 District shall be seventy-five (75) feet.

**3-17-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-17-07-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a structure in a Commercial-0 District shall be twenty-five (25) feet.

**3-17-07-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a structure in a Commercial-0 District shall be twenty-five (25) feet.

**3-17-07-03-03 MINIMUM SIDE SETBACK**

The minimum side setback for a structure in a Commercial-0 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-17-07-03-04 MINIMUM REAR SETBACK**

The minimum rear setback for a structure in a Commercial-0 District shall be fifteen (15) feet.

**3-17-07-03-05 MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY**

Not applicable

**3-17-07-03-06 MINIMUM R.O.W. SETBACK**

The minimum setback for all structures in a Commercial-0 District from an arterial right-of-way or highway shall be twenty-five (25) feet.

- 3-17-07-03-07**      ***MINIMUM SETBACK FROM SECTION LINE***  
The minimum setback from a section line for all structures in a Commercial-0 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.
- 3-17-07-04**      **MAXIMUM HEIGHT**  
The maximum height of a structure in a Commercial-0 District shall be twenty-five (25) feet.
- 3-17-07-05**      **MAXIMUM FLOOR AREA PER COMMERCIAL USE**  
The maximum floor area per commercial use in a Commercial-0 District shall be two thousand (2,000) square feet unless otherwise approved with a Conditional Use Permit.
- 3-17-07-06**      **HOURS OF OPERATION**  
The hours of operation in a Commercial-0 District shall be restricted to 7:00 a.m. to 10:00 p.m.
- 3-17-08**      **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**  
All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-0 District unless inconsistent with a provision contained in Section 3-18, in which case the specific standard or requirement contained in Section 3-18 shall apply.

**3-18 COMMERCIAL-1 DISTRICT (C-1)****3-18-01 PURPOSE**

The purpose of the Commercial-1 District is to provide an office district designed to provide retail shopping services and professional office space for persons residing in adjacent residential areas.

**3-18-02 PERMITTED PRINCIPAL AND CONDITIONAL USES**

Refer to the Use Chart to determine which uses are permitted uses in a Commercial-1 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

**3-18-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory
3. Residential, Accessory
4. [Recreational, Accessory.](#)

**3-18-04 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Commercial-1 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-1 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-18-05 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in a Commercial-1 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-18-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic



Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-18-07 AREA AND HEIGHT STANDARDS**

**3-18-07-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-1 District.

**3-18-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-1 District shall be seventy-five (75) feet.

**3-18-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-18-07-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Commercial-1 District shall be twenty-five (25) feet.

**3-18-07-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Commercial-1 District shall be twenty-five (25) feet.

**3-18-07-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Commercial-1 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-18-07-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Commercial-1 District shall be fifteen (15) feet.

**3-18-07-03-05 *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-18-07-03-06 *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in a Commercial-1 District from an arterial right-of-way or highway shall be twenty-five (25) feet

**3-18-07-03-07 *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in a Commercial-1 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

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**3-18-07-04      MAXIMUM HEIGHT**

The maximum height of a structure in a Commercial-1 District shall be twenty-five (25) feet.

**3-18-07-05      MAXIMUM FLOOR AREA PER COMMERCIAL USE**

The maximum floor area per commercial use in a Commercial-1 District shall be two thousand (2,000) square feet unless otherwise approved with a Conditional Use Permit.

**3-18-07-06      HOURS OF OPERATION**

The hours of operation in a Commercial-1 District shall be restricted to 7:00 a.m. to 10:00 p.m.

**3-18-08      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-1 District unless inconsistent with a provision contained in Section 3-19 in which case the specific standard or requirement contained in Section 3-19 shall apply.

## 3-19 COMMERCIAL-2 DISTRICT (C-2)

### 3-19-01 PURPOSE

The purpose of the Commercial-2 District is to provide a retail and service district designed to provide most retail shopping and personal services for persons residing in nearby residential areas.

### 3-19-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in a Commercial-2 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

### 3-19-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory
3. [Recreational, Accessory.](#)

### 3-19-04 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Commercial-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-2 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

### 3-19-05 OIL AND GAS FACILITIES

Oil and Gas Facilities are permitted in a Commercial-2 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

### 3-19-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic

Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-19-07 AREA AND HEIGHT STANDARDS**

**3-19-07-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-2 District.

**3-19-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-2 District shall be seventy-five (75) feet.

**3-19-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-19-07-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Commercial-2 District shall be twenty-five (25) feet.

**3-19-07-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Commercial-2 District shall be twenty-five (25) feet.

**3-19-07-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Commercial-2 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-19-07-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Commercial-2 District shall be fifteen (15) feet.

**3-19-07-03-05 *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-19-07-03-06 *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in a Commercial-2 District from an arterial right-of-way or highway shall be twenty-five (25) feet

**3-19-07-03-07 *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in a Commercial-2 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-19-07-04      MAXIMUM HEIGHT**

The maximum height of a structure in a Commercial-2 District shall be thirty-five (35) feet.

**3-19-07-05      MAXIMUM FLOOR AREA PER COMMERCIAL USE**

The maximum floor area per commercial use in a Commercial-2 District shall be ten thousand (10,000) square feet.

**3-19-07-06      HOURS OF OPERATION**

The hours of operation in a Commercial-2 District shall be restricted to 7:00 a.m. to 12:00 a.m. when property abuts residentially zoned or used property. Otherwise, no restrictions on the hours of operation shall apply.

**3-19-08      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-2 District unless inconsistent with a provision contained in Section 3-20, in which case the specific standard or requirement contained in Section 3-20 shall apply.

**3-20 COMMERCIAL-3 DISTRICT (C-3)****3-20-01 PURPOSE**

The purpose of the Commercial-3 District is to provide a retail and service district designed to provide most retail shopping and personal services for persons residing within Adams County and the surrounding area.

**3-20-02 PERMITTED PRINCIPAL AND CONDITIONAL USES**

Refer to the Use Chart to determine which uses are permitted uses in a Commercial-3 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

**3-20-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory
3. [Recreational, Accessory.](#)

**3-20-04 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Commercial-3 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-3 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-20-05 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in a Commercial-3 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-20-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic

Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-20-07 AREA AND HEIGHT STANDARDS**

**3-20-07-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-3 District.

**3-20-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-3 District shall be seventy-five (75) feet.

**3-20-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-20-07-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Commercial-3 District shall be twenty-five (25) feet.

**3-20-07-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Commercial-3 District shall be twenty-five (25) feet.

**3-20-07-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Commercial-3 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-20-07-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Commercial-3 District shall be fifteen (15) feet.

**3-20-07-03-05 *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-20-07-03-06 *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in a Commercial-3 District from an arterial right-of-way or highway shall be twenty-five (25) feet

**3-20-07-03-07 *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in a Commercial-3 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.



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**3-20-07-04      MAXIMUM HEIGHT**

The maximum height of a structure in a Commercial-3 District shall be thirty-five (35) feet.

**3-20-07-05      MAXIMUM FLOOR AREA PER COMMERCIAL USE**

The maximum floor area per commercial use in a Commercial-3 District shall be ten thousand (10,000) square feet unless otherwise approved with a Conditional Use Permit.

**3-20-07-06      HOURS OF OPERATION**

The hours of operation in a Commercial-3 District shall be restricted to 7:00 a.m. to 12:00 a.m. when property abuts residentially zoned or used property. Otherwise, no restrictions on the hours of operation shall apply.

**3-20-08      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-3 District unless inconsistent with a provision contained in Section 3-21, in which case the specific standard or requirement contained in Section 3-21 shall apply.

## 3-21 COMMERCIAL-4 DISTRICT (C-4)

### 3-21-01 PURPOSE

The purpose of the Commercial-4 District is to serve as a general retail and service district designed to provide services and products for both the general and traveling public in a regional context.

### 3-21-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in a Commercial-4 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

### 3-21-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional Uses, Accessory
3. Industrial Uses, Accessory
4. [Recreational, Accessory.](#)

### 3-21-04 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Commercial-4 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-4 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

### 3-21-05 OIL AND GAS FACILITIES

Oil and Gas Facilities are permitted in a Commercial-4 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

### 3-21-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic

Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-21-07 AREA AND HEIGHT STANDARDS**

**3-21-07-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-4 District.

**3-21-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-4 District shall be one hundred (100) feet.

**3-21-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-21-07-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a structure in a Commercial-4 District shall be twenty-five (25) feet.

**3-21-07-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a structure in a Commercial-4 District shall be twenty-five (25) feet.

**3-21-07-03-03 MINIMUM SIDE SETBACK**

The minimum side setback for a structure in a Commercial-4 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-21-07-03-04 MINIMUM REAR SETBACK**

The minimum rear setback for a structure in a Commercial-4 District shall be fifteen (15) feet.

**3-21-07-03-05 MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY**

Not applicable

**3-21-07-03-06 MINIMUM R.O.W. SETBACK**

The minimum setback for all structures in a Commercial-4 District from an arterial right-of-way or highway shall be twenty-five (25) feet Minimum Setback from Section Line

The minimum setback from a section line for all structures in a Commercial-4 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-21-07-04      MAXIMUM HEIGHT**

The maximum height of a structure in a Commercial-4 District shall be thirty-five (35) feet.

**3-21-08      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-4 District unless inconsistent with a provision contained in Section 3-22, in which case the specific standard or requirement contained in Section 3-22 shall apply.

**3-22 COMMERCIAL-5 DISTRICT (C-5)****3-22-01 PURPOSE**

The purpose of the Commercial-5 District is to serve as a general retail and service district designed to provide the broadest scope of services and products for both the general and traveling public in an interstate and regional context. In certain situations, it may be appropriate through a conditional use permit to allow a mix of uses in this zone district – allowing both residential and commercial uses within one building.

**3-22-02 PERMITTED PRINCIPAL AND CONDITIONAL USES**

Refer to the Use Chart to determine which uses are permitted uses in a Commercial-5 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

**3-22-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional Uses, Accessory.
3. Industrial Uses, Accessory
4. [Recreational, Accessory.](#)

**3-22-04 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Commercial-5 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-5 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-22-05 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in a Commercial-5 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-22-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-22-07 AREA AND HEIGHT STANDARDS**

**3-22-07-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-5 District.

**3-22-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-5 District shall be one hundred (100) feet.

**3-22-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-22-07-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Commercial-5 District shall be twenty-five (25) feet.

**3-22-07-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Commercial-5 District shall be twenty-five (25) feet.

**3-22-07-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Commercial-5 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-22-07-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Commercial-5 District shall be fifteen (15) feet.

**3-22-07-03-05 *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-22-07-03-06 *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in a Commercial-5 District from an arterial right-of-way or highway shall be twenty-five (25) feet

3-22-07-03-07

**MINIMUM SETBACK FROM SECTION LINE**

The minimum setback from a section line for all structures in a Commercial-5 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

3-22-07-04

**MAXIMUM HEIGHT**

The maximum height of a structure in a Commercial-5 District shall be thirty-five (35) feet unless an allowance is specified as a specific use performance standard in Chapter 4.

3-22-08

**RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-5 District unless inconsistent with a provision contained in Section 3-23, in which case the specific standard or requirement contained in Section 3-23 shall apply.



### 3-23 INDUSTRIAL-1 DISTRICT (I-1)

#### 3-23-01 PURPOSE

The purpose of the Industrial-1 District is to provide a general commercial and limited industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses.

#### 3-23-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in an Industrial-1 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

#### 3-23-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural Uses, Accessory
2. Commercial Uses, Accessory
3. Industrial Uses, Accessory
4. [Recreational, Accessory.](#)

#### 3-23-04 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in an Industrial-1 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in the Industrial-1 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

#### 3-23-05 OIL AND GAS FACILITIES

Oil and Gas Facilities are permitted in an Industrial-1 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

#### 3-23-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic

Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

### 3-23-07 AREA AND HEIGHT STANDARDS

#### 3-23-07-01 MINIMUM LOT SIZE REQUIREMENTS

The minimum lot size requirement shall be one (1) acre in an Industrial-1 District.

#### 3-23-07-02 MINIMUM LOT WIDTH REQUIREMENTS

The minimum lot width in an Industrial-1 District shall be one hundred (100) feet.

#### 3-23-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE

##### 3-23-07-03-01 *MINIMUM FRONT SETBACK*

The minimum front setback for a structure in an Industrial-1 District shall be twenty-five (25) feet.

##### 3-23-07-03-02 *MINIMUM SIDE CORNER SETBACK*

The minimum side corner setback for a structure in an Industrial-1 District shall be twenty-five (25) feet.

##### 3-23-07-03-03 *MINIMUM SIDE SETBACK*

The minimum side setback for a structure in an Industrial-1 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

##### 3-23-07-03-04 *MINIMUM REAR SETBACK*

The minimum rear setback for a structure in an Industrial-1 District shall be fifteen (15) feet.

##### 3-23-07-03-05 *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY*

Not applicable

##### 3-23-07-03-06 *MINIMUM R.O.W. SETBACK*

The minimum setback for all structures in an Industrial-1 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

3-23-07-03-07

***MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in an Industrial-1 District shall be one-hundred-forty-five (145) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

3-23-07-04

**MAXIMUM HEIGHT**

The maximum height of a structure in an Industrial-1 District shall be sixty (60) feet.

3-23-08

**RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Industrial-1 District unless inconsistent with a provision contained in Section 3-24, in which case the specific standard or requirement contained in Section 3-24 shall apply.

**3-24 INDUSTRIAL-2 DISTRICT (I-2)****3-24-01 PURPOSE**

The purpose of the Industrial-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.

**3-24-02 PERMITTED PRINCIPAL AND CONDITIONAL USES**

Refer to the Use Chart to determine which uses are permitted uses in an Industrial-2 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

**3-24-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial, Accessory
2. Industrial, Accessory
3. [Recreational, Accessory.](#)

**3-24-04 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in an Industrial-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Industrial-2 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-24-05 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in an Industrial-2 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-24-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic

Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-24-07 AREA AND HEIGHT STANDARDS**

**3-24-07-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement shall be two (2) acres in an Industrial-2 District.

**3-24-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in an Industrial-2 District shall be one-hundred-twenty-five (125) feet.

**3-24-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-24-07-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in an Industrial-2 District shall be twenty-five (25) feet.

**3-24-07-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in an Industrial-2 District shall be twenty-five (25) feet.

**3-24-07-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in an Industrial-2 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-24-07-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in an Industrial-2 District shall be fifteen (15) feet.

**3-24-07-03-05 *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-24-07-03-06 *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in an Industrial-2 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

3-24-07-03-07

**MINIMUM SETBACK FROM SECTION LINE**

The minimum setback from a section line for all structures in an Industrial-2 District shall be one-hundred-forty-five (145) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

3-24-07-04

**MAXIMUM HEIGHT**

The maximum height of a structure in an Industrial-2 District shall be seventy-five (75) feet.

3-24-08

**RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Industrial-2 District unless inconsistent with a provision contained in Section 3-24, in which case the specific standard or requirement contained in Section 3-24 shall apply.

## 3-25 INDUSTRIAL-3 DISTRICT (I-3)

### 3-25-01 PURPOSE

The purpose of the Industrial-3 District is to provide a heavy industrial district designed to accommodate most industrial enterprises.

### 3-25-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in an Industrial-3 District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. Only one (1) principal use shall be permitted per lot.

### 3-25-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Commercial Uses, Accessory
2. Industrial Uses, Accessory
- [3. Recreational, Accessory.](#)

### 3-25-04 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in an Industrial-3 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Industrial-3 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

### 3-25-05 OIL AND GAS FACILITIES

Oil and Gas Facilities are permitted in an Industrial-3 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

### 3-25-06 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.



**3-25-07 AREA AND HEIGHT STANDARDS****3-25-07-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement shall be two (2) acres in an Industrial-3 District.

**3-25-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in an Industrial-3 District shall be one-hundred-twenty-five (125) feet.

**3-25-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE****3-25-07-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a structure in an Industrial-3 District shall be twenty-five (25) feet.

**3-25-07-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side setback for a structure in an Industrial-3 District shall be twenty-five (25) feet.

**3-25-07-03-03 MINIMUM SIDE SETBACK**

The minimum side setback for a structure in an Industrial-3 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-25-07-03-04 MINIMUM REAR SETBACK**

The minimum rear setback for a structure in an Industrial-3 District shall be fifteen (15) feet.

**3-25-07-03-05 MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY**

Not applicable

**3-25-07-03-06 MINIMUM R.O.W. SETBACK**

The minimum setback for all structures in an Industrial-3 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

**3-25-07-03-07 MINIMUM SETBACK FROM SECTION LINE**

The minimum setback from a section line for all structures in an Industrial-2 District shall be one-hundred-forty-five (145) feet. Variations may be

permitted if the Department of Public Works determines no additional right-of-way is required.

**3-25-07-04      MAXIMUM HEIGHT**

The maximum height of a structure in an Industrial-3 District shall be ninety (90) feet.

**3-25-08      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Industrial-3 District unless inconsistent with a provision contained in Section 3-26, in which case the specific standard or requirement contained in Section 3-26 shall apply.

**Adams County adopted the following zoning regulations for a Transit Oriented Development (TOD) zone district on January 7, 2013.**

**3-26 TRANSIT-ORIENTED DEVELOPMENT DISTRICT AND STANDARDS (TOD)****3-26-01 PURPOSE**

The purpose of the Transit-Oriented Development (TOD) district designation is to encourage compact urban growth patterns, provide opportunities for increased transportation mode choice, reduce reliance on the automobile, and create a safe and pleasant pedestrian environment. The district regulations help ensure an attractive streetscape, a functional mix of complementary uses, and provision of amenities that support the use of transit, bicycles, and pedestrian facilities.

**3-26-02 APPLICABILITY**

Properties within or partially within a one-half mile radius of RTD FasTracks stations located, as measured from a point roughly in the center of the platform or as may be specifically established by the Director of Community and Economic Development following completion of construction of the stations, may be rezoned to the TOD zone district upon approval of the rezoning application by the BOCC pursuant to Section 02-02-12. Except as otherwise expressly stated, once a property is rezoned to TOD, the TOD zone district regulations shall apply to all properties within the boundaries of the TOD zone district. Specific performance standards contained in Chapter 4 shall apply unless otherwise modified by this section.

**3-26-03 DEVELOPMENT APPLICATION AND REVIEW**

A complete TOD sketch plan application shall be submitted with a TOD rezoning application. Final determination of the application of these standards and regulations shall be made by the Director of Community and Economic Development. The Director may refer the building permit site plan to the Planning Commission. If so referred, the decision of the Planning Commission shall constitute a final decision, subject to appeal to the Board of County Commissioners.

**3-26-04 PERMITTED USES AND STRUCTURES****3-26-04-01 PERMITTED USES**

The following uses are permitted in the TOD district with specific permits as indicated:

Table 3-27-A: Permitted Uses			
Use Type	Federal	Pecos Junction	Additional Standards
<b>AGRICULTURAL</b>			
All agricultural uses	--	--	
<b>RESIDENTIAL</b>	All residential uses are subject to Section 3-34-05-05 of the Flammable Gas Overlay		
Group home (developmentally disabled or elderly)	C	C [1]	
Group living facility with one to five persons	P	C [1]	
Group living facility in excess of 5 persons or with more than one registered sex offender	C	C [1]	
Live/work unit	P	C [1]	
Manufactured home park	--	--	
Mobile home park	--	--	
Multi-family dwelling, rowhouse/townhouse	P	C [1]	
Single-family detached dwelling	--	--	
Two-Family Dwelling	P	P	
Second-floor or higher residential	P	C [1]	
<b>INSTITUTIONAL</b>			
Funeral home/mortuary	P	P	
Funeral home/mortuary to include cremation	--	C	
Halfway house*	--	C	
Institutional Care	--	--	
Jails and Prisons	--	--	
Neighborhood Indoor Uses	P	P	
<b>Outdoor Public Uses</b>			
Garden plots	P	--	
Picnic areas	P	P	
Public areas for active recreational activities	C	--	
Places of Worship	C	C	
Public Service	C	C	
Universities	P	P	
<b>COMMERCIAL</b>			
Airports, Landing Strips, and Heliports	--	C	
Animal Hospitals	P	P	No outdoor kennels
<b>Automobile Service Stations</b>	See below		
Car washes	--	C	
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil	--	--	

Table 3-27-A: Permitted Uses			
Use Type	Federal	Pecos Junction	Additional Standards
changes, etc.			
Fueling stations	C	C	
Bed and Breakfast Establishments	P	C [1]	
Campgrounds, Commercial	--	--	
Communication Towers, Commercial	C	C	
<b>Commercial Retail, general</b>	P	P	
Building supplies	--	P	Max. 25% of lot used for outdoor storage
Greenhouses (retail) and greenhouses with garden supplies	--	--	
Drive-In Establishments	--	--	
Golf Course/Driving Range, Commercial	--	--	
Heavy Retail and Heavy Services	--	P	Max. 25% of lot used for outdoor storage
Indoor Commercial Recreation/Entertainment	P	P	
Kennel, Commercial	P	P	No outdoor kennels
Lodging, Commercial	P	C [1]	
Massage Business	C	C	
Off-Premise Advertising Devices	--	--	
Office	P	P	
Outdoor Commercial Recreation	C	C	
Parking Lot, Commercial	C	C	Must be structured pursuant to Section 3-26-06-05-05-04
Racing Facilities	--	--	
Restaurants	P	P	No drive-up or drive-through service
Services	P	P	
Sexually Oriented Business	--	--	
Trade Schools	C	C	
<b>INDUSTRIAL USES</b>	Max. 25% of lot used for outdoor storage		
Business Park Uses	C	P	
<b>Light Industry</b>	--	C	
Auto towing and storage yards	--	--	
Recreational vehicle storage	--	--	

Table 3-27-A: Permitted Uses			
Use Type	Federal	Pecos Junction	Additional Standards
Trucking and general warehousing, including mini storage	--	--	
<b>Light Manufacturing or Processing</b>	C	P	
Public utility storage yard	--	C	Only allowed as an accessory use to an approved Public Service use
Notes	[1] Residential uses may be permitted in the Pecos Junction station area through a conditional use permit when the area is determined to be environmentally mediated and safe for human habitation.		

**3-26-05 SITE DEVELOPMENT AND USE MIX STANDARDS**

**3-26-05-01 DIMENSIONAL STANDARDS**

Each site in the TOD district shall be subject to the minimum site development standards on the next page. Use or site development dimensions identified in Chapter 3 shall not be applicable in the TOD district. Specific performance standards contained in Chapter 4 shall apply unless otherwise modified by this section, as determined by the Community and Economic Development Director.

<b>Table 3-27-B: Site Development Standards</b>				
	<b>Two Family/ Duplex/ Townhome</b>	<b>Multiple-Family</b>	<b>Mixed-Use, Office, Comm.</b>	<b>Industrial (Pecos Junction only)</b>
<b>Lot Dimensions (min.)</b>				
Lot area (sq. ft.)	Must meet density/FAR and setback requirements [1]			
Lot width (ft.)				
Site area/unit for duplex (sq. ft.)				
<b>Density/FAR</b>				
Minimum density, gross (du/acre)	12	18	--	--
FAR (min.) <i>described following this table</i>	--	--	0.75	0.50
<b>Public Open Space (min. %) [2], [3]</b>				
	20	20	10	10
<b>Building Setback (ft.) [4]</b>			See 3-26-06-05-03-03, Building Placement	
Fronting arterial or transit rail (max)	5	5	5	Max. 25
Fronting local or collector street (min/max)	5/10	5/10	5/10	
Fronting residential (min)	10	10	10	
Side or rear, adjacent to residential (min)	10	20	20	Not permitted adjacent to residential
Side or rear, interior to development (min) [5]	0	0	0	15
<b>Height (ft., max.)</b>				
Fronting arterial or transit rail	45	95	95	60
Fronting local or collector street	40	45	45	60
Fronting or adjacent to residential	35	35	35	60

## Notes:

[1] Existing structures that are larger than these size limits may be rehabilitated or reconstructed provided that the gross square footage of the structure is not increased.

[2] This percentage may be reduced to zero for infill development as determined by the Community and Economic Development Director.

[3] On-site landscaping may be credited toward public open space requirements.

[4] All building setbacks shall comply with building code requirements. If there is conflict between the requirements of this section and the adopted building code, the terms of the building code shall supersede this section.

[5] "Interior to development" refers to multi-structure developments with interior lot lines.



**Comment on Using FAR:** FAR is a measurement of the bulk of the structure on the site. It is calculated by adding the area of each floor of the development and dividing this number by the total area of the lot. While FAR sets the basic parameters for the building, it allows the developer to make choices about the distribution of the building on the site. The FAR can be increased or decreased depending on the proposed uses, and can also be increased to promote a specific structure, such as for mixed use buildings to encourage mixed use development.

Figure 3-26-A below illustrates FAR. For an FAR of 0.5, the building could be built as a single story over 50% of the lot, two stories over 25% of the lot, four stories over 12.5% of the lot, or 5 stories over 10% of the lot. Similarly, a FAR of 0.75 would permit a single-story structure over 75% of the lot or two stories over 37.5% of the lot.

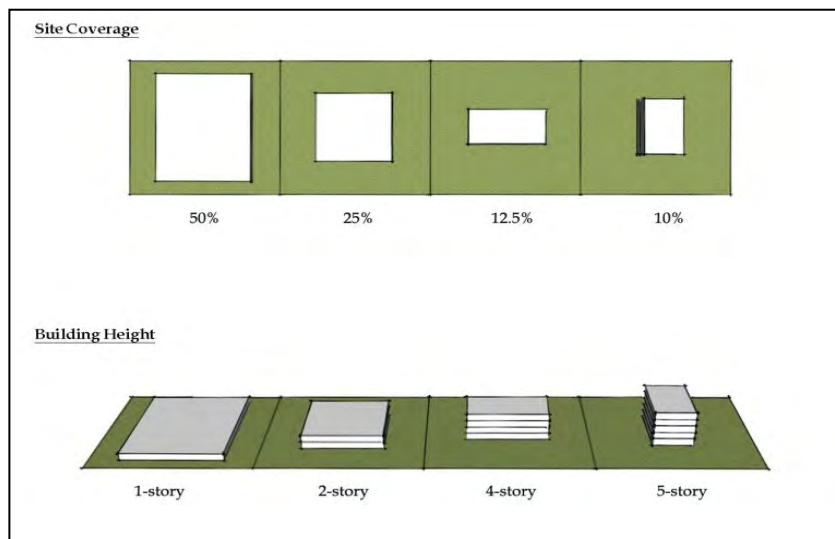


Figure 3-27-A: Illustration of FAR

**Comment on Residential Density:** The following photographs<sup>1</sup> provide illustrations of the residential densities potentially created by the TOD district. The images in Figure 3-26-B represent mixed-density residential development at approximately 10 -12 dwelling units/acre.

<sup>1</sup> Source: Visualizing Density by Julie Campoli and Alex S. MacLean, Lincoln Institute of Land Policy, 2007.



Figure 3-27-B: Mixed-density residential at approximately 12 dwelling units/acre

The images in Figure 3-27-C represent multiple family residential development at approximately 18 dwelling units/acre.



Figure 3-27-C: Multiple family residential development at approximately 18 dwelling units/acre

### 3-26-05-02 MIX OF USES

#### 3-26-05-02-01 ***MIX OF USES ENCOURAGED***

A diverse mix of commercial, employment, residential, and civic uses is encouraged within the TOD District to create a pedestrian and transit-supportive environment; however, the type and proportion of residential and non-residential uses will vary by station area, as well as the location, size, and surrounding development context of individual sites. Generally, larger sites located in areas where higher levels of activity are desirable should have a greater mix of uses than smaller sites. While a vertical mix of uses is preferred where practicable, a horizontal mix of uses is permitted. Use mixes permitted in the Federal and Pecos Junction station areas are specified in the subsections below.

3-26-05-02-02

**FEDERAL STATION AREA**

The following use mix requirements are applicable in the Federal Station Area:

1. Single-use non-residential structures (excepting office) are only permitted on parcels or lots smaller than 20,000 sq. ft.
2. Non-residential developments (excepting office) on parcels or lots of 20,000 sq. ft. or larger are required to include residential uses with a minimum density of eight dwelling units per acre. This density may be reduced to no fewer than four dwelling units per acre where the Community and Economic Development Director finds that compliance with minimum development densities and other standards in this section is not feasible due to small lot size, configuration of the parcel, or other environmental constraints.



Figure 3-27-D: Illustration of sample 20,000 sq. ft. structure

3-26-05-02-03

**PECOS JUNCTION STATION AREA**

The appropriate mix of uses for development sites around the Pecos Junction Station Area shall be determined as part of the development plan review based on site constraints, environmental hazards, and availability of appropriate infrastructure. Residential uses may be permitted through a conditional use permit at such time as site and environmental conditions permit safe construction and habitation.

3-26-06

**DESIGN AND DEVELOPMENT STANDARDS**

3-26-06-01

**NEIGHBORHOOD CONNECTIVITY**

The following connectivity requirement shall apply in the TOD district.

3-26-06-01-01

**CIRCULATION PLAN REQUIRED**

1. TOD development plans shall include a district-wide circulation plan that addresses street connectivity, emergency and service vehicle access, parking movements, accommodation of loading operations, turning radii, traffic calming measures where future “cut-through” traffic is likely, and similar issues.
2. The Community and Economic Development Director may waive the requirement for a circulation plan on determining that a proposed development is expected to have no impact on circulation or proposes no change in existing circulation patterns.

This provision shall not be construed to exempt development that includes additional parking, driveways, or substantial modifications to the existing pedestrian network.

**3-26-06-01-02      *STREETS AND VEHICULAR CIRCULATION***

**3-26-06-01-02-01      *Grid Street Pattern***

1. Street and block patterns shall include a clear hierarchy of well-connected streets that distributes traffic over multiple streets and avoids traffic congestion on principal routes.
  2. The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets into adjoining neighborhoods.
  3. Within each development, the access and circulation system shall accommodate the safe, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses.
  4. Local neighborhood street systems shall provide multiple direct connections to and between local destinations such as residential neighborhoods, parks, schools, and shopping.

**3-26-06-01-02-02      *Mixed-Use and Non-Residential Block Pattern***

1. Blocks shall generally be square or rectangular but may vary in shape to protect natural features or respond to site constraints.
2. To the maximum extent feasible, streets and access lanes shall be oriented to create block and lot configurations with their longest dimension along an east-west axis to facilitate the use of passive solar principles.
3. Block length shall not exceed 600 feet except that blocks up to 800 feet in length are permitted if a mid-block pedestrian connection is provided. This requirement may be waived for industrial development as approved by the Community and Economic Development Director.
4. Blocks shall be measured from curb to curb, regardless of whether the street is public or private.
5. New development and redevelopment shall establish a regular pattern of blocks to the extent feasible to avoid creating large “superblocks” that limit pedestrian, bicycle, and vehicular circulation.
6. On sites that exceed the 600-foot block length or where block consolidation is proposed as part of redevelopment (by right-of-way abandonment), pedestrian, bicycle, and vehicular circulation

access to surrounding neighborhoods shall be maintained to the maximum extent feasible.

**3-26-06-02 LANDSCAPING**

The provisions of Section 4-16, *Landscaping*, apply to development within the TOD district except as provided otherwise in this section.

**3-26-06-02-01 BUFFERING APPLICABILITY**

The following bufferyard requirements shall be substituted for Section 4-16-18-01 when applied in the TOD district.

Table 3-27-C: Required Bufferyard											
Use of Subject Property											
Use of Adjacent Properties	Column 2↓	Row 3→	Two Family/Duplex /Townhome		Multi-Family		Mixed-Use		Commercial (stories)		Indust.
	Structure Type		Res.	Non-Res.	Res.	Non-Res.	Vert.	Horiz.	1-3	3+	--
	Single-Family	Res	None	B	A	B	C	C	C	D	D
		Non-Res	B	None	B	A	A	A	A	B	
	Multi-Family	Res	A	B	None	B	B	B	C	D	D
		Non-Res	B	None	A	None	A	A	A	B	
	Mixed-Use	Vert.	C	A	B	A	None	None	A	B	D
		Horiz.	C	A	B	A	None	None	None	A	
	Comm. (stories)	1-3	C	A	C	A	A	None	None	None	D
		3+	D	B	D	B	B	A	None	None	D
Indust.	--	D	D	D	D	D	D	D	D	None	

1. To use Table 3-27-C, an applicant identifies the use of their property in Row 3, across the top of the table, and then reads down Column 2 to identify the use of the adjacent property(ies). The box at the intersection of Column 2 and Row 3 identifies the buffering requirement for the applicant on that property line. For example, an applicant for a vertical mixed-use development that is adjacent to single-family residential will need to meet the “C” buffering requirement.
2. Different types of buffering may be required on different property lines. For example, where a vertical mixed-use structure is adjacent to residential uses on the north side and adjacent to another vertical mixed-use structure on the south side, a level “C” buffer shall be provided on the north side adjacent to the residential, while no buffer shall be required on the south side adjacent to the mixed-use.
3. Bufferyard classification requirements shall be as defined in Section 4-16-18-01.



3. Required bufferyards may be located within a required setback. Where the required bufferyard is larger than the setback in any dimension, the full size of the bufferyard shall be provided. Additional flexibility in the application of these bufferyard requirements is provided through Section 4-16-21.

### 3-26-06-02-02 **PARKING LOT LANDSCAPING**

#### 3-26-06-02-02-01 **Applicability**

##### 3-26-06-02-02-01-01 **New Parking Lots**

All new surface parking lots containing 10 or more off-street parking spaces shall provide both perimeter and interior landscaping that meets the standards of this section.

##### 3-26-06-02-02-01-02 **Parking Lot Expansion**

Existing surface parking lots that are expanded, whether as required by these regulations or voluntarily, shall be required to meet the standards of this section.

##### 3-26-06-02-02-01-03 **Exceptions**

These requirements shall not apply to parking structures. Applicable perimeter landscape and buffer requirements for parking structure shall be determined through the conditional use permit process.

Parking spaces directly abutting a public street right-of-way are not required to have interior landscaping where the abutting landscaping meets the requirements of the perimeter landscape setback (Figure 3-26-E). The remainder of the parking rows in the lot shall be landscaped pursuant to this section.

#### 3-26-06-02-02-02 **Interior Parking Area Landscaping**

##### 3-26-06-02-02-02-01 **Required Landscape Area**

All surface parking lots shall incorporate the following interior landscaping:

1. Landscape islands of not less than 6 feet by 18 feet at the terminus of each row of parking that contain one tree and at least 50 percent vegetative cover other than turf grass;
2. Within the parking rows, one landscaped

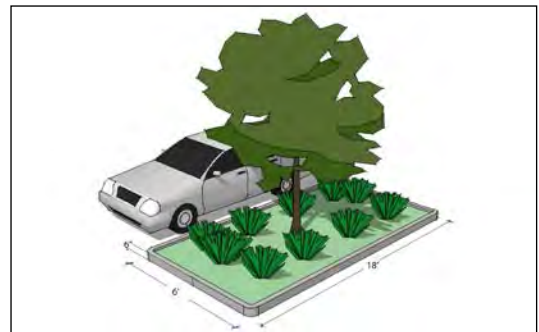


Fig. 3-27-F: Parking lot landscape terminus island

island of not less than 64 square feet for each 10 parking spaces or fraction thereof; and

3. A landscape median strip with a minimum width of six feet incorporated into the parking lot design to delineate the driveway entrance into the parking lot. One tree shall be planted for every 40 feet of median.

3-26-06-02-02-02-02

***Landscape Island Design***

1. Required landscape islands shall not be separated by more than 10 parking spaces. For purposes of determining tree spacing, parking spaces may be counted in any rational sequence.
2. Curbs used to protect landscape islands shall have 18-inch-wide curb cuts at frequent intervals to allow stormwater infiltration.
3. No paving shall be permitted within four feet of the center of a tree.
4. No parking space shall be located farther than 60 feet from an interior parking lot island.

3-26-06-02-02-02-03

***Landscape Island Planting Requirements and Tree Preservation***

In order to preserve a protected tree on-site, the Community and Economic Development Director may authorize up to a five percent reduction in the required number of parking spaces, or a five percent reduction of certain parking space sizes, if the Community and Economic Development Director determines that reduction in the number or size of certain parking spaces will preserve a protected tree that would otherwise be removed to provide for required parking. Nothing in this section shall allow the Community and Economic Development Director the authority to reduce the entire required parking space size or number by more than five percent. This provision shall be enacted only in instances where a protected tree is to be preserved.

3-26-06-02-02-02-04

***Sidewalks as Median Strips***

A landscaped median strip within a parking lot that separates either parking rows or parking lots shall be allowed to count a sidewalk located within the median strip toward a part of the required off-street parking lot landscaping. The intent of this sidewalk is to help facilitate safe pedestrian movement. This sidewalk must meet the following criteria if it is to be counted toward the required landscaping:

1. The sidewalk has a five-foot wide walking path and shall add two feet for vehicle overhang for each abutting parking stall.
2. The sidewalk runs the entire length of the divider strip.
3. The sidewalk is bordered on at least one side by landscaping, of which the sidewalk cannot account for more than 50 percent of the area of the median strip.



**3-26-06-03 PARKING**

TOD parking shall comply with the requirements of Section 4-12, Parking, Loading, and Curb Cut Requirements, except as specifically provided in this section.

**3-26-06-03-01 APPLICABILITY**

**3-26-06-03-01-01 *New Development***

The requirements of this section shall apply to all new development where there is the construction of a new structure (excluding accessory structures) or establishment of a new land use.

**3-26-06-03-01-02 *Small Use Exception***

Any individual non-residential use in a space that is 2,000 square feet or smaller shall be exempt from the minimum parking requirement of Table 3-26-D.

**3-26-06-03-01-03 *On-Street Parking***

On-street parking located adjacent to the site on a public street may be used to meet up to 25 %of the minimum off-street parking requirements.

**3-26-06-03-02 *REQUIRED PARKING***

The following off-street parking standards apply in the TOD district. Where this table does not specify a parking requirement or a use type is not specified in the table, the standards of Section 4-12-04-03, *Spaces Required*, apply.

Table 3-27-D: Off-Street Parking		
Use Type	Minimum Parking (spaces per sq. ft. GFA unless otherwise specified)	Maximum Parking (spaces per sq. ft. GFA unless otherwise specified)
<b>Residential</b>		
All residential	1 per unit	2 per unit
<b>Office</b>		
General office and financial services	1 per 400	1 per 300
Medical office	1 per 300	1 per 200
<b>Institutional</b>		
	See Section 4-12-04-03	
<b>Commercial</b>		
Commercial sales and services	1 per 500	1 per 400
Restaurant	1 per 4 persons of maximum occupancy capacity of customer service area(s)	
<b>Industrial</b>		<b>Required Number of Spaces (per sq. ft.)</b>
Accessory office or administrative area		1 per 500
Accessory indoor sales area		1 per 400

Table 3-27-D: Off-Street Parking		
Use Type	Minimum Parking (spaces per sq. ft. GFA unless otherwise specified)	Maximum Parking (spaces per sq. ft. GFA unless otherwise specified)
Indoor storage, distribution, warehousing, assembly, vehicular service, or manufacturing area:	1-3,000 sq. ft. of floor area	1 per 400
	3,001-5,000 sq. ft. of floor area	1 per 500
	5,001-10,000 sq. ft. of floor area	1 per 750
	10,001 or more sq. ft. of floor area	1 per 1,250
NOTE: The total number of required spaces for all uses is cumulative based on the variety of different functions present in a single use.		

**3-26-06-03-03      *MAXIMUM PARKING SPACES ALLOWED***

**3-26-06-03-03-01      *Applicability***

For any use with an identified maximum parking standard, off-street vehicle parking spaces shall not be provided in an amount that is more than that standard, unless mitigation is provided in the form of additional landscaping and pervious pavement construction or on-site stormwater mitigation pursuant to Subsection 3-26-06-03-03-05 below as approved by the Community and Economic Development Director.

**3-26-06-03-03-02      *Establishing Maximum Parking Requirements***

Maximum parking standards for the TOD district are established in Table 3-26-D, *Off-Street Parking*. Where Table 3-26-D does not establish a maximum parking amount or where Section 4-12-04-03 is used to calculate required parking, the maximum amount of parking shall be established at 100% of the minimum required parking; i.e., the minimum required shall also be the maximum permitted.

**3-26-06-03-03-03      *Maximum Parking Calculation Exceptions***

For the purpose of calculating parking requirements, the following types of parking spaces shall not count against the maximum parking requirement:

1. ADA parking,
2. Vanpool and carpool parking,
3. Alternative fuel vehicle parking,
4. On-street parking adjacent to the lot or lots on which the parking located, and
5. Structured parking, underground parking, and parking within, above, or beneath the building(s) it serves.

Unless otherwise stated above, the maximum number of spaces that may be credited towards this maximum parking calculation exception shall not exceed 20 percent of the maximum parking requirement.

3-26-06-03-03-04

**Maximum Parking Waiver**

3-26-06-03-03-04-01

**Parking Demand Study**

Requests to exceed the maximum parking requirement shall be accompanied by a parking demand study demonstrating how the maximum number of parking spaces specified in Table 3-26-D is insufficient for the proposed development.

3-26-06-03-03-04-02

**Review Criteria**

A waiver to the maximum parking requirement may be allowed by the Community and Economic Development Director in situations that meet the following criteria:

1. The proposed development has unique or unusual characteristics such as high sales volume per floor area or low turnover, that create a parking demand that exceeds the maximum ratio and that typically does not apply to comparable uses;
2. The parking demand cannot be accommodated by on-street parking, shared parking with nearby uses, or by increasing the supply of spaces that are exempt from the maximum ratio;
3. The request is the minimum necessary variation from the standards to accommodate the proposed development; or
4. If application of the maximum parking standard would result in fewer than six parking spaces, the development shall be allowed six parking spaces.

3-26-06-03-03-04-03

**Appeal**

The Community and Economic Development Director's determination on a maximum parking waiver application may be appealed to the Board of Adjustment.

3-26-06-03-03-05

**Design Requirements for Excess Parking**

Parking that is provided in excess of the maximum parking requirement shall be required to include increased internal landscaping and incorporate pervious pavement or stormwater mitigation as described below.

3-26-06-03-03-05-01

**Pervious Surfaces or On-Site Stormwater Mitigation**

Where parking spaces in excess of the maximum specified in Table 3-27-D are constructed, an area equal to the total area required for the number of spaces that exceed the maximum parking requirement shall be constructed of pervious surfaces or designed for on-site stormwater

mitigation through low impact development techniques as approved by the Community and Economic Development Director. For example, if 500 square feet of additional space is provided for new parking, 500 square feet of pervious pavement or on-site stormwater mitigation shall be included in the total area of the parking lot.

3-26-06-03-03-05-02

**Additional Trees and Landscaping**

Applicants that request parking that exceeds the number of spaces required by Table 3-26-D shall provide additional parking lot trees and landscaping either in the parking lot or across the entire development site as follows:

▪ 3-26-06-03-03-05-02-01

**Trees**

1. Additional trees not otherwise required by these regulations shall be required to be planted or preserved on-site when parking for any use or mix of uses is provided in an amount that is greater than the maximum amount permitted.
2. The number of additional trees to be planted or preserved on-site is equal to one tree per two excess parking spaces provided.

▪ 3-26-06-03-03-05-02-02

**Landscaping**

1. As required by Table 3-26-E, additional landscaping shall be provided and distributed throughout the site. The additional landscaping shall be integrated with the parking lot and/or site design. For example, where 500 sq. ft. of surface area are added to a parking lot, 15 extra sq. ft. of landscaping area would be added to the landscaping required by Section 3-26-06-02-02, *Parking Lot Landscaping*.

**Table 3-27-E: Additional Landscaping Requirement for Overparking**

Amount of Excess Parking Requested Over Maximum	Additional Landscaping
101 – 108 percent	3% of parking area
109 – 116 percent	5% of parking area
117 – 125 percent	10% of parking area

2. Where the provision of additional landscaping is restricted for infill and redevelopment projects due to site constraints, the applicant may provide sidewalk amenities or streetscape features as determined by the Community and Economic Development Director. Acceptable amenities shall have a value equal to or greater than the price of the additional landscaping features required in Table 3-26-E and may include:
  - a. Sidewalk planters between the parking area and building and/or parking area and the street;

- b. Public art including but not limited to sculptures, fountains, clocks, or murals; or
- c. Decorative fencing (such as wrought iron) around the perimeter of the parking area provided with seasonal plantings.

**3-26-06-03-04 ADJUSTMENTS AND ALTERNATIVES**

The minimum parking requirements listed in Table 3-27-D may be adjusted as follows:

**3-26-06-03-04-01 Sharing of Parking Spaces**

1. Where two land uses listed in separate use categories in Table 3-27-D share a parking lot, parking lots, or structure, the total off-site parking required for those uses may be reduced by the factors shown in Table 3-27-F, *Shared Parking*. Total off-street parking required shall be the sum of the two parking requirements for the two uses divided by the factors in Table 3-27-F. For example, where a development includes both (a) institutional and (b) retail sales uses, the amount of parking required is the sum of the parking required for the two uses divided by 1.3.

<b>Table 3-27-F: Shared Parking</b>					
<i>(Add the two parking requirements and divide by these factors)</i>					
<b>Property Use</b>	<b>Multi-Family</b>	<b>Institutional</b>	<b>Restaurants, Recreation, or Hotel</b>	<b>Retail Sales</b>	<b>Office or Commercial Services</b>
Multi-family	-	1.1	1.1	1.2	1.3
Institutional	1.1	-	1.2	1.3	1.3
Restaurants, Recreation, or Hotel	1.1	1.2	-	1.3	1.7
Retail Sales	1.2	1.3	1.3	-	1.2
Office or Commercial Services	1.3	1.5	1.7	1.2	-

2. Shared parking shall be documented through a shared parking agreement approved by the county.

**3-26-06-03-04-02 Reduced Need Populations**

1. The required minimum number of off-street parking spaces may be reduced by 33 percent for any group living use or multi-family use in which occupancy of at least 80 percent of the units is restricted for use by those 60 years of age or older.
2. The required minimum number of off-street parking spaces may be reduced by 50 percent for any group living use or multi-family use in which occupancy of more than 80 percent of the units is restricted for

use by those meeting the definition of “handicapped” individuals under the federal Fair Housing Act Amendments

3-26-06-03-04-03

**Proximity to Transit**

The Community and Economic Development Director may allow a reduction in parking spaces of up to 15 percent for multi-family dwelling developments or multi-family components of a mixed-use structure within the TOD district and located no more than one quarter (1/4) mile from the transit station provided:

1. The reduction is applied for in conjunction with a development plan review;
2. A parking analysis is submitted to the county in conjunction with the reduction request and development plan application; and
3. The reduction in the number of parking spaces shall not exceed 15 percent of the total number of parking spaces required for the proposed use.

3-26-06-03-05

**BICYCLE PARKING**

3-26-06-03-05-01

**Required Number of Spaces**

Indoor or outdoor bicycle parking shall be provided as follows:

Table 3-27-G: Bicycle Parking	
Use	Bicycle Parking Spaces [1]
Multiple-family	2 or 1 per 20 units
Group home	1 per 4 bedrooms
Office	2 or 1 per 40,000 sq. ft. (net area)
Commercial sales and service	2 or 1 per 5,000 sq. ft. (net area)
Community use (non-utility)	2 or 1 per 10,000 sq. ft. (net area)
Schools	2 per classroom
Notes: [1] Whichever measurement results in the higher number of spaces.	

3-26-06-03-05-02

**Design and Location**

1. Bicycle parking facilities shall include a rack or storage facility (e.g., locker) that enables bicycles to be secured. Where racks are used, they shall meet the following standards:
  - a. The bicycle frame and one wheel can be locked to the rack with a high-security, U-shaped shackle lock if both wheels are left on the bicycle;
  - b. A bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components; and
  - c. The rack must be securely anchored.
2. Bicycle racks and storage facilities shall be accessible without moving another bicycle.

3. Bicycle racks and storage facilities shall be located in convenient, visible, well-lit areas with easy access and near main entrances of all commercial, residential, and institutional buildings. Such locations shall be clearly noted with signage.
4. The racks and storage facilities shall be located so they do not interfere with pedestrian traffic and shall be protected from potential damage by motor vehicles.
5. Bicycle parking shall not be within any required landscape area nor interfere with any pedestrian pathway.

**3-26-06-04 MULTI-FAMILY DEVELOPMENT DESIGN STANDARDS**

The design standards in this subsection apply to all multi-family development.

**3-26-06-04-01 SITE LAYOUT AND BUILDING ORIENTATION**

**3-26-06-04-01-01 Building Orientation**

1. Individual buildings within a multi-family development shall be oriented to:
  - a. Common open space, such as interior courtyards or on-site natural areas or features;
  - b. Perimeter streets;
  - c. Other residential buildings; or
  - d. Through-access drives.
2. To the maximum extent practicable,<sup>2</sup> buildings shall be oriented or arranged in a manner to enclose common open spaces such as gardens, courtyards, recreation, or play areas, that shall contain a minimum of three of these features:
  - a. Seasonal planting areas;
  - b. Trees;
  - c. Pedestrian-scaled lighting;
  - d. Gazebos or other decorative shelters;
  - e. Seating;
  - f. Play structures for children; or



Fig. 3-27-G: Courtyard Orientation

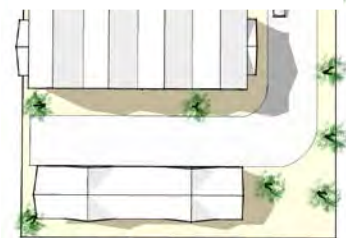


Fig. 3-27-H: Perimeter Street Orientation

<sup>2</sup> The following definition for “maximum extent practicable” will be added to the code definitions: “under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.”



- g. Natural features or areas, unless the county determines that for preservation reasons the buildings should avoid the feature or area.

3-26-06-04-01-02

**Entrance Orientation**

- 1. Primary entrances and façades shall not be oriented towards parking lots, garages, or carports.
- 2. All multi-family buildings shall comply with at least two of the following requirements:

- a. At least one main building entry faces an adjacent public street;
- b. A building entrance faces a courtyard or common open space that has a direct and visible connection to an adjacent public street;



Fig. 3-27-1: Ground-floor unit entrances

- c. A building entry is connected to a public sidewalk by a system of interior walkways; or
  - d. The pedestrian entries to the site from the public right-of-way are emphasized with enhanced landscaping, special paving, gateways, arbors, or similar features.
- 3. All ground-floor units with frontage along the primary street shall have an entrance that faces the street. Multi-family buildings located with multiple street frontages shall provide entrances to the building along each local street frontage.
    - a. Exterior entrances from a public sidewalk or common open space are permitted for dwelling units on the ground floor.
    - b. Exterior entrances shall be raised from the finished ground-floor level of the sidewalk a minimum of two feet.
  - 4. Dwelling units above the ground floor shall have interior unit entrances, except that exterior stairs are permitted for access to upper-floor units only if they are oriented towards a central plaza not visible from any street.

3-26-06-04-01-03

**Private Common Space**

- 1. In addition to the public open space required in Table 3-26-B, developments with at least four units shall provide 400 square feet of

private common open space for each multifamily dwelling unit. This space may be provided as an individual patio or deck with a minimum dimension of five feet.

2. In developments with at least twelve units, a minimum of 40 percent of the required private common space shall be usable for recreation, including uses such as swimming pools, fitness facility, sport courts, playgrounds with equipment, and/or community gardening.

### 3-26-06-04-02 **BUILDING DESIGN**

#### 3-26-06-04-02-01

##### ***Four-Sided Design***

All sides of a multi-family building shall display a similar level of quality and architectural detailing as on the front elevation when visible from:

1. Property occupied by or designated for single-family residential uses,
2. An existing public street right-of-way, or
3. Other public lands or spaces.



Fig. 3-27-J: Four-sided design

#### 3-26-06-04-02-02

##### ***Maximum Number of Attached Units***

The maximum number of attached units in a series such as townhomes is six.

#### 3-26-06-04-02-03

##### ***Single-Family Attached Dwelling Façades***

1. The attached single-family dwellings in any one row structure shall be required to have distinctly different façades. No attached single-family structure facade shall be repeated more than once every four structures on the same side of the street.



Fig. 3-27-K: Single-family attached building façade differentiation

2. The facades of single-family attached townhomes shall be punctuated by a change in texture or material, offset, or other architectural feature to differentiate individual units
3. Any building (excluding parking garages and other accessory buildings) viewed from a public right-of-way or public open space shall either face such right-of-way or open space, or shall have a façade facing such area in keeping with the character of the front façade, including the utilization of similar fenestration and materials.

3-26-06-04-02-04

**Building Mass and Articulation**

1. The elevations of all multi-family buildings shall be articulated through the incorporation of at least three or more of the following:
  - a. Balconies;
  - b. Bay or box windows;
  - c. Porches or covered entries;
  - d. Dormers or other variations in the roof plane;
  - e. Accent materials such as brick, stone, or stucco with banding highlights;
  - f. Shutters;
  - g. Variation in window sizes and shapes; or
  - h. Vertical elements that demarcate building modules.
2. The height of each multi-family building taller than 35 feet shall be stepped down from its highest roofline at least one full story for a depth of at least 15 feet on any end of the building located within 50 feet of an adjacent area zoned or used for single-family residential.
3. Multi-family buildings shall provide concentrated unit access points. Access balconies and corridors running the length of the exterior of a building are prohibited.



Fig. 3-27-L: Multi-family building articulation

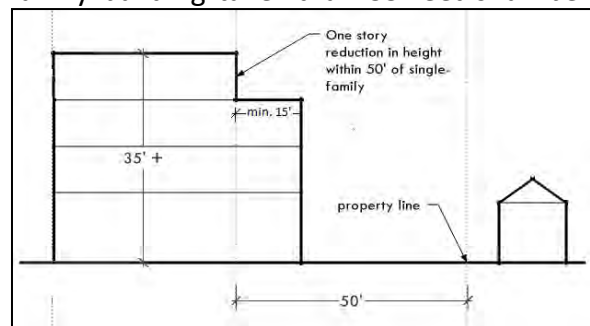


Fig. 3-27-M: Height transition adjacent to residential

3-26-06-04-02-05

**Vertical Articulation**

1. For all structures three stories or more in height, the base (first 20 feet) of a building shall be distinguished from the remainder of the building by providing a minimum of three of the design elements listed above in Subsection 3-26-06-04-02-04.
2. Multi-family buildings shall be designed to incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. Upper stories shall not appear heavier or demonstrate greater mass than the lower stories of the building.

3-26-06-04-02-06

**Building Length**

The maximum length of any multifamily building shall be 180 feet.

3-26-06-04-02-07

**Transparency**

At least 20 percent of all walls facing a public street shall contain windows or doorways.

3-26-06-04-02-08

**Materials**

All material shall be durable and long-lasting. The following materials are acceptable for multi-family residential construction:

1. Brick, concrete stucco, stone, stone facing, wood, glass in combination with metal, or similar, durable architectural materials as approved by the Planning Commission.
2. Vinyl siding, EIFS, or synthetic stucco may be approved by the Planning Commission on a case-by-case basis.

3-26-06-04-03

**PARKING LOCATION AND LAYOUT**

3-26-06-04-03-01

**Location and Layout**

1. To the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from street frontage.
2. Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30 percent of each perimeter public street frontage of a multi-family development.
3. To the maximum extent practicable, freestanding



Fig. 3-27-N: Multi-family parking located behind primary structure

parking structures that are visible from perimeter public streets shall be sited so that the narrow end of the parking structure is perpendicular to the perimeter street.

**3-26-06-04-03-02      *Carports and Detached Garages***

1. Carports and common garages shall be limited to 60 feet in length.
2. Detached garages and carports shall incorporate compatible materials, scale, colors, architectural details, and roof slopes similar to those of the primary multi-family buildings.
3. Rear walls of detached garages over 40 feet in length that back onto the perimeter street shall be articulated or punctuated through the use of window openings or other similar techniques.

**3-26-06-05      MIXED-USE/NON-RESIDENTIAL DESIGN STANDARDS**

**3-26-06-05-01      *APPLICABILITY***

The design standards in this section apply to all mixed-use, office, and commercial structures. Industrial development in the TOD district shall be subject to the following subsections of this section in addition to the provisions of Chapter 4:

1. 3-26-06-05-05-02, *Parking Location*;
2. 3-26-06-05-05-02, *Parking Lot Screening*;
3. 3-26-06-05-06, *Building Design*; and
4. 3-26-06-05-08, *Residential Compatibility Standards*.

**3-26-06-05-02      *SITE LAYOUT AND BUILDING ORGANIZATION***

**3-26-06-05-02-01      *Private Common Spaces***

**3-26-06-05-02-01-01      *Required Private Common Spaces***

Mixed-use, commercial, and office development shall incorporate at least one on-site indoor or outdoor common space per building. Common space shall be visible and accessible and shall be located, where possible, along street frontages. Common spaces shall be connected, to the maximum extent practicable, to pedestrian areas, sidewalks, trails, or public open space in order to create functional pedestrian connectors.

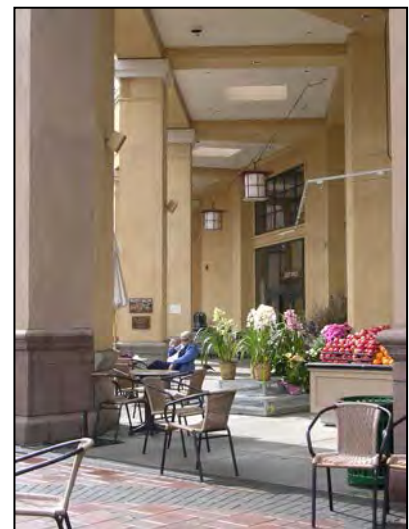


Fig. 3-27-O: Private common space



3-26-06-05-02-01-02

**Features and Amenities**

The following features may be used to satisfy the private common space standard:

1. Patio or plaza with seating and landscaping;
2. Landscaped mini-parks or square;
3. Rooftop or community garden; or
4. Similar features as approved by the Community and Economic Development Director.

3-26-06-05-02-01-03

**Design**

Private common spaces shall be constructed of materials that are of a comparable quality and be of a compatible design as the building they are attached to or the public space in which they are placed.

3-26-06-05-02-01-04

**Quantity and Amount**

The quantity and amount of required private common spaces shall vary as follows:

1. For buildings 10,000 square feet or less – 1,000 square feet;
2. For buildings between 10,001 and 20,000 square feet – 2,000 square feet that may be divided into two 1,000 square foot spaces; and
3. For buildings over 20,000 square feet – an extra 1,000 square feet of common space per 10,000 square feet of building or portion thereof.

3-26-06-05-02-02

**Building Orientation**

3-26-06-05-02-02-01

**Individual Buildings**

In cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one operable entrance and one or more transparent windows as approved by the Community and Economic Development Director.

3-26-06-05-02-02-02

**Multi-Building Developments**

1. Buildings shall be organized to promote a compact pattern of development, pedestrian-friendly spaces, streetscapes, areas of naturalized landscaping, and to screen parking areas.
2. Buildings shall be arranged and grouped so that their primary orientation complements one another and adjacent, existing development by:
  - a. Framing the corner of an adjacent street intersection or entry point to the development;
  - b. Framing and enclosing a pedestrian and/or vehicle road or access corridor within or adjacent to the development site;

- c. Framing and enclosing on at least three sides parking areas, public spaces, or other site amenities;
- d. Framing and/or enclosing outdoor dining or gathering spaces for pedestrians between buildings; or
- e. Framing one or more areas of natural vegetation.

3-26-06-05-02-02-03

***Entrance Orientation***

To the maximum extent feasible, the principal building entrance shall face:

1. An adjacent public street;
2. An adjacent public plaza; or
3. An adjacent primary public walkway.
4. In cases where the principal entrance does not face the principal street, the entrance shall be connected to the street and adjacent parking areas with a sidewalk(s).



Fig. 3-27-P: Buildings arranged to create pedestrian-friendly spaces

3-26-06-05-02-03

***Weather Protection for Pedestrian Areas***

3-26-06-05-02-03-01

***Building Design***

1. Buildings shall be designed so that entries, steps, balconies, and pedestrian walkways or sidewalks are protected from precipitation shedding off roofs.
2. Sheltering roofs or building projections for protection from rain, wind, snow, and ice shall be provided in areas of pedestrian activity around public/institutional, commercial, and mixed-use buildings, including sheltered entranceways at major entrances and pedestrian-oriented façades along public sidewalks or walkways.
3. Building shall avoid roof designs, canopy structures, or other design features that would allow accumulated snow, ice, or rain or to fall or slide onto sidewalks or walkways. Roofs shall be designed to protect doorways, exterior stairs, balconies, garage entrances, bicycle parking, and pedestrian sidewalks and walkways from snow and ice. Where sloping rooflines incline toward such areas, protective features such as arcades, loggias, and dormers shall be used to protect pedestrians from falling snow. Such devices need not be continuous if foundation planning beds are located to set the walkway away from the building façades.



3-26-06-05-02-03-02

**Snow Storage**

Snow storage areas shall be separated from and shall not overlap or encroach upon pedestrian walkways or sidewalks.

3-26-06-05-02-03-03

**Sidewalk Design**

1. Pedestrian walkways shall be clearly defined through the use of consistent pavers and signage.
2. Pedestrian walkways shall be designed to minimize potential conflicts with snow management operations and ensure pedestrian safety by:
  - a. Limiting grade changes where possible; and
  - b. Using ramps instead of stairs where a change in grade is necessary.

3-26-06-05-03

**STREETSCAPE DESIGN AND CHARACTER**

3-26-06-05-03-01

**Public Sidewalks Required**

In order to create an environment that is supportive of transit and pedestrian mobility, public sidewalks shall be provided along both sides of all streets in the TOD district. Such sidewalks shall be at least 12 feet in width and no more than 16 feet in width, unless otherwise approved as part of the design review process. The 12-foot minimum requirement shall apply regardless of the available right-of-way. Where required, the sidewalk shall extend onto private property to fulfill the 12-foot minimum requirement, with a sidewalk easement provided.

3-26-06-05-03-02

**Delineation of Sidewalk Area**

Sidewalks shall be organized into two distinct areas: a street tree/furniture area located adjacent to the curb, and a clear area.

3-26-06-05-03-02-01

**Street Tree/Furniture Area**

The street tree/furniture area shall have a minimum width of six feet (from face-of-curb) and shall be continuous and located adjacent to the curb. The area shall be planted with street trees at an average spacing of 20 to 30 feet on



Fig. 3-27-Q: Delineation of Sidewalk Area

center, based on the mature canopy width of the tree species selected. The area also is intended for the placement of street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements designed to county specifications and located in a manner that does not obstruct pedestrian access or motorist visibility. Maintenance of this area shall be the responsibility of the adjacent property owner or a management entity appointed by the adjacent property owner.

3-26-06-05-03-02-02

**Clear Area**

The clear area shall be a minimum width of six feet, shall be hardscaped, and shall be located adjacent to the street tree/furniture area. The clear area shall be unobstructed by any permanent or nonpermanent element for a minimum width of six feet and a minimum height of eight feet. Additional sidewalk width located between the clear area and the building may be used for outdoor dining or seating areas.

3-26-06-05-03-02-03

**Supplemental Zone**

A supplemental zone may be provided at the option of the applicant between the street-facing façade or a side-facing facade and the required clear area, to provide additional areas for outdoor dining, porches, terraces, landscape and water features, and plazas. A supplemental zone, if provided, may be a maximum of 20 feet deep and may extend up to 30 percent of the linear frontage of the development. The supplemental zone shall not provide any parking or vehicle circulation areas.

3-26-06-05-03-03

**Building Placement**

At least 70 percent of the building facade facing a public street shall be brought up to the clear area if provided. The county may reduce this to 50 percent façade placement at the sidewalk clear area where public amenities are provided as approved by the Community and Economic Development Director, including:

1. Public plazas or seating areas;

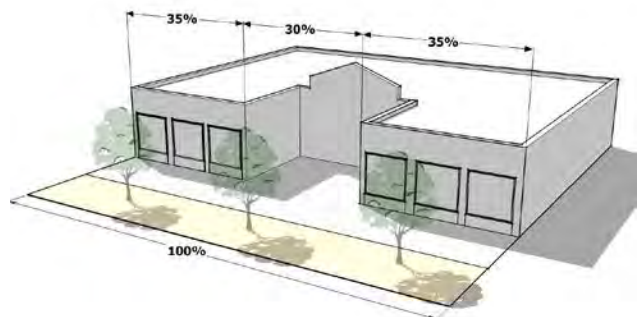


Fig. 3-27-R: Building set to sidewalk clear area

2. Tree wells and urban landscaping such as shrubs, live groundcover, planters, and hardscape (e.g., decorative fencing, arbors, patterned paving);
3. Street furnishings, including but not limited to waste receptacles, bicycle racks, drinking fountains, or shelters for persons using public transit.

3-26-06-05-03-04

**Sidewalk Entries**

3-26-06-05-03-04-01

**Spacing**

Sidewalk entries shall be provided to all buildings and individual units that front on the sidewalk.

3-26-06-05-03-04-02

**Sidewalk Entry Hierarchy**

Entrances into residential buildings in mixed-use areas are encouraged to follow a hierarchy of sizes and functions as follows:

1. **Carriage way:** A centrally located twelve-foot wide entrance at sidewalk level for visual and direct access to a private courtyard.
2. **Secondary entry:** A six-foot wide entrance with ornamental entrance gate and defined by a stoop with low cheek walls and planters at the sidewalk. Mailboxes, bike racks, and trash receptacles should be grouped around these secondary entries.
3. **Other entries:** Home office and retail storefront entries which are either at grade or stooped shall be sized to accommodate specific requirements of the individual space.

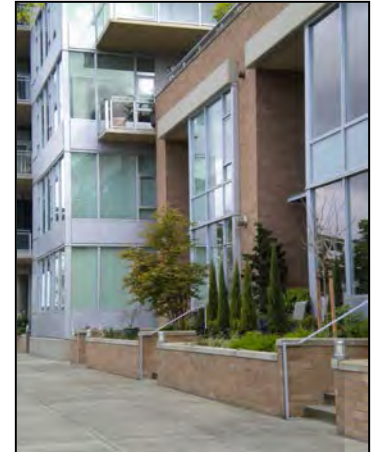


Fig. 3-27-S: Secondary entry

3-26-06-05-03-05

**Utilities**

Transformers, switchgear, and related utility service equipment shall not be located above-ground in pedestrian access easements. Building service panels are to be located on the inside of all buildings.

3-26-06-05-03-06

**Paving**

Paving is intended to highlight or accentuate special areas along the ground plane while at the same time complementing the design of adjacent building and streetscape elements.

3-26-06-05-03-07

### **Ground-Floor Uses**

3-26-06-05-03-07-01

#### **Intent**

The incorporation of commercial uses such as retail shops and restaurants at the street level is strongly desired within the TOD district to promote a more active environment for pedestrians and support residential and office uses located within the same building (on upper floors) or nearby.



Fig. 3-27-T: Active street-level uses and outdoor gathering spaces

3-26-06-05-03-07-02

#### **Standards**

03-26-06-05-03-07-02-01 **Location**

Commercial uses shall be concentrated adjacent to transit station areas, major public spaces, and in other areas where a high level of pedestrian activity and visibility is desirable. If a limited portion of a structure's ground level will be devoted to commercial space, such space shall be located along those facades adjacent to or most visible from transit corridors, primary street frontages, or major pedestrian walkways.

03-26-06-05-03-07-02-02 **Design and Use of Commercial Space**

Although the ground-floor commercial spaces may be used for residential units/office use, they should be designed for easy conversion to retail/commercial uses and shall be constructed to commercial standards. Where provided, ground-floor area for nonresidential uses shall be constructed to nonresidential construction standards to a depth from the front wall of a minimum of 30 feet. Leasing offices, fitness centers, and related accessory uses in residential developments may count toward meeting this requirement.

3-26-06-05-03-08

#### **Residential Uses**

Residential uses, where included, shall be incorporated within a mixed-use development to be visually and/or physically integrated with nonresidential uses. This shall be achieved by ensuring that residential uses meet at least two of the following:

1. Residential uses are vertically located above street-level commercial uses;

2. Residential uses are horizontally integrated into site development to provide a transition between the highest intensity uses within the center or development and the adjacent neighborhood; and
3. A pedestrian circulation system (i.e., sidewalks, crosswalks, trails, etc.) is provided that reduces conflict between pedestrian and vehicular movements and increases pedestrian activity between residential and nonresidential uses.

**3-26-06-05-04      *PARKING DESIGN STANDARDS***

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the TOD development.

**3-26-06-05-04-01      *Allowable Parking***

On-street parking shall not be designated per individual business or occupancy but may count toward the minimum parking requirements for the entire structure along the adjacent frontage.

**3-26-06-05-04-02      *Parking Location***

Unless specifically permitted in these standards, off-street parking is prohibited between the principal street and the corresponding street-facing facade line.

**3-26-06-05-04-03      *Parking Lot Screening***

All surface parking lots adjacent to a public street shall be screened using one of the following methods below:

1. An informal hedge at least three feet in height at maturity consisting of a double row of shrubs planted three feet on-center in a triangular pattern; or
2. Berming of the grade to at least 2 ½ feet in height above the finish grade of the parking lot, and with slopes no greater than 2:1. Slopes shall be covered with shrubs spaced a maximum of three feet on center. Trees and flowering plants may be included in the berm plantings where the Community and Economic Development Director finds that long-term maintenance will be provided.

**3-26-06-05-04-04      *Parking Structure Design***

The off-street parking required by mixed-use and non-residential development may be located in a parking structure. Such structure shall be subject to the following standards:

**3-26-06-05-04-04-01      *Design***

1. Parking structures shall be constructed of materials of similar quality and shall be compatible in appearance with adjacent

- buildings and shall contain lighting sufficient for security as approved by the county.
2. Ground floor facades of parking structures not occupied by active public uses shall be articulated through the use of three or more of the following architectural features.
    - a. Windows or window-shaped openings with decorative mesh or similar features as approved by the Community and Economic Development Director;
    - b. Masonry columns;
    - c. Decorative wall insets or projections;
    - d. Awnings;
    - e. Changes in color or texture of materials;
    - f. Approved public art;
    - g. Integrated landscape planters; or
    - h. Other similar features approved by the Community and Economic Development Director.

3-26-06-05-04-04-02

***Entry Design***

Vehicle entries to off-street parking structures shall be integrated into the placement and design of adjacent buildings or oriented away from the primary street frontage. At a minimum, parking structures shall have user vehicles access from a location that minimizes conflicts with pedestrian circulation.

3-26-06-05-04-04-03

***Wrapping of Parking Structure***

Where feasible, the ground floor of parking structures in mixed-use or non-residential districts shall be wrapped with active public uses along at least 60 percent of the ground-floor street frontage. Parking structures with ground floors that are not wrapped with active public uses on the sides facing a public



Fig.3-27-U: Parking structure wrapped with active uses

street or open to public view shall not:

1. Abut street intersections or public/civic use areas,
2. Be adjacent to public squares, or
3. Occupy sites that are the terminus of a street vista.



**3-26-06-05-05 BUILDING DESIGN****3-26-06-05-05-01 Four-Sided Design**

1. All sides of a building shall be architecturally finished with equal levels of materials and detailing. Blank walls void of architectural details or other variation are prohibited.
2. Exceptions from the above standard may be granted for those areas of the building envelope that the applicant can demonstrate are not visible from adjacent development and public spaces.
3. Corporate or franchise architecture is discouraged in favor of architecturally compatible designs. The Community and Economic Development Director may require photographic examples of the more minimized corporate architecture in the designs and completed structure by the same company in other communities.

**3-26-06-05-05-02 Consistent Architectural Theme**

1. The architectural design within a multi-building development of structures (including freestanding outparcel structures) shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural model to be consistent with a development's architectural character.



Fig. 3-27-V: Franchise design consistent with surrounding

2. All buildings in a single development, whether developed at a single time or in phases, shall share at least four architectural features in order to create continuity within the overall development. These features include, but are not limited to, the following:
  - a. Overhangs,
  - b. Canopies or porticos,
  - c. Recesses/projections,
  - d. Arcades,
  - e. Raised corniced parapets over the entrance,
  - f. Peaked roof forms,
  - g. Arches,
  - h. Outdoor patios,
  - i. Tower elements (at strategic locations),
  - j. Display windows,



- k. Integral planters that incorporate landscaped areas or seating areas, and
- l. Public art/sculptures.

3-26-06-05-05-03

***Building Materials and Colors***

3-26-06-05-05-03-01

***Mix of Materials***

- 1. No single building material shall cover more than 80 percent of the front building façade. Windows and doors shall not be counted as additional building materials.
- 2. Structures 20,000 square feet or less shall require a minimum of two distinct building materials on all facades to provide architectural detail and interest.
- 3. Structures over 20,000 square feet shall require a minimum of three distinct building materials on all facades to provide architectural detail and interest.



Fig. 3-27-W: Mix of building materials

3-26-06-05-05-03-02

***Prohibited Materials***

The following materials are prohibited as primary cladding or roofing materials:

- 1. Aluminum siding or cladding,
- 2. Plastic or vinyl siding,
- 3. Exposed aggregate, and
- 4. Wood shingles.

3-26-06-05-05-03-03

***Façade Colors***

- 1. Colors of paint, stains, and other finishes or materials shall complement each other.
- 2. Generally, no more than four colors per building are permitted.
- 3. Fluorescent colors are prohibited.
- 4. Primary colors are prohibited.
- 5. The use of stark white is discouraged.

3-26-06-05-03-04

**Transparency and Glazing**

1. At least 25 percent of all walls facing a public street shall contain windows or doorways.
2. Glazing shall be effectively clear, and shall not exceed 40 percent reflectance. Divided-light windows are encouraged. Materials that create noticeable glare or which restrict the ability of the public to view the inside of a structure from the outside are generally prohibited but may be allowed in limited locations in structures intended for financial or other uses with documentable safety concerns.
3. Energy conserving window films and coatings are permissible within these standards.

3-26-06-05-05-04

**Gateways**

1. Buildings located at entrances to a development demarcate a gateway that will create an overall identity, set the tone for the development, and mark arrival or entry.
2. At major entry points of a development with three or more buildings, buildings shall be organized along the street and at the intersection to create a gateway.
3. Architectural features shall be incorporated into the facades of buildings at major entry points to help emphasize arrival or entry points into the development. These features may include, but are not limited to:
  - a. Eaves,
  - b. Planters,
  - c. Mounted signs,
  - d. Pilasters,
  - e. Tower elements,
  - f. Water features, or
  - g. Arcades.

3-26-06-05-06

**BUILDING MASSING AND FORM**

3-26-06-05-06-01

**Vertical Articulation**

Buildings greater than two stories or taller than 30 feet shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with



Fig. 3-27-X: Vertical articulation

horizontal elements separating these components as illustrated in Figure 3-26-X. The component described as the body must constitute a minimum of 50 percent of the total building height.

3-26-06-05-06-02

***Horizontal Articulation***

Buildings shall be designed to reduce apparent mass by dividing facades into a series of smaller components. No individual component shall have a length of more than 60 feet. Components shall be distinguished from one another through two or more of the following:

1. Variations in roof form and parapet heights;
2. Pronounced recesses and projections;
3. Distinct changes in texture and color of wall surfaces;
4. Ground level arcades and second floor galleries/balconies;
5. Protected and recessed entries; and
6. Vertical accents or focal points.



Fig. 3-27-Y: Appropriate transition in building height and mass

3-26-06-05-06-03

***Relationship to Surrounding Development***

1. New developments that two stories or taller than adjacent existing development shall provide a development transition using an appropriate combination of the following techniques designed to achieve height and mass compatibility with the lower-scaled adjacent development:
2. Wrapping the ground floor with a building element or integrated architectural feature (e.g., pedestrian arcade) that is the same height as the adjacent structure; or
3. Graduating building height and mass in the form of building step-backs or other techniques so that new structures have



Fig. 3-27-Z Entrance design

a comparable scale with existing structures; or

4. Orienting porches, balconies, and other outdoor living spaces away from the shared property line to protect the privacy of adjacent residents where applicable.

3-26-06-05-06-04

***Entrances and Pedestrian Areas***

1. Primary entries and pedestrian frontages shall be clearly visible from the street and accentuated from the overall building facade by:
  2. Differentiated roof, awning, or portico;
  3. Covered walkways or arcades;
  4. Projecting or recessed entries from the surrounding building facade;
5. Detailed doors and doorways with transoms, sidelights, trim details, and/or framing; and
6. Windows within doorways equivalent in size to 50 percent of door surface area.
7. Secondary entrances shall have minor architectural detailing that adds visual interest to that portion of the façade.

3-26-06-05-06-05

***Roofs***

3-26-06-05-06-05-01

***Roofline Articulation***

Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development.

3-26-06-05-06-05-02

***Flat Roofs***

Flat roofs shall include parapets that adhere to articulation requirements for the main face of the structure. The average height of the parapet shall not exceed 15 percent of the height of the supporting wall, unless rooftop equipment cannot be sufficiently screened. A three-dimensional cornice treatment is encouraged for parapets. Parapets shall look complete from all sides if visible at any distance from the ground.

3-26-06-05-06-05-03

***Roof Materials***

1. Asphalt shingles, industry-approved synthetic shingles, standing seam metal or tile roofs are allowed.
2. Wood shingles are prohibited. Corrugated metal, tar paper, and brightly-colored asphalt shingles may be permitted by the Community and Economic Development Director where they will not be visible from a roadway, public park, or residential district or use.

3-26-06-05-06-06

***Awnings, Canopies, Arcades, and Overhangs***

Structural awnings are encouraged at the ground level to enhance the articulation of the building and provide shade.

1. The material of awnings and canopies shall complement the building.
2. Awnings shall not be internally illuminated.
3. Canopies shall not exceed 40 linear feet without a break.
4. Awnings shall not extend more than five feet over the sidewalk, unless otherwise approved by the Community and Economic Development Director, up to a maximum of 10 feet, and are in keeping with the architectural style of the building.
5. Canopies shall respect the placement of street trees and lighting and shall not interfere with them.
6. All large canopies that require structural columns for support shall have a minimum six-foot masonry (or other approved material) finish measured from the finished grade. Materials used on columns and canopies shall be complementary to the building.

3-26-06-05-07

***RESIDENTIAL COMPATIBILITY STANDARDS***

3-26-06-05-07-01

***Applicability***

The residential compatibility standards in this subsection apply when nonresidential or mixed-use development is proposed adjacent to lots used by or zoned for detached or attached single-family structures in a residential district.

3-26-06-05-07-02

***Use Limitations***

Where these compatibility standards apply, the following uses or features shall be prohibited as principal or accessory uses:

1. Public address/loudspeaker systems;
2. Outdoor storage; and
3. Uses providing delivery services via large tractor trailers (not including package delivery services).

3-26-06-05-07-03

***Off-Street Parking Location***

1. Off-street parking shall be established in one or more of the locations listed below. The locations are listed in priority order; the applicant shall select the highest feasible location from this list, and shall demonstrate why that application was selected over other alternative locations.
2. Adjacent to off-street parking lots serving nonresidential uses on abutting lots;
3. Adjacent to lot lines abutting nonresidential development;
4. Adjacent to lot lines abutting mixed-use development;

5. Behind the building;
6. In front of the building; or
7. Adjacent to lot lines abutting residential uses.
8. In cases where an off-street parking lot serving a nonresidential use is located on an abutting lot, connection between the two parking areas via a cross-accessway with a minimum width of 12 feet and a maximum width of 24 feet is strongly encouraged. A cross-access easement shall be recorded.

3-26-06-05-07-04

***Relationship to Surrounding Uses***

1. Multi-building developments shall be configured to locate the tallest and largest structures within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential land uses as required by Section 3-26-06-05-07-03, *Relationship to Surrounding Development*.



Fig. 3-27-AA: Gradual decrease in building height and mass towards adjacent residential uses

2. Horizontally integrated mixed-use developments shall locate nonresidential uses away from lots in adjacent residential areas.
3. Medium to high density housing shall be incorporated to the maximum extent feasible both within and around the development to facilitate connections between residential and non-residential uses.
4. Nonresidential structures taller or larger than adjacent residential uses shall be broken up into modules or wings with the smaller or shorter portions of the structure located adjacent to residential uses.

3-26-06-05-07-05

***Facade Configuration***

1. Service functions like refuse collection, incidental storage, and similar functions shall be integrated into the architecture of the building unless an alternate location places these functions farther from adjacent residential uses.
2. Windows shall be arranged to avoid direct lines-of-sight into abutting residential uses.
3. Multi-story structures with balconies, patios, or other public gathering spaces more than 24 feet above grade shall orient these features to



avoid direct views into lots in low- and medium-density residential districts.

3-26-06-05-07-06

**Landscaping/Screening**

1. Screening shall not interfere with public sidewalks, vehicular cross-accessways, or improved pedestrian connections.
2. Any parking designated for trucks, recreational vehicles and other large vehicles shall be placed in a location which is not adjacent to either any street or to any residentially zoned property.

3-26-06-05-07-07

**Operation**

1. Nonresidential uses with outdoor components (e.g., outdoor dining, performance venues) located adjacent to lots in a residential district shall curtail outdoor activities by 10:00 pm.
2. Loading or unloading activities shall take place only between the hours of 7:00 am and 11:00 pm.
3. Alternate hours of activities may be approved through the conditional use permit process.

3-26-06-05-07-08

**Sustainable Development Practices**

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; or
7. A greywater recycling system.



Fig. 3-27-BB: LID stormwater management feature



## 3-27 NEIGHBORHOOD PARK (NP)

### 3-27-01 PURPOSE

The purpose of the Neighborhood Park (NP) Zone District is to provide a district focused on open space, park and recreational uses that are compatible in a residential or mixed-use setting. These parks are typically centrally located within neighborhoods, along collector streets, along trail corridors, or in more urban areas. Active and passive recreational uses are permitted, as well as structures that support these recreational uses. Neighborhood parks are intended to be owned and operated by a public or quasi-public park, open space or recreation department or district and generally are open for all to use.

### 3-27-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in a Neighborhood Park District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. More than one principal use may be permitted per lot.

### 3-27-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Institutional Uses, Accessory
2. Recreation Uses, Accessory
3. Incidental Sales related to a permitted use

### 3-27-04 PERMITTED SPECIAL/TEMPORARY USES

Special uses are permitted in a Neighborhood Park District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Neighborhood District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development. Examples of Temporary Uses that can be approved by the Director of Community and Economic Development include, but are not limited to, events open to the public with or without tickets, educational tours, incidental sales, races, and the like. The Director may require the Temporary Use meet performance standards for similar uses permitted by these standards and regulations.

**3-27-05 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-27-06 AREA AND HEIGHT STANDARDS**

**3-27-06-01 MINIMUM LOT SIZE REQUIREMENTS**

There is no minimum lot size requirement in a Neighborhood Park District.

**3-27-06-02 MINIMUM LOT WIDTH REQUIREMENTS**

There is no minimum lot width requirement in a Neighborhood Park District.

**3-27-06-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-27-06-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in a Neighborhood Park District shall be twenty (20) feet.

**3-27-06-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in a Neighborhood Park District shall be twenty (20) feet.

**3-27-06-03-03 MINIMUM SIDE SETBACK**

The minimum side setback for a principal structure in a Neighborhood Park District shall be five (5) feet.

**3-27-06-03-04 MINIMUM REAR SETBACK**

The minimum rear setback for a principal structure in a Neighborhood Park District shall be fifteen (15) feet.

**3-27-06-03-05 MINIMUM R.O.W SETBACK**

The minimum setback for a principal structure in a Neighborhood Park District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be twenty (20) feet.

**3-27-06-03-06**      **MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES**

The minimum setback from a section line for a principal structure in a Neighborhood Park District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-27-06-04**      **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS**

**3-27-06-04-01**      **MINIMUM FRONT SETBACK**

The minimum front setback for accessory structures in a Neighborhood Park District shall be no less than the existing or proposed setback of the principal structure.

**3-27-06-04-02**      **MINIMUM SIDE SETBACK**

The minimum side setback for accessory structures in a Neighborhood Park District shall be no less than the existing or proposed setback of the principal structure.

**3-27-06-04-03**      **MINIMUM REAR SETBACK**

The minimum rear setback for accessory structures in a Neighborhood Park shall be no less than the existing or proposed setback of the principal structure.

**3-27-06-04-04**      **MINIMUM R.O.W SETBACK**

The minimum ROW setback for accessory structures in a Neighborhood Park District shall be no less than the existing or proposed setback of the principal structure. The minimum setback from a section line for all accessory structures in a Neighborhood Park District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

3-27-06-04-05      **MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES**

The minimum setback from a section line for all accessory structures in a Neighborhood Park District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required. Accessory buildings shall not be constructed prior to the principal structure on a lot.

3-27-06-05      **MAXIMUM HEIGHT**

3-27-06-05-01      **PRIMARY AND ACCESSORY STRUCTURES**

The maximum height of primary and accessory structures in the Neighborhood Park District shall be twenty-five (25) feet. There shall be no height limit for agriculture structures.

3-27-06-05-02      **MAXIMUM STRUCTURE COVERAGE**

In no case shall an accessory building exceed twice the floor area of the principal structure on the lot. Structure coverage is limited to 35% of the gross parcel size. Accessory buildings shall not be constructed prior to the principal structure on a lot.

3-27-06-06      **FLOOR AREA**

With the exception of Recreation Center, which shall have a maximum floor area of 175,000 square feet, there is no minimum or maximum floor area in the Neighborhood Park District.

### 3-27-07 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Neighborhood Park District unless inconsistent with a provision contained in Section 3-08, in which case the specific standard or requirement contained in Section 3-08 shall apply.

## 3-28 REGIONAL PARK (RP)

### 3-28-01 PURPOSE

The purpose of the Regional Park Zone District is to provide facilities and recreational amenities intended to serve a broader area drawing users from the County as a whole and the region. Unique uses are also appropriate in this zone district, including but not limited to, indoor commercial recreation/entertainment, outdoor commercial recreation, fairgrounds, agricultural demonstration areas, agritourism uses, entertainment, cultural, educational uses, institutional uses and sports facilities with limited commercial uses so long as the uses are primarily operated by a public or quasi-public park, open space or recreation department or district on land owned by a public or quasi-public park, open space or recreation department or district. Additionally, regional parks may protect large areas with natural resource value of regional importance and include trails and opportunities for nature-based and play area-based recreation.

### 3-28-02 PERMITTED PRINCIPAL AND CONDITIONAL USES

Refer to the Use Chart to determine which uses are permitted uses in a Regional Park District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. More than one principal use may be permitted per lot.

### 3-28-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural Uses, Accessory
2. Institutional Uses, Accessory
3. Recreation Uses, Accessory
4. Incidental Sales related to a permitted use

### **3-28-04 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Regional Park District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Regional Park District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development. Examples of Temporary Uses that can be approved by the Director of Community and Economic Development include, but are not limited to, events open to the public with or without tickets, outdoor Farmer’s Market, educational tours, incidental sales, races, and the like. As approved by the Director of Community and Economic Development. The Director may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

### **3-28-05 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the Use Chart; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

### **3-28-06 AREA AND HEIGHT STANDARDS**

#### **3-28-06-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement in a Regional Park District shall be thirty-five (35) acres.



**3-28-06-02 MINIMUM LOT WIDTH REQUIREMENTS**

There is no minimum lot width requirement in a Regional Park District.

**3-28-06-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-28-06-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in a Regional Park District shall be thirty (30) feet.

**3-28-06-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in a Regional Park District shall be thirty (30) feet.

**3-28-06-03-03 MINIMUM SIDE SETBACK**

The minimum side setback for a principal structure in a Regional Park District shall be twenty (20) feet.

**3-28-06-03-04 MINIMUM REAR SETBACK**

The minimum rear setback for a principal structure in a Regional Park District shall be thirty (30) feet.

**3-28-06-03-05 MINIMUM R.O.W SETBACK**

The minimum setback for a principal structure in a Regional Park District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

**3-28-06-03-06 MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES**

The minimum setback from a section line for all structures in a Regional Park District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required. Accessory buildings shall not be constructed prior to the principal structure on a lot.

**3-28-06-04 SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS**

**3-28-06-04-01 MINIMUM FRONT SETBACK**

The minimum front setback for accessory structures and agricultural buildings in a Regional Park District shall be no less than the existing or proposed setback of the principal structure.

**3-28-06-04-02 MINIMUM SIDE SETBACK**

The side front setback for accessory structures and agricultural buildings in a Regional Park District shall be no less than the existing or proposed setback of the principal structure.

**3-28-06-04-03 MINIMUM REAR SETBACK**

The minimum rear setback for accessory structures and agricultural buildings in a Regional Park District shall be no less than the existing or proposed setback of the principal structure.

**3-28-06-04-04 MINIMUM R.O.W SETBACK**

The minimum ROW setback for accessory structures and agricultural buildings in a Regional Park District shall be no less than the existing or proposed setback of the principal structure. The minimum setback from a section line for all accessory structures in a Regional Park District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-28-06-04-05 MINIMUM SETBACK FROM SECTION LINE**

The minimum setback from a section line for all accessory structures and agricultural buildings in a Regional Park District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required. Accessory buildings shall not be constructed prior to the principal structure on a lot.

**3-28-06-05**      **MAXIMUM HEIGHT**

There is no maximum height in a Regional Park District.

**3-28-06-06**      **MAXIMUM STRUCTURE COVERAGE**

There is no maximum structure coverage on a lot in a Regional Park District. Accessory buildings shall not be constructed prior to the principal structure on a lot.

**3-28-06-07**      **FLOOR AREA**

With the exception of Recreation Centers, which shall be limited to a maximum of 175,000 square feet, there is no minimum or maximum floor area in the Regional Park District.

**3-28-07**      **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Regional Park District unless inconsistent with a provision contained in Section 3-09, in which case the specific standard or requirement contained in Section 3-09 shall apply.

**3-29**      **NATURAL AREAS (NA)**

**3-29-01**      **PURPOSE**

The purpose of the Natural Areas Zone District is to provide for the preservation of open space and critical natural areas in Adams County. These areas may represent diverse types of land and possess varied physical and geographical conditions and are an important resource which should be protected. Because of the diversity of Adams County's ecology and environment, lot

sizes will vary in this zone district to enable effective water conservation, preservation, and protection of the environment and wildlife. Development and active uses are limited in this zone district, and passive recreation is generally allowed. The most intensive uses of these areas will normally be for outdoor recreation activities or passive uses not requiring significant infrastructure such as roads or utility services.

### **3-29-02 PERMITTED PRINCIPAL AND CONDITIONAL USES**

Refer to the Use Chart to determine which uses are permitted uses in a Natural Area Zone District, subject to building permit review and approval, and which uses are permitted subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval. More than one principal use may be permitted per lot.

### **3-29-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Institutional Uses, Accessory
2. Recreation Uses, Accessory

### **3-29-04 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Natural Area Zone District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in Natural Area District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development. Examples of Temporary Uses that can be approved by the Director of Community and Economic Development include, but are not limited to, educational tours, races, and the like. The Director may require the temporary use meet performance standards for similar uses permitted by these standards and regulations.

**3-29-05 AREA AND HEIGHT STANDARDS**

**3-29-05-01 MINIMUM LOT SIZE REQUIREMENTS**

There is no minimum lot width requirement in a Natural Area District.

**3-29-05-02 MINIMUM LOT WIDTH REQUIREMENTS**

There is no minimum lot width requirement in a Natural Area District.

**3-29-05-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-29-05-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in a Natural Area District shall be fifty (50) feet.

**3-29-05-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in a Natural Area District shall be fifty (50) feet.

**3-29-05-03-03 MINIMUM SIDE SETBACK**

The minimum side setback for a principal structure in a Natural Area District shall be twenty (20) feet.

**3-29-05-03-04 MINIMUM REAR SETBACK**

The minimum rear setback for a principal structure in a Natural Area District shall be fifty (50) feet.

**3-29-05-03-05 MINIMUM R.O.W. SETBACK**

The minimum setback for a principal structure in a Natural Area District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

3-29-05-03-06      **MINIMUM SETBACK FROM SECTION LINE FOR ALL PRINCIPAL STRUCTURES**

The minimum setback from a section line for a principal structure in a Natural Area District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

3-29-05-04      **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**

3-29-05-04-01      **MINIMUM FRONT SETBACK**

The minimum side setback for accessory structures in a Natural Area District shall be no less than the existing or proposed setback of the principal structure.

3-29-05-04-02      **MINIMUM SIDE SETBACK**

The minimum side setback for accessory structures in a Nature Area District shall be no less than the existing or proposed setback of the principal structure.

3-29-05-04-03      **MINIMUM REAR SETBACK**

The minimum side setback for accessory structures in a Nature Area District shall be no less than the existing or proposed setback of the principal structure.

3-29-05-04-04      **MINIMUM R.O.W. SETBACK**

The minimum setback for all accessory structures in a Natural Area District from an arterial right-of-way shall be fifty (50) feet except a section line

arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

**3-29-05-04-05**      **MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES**

The minimum setback from a section line for all accessory structures in a Natural Area District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required. Accessory buildings shall not be constructed prior to the principal structure on a lot.

**3-29-05-05**      **MAXIMUM HEIGHT**

**3-29-05-05-01**      **PRIMARY AND ACCESSORY STRUCTURES**

The maximum height of primary and accessory structures in the Natural Area District shall be twenty-five (25) feet. There shall be no height limit for agriculture structures.

**3-29-05-06**      **MAXIMUM STRUCTURE COVERAGE**

In no case shall an accessory building exceed twice the floor area of the principal structure on the lot. Structure coverage is limited to 10% of the gross parcel size. Accessory buildings shall not be constructed prior to the principal structure on a lot.

**3-29-05-07**      **FLOOR AREA**

The maximum floor area on a parcel in the Natural Areas District shall be twelve hundred (1,200) square feet.

**3-29-06**      **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Nature Area



District unless inconsistent with a provision contained in Section 3-41, in which case the specific standard or requirement contained in Section 3-41 shall apply.

## ~~3-273-30~~ CONSERVATION DISTRICT (CO)

### ~~3-27-013-30-01~~ PURPOSE

The purpose of the Conservation District is to encourage the preservation of environmentally sensitive areas from development. These areas may be of exceptional agricultural or environmental value, or are hazardous to develop. Areas eligible for designation include farm or ranch land, wildlife habitat, view corridors or important view areas, lands with historic or archeological value, contaminated areas, areas subject to flooding, or areas, if developed, that should be developed in an environmentally sensitive manner in order to provide an ample supply of open space, protect natural features and processes, provide active and passive recreational opportunities, conserve agricultural resources, protect and enhance important wildlife corridors, and generally sustain a high quality natural environment.

Lands developed in the Conservation District shall be developed in a manner to preserve critical natural areas including trees and other natural features of a site, conserve important agricultural lands, and protect public health and safety.

### ~~3-27-023-30-02~~ PERMITTED ACCESSORY USES

In association with a principal permitted use, the following accessory uses are permitted, subject to building permit review and approval:

1. Agricultural Uses, Accessory, No structures
2. Institutional Uses, Accessory, No structures

### ~~3-27-033-30-03~~ AREA AND HEIGHT STANDARDS

#### ~~3-27-03-013-30-03-01~~ MINIMUM LOT SIZE REQUIREMENTS

There are no minimum lot size requirements in a Conservation District.

#### ~~3-27-03-023-30-03-02~~ MINIMUM LOT WIDTH REQUIREMENTS

There are no minimum lot width requirements in a Conservation District.

#### ~~3-27-03-033-30-03-03~~ LOT SETBACK AND DIMENSIONAL REQUIREMENTS

##### ~~3-27-03-03-013-30-03-03-01~~ MINIMUM FRONT SETBACK

The minimum front setback for a structure in a Conservation District shall be thirty (30) feet.

~~3-27-03-03-02~~3-30-03-03-02 **MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a structure in a Conservation District shall be thirty (30) feet.

~~3-27-03-03-03~~3-30-03-03-03 **MINIMUM SIDE SETBACK**

The minimum side setback for a structure in a Conservation District shall be twenty (20) feet.

~~3-27-03-03-04~~3-30-03-03-04 **MINIMUM REAR SETBACK**

The minimum rear setback for a structure in a Conservation District shall be twenty (20) feet.

~~3-27-03-03-05~~3-30-03-03-05 **MINIMUM ARTERIAL SETBACK**

The minimum setback for all structures in a Conservation District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from a collector or local road right-of-way shall be fifty (30) feet. Variations may be permitted if full right-of-way has already been acquired by the County for a section line.

~~3-27-03-04~~3-30-03-04 **MAXIMUM HEIGHT**

The height of a structure in a Conservation District shall be established by Conditional Use Permit.

~~3-27-04~~3-30-04 **RELATIONSHIP TO PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in the Conservation District unless inconsistent with a provision contained in Section 3-27, in which case the specific standard or requirement contained in Section 3-27 shall apply.

## ~~3-283-31~~ PUBLIC LANDS, PARKS, OPEN SPACE, AND FACILITIES DISTRICT (PL)

### ~~3-28-013-31-01~~ PURPOSE

The purpose of the Public Lands, Parks, Open Space, and Facilities District is to protect established public lands and to provide an area in the County for location of parks, public open space, government buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related open space.

### ~~3-28-023-31-02~~ PERMITTED ACCESSORY USES

In association with a principal permitted use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural Uses, Accessory
2. Institutional Uses, Accessory
3. [Recreational Uses, Accessory](#)

### ~~3-28-033-31-03~~ AREA AND HEIGHT STANDARDS

#### ~~3-28-03-013-31-03-01~~ MINIMUM LOT SIZE REQUIREMENTS

There are no minimum lot size requirements in a Public Lands, Parks, Open Space, and Facilities District.

#### ~~3-28-03-023-31-03-02~~ MINIMUM LOT WIDTH REQUIREMENTS

There are no minimum lot width requirements in a Public Lands, Parks, Open Space, and Facilities District.

#### ~~3-28-03-033-31-03-03~~ LOT SETBACK AND DIMENSIONAL REQUIREMENTS

##### ~~3-28-03-03-013-31-03-03-01~~ MINIMUM FRONT SETBACK

The minimum front setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be thirty (30) feet.

##### ~~3-28-03-03-023-31-03-03-02~~ MINIMUM SIDE CORNER SETBACK

The minimum side corner setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be thirty (30) feet.

##### ~~3-28-03-03-033-31-03-03-03~~ MINIMUM SIDE SETBACK

The minimum side setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be fifteen (15) feet.

~~3-28-03-03-04~~ 3-31-03-03-04 **MINIMUM REAR SETBACK**

The minimum rear setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be twenty (20) feet or the same as the minimum rear setback requirement for the adjacent zone district, whichever is greater.

~~3-28-03-03-05~~ 3-31-03-03-05 **MINIMUM ARTERIAL SETBACK**

The minimum setback for all structures in a Public Lands, Parks, Open Space, and Facilities District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. Variations may be permitted if full right-of-way has already been acquired by the County for section lines.

~~3-28-03-04~~ 3-31-03-04 **MAXIMUM HEIGHT**~~3-28-03-04-01~~ 3-31-03-04-01 **PRINCIPAL STRUCTURE**

The maximum height of a principal structure in a Public Lands, Parks, Open Space, and Facilities District shall be thirty-five (35) feet or the same as the maximum height requirement for a principal structure in the adjacent zone district, whichever is less.

~~3-28-03-04-02~~ 3-31-03-04-02 **ACCESSORY BUILDINGS**

The maximum height of accessory buildings in a Public Lands, Parks, Open Space, and Facilities District shall be twenty (20) feet or the same as the maximum height requirement for accessory buildings in the adjacent zone district, whichever is less.

~~3-28-04~~ 3-31-04 **RELATIONSHIP TO PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in the Public Lands, Parks, Open Space, and Facilities District unless inconsistent with a provision contained in Section 3-29, in which case the specific standard or requirement contained in Section 3-29 shall apply.

## ~~3-29-32~~ **PLANNED UNIT DEVELOPMENT (P.U.D.)**

### ~~3-29-013-32-01~~ **GENERAL PROVISIONS**

In accordance with the Planned Unit Development Act of 1972, the objective of a Planned Unit Development is to establish an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

The purpose and objective of a Planned Unit Development (P.U.D.) is to encourage the development of land as a single unit. A P.U.D. allows greater flexibility in the design of a development, more variety and diversification in the relationships between buildings, open spaces and uses, and conservation and retention of historical and natural topographic features while meeting the goals, policies and objectives of the comprehensive plan.

### ~~3-29-023-32-02~~ **MINIMUM REQUIREMENTS**

A P.U.D. is a form of a customized zone district. The P.U.D. Documents as approved by the Board of County Commissioners may waive or modify specifications, standards and requirements of the Adams County Standards and Regulations such as site area, density, setbacks, height restrictions, improvement standards and related requirements that would be otherwise applicable to a particular zone district or land use, if such waiver or modification furthers the objectives of these P.U.D. regulations.

### ~~3-29-02-013-32-02-01~~ **MINIMUM SITE AREA**

The minimum site area within a P.U.D. shall be one (1) acre.

### ~~3-29-02-023-32-02-02~~ **PERMITTED PRINCIPAL, ACCESSORY, CONDITIONAL, SPECIAL AND PROHIBITED USES**

All uses that are in general conformity with the Adams County Comprehensive Plan including, but not limited to the contemplated density or intensity of land use, and compatible with the site's physical and environmental characteristics may be allowed within the P.U.D. The proposed land uses shall be compatible or designed to mitigate externalities with the existing, allowed or conditional land uses adjacent to the proposed development. The P.U.D document for the specific development shall establish the permitted uses. The uses shall be specifically defined and approved as part of the P.U.D.

~~3-29-02-03~~3-32-02-03 **MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size shall be established by P.U.D.

~~3-29-02-04~~3-32-02-04 **MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width shall be established by P.U.D.

~~3-29-02-05~~3-32-02-05 **MINIMUM SETBACKS**

The minimum required setbacks shall be established by P.U.D.

~~3-29-02-06~~3-32-02-06 **MAXIMUM HEIGHT**

The maximum height of structures shall be established by P.U.D.

~~3-29-03~~3-32-03 **GENERAL SITE DESIGN STANDARDS**

The following general site design standards shall be met by all P.U.D.s.

~~3-29-03-01~~3-32-03-01 **SUPERIOR DESIGN**~~3-29-03-01-01~~3-32-03-01-01 **USE OF FLEXIBILITY TO IMPROVE DESIGN**

Accomplish, by flexible and varied design, a planned development that is as good or better than one resulting from the traditional lot-by-lot development, with total net improvement to be gained by combinations and options of: placement, type and bulk of building structures, coordinated open space, recreation facilities, other public facilities (such as walkways), controlled circulation, conservation of natural features, decreased water and air pollution, aesthetic features, harmonious design and similar elements.

~~3-29-03-01-02~~3-32-03-01-02 **REDUCE IMPACT TO PUBLIC INFRASTRUCTURE AND SERVICES**

Avoid an overburden on the present or planned projected capacity of public utilities, services and roads, as compared to one which would be required by lot-by-lot development of the underlying land use district.

~~3-29-03-01-03~~3-32-03-01-03 **COMPATIBLE WITH ADJACENT USES**

The perimeter of the project shall be compatible or designed to mitigate externalities with the land use of adjacent properties. Compatibility includes, but is not limited to, size, scale, intensity of land use, off-site impacts, mass, and architectural design.

~~3-29-03-01-04~~3-32-03-01-04 **SCREENING REQUIRED**

Improvements on the site shall be sight-screened with adequate landscaping so as to provide a compatible visual effect as seen from the adjoining properties.



~~3-29-03-02~~3-32-03-02 **ROADS**

~~3-29-03-02-01~~3-32-03-02-01 ***PUBLIC ROADS REQUIRED***

All roads shall be public roads and the configuration and design of such facilities shall be consistent with Adams County Road Construction Standards (Chapter 8). Private roads within the P.U.D. may be approved by the County only if the following criteria are met:

1. Physical limitations of the site preclude the possibility of future linkage with existing public roads or proposed public roads which are part of the County’s adopted transportation plan;
2. The proposed road design, pedestrian access and layout represents a superior design which meets the objectives of the Adams County standards;
3. A direct and tangible public benefit will accrue from the proposed street design; and
4. The developer includes a maintenance agreement including, but not limited to snow removal and road repairs, which will be recorded against the property.

~~3-29-03-02-02~~3-32-03-02-02 ***CONNECTIONS TO OFF-SITE ROADS***

Connections to existing off-site roads abutting the subject property shall be required where practicable, except through critical areas and/or their buffers.

~~3-29-03-03~~3-32-03-03 **PEDESTRIAN AND BICYCLE AMENITIES**

~~3-29-03-03-01~~3-32-03-03-01 ***PEDESTRIAN AND BICYCLE ACCESS TO SITE***

Pedestrian and bicycle access onto the site shall be maximized in all proposed projects. This may be accommodated through the provision of on-site walkways, trails, paths or sidewalks, and bike lanes originating at the property boundary.

~~3-29-03-03-02~~3-32-03-03-02 ***INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION***

Internal pedestrian and bicycle circulation shall be facilitated through appropriately sealed walkways, paths, trails or sidewalks, and bike lanes. Special emphasis shall be placed on providing pedestrian and bicycle access to proposed recreational and/or open space areas and/or transit facilities.

~~3-29-03-04~~3-32-03-04 **PARKING**

All provisions for vehicle parking shall be in designated parking areas and shall meet the minimum parking criteria contained within the P.U.D.

~~3-29-03-05~~3-32-03-05 **OPEN SPACE**~~3-29-03-05-01~~3-32-03-05-01 **ACCEPTABLE OPEN SPACE**

No open area may be accepted as common open space within a planned unit development unless it meets the following requirements:

1. The location, size and character of the common open space is suitable for the planned unit development; and
2. The common open space is for preservation of natural flora and fauna, amenity or recreational purposes, and the uses authorized are appropriate to the scale and character of the planned unit development, considering its size, density, expected population, topography and the number and type of dwellings provided.

~~3-29-03-05-02~~3-32-03-05-02 **IMPROVEMENT OF OPEN SPACE**

Common open space will be suitably improved for its intended use, except for common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements to be permitted in the common open space are those appropriate to the uses authorized for the common open space.

~~3-29-03-05-03~~3-32-03-05-03 **USE OF OPEN SPACE**

At least twenty-five percent (25%) of the minimum required open space shall be designated for active recreation purposes, and no more than fifty percent (50%) shall be so utilized, in order to preserve a reasonable proportion of natural areas on the site. The purposes for which open space areas are proposed shall be documented.

~~3-29-03-05-04~~3-32-03-05-04 **CONCENTRATION OF OPEN SPACE**

Where practical, open space shall be concentrated in large usable areas.

~~3-29-03-05-05~~3-32-03-05-05 **CONTIGUITY OF OPEN SPACE**

Where possible, open space shall connect to adjacent off-site open space areas and designated greenways.

~~3-29-03-05-06~~3-32-03-05-06 **PERCENTAGE OF OPEN SPACE REQUIRED**

A minimum of 30% Open Space shall be required in all P.U.D.s or as determined by the Board of County Commissioners.

~~3-29-03-05-07~~3-32-03-05-07 **PRIORITIZATION OF OPEN SPACE TYPES**

The following list represents the relative desirability of different types of open space, and should be used as the basis for determining the optimum location for open space areas within a proposed P.U.D.

1. Critical areas including riparian areas and floodplain.

2. Pastures and farmland currently or traditionally used for agriculture.
3. Trails and greenways.
4. Significant stands of trees.
5. Mature vegetation on ridgelines.
6. Former solid and/or hazardous waste disposal sites.

~~3-29-03-05-08~~3-32-03-05-08 **CALCULATION OF OPEN SPACE AREA**

The calculation of open space area shall include all common public or privately held open space areas, all provisions for the right-of-way for public roads and the easement width for private roads, storm water facilities, recreational areas, trails and greenways. Individual private residential or commercial lot areas shall not be included in the open space calculation unless the open space areas located on private lots are subject to open space easements and restrictions.

~~3-29-03-05-09~~3-32-03-05-09 **OWNERSHIP OF OPEN SPACE**

Land shown in the final development plan as common open space, and landscaping and/or planting contained therein, shall be permanently maintained by and conveyed to one of the following:

1. An association of owners shall be formed and continued for the purpose of maintaining the common open space. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the common open space acceptable to the County in providing for the continuing care of the space. No common open space may be put to a use not specified in the final P.U.D. unless the final P.U.D. is first amended to permit the use. No change of use may be considered as a waiver of any of the covenants limiting the use of common open space areas, and all rights to enforce these covenants against any use permitted are expressly reserved to the County, as well as the owners.
2. A public agency, which agrees to maintain the common open space and any buildings, structures or other improvements, which have been placed on it.

~~3-29-03-05-10~~3-32-03-05-10 **MAINTENANCE OF OPEN SPACE**

A maintenance plan shall be submitted and approved as part of the P.U.D process. The maintenance plan shall meet the landscape and open space maintenance requirements contained in Chapter 4.

~~3-29-03-06~~3-32-03-06 **CLUSTER DEVELOPMENT AND TRANSFER OF DEVELOPMENT RIGHTS****STANDARDS**

The following section outlines cluster development standards, designation of sending areas, designation of receiving areas, zoning requirements for receiving sites, and procedures for obtaining transferred development rights.

~~3-29-03-06-01~~3-32-03-06-01 **CLUSTER DEVELOPMENT STANDARDS**

Clustering of lots may occur in areas designated as Agriculture or Residential Estate on the Future Land Use Map of the Comprehensive Plan. The following standards shall be adhered to in submittal of a cluster development as a P.U.D. application:

1. In order to be eligible for additional density from clustering, a property owner must apply for and receive approval for a Planned Unit Development (P.U.D.) on the parcel.
2. All provisions of Section 3-38 shall apply to a P.U.D.
3. Uses approved as part of the P.U.D. shall be limited to those uses consistent with the RE, A-1, or A-2 Zone Districts.
4. The maximum increase in the allowable number of residential units on a clustering site is 100.
5. The number of additional units allowed on a clustering site shall be calculated as follows:
  - a. The number of dwelling units permitted on a site shall not exceed one unit per 17.5 acres. For example, if a property consists of 350 acres, ten (10) dwelling units would be permitted in the A-3 Zone District. Clustering of lots would permit a maximum number of twenty (20) units on the site. The twenty (20) units would have a maximum lot size of five (5) acres, constituting a total development area of one hundred (100) acres. The remaining two-hundred-fifty (250) acres would be placed into a Conservation Easement.
  - b. The maximum lot size shall be limited to five (5) acres and the applicant shall endeavor to develop smaller lot sizes, not less than two-and-one-half (2.5) acres considering the requirements for a 300-year water supply.
  - c. All section line roads shall be constructed in accordance with the Adams County Transportation Plan.
  - d. All interior roads shall be constructed to County standards and paved, if required.
  - e. Additional development rights shall be granted upon approval of the Final Development Plan (P.U.D.) by the Board of County Commissioners upon conveyance of a Conservation Easement (in a form acceptable to the County) to the County or a land trust recognized by Great Outdoors Colorado as an independent third party

and is certified by the National Land Trust Alliance. All conservation easements shall be granted in perpetuity.

- f. The Conservation Easement, which defines the limitation on the development of the sending site, including the number of development rights severed from said parcel, shall be recorded in the real property records for the sending site at the Office of the Adams County Clerk and Recorder. The sending area shall also be included in the rezoning of the property to P.U.D.

~~3-29-03-06-02~~3-32-03-06-02 **DESIGNATION OF SENDING AREAS**

The sending areas to be preserved and protected through the application of these regulations are shown on the attached Transfer of Development Rights Map in the Comprehensive Plan with one of the following designations.

1. Designated Sending Areas:
  - a. Airport Influence Zone: Includes the noise overlay for Denver International Airport and the Airport Influence Zone surrounding the Colorado Air and Space Port;
  - b. Important Farmlands: Includes farmlands of national or state importance and ranches and grazing lands of local or regional importance. The areas are based on geographic data from the 1999 Metro Vision Open Space Plan (DRCOG);
  - c. Natural Resource Conservation Overlay: Includes mapped floodplains in the western area of the County and areas east of the Barr Lake Buffer Zone;
  - d. Barr Lake/South Platte River: Includes the floodplain and important habitat area around the South Platte River as well as the Barr Lake Buffer Zone.

All sending areas are restricted to land west of Yellowjacket Mile Road (west of Range 61 West). The sending area ratios for transferring development rights shall be as follows:

2. Sending Area Ratios:
  - a. Airport Influence Zone – 5:1
  - b. Important Farmlands – 10:1
  - c. Natural Resource Conservation Overlay – 15:1
  - d. Barr Lake/South Platte River – 25:1

~~3-29-03-06-03~~3-32-03-06-03 **DESIGNATION OF RECEIVING AREAS**

Receiving areas are shown on the Transfer of Development Rights Map in the Comprehensive Plan and include areas in townships 1561, 1563, 1565, 1567, 1729, 1731, 1813, and 1815 and are not within a designated sending area. The receiving areas are generally described as follows:

1. The southern three (3) miles of the County around Bennett and Strasburg excluding the Colorado Air and Space Port influence zone, the

- incorporated areas of Bennett, and the Natural Resource Conservation Overlay areas;
2. Areas east of the northern noise overlay zone for the Denver International Airport from 120<sup>th</sup> Avenue to 168<sup>th</sup> Avenue to Schumaker Mile Road., which excludes the floodplain area of Box Elder Creek;
  3. Areas one-half (1/2) mile north and south of 144<sup>th</sup> Avenue from Schumaker Mile Road to Strasburg Mile Road;
  4. Areas one-half (1/2) mile north and south of 88<sup>th</sup> Avenue from Highway 79 to Strasburg Mile Road;
  5. Areas one-half (1/2) mile east and west of Highway 79 from 48<sup>th</sup> Avenue to 144<sup>th</sup> Avenue; and
  6. Areas one-half (1/2) mile east and west of Strasburg Mile Road from 48<sup>th</sup> Avenue to 144<sup>th</sup> Avenue.

~~3-29-03-06-04~~3-32-03-06-04 **ZONING REQUIREMENTS FOR RECEIVING SITES**

1. In order to be eligible for additional density from development rights, a property owner must apply for and receive approval for a Planned Unit Development (P.U.D.) on the parcel.
2. All provisions of Section 3-37 shall apply to a P.U.D.
3. Uses approved as part of the P.U.D. shall be limited to those uses consistent with the RE, A-1, or A-2 Zone Districts.
4. The maximum increase in the allowable number of residential units on a receiving site is 200.
5. Receiving areas shall be a minimum of 160 acres for inclusion in the P.U.D. However, receiving areas may be as small as 40 acres provided the site is contiguous to rural residential development at densities of one (1) unit per ten (10) acres or greater or part of an Overall Development Plan.

~~3-29-03-06-05~~3-32-03-06-05 **PROCEDURE FOR OBTAINING TRANSFERRED DEVELOPMENT**

**RIGHTS**

1. Development rights may be transferred to an approved sending site only after the applicant obtains a Final Development Plan (P.U.D.) approval by the Board of County Commissioners.
2. The potential number of development rights available for transfer from a sending site is one (1) development right for each thirty-five (35) acres, fractions of development rights cannot be transferred, and if the remainder portion of a sending site is less than thirty-five (35) acres, no units could be built on the site. For example, a fifty (50) acre sending site could only transfer one unit and a residential unit could not be built on the sending site because the remainder portion would only be fifteen (15) acres, less than the required thirty-five (35) acres. However, if the remnant conservation area meets or exceeds 35 acres and is split by more than one sending area designation, the applicable different ratios may be

applied to the remnant parcel. For example, a fifty (50) acre sending site split into twenty-five (25) acres of Important Farmland (10:1) and twenty-five (25) acres of Natural Resource Conservation Overlay (15:1) would receive a credit as follow:

Important Farmland: 25 acres/50 acres = 50% at 10:1 = 5 units

Natural Resource Conservation Overlay: 25 acres/50 acres = 50% at 15:1 = 7.5 units

Total Units = 12.5 (no rounding up permitted) for a total unit credit of 12.

3. Additional development rights shall be granted upon approval of the Final Development Plan (P.U.D.) by the Board of County Commissioners and upon conveyance of a Conservation Easement (in a form acceptable to the County) to the County or a land trust recognized by Great Outdoors Colorado as an independent third party and is certified by the National Land Trust Alliance. All conservation easements shall be granted in perpetuity.
4. The Conservation Easement, which defines the limitation on the development of the sending site, including the number of development rights severed from said parcel, shall be recorded in the real property records for the sending site at the Office of the Adams County Clerk and Recorder. The sending area shall also be included in the rezoning of the property to P.U.D.
5. Adams County shall not issue a building permit for a residential unit unless there are sufficient development rights attached to the property.



## ~~3-303-33~~ AVIATION (AV)

### ~~3-30-013-33-01~~ PURPOSE

This section is intended to provide for non-residential land uses associated with aviation operations while minimizing risks to public safety and hazards to aviation users including those employed at public aviation facilities.

### ~~3-30-023-33-02~~ BOUNDARIES

The boundaries of the Aviation District shall, at a minimum, encompass runways, clear zones, aprons, aviation related structures including terminals and hangars, and other aviation-related services and support facilities as depicted on the approved Airport Layout Plan. Minimum areas to be included within the Aviation District are illustrated in Figure 3-1. The size of the area may vary according to the type of aviation facility. The Board of County Commissioners, following a review and recommendation for action by the Planning Commission, establishes the official boundary of the Aviation District at the time the aviation facility is zoned. Changes in the size of the Aviation District are reviewed through the Zone Map Amendment process.

### ~~3-30-033-33-03~~ PERMITTED PRINCIPAL USES

The following uses are permitted uses in an Aviation District, subject to the plans, terms, and conditions of the Airport Layout Plan and subject to building permit review and approval:

1. Air cargo terminals and freight forwarding facilities
2. Air passenger terminal buildings, hangars, and air traffic control facilities
3. Aircraft sales, repair, service, storage
4. Aviation related manufacturing and distribution uses
5. Farming, no structures
6. Flight kitchens and related facilities
7. Ground transportation facilities such as taxi and bus terminals
8. Noise and weather monitoring devices, navigational aids
9. Outside storage of non-hazardous materials not to exceed 10% of the building area
10. Parking areas for employees and passengers
11. Public and quasi-governmental buildings, structures, and uses essential to the operations including fire stations, pump stations, water tanks, and public utility facilities
12. Ranching, no structures

13. Retail and personal service outlets catering to aviation passengers and employees
14. Runways, taxiways, takeoff and landing areas, aprons, clear zones, and; aircraft tie-down areas
15. Snack shops, restaurants, and lounges for airport clientele
16. Support facilities essential for aviation operations such as fuel storage, hangar use, and associated offices
17. Training schools relating to aircraft operations and service work
18. Underground fuel tanks
19. Traditional Farming, No structures
20. Solar energy facilities

### ~~3-30-04~~3-33-04 **PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this section; (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, or (3) permitted by the Airport Layout Plan established for the particular lot(s) in question, are prohibited.

### ~~3-30-05~~3-33-05 **AREA AND HEIGHT STANDARDS**

#### ~~3-30-05-01~~3-33-05-01 **MINIMUM LOT SIZE REQUIREMENTS**

Established by the Airport Layout Plan.

#### ~~3-30-05-02~~3-33-05-02 **SETBACK FOR STRUCTURES, RUNWAYS, TAXIWAYS, TAKE OFF AND LANDING AREAS**

##### ~~3-30-05-02-01~~3-33-05-02-01 ***SETBACK FROM PROPERTY LINES FOR AIRPORT RUNWAYS, TAXIWAYS, AND RELATED FACILITIES***

The setback for airport runways, taxiways, and related facilities in an Aviation District shall be seven hundred (700) feet from centerline of the runway or taxiway.

##### ~~3-30-05-02-02~~3-33-05-02-02 ***SETBACK FOR HELICOPTER TAKE OFF AND LANDING AREAS***

The setback for helicopter takeoff and landing areas in an Aviation District shall be three hundred (300) feet.

##### ~~3-30-05-02-03~~3-33-05-02-03 ***SETBACK TO NEAREST RESIDENTIAL USES AND STRUCTURES***

The setback from airport runways, taxiways, and related facilities to the nearest residential uses and structures in an Aviation District shall be seventeen hundred (1,700) feet from the centerline of the runway or taxiway. The setback from helicopter takeoff and landing areas to the nearest

residential uses and structures in an Aviation District shall be thirteen hundred (1,300) feet from the takeoff and landing areas.

~~3-30-05-02-04~~3-33-05-02-04 **MINIMUM FRONT SETBACK**

The minimum front setback for structures in an Aviation District shall be established by a P.U.D.

~~3-30-05-02-05~~3-33-05-02-05 **MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for structures in an Aviation District shall be established by a P.U.D.

~~3-30-05-02-06~~3-33-05-02-06 **MINIMUM SIDE SETBACK**

The minimum side setback for structures in an Aviation District shall be established by a P.U.D.

~~3-30-05-02-07~~3-33-05-02-07 **MINIMUM REAR SETBACK**

The minimum rear setback for structures in an Aviation District shall be established by a P.U.D.

~~3-30-05-02-08~~3-33-05-02-08 **MINIMUM ARTERIAL SETBACK**

The minimum setback for all structures in an Aviation District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet, or as otherwise established by a P.U.D. Variations may be permitted if full right-of-way has already been acquired by the County for section lines.

~~3-30-05-02-09~~3-33-05-02-09 **MAXIMUM HEIGHT**

The maximum height of structures in an Aviation District shall be one hundred (100) feet or as restricted by FAA requirements. Air Traffic Control Towers and Navigation Aids are subject to FAA requirements.

~~3-30-05-03~~3-33-05-03 **GENERAL SITE DESIGN AND PERFORMANCE STANDARDS**

The following general site design and performance standards shall be met by all uses within an Aviation District.

~~3-30-05-03-01~~3-33-05-03-01 **MANUFACTURING AND DISTRIBUTION FACILITIES**

No manufacturing or distribution operation shall:

1. Conduct an activity that involves the generation or storage of animal, vegetable, or other wastes, which attract insects, rodents, or birds, or otherwise create a hazard to aircraft operations.
2. Conduct an activity, which emits smoke, fly ash, dust, vapor, gases, or other forms of air pollution, which would interfere with the safe

- operation of aircraft, or may conflict with present or planned operations of the airport.
3. Conduct an activity, which involves water impoundments, solid waste disposal, or other uses, which attract birds or other animal species, which may present a hazard to aircraft operations.
  4. Conduct an activity, which emits glaring light or employs highly reflective surfaces, which interfere with a pilot's ability to locate runways or landing pads.
  5. Conduct an activity, which creates electronic interference with communications among aviators and ground control personnel.

~~3-30-05-03-02~~3-33-05-03-02 **ACCESSORY STORAGE**

~~3-30-05-03-02-01~~3-33-05-03-02-01 **Enclosed**

Accessory storage shall be enclosed and concealed by a six (6) foot to eight (8) foot-closed fence to prevent views of the interior.

~~3-30-05-03-02-02~~3-33-05-03-02-02 **Screening Materials**

Screen fencing shall be maintained in an attractive condition. Fencing material shall be approved in advance by the Director of Community and Economic Development.

~~3-30-05-03-02-03~~3-33-05-03-02-03 **Height of Storage Materials**

Outside storage shall not exceed the height of the fence, except for operable vehicles, trailers, and other equipment designed to be towed or lifted as a single component.

~~3-30-05-03-03~~3-33-05-03-03 **FENCING**

A perimeter fence sixty (60) inches or taller shall be erected to surround the Aviation District area.

~~3-30-06~~3-33-06 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Aviation District.

## ~~3-31-34~~ DENVER INTERNATIONAL AIRPORT (DIA)

### ~~3-31-013-34-01~~ PURPOSE

This section is intended to provide for non-residential land uses associated with aviation operations, roadways, or passive uses while minimizing risks to public safety and hazards to aviation users including those employed at public aviation facilities. The uses and standards established and enforced in the DIA District are enumerated below and in Article IV of the Intergovernmental Agreement on the New Airport.

### ~~3-31-023-34-02~~ BOUNDARIES

The boundaries of the DIA District are limited to those areas described in Exhibit ‘A’ in Article IV entitled “Annexation and Land Acquisition”; A Part of the Adams County/Denver Intergovernmental Agreement on a new Airport signed and dated April 21, 1988.

### ~~3-31-033-34-03~~ PERMITTED PRINCIPAL USES

The following uses are permitted uses in a DIA District, subject to building permit review and approval:

1. Easements to permit public rights-of-way for roads and trails
2. Farming, No structures
3. Installation, operation, or maintenance of aviation-related weather reporting equipment
4. Installation, operation, or maintenance of navigation or other aids used by aircraft for landing at or taking off from the New Airport
5. Installation, operation, or maintenance of noise monitoring equipment
6. Installation, operation, or maintenance of other equipment required by the FAA for the safe operation of the New Airport
7. Passive uses, including utilities
8. Ranching, No structures
9. Traditional Farming, No structures
10. Solar energy facilities

### ~~3-31-043-34-04~~ GENERAL SITE DESIGN AND PERFORMANCE STANDARDS

The following general site design and performance standards shall be met by all uses within the DIA District.

~~3-31-04-01~~ 3-34-04-01 **ROAD AND TRAILS**

No road or trail may be closer than twenty-seven hundred (2,700) feet from the end of any runway.

~~3-31-04-02~~ 3-34-04-02 **INTERFERENCE OF USE**

Uses may not interfere with airport operations, nor interfere with aerial approaches.

## **3-323-35 AIRPORT HEIGHT OVERLAY (AHO)**

### **3-32-013-35-01 PURPOSE**

The Airport Height Overlay is intended to provide for protection of residential and non-residential land uses in areas which may be subjected to frequent overflights by aircraft flying low to the ground upon an approach to landing, upon takeoff, or operating in a traffic pattern at an aviation facility. Within this area, the hazards of natural and man-made objects may create severe hazards to aviation and must be regulated accordingly.

### **3-32-023-35-02 BOUNDARIES**

The Airport Height Overlay area includes all land where the height of structures or natural features may obstruct or otherwise influence aviation activities. The extent of this area is determined by applying the standards and criteria listed in Title 14 of the Code of Federal Regulations, Subchapter E, F.A.R. Part 77 entitled “Objects Affecting Navigable Airspace”. Figure 3-2 illustrates how the geographic extent of the navigable airspace is determined. The geographic extent of the Airport Height Overlay for each aviation facility affecting Adams County is drawn to the nearest quarter-section of land lying outside the Airport Height Overlay as illustrated on the Adams County Zoning Map.

### **3-32-033-35-03 PERMITTED USES**

All uses permitted by the underlying zone as permitted uses or conditional uses are permitted in the Airport Height Overlay unless specifically prohibited, subject to building permit review and approval.

### **3-32-043-35-04 GENERAL SITE DESIGN AND PERFORMANCE STANDARDS**

The following general site design and performance standards shall be met by all uses within an Airport Height Overlay District.

### **3-32-04-013-35-04-01 PROPOSED DEVELOPMENT TO COMPLETE AERONAUTICAL STUDY**

Applicants requesting zone changes, conditional uses, temporary and special uses, certificates of designation, site plans, site specific development plans, and building permits must complete an FAA aeronautical study on obstructions to determine if the proposed development could be a hazard to air navigation. If no hazard is determined, the proposed development may proceed, pending compliance with other County requirements. If a hazard to air navigation is found to exist by the FAA, then:



1. The applicant may alter the proposal in a manner which does not present a hazard to air navigation and may proceed subject to compliance with other County requirements; or
2. If alternative designs or locations do not pose compelling reasons to allow the use or structure within the Airport Height Overlay District, the County will prepare Findings of Fact, to be entered in the application record by the Director of Community and Economic Development citing the reasons why the use is compatible with the intent of the Airport Height Overlay District. Factors to consider in these findings include the importance of services provided by the proposed facility to the community, and the compatibility of the proposed use with the airport layout plan, and the Adams County Comprehensive Plan. The Director of Community and Economic Development or Manager of the pertinent aviation facility shall be notified of the denial.

~~3-32-04-02~~~~3-35-04-02~~ **PROPOSED DEVELOPMENT TO DOCUMENT ELEVATIONS**

Applicants for development shall fully document site elevations in relation to the F.A.R. Part 77 height restrictions. Documentation of site elevations shall consist of a topographic map of the site showing contours for every five (5) feet of elevation change to illustrate the elevation above mean sea level; the location and height of any proposed buildings or structures, as well as natural features that impinge upon the Part 77 surfaces; and the elevation of the aviation facility affecting the applicant's property.

~~3-32-04-03~~~~3-35-04-03~~ **LANDOWNERS TO INSTALL MARKERS**

Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.

~~3-32-04-04~~~~3-35-04-04~~ **AIRPORT MANAGER GIVE OPPORTUNITY TO REVIEW APPLICATIONS**

Applications for zone changes, conditional uses, temporary and special uses, certificates of designation, site plans, and site-specific development plans will be forwarded to the director of the aviation facility(ies) for review and comment concerning the impact of the proposal on aviation operations.

~~3-32-04-05~~~~3-35-04-05~~ **EASEMENT REQUIRED TO OBTAIN BUILDING PERMIT**

A signed and recorded aviation easement must be filed prior to issuance of a building permit.

~~3-32-05~~3-35-05 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Airport Height Overlay District unless inconsistent with a provision contained in Section 3-33, in which case the specific standard or requirement contained in Section 3-33 shall apply.

## **3-33-36 AIRPORT INFLUENCE ZONE (AIZ)**

### **3-33-013-36-01 PURPOSE**

The Airport Influence Zone Overlay District is intended to provide areas within the County suitable for the economical development and safe operation of air carrier and/or general aviation airports for public use without adversely affecting the activities upon surrounding properties.

The Airport Influence Zone is also intended to provide for notice and disclosure of the airport location to owners of residential and non-residential properties in areas which may be subjected to aircraft activities of such duration and frequency which would constitute a nuisance to residential and other uses.

### **3-33-023-36-02 BOUNDARIES**

The Airport Influence Zone includes all land impacted by the location of the Colorado Air and Space Port and the noise created by low-flying aircraft. The general boundaries of the Airport Influence Zone are as follows: 80<sup>th</sup> Avenue on the north, Interstate 70 (County line) on the south, Harback Mile Road on the east, and Hayesmount Mile Road on the west.

The Airport Influence Zone also contains two Restriction Areas, which further restrict the land uses within the overlay zone district. The geographic extent of the Airport Influence Zone and the Restriction Areas are delineated on the official Adams County Zoning Map.

### **3-33-033-36-03 PERMITTED USES**

All uses permitted by the underlying zone are permitted in the Airport Influence Zone unless specifically prohibited or restricted by Restriction Area One or Restriction Area Two, subject to building permit review and approval.

### **3-33-043-36-04 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the underlying zone district; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

### **3-33-053-36-05 GENERAL SITE DESIGN AND PERFORMANCE STANDARDS**

The following general site design and performance standards shall be met by all uses within an Airport Influence Zone Overlay District.

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**~~3-33-05-01~~3-36-05-01 RESTRICTION AREA ONE**

No structures designed for full or part-time occupation for residential, commercial, institutional, or industrial uses shall be permitted.

**~~3-33-05-02~~3-36-05-02 RESTRICTION AREA TWO**

Prohibits the construction of residences, except existing residences may be occupied and new homes may be built on lots or parcels created prior to the adoption of the Airport Influence Zone, August 1, 1983 or on 35 acre parcels, which meet the requirements of the A-3 Zone District, regardless of creation date.

**~~3-33-05-03~~3-36-05-03 FEDERAL AVIATION ADMINISTRATION STANDARDS**

All uses and building plans are subject to FAA Obstruction and Approach Zone Regulations (Part 77).

**~~3-33-05-04~~3-36-05-04 AFFIDAVIT REQUIRED TO OBTAIN SUBDIVISION OR BUILDING PERMIT**

A signed “Aircraft Activity Covenant with Disclosure” must be filed prior to approval of a subdivision, if applicable, or the issuance of a building permit.

**~~3-33-05-05~~3-36-05-05 USES NOT TO INTERFERE WITH AVIATION****~~3-33-05-05-01~~3-36-05-05-01 NO EMISSIONS**

Uses must not produce steam, smoke, or otherwise pose a hazard to aviators.

**~~3-33-05-05-02~~3-36-05-05-02 NO GLARE**

Uses must not emit glaring light or employ highly reflective surfaces which may impair the visibility of aviators, nor shall the use create interference with the electronic communication among aviators and ground control.

**~~3-33-05-05-03~~3-36-05-05-03 NOT ATTRACTIVE TO WILDLIFE**

Uses must lack the potential of attracting birds and other wildlife species which may pose a hazard to flight operations.

**~~3-33-06~~3-36-06 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Noise Overlay District unless inconsistent with a provision contained in Section 3-34, in which case the specific standard or requirement contained in Section 3-34 shall apply.

## **3-343-37 AIRPORT NOISE OVERLAY (ANO)**

### **3-34-013-37-01 PURPOSE**

The Airport Noise Overlay is intended to provide for protection of residential and non-residential land uses in areas which may be subjected to noise levels of such duration and frequency which would constitute a nuisance to residential and other uses.

### **3-34-023-37-02 BOUNDARIES**

The Airport Noise Overlay includes all land heavily impacted by the noise created by low-flying aircraft, and lying within the sixty (60) Ldn or greater noise contour area. The extent of this area is determined based upon the measurements of sound computed by the methods contained in Title 14 of the Code of Federal Regulations, Subchapter I, Federal Aviation Regulations (F.A.R., hereafter) Part 150, "Airport Noise Compatibility Planning". These computations are based upon the fleet mix that forms the "worst case scenario" for the type and volume of aircraft activity proposed at full build-out of the facility. The geographic extent of the noise overlay for each aviation facility affecting Adams County is delineated on the official Adams County Zoning Map.

### **3-34-033-37-03 PERMITTED USES**

All uses permitted by the underlying zone as permitted uses or conditional uses are permitted in the Airport Noise Overlay unless specifically prohibited, subject to building permit review and approval.

### **3-34-043-37-04 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in the underlying zone district; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited. In addition, the following uses are specifically prohibited in an Airport Noise Overlay Zone:

1. Neighborhood Indoor Uses
2. Institutional Care
3. Universities

### **3-34-053-37-05 GENERAL SITE DESIGN AND PERFORMANCE STANDARDS**

The following general site design and performance standards shall be met by all uses within an Airport Noise Overlay District.

~~3-34-05-01~~3-37-05-01 **RESIDENTIAL USES**

~~3-34-05-01-01~~3-37-05-01-01 ***NO NEW RESIDENTIAL ZONING***

No residential rezoning shall be considered or approved.

~~3-34-05-01-02~~3-37-05-01-02 ***EXISTING LOTS DEVELOPABLE***

One single family dwelling may be constructed per lot in existence at the effective date of these standards and regulations, or as may be created per Article 28, Title 30, Section 101 (10) of the Colorado Revised Statutes, as amended.

~~3-34-05-01-03~~3-37-05-01-03 ***EXISTING RESIDENTIAL USE NON-CONFORMING***

Existing residential uses may continue, but shall be limited by the non-conforming use provisions of these standards and regulations.

~~3-34-05-01-04~~3-37-05-01-04 ***APPROVED RESIDENTIAL USES***

Residential uses allowed in accordance with an approved Site-Specific Development Plan, or building permit effective at the time airport construction commences may be allowed if the use conforms with the performance standards listed below

~~3-34-05-01-05~~3-37-05-01-05 ***NOISE REDUCTION REQUIRED***

All newly established residential uses must incorporate noise level reduction measures sufficient to achieve an interior noise level of 45 dB on the A-weighted scale. Assurance that these measures have been incorporated into the structure is illustrated by submission of noise reduction plans certified by a registered professional engineer at the time of application for a building permit, and implemented prior to issuance of a Certificate of Occupancy.

~~3-34-05-02~~3-37-05-02 ***AFFIDAVIT REQUIRED TO OBTAIN BUILDING PERMIT***

A signed "Aircraft Activity Covenant with Disclosure" must be filed prior to issuance of a building permit.

~~3-34-05-03~~3-37-05-03 **COMMERCIAL AND INDUSTRIAL USES TO INCORPORATE NOISE REDUCTION**

The portions of the commercial or industrial structures devoted to office uses, or occupied by members of the public must incorporate noise level reduction measures sufficient to achieve an interior noise level of 45 dB on the A-weighted scale. The noise reduction measures cited above are described in Chapter 35 of the Appendix of the Uniform Building Code, and as adopted by Adams County. Assurance that these measures have been incorporated into the structure is illustrated by submission of noise reduction plans certified by a registered

professional engineer at the time of application for a building permit, and implemented prior to issuance of a Certificate of Occupancy.

~~3-34-05-04~~3-37-05-04 **USES NOT TO INTERFERE WITH AVIATION**

~~3-34-05-04-01~~3-37-05-04-01 ***NO EMISSIONS***

Uses must not produce steam, smoke, or otherwise pose a hazard to aviators.

~~3-34-05-04-02~~3-37-05-04-02 ***NO GLARE***

Uses must not emit glaring light or employ highly reflective surfaces which may impair the visibility of aviators, nor shall the use create interference with the electronic communication among aviators and ground control.

~~3-34-05-04-03~~3-37-05-04-03 ***NOT ATTRACTIVE TO WILDLIFE***

Uses must lack the potential of attracting birds and other wildlife species which may pose a hazard to flight operations.

~~3-34-06~~3-37-06 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Noise Overlay District unless inconsistent with a provision contained in Section 3-34, in which case the specific standard or requirement contained in Section 3-34 shall apply.



## **3-353-38** **FLAMMABLE GAS OVERLAY (FGO)**

### **3-35-013-38-01** **PURPOSE**

It is the purpose of the Flammable Gas Overlay District to establish reasonable and uniform limitations, safeguards, and controls over uses of land designated as and/or adjacent to an operating or former solid waste disposal site. Any building, excavation, construction, or other use proposed in this zone district shall require testing and/or mitigation related to flammable gas, as specified in this section, prior to obtaining a building permit and after receiving a certificate of occupancy. The requirements of this section are intended to assure the protection of life and property from such related hazards as flammable gas, gas migration, asphyxiation, and explosion.

### **3-35-023-38-02** **LOCATION AND BOUNDARIES OF KNOWN FLAMMABLE GAS HAZARD AREA (SOLID WASTE DISPOSAL SITES)**

Those areas identified in the report dated April 19, 1978 titled “Landfills in Which Methane Generation Has Been Documented”, prepared by Tri-County Health Department, as well as the surrounding property to within one thousand (1,000) feet are located within the Flammable Gas Overlay District. These areas are defined as:

1. Berkeley Village. The hazardous area is bounded by the Adams County line on the south and west, Clear Creek on the north, and the north-south line 500' east of the centerline of Tennyson Street. This area corresponds to No. 1 on the Zoning Restriction Map: Overlay Restriction Flammable Gas hereinafter called Zoning Restriction Map.
2. Adams County Landfill. The hazardous area is bounded beginning at the intersection of Federal Blvd. and the Denver Salt Lake Railroad Crossing tracks, thence 6375' east along the Denver Salt Lake Railroad tracks, thence north 1800', thence west 2250', thence south 1000', thence west 3350', thence north 200' to Clear Creek, thence west along Clear Creek to the centerline of Federal Blvd., thence south to the point of beginning. This area corresponds to No. 2 on the Zoning Restriction Map.
3. Adams County Landfill. The hazardous area is bounded beginning at Clear Creek 900' from the centerline of Federal Blvd., thence east along Clear Creek 3500', thence east 300', thence south 1700', thence west 3350', thence north 200' to the point of beginning. This area corresponds to No. 3 on the Zoning Restriction Map.
4. Property Improvements, Inc. The hazardous area is bounded by the area beginning at the point of intersection of West 62<sup>nd</sup> Avenue and Huron Street, thence north along Huron 2300', thence east 3300', thence south 3300',

thence west 2600' along West 60<sup>th</sup> Avenue, thence north 1000', thence west 700', to the point of beginning. This area corresponds to No. 4 on the Zoning Restriction Map.

5. Property Improvements, Inc. The hazardous area is bounded beginning at a point 900' east from the centerline of Pecos Street at Clear Creek, thence south 2300', thence east 250', thence south 650', thence east 1500', thence north 3350' along Huron Street, thence west 500' to Clear Creek, thence west 1400' along Clear Creek to the point of beginning. This area corresponds to No. 5 on the Zoning Restriction Map.
6. Landfill, Inc. The hazardous area is bounded beginning at a point at Clear Creek 150' west from the centerline of I-25, thence west along Clear Creek 4100', thence south 150', thence east 3300', thence south 650', thence east 300', thence north 2500' to the point of beginning. This area corresponds to No. 6 on the Zoning Restriction Map.
7. Western Paving. The hazardous area is bounded beginning at a point 900' east from the centerline of Pecos Street at Clear Creek, thence west along Clear Creek, thence south 1100', thence east 1750', thence north 2300' to the point of beginning. This area corresponds to No. 7 on the Zoning Restriction Map.
8. Fiore & Sons. The hazardous area is bounded by the area beginning at a point at the intersection of West 62<sup>nd</sup> Avenue and Huron, thence 700' east, thence 950' south, thence 1000' east on 60<sup>th</sup> Avenue, thence 1050' south, thence 2700' west, thence 1000' north, thence 1000' east, thence 950' north to the point of beginning. This area corresponds to No. 8 on the Zoning Restriction Map.
9. Property Improvements, Inc. The hazardous area is bounded by the area beginning at the intersection of the Brantner Ditch and East 144<sup>th</sup> Avenue, thence north 2300' along the Brantner Ditch, thence west 3000', thence south 2350', thence 1700' east to the Brantner Ditch, thence north 500' to the point of beginning. This area corresponds to No. 13 on the Zoning Restriction Map.
10. Eaton Industrial Subdivision. The hazardous area is bounded by the area beginning at a point 950' north of the intersection of 56<sup>th</sup> Avenue and Washington Street, thence 1250' east, thence 850' southeast, thence 950' south, thence 1750' southwest, thence 900' west of Washington Street, thence 1200' northwest, thence 1200' north of 56<sup>th</sup> Avenue, thence 1400' northeast to the point of beginning, excluding those areas within the City and County of Denver. This area corresponds to No. 15 on the Zoning Restriction Map.

~~3-35-03~~3-38-03 **UNKNOWN FLAMMABLE GAS HAZARD AREAS (SOLID WASTE DISPOSAL SITES)**

The Flammable Gas Overlay District restrictions shall also apply to any site discovered to have been a solid waste disposal site or to any site which is located within one thousand (1,000) feet of a former solid waste disposal site.

~~3-35-04~~3-38-04 **REFERRALS OF PROPOSED CONSTRUCTION ON SOLID WASTE DISPOSAL SITE**

Any proposal to construct or change the use of any lot which is or has been a solid waste disposal site shall be referred to the Community and Economic Development Department, the applicable fire district, Tri-County Health Department, and the Colorado Department of Public Health and Environment\* for review and comment.

~~3-35-05~~3-38-05 **REVIEW RESPONSIBILITIES**

~~3-35-05-01~~3-38-05-01 **TRI-COUNTY HEALTH DEPARTMENT**

Tri-County Health Department is primarily responsible for reviewing the plan for and the results of the flammable gas investigation for the site and reviewing the plans for flammable gas control systems and shall supply safety information related to construction on or within one thousand (1,000) feet of any solid waste disposal site.

~~3-35-05-02~~3-38-05-02 **APPLICABLE FIRE DISTRICT**

The applicable fire district is primarily responsible for reviewing the building plans; reviewing the design, operation and maintenance plans for the flammable gas control system; and reviewing the emergency procedures for buildings constructed in the Flammable Gas Overlay District. All construction or excavation is subject to inspection by the applicable fire district.

~~3-35-05-03~~3-38-05-03 **COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

The Community and Economic Development Department is primarily responsible for reviewing the proposed land use. The Community and Economic Development Department shall review and keep for record a final copy of the engineering design, the plan for the flammable gas investigation and the plan for the flammable gas control system.

~~3-35-05-04~~3-38-05-04 **COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT\***

The Colorado Department of Public Health and Environment is primarily responsible for reviewing and approving the plans in accordance with their rules and regulations.

**\*Adopted by the BoCC on December 13, 2010**

~~3-35-05-05~~3-38-05-05 **COMMENTS CONCERNING DEVELOPMENT PROPOSALS**

The Community and Economic Development Department, Tri-County Health Department the applicable fire district, and the Colorado Department of Public Health and Environment shall prepare and submit comments and recommendations to the Chief Building Official for review within 30 days following receipt of the request for review and comments.

No new residential zoning shall be considered or approved unless the property owner demonstrates, based on the criteria in Section 3-36-06-01, flammable gas is not present and the potential does not exist for the buildup of flammable gases to reach twenty (20) percent of the lower explosive limit in the soil surrounding the proposed building(s).

~~3-35-06-01~~3-38-06-06 **BUILDING PERMITS AND CONSTRUCTION ON OR WITHIN ONE THOUSAND (1,000) FEET OF A FORMER SOLID WASTE DISPOSAL SITE**

The Chief Building Official shall issue a building permit for construction within a Flammable Gas Overlay District within the boundaries of or within one thousand (1,000) feet of a former solid waste disposal site only after receiving comments from the Community and Economic Development Department, Tri-County Health Department the applicable fire district, and the Colorado Department of Public Health and Environment after determining the property owner has met the specified safety criteria (Note: These standards are based on the 20% lower explosive limit (LEL) standard formulated by the National Institute of Occupational Safety and Health of the Bureau of Mines of the U.S. Department of the Interior):

~~3-35-06-01~~3-38-06-01 **SAFETY CRITERIA FOR BUILDING PERMITS**

Property owners may meet safety criteria by doing either of the following:

1. Completing a flammable gas investigation demonstrating no flammable gas is present and there is no potential for flammable gas to reach 20% of the lower explosive limit in the soil surrounding the proposed building(s).
2. The owner shall receive prior approval of the flammable gas investigation plan from the Chief Building Official. The flammable gas investigation plan shall be done by, or under the direct supervision of, a registered professional engineer with experience in evaluation and control of subsurface gas. At a minimum, the plan shall include the following:
  - a. A description of representative soils at the site.

- b. Monitoring for flammable gas to the depth of the fill material or to bedrock, whichever is more applicable, and a rationale for the number and location of proposed monitoring probes. Tri-County Health Department shall be given the opportunity to oversee installation of the probes, and probes shall remain undisturbed, intact and accessible for a minimum of three weeks to provide Tri-County Health Department the opportunity to conduct sampling for flammable gas.
  - c. A detailed description of the sampling methodology and data collection techniques to be utilized.
  - d. If any flammable gas is detected, a rationale for why there is no potential for flammable gas to reach 20% of the lower explosive limit in the soil surrounding proposed building(s).
3. Submitting building plans to include all necessary flammable gas control systems to protect against buildup of over 1% of flammable gas in the buildings. The building plans shall also include an automatic gas detection system to alert building occupants in the event of buildup of 1% of flammable gas in the structure. An operation and maintenance plan for the flammable gas control system, including emergency procedures, shall also be submitted with the building plan. The building plans and operation and maintenance plan for the flammable gas control system shall be prepared by a registered professional engineer with experience in the design of subsurface gas control systems.
- a. The building plans for all buildings shall meet the following minimum standards, or propose an equivalent design which will prevent flammable gas migration into the building:
    - i. A geomembrane or equivalent system with low permeability to flammable gas shall be installed between the concrete floor slab of the building and the subgrade;
    - ii. A venting system to provide venting to the outside of the building. The system shall consist of a permeable layer of open graded material of clean aggregate with a minimum thickness of 12 inches;
    - iii. A geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;
    - iv. Perforated venting pipes shall be constructed with the ability to be connected to an induced draft exhaust system;
    - v. Automatic methane gas sensors shall be installed inside the building to trigger an audible alarm when methane gas concentrations are detected.
    - vi. Unenclosed buildings are exempt from requirements i. through v. above. Enclosed rooms located within the

unenclosed building shall comply with all of the above requirements.

- b. The operation and maintenance plan for the flammable gas control system shall address testing, maintenance and service procedures consistent with the manufacturer's current written specifications.
- c. All buildings which are required to have a flammable gas control system shall have established emergency procedures which shall be subject to the approval of the fire department. The emergency procedures shall include, but not be limited to, the following:
  - i. Assignment of a responsible person as safety director to work with the fire department in the establishment, implementation and maintenance of an emergency plan.
  - ii. Conspicuous posting of the fire department's telephone number in areas designated by the fire department.
  - iii. Conspicuous posting of emergency plan procedures approved by the fire department.

~~3-35-06-02~~3-38-06-02 **SAFETY PRACTICES DURING CONSTRUCTION**

If it has not been demonstrated flammable gas is not present, the following health and safety practices shall be followed:

- A. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
- B. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure flammable gas is not present in concentrations exceeding one (1) percent and oxygen is present at a minimum concentration of nineteen and one-half (19.5) percent. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
- C. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
- D. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
- E. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
- F. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.

- G. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
- H. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
- I. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
- J. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.

~~3-35-06-03~~3-38-06-03 **INSPECTION AND CERTIFICATION OF GAS CONTROL SYSTEM**

The registered engineer who designed the flammable gas control system shall be responsible for supervising installation of the approved system. After completion of the work, the engineer shall certify in writing that all flammable gas control systems designed to mitigate hazardous concentrations of flammable gas have been installed in accordance with the approved plans and specifications. The written certification shall be submitted to the Chief Building Official.

~~3-35-06-04~~3-38-06-04 **POST CONSTRUCTION MAINTENANCE OF FLAMMABLE GAS CONTROL SYSTEMS**

The property owner shall be responsible for maintenance of flammable gas control systems to include post-construction testing, calibration and service of automatic gas detection systems in buildings, consistent with the approved operation and maintenance plan. These activities shall be conducted on a schedule to be determined by the applicable fire district, but shall occur at least quarterly. System calibration and maintenance records shall be submitted to the fire district on a schedule determined by the district, but shall be submitted at least quarterly.

~~3-35-073~~3-38-07 **ADDITIONAL REMEDIAL MEASURES**

In the event the concentration of flammable gas in any building located in the FGO reaches or exceeds 1%, the owner shall hire a qualified engineer to investigate, recommend and implement mitigation measures. Such measures shall be subject to approval of the Chief Building Official and the fire department.



~~3-35-07-01~~3-38-07-01 **APPEAL OF FLAMMABLE GAS HAZARD BOUNDARIES**

Boundaries of the Flammable Gas Overlay District may be appealed to the Board of Adjustment based on completion of a flammable gas investigation as specified in Section 3-33-06-01(1).

~~3-35-08~~3-38-08 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Flammable Gas Overlay District unless inconsistent with a provision contained in Section 3-33 in which case the specific standard or requirement contained in Section 3-33 shall apply.

## **3-363-39 FLOOD CONTROL OVERLAY (FCO)**

### **3-36-013-39-01 PURPOSE**

The purpose of the Flood Control Overlay Zone District is to establish reasonable limitations and controls of land uses within the 100-year floodplain. The requirements of this section reduce flood hazards, protect the public health, safety, and general welfare, minimize flood losses, promote wise use of the floodplain, and protect the storage capacity and hydraulic character of the floodplain. The Flood Control Overlay Zone District is established with the following specific intentions:

1. Reduce flood-related hazards to life and property by restricting the use of land within flood prone areas.
2. Provide notice to floodplain occupants of the type and location of hazards by delineating areas subject to flooding and regulating the manner in which buildings and utilities are constructed.
3. Protect the public from financial burden by avoiding public expenditures on flood control and minimizing damage to property.
4. Protect the flood storage capacity of floodplains by regulating the filling and modification of the floodplain and watercourses.
5. Protect the natural hydraulic characteristics of watercourses by regulating the modification of watercourses and prohibiting encroachment into watercourses.

### **3-36-023-39-02 APPLICABILITY**

The Flood Control Overlay Zone District applies to any land located within the 100-year (1% frequency) floodplain of a water course, to land located in an area of special flood hazard, and to land located in an area of shallow flooding.

### **3-36-033-39-03 BOUNDARIES**

The Flood Control Overlay Zone District shall include all areas delineated on the maps and profiles for the 100-year floodplain limits for the watercourse within these studies as adopted by the Board of County Commissioners. The applicable reports are listed in Appendix B-16 and declared to be part of these standards and regulations.

### **3-36-03-013-39-03-01 LOCATION OF STUDIES**

The flood hazard area delineation studies listed above are on file at the Adams County Department of Public Works.

~~3-36-03-02~~3-39-03-02 **FLOOD HAZARD DISTRICTS**

The Flood Control Overlay Zone District has been divided into the floodway and flood storage area in some flood hazard area delineation studies. Where a floodway has been delineated by a flood hazard area delineation study, greater restrictions may be placed on development or uses proposed in the floodway.

~~3-36-03-03~~3-39-03-03 **CONFLICT BETWEEN STUDIES**

Where conflicts between the Flood Insurance Study, Adams County, Colorado, and other studies approved by the Board of County Commissioners exist, the more restrictive data shall apply.

~~3-36-03-04~~3-39-03-04 **INTERPRETATION OF BOUNDARIES**

If for any reason the location of any Flood Control Overlay Zone District boundary line is not readily determinable from the flood hazard area delineation studies, the location of the overlay district boundary line shall be determined by the Director of Community and Economic Development in accordance with the following provisions. Where more than one of the following provisions are applicable in any given situation, the first enumerated applicable provision shall prevail over all other provisions:

1. Where a Flood Control Overlay Zone District boundary line is located with reference to a fixture, monument, elevation, or natural feature, the location of such fixture, monument, elevation, or natural feature shall control.
2. In all other circumstances, the location of the Flood Control Overlay Zone District boundary line shall be determined by scaling from the district maps.

~~3-36-03-04-01~~3-39-03-04-01 **OBTAINING A BOUNDARY INTERPRETATION**

~~3-36-03-04-01-01~~3-39-03-04-01-01-01 **Boundary Interpretation Procedure**

Before a boundary interpretation may be provided by the Director of Community and Economic Development, a request for interpretation must be submitted to the Community and Economic Development Department. After the Director of Community and Economic Development receives the request of interpretation, the Director of Community and Economic Development shall determine whether the request is complete, specific, clear and ready for review. If the Director of Community and Economic Development determines the request is not complete, a written notice shall be sent to the applicant specifying the deficiencies. The Director of Community and Economic Development shall take no further action on the request until the deficiencies are remedied.

After the request has been determined to be sufficient, the Director of Community and Economic Development shall review and evaluate the request in light of the terms and provisions of these standards and regulations and the flood hazard delineation study maps, and render a written interpretation. The Director of Community and Economic Development may consult the County Attorney and other departments before rendering an interpretation. The written interpretation shall be sent to the applicant by U.S. Mail.

#### ~~3-36-03-04-01-02~~3-39-03-04-01-02 **Contesting a Boundary Interpretation**

After receiving a written boundary interpretation from the Director of Community and Economic Development, a person may contest the location of the boundary. The person contesting shall submit an application, required fees, and supporting documentation demonstrating the correct Flood Control Overlay Zone District boundary and water surface profile. The documentation shall be certified by a registered professional engineer or land surveyor. After receiving a complete application and all supporting materials, the Director of Community and Economic Development may refer the application for review and comment to outside government agencies. The Director of Community and Economic Development shall have sixty (60) days from the date of receipt of a complete application to make a determination.

The Director of Community and Economic Development shall only allow a deviation from the boundary as mapped where the evidence clearly and conclusively establishes the mapped location is incorrect. In all cases, flood profiles and elevations shall control. Upon final determination, a written interpretation shall be sent to the applicant by U.S. Mail.

#### ~~3-36-03-04-01-03~~3-39-03-04-01-03 **Effect of Boundary Interpretation**

*Interpretations not in writing shall have no force or effect.* Written interpretations set no precedent and shall be limited to the property identified in the interpretation.

#### ~~3-36-03-05~~3-39-03-05 **BASE FLOOD ELEVATION DETERMINATION**

The base flood elevation shall be determined from the flood hazard area delineation studies. When base flood elevation data is not available from the flood hazard area delineation studies, the Director of Community and Economic Development may obtain, review, and reasonably utilize any base flood elevation and floodway data available from any federal, state, or other source as criteria for determining if proposed new construction, substantial improvements, or other development complies with these standards and regulations.

~~3-36-03-06~~3-39-03-06 **AMENDMENTS AND REVISIONS TO FLOOD HAZARD BOUNDARY MAPS**

~~3-36-03-06-01~~3-39-03-06-01 ***FLOOD CONTROL OVERLAY MAP AMENDMENTS\****

The boundaries of the Flood Control Overlay Zone District may be amended by resolution of the Board of County Commissioners. A Flood Control Overlay Zone District map amendment shall be processed as an amendment to the text of these Standards and Regulations (Section 3-35-03 Boundaries) in accordance with the provisions of Section 2-02-12-03-03.\*

**\*Adopted by the BOCC June 27, 2011.**

Applications for amendment of the Flood Control Overlay Zone District shall be submitted by December 31 each year and shall be processed and scheduled for hearing before the Planning Commission in February of each year. Applications for map amendment shall be submitted with a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR) issued by the Federal Emergency Management Agency (FEMA). Conditional Letters of Map Amendment (CLOMA) and Conditional Letters of Map Revision (CLOMR) will not be accepted as supporting documentation for a map amendment. Any LOMA or LOMR resulting from an application not reviewed by the Director of Community and Economic Development prior to submittal to FEMA shall be required to submit a copy of all documentation used to support the LOMA or LOMR application prior to consideration of a map amendment.

~~3-36-03-06-02~~3-39-03-06-02 ***LETTERS OF MAP AMENDMENT AND REVISION***

Individuals who own structures located in an area designated part of the Flood Control Overlay may request FEMA to remove the floodplain designation, and to waive the requirement to purchase flood insurance through a LOMA or LOMR. All requests for LOMAs or LOMRs shall be supported by sufficient technical or scientific data to demonstrate the structures are not subject to inundation by the base flood. A LOMA or LOMR may exempt a property owner from having to obtain flood insurance, but shall not change the Flood Control Overlay Zone District boundary unless a Flood Control Overlay map\* amendment is sought and obtained from Adams County. All applications for LOMA and LOMR shall be submitted to the Director of Community and Economic Development for review. After completing a review, the Director of Community and Economic Development shall submit the application to FEMA along with any comments. Requests for LOMA or LOMR shall be filed by the Director of Community and Economic Development to be accepted by FEMA. LOMA and LOMR cannot be issued for proposed structures.

**\*Adopted by the BoCC on June 27, 2011.**

~~3-36-03-06-03~~3-39-03-06-03 **CONDITIONAL LETTERS OF MAP AMENDMENT AND REVISION**

If construction is proposed on land within the Flood Control Overlay, a CLOMA or CLOMR can be issued by FEMA provided the proposed structure meets the criteria for issuing a LOMA or LOMR on an existing structure. A CLOMA and CLOMR represent only comments on a proposed plan, and do not amend the Flood Insurance Rate Map, waive the insurance requirement, or change the Zoning Map. Individuals seeking a CLOMA or CLOMR from FEMA shall first file their request with the Director of Community and Economic Development. The Director of Community and Economic Development shall decide whether to endorse the request and file it with FEMA. Requests for CLOMA or CLOMR shall be endorsed and filed by the Director of Community and Economic Development to be accepted by FEMA. No work shall be performed after a CLOMA or CLOMR is issued by FEMA unless a floodplain use permit is obtained from the Director of Community and Economic Development. After construction of improvements proposed in a CLOMA or CLOMR, the applicant shall seek a LOMA or LOMR for the improvements. \*.

\* Work shall not commence on any improvements within the boundaries of the Flood Control Overlay that change any of the following prior to obtaining a CLOMR from FEMA:

1. Base flood elevation;
2. Floodway width; or
3. Floodplain width.

~~3-36-03-06-04~~3-39-03-06-04 **COUNTY-INITIATED MAP AMENDMENTS**

Whenever FEMA publishes new flood insurance rate maps or new flood hazard boundary maps, the Director of Community and Economic Development may initiate a zone map amendment.

~~3-36-04~~3-39-04 **GENERAL ADMINISTRATION**

~~3-36-04-01~~3-39-04-01 **RECORD KEEPING**

The Director of Community and Economic Development shall obtain and record the actual elevation (in relation to the National Geodetic Vertical Datum 1929 or North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved structures, verify and maintain floodproofing certifications, and maintain for public inspection all records pertaining to these Flood Control Overlay Zone District standards and regulations. All records of variances, appeals, boundary interpretations, map amendments and floodplain use permits shall also be maintained by the Director of Community and Economic Development.

~~3-36-04-02~~3-39-04-02 **REPORTING**

~~3-36-04-02-01~~3-39-04-02-01 **REPORTING WATERCOURSE ALTERATIONS**

Before approval of any watercourse alterations, major or minor development, the Director of Community and Economic Development, as appropriate, shall refer the case to the adjacent communities, the Urban Drainage and Flood Control District, the Colorado Water Conservation Board, and FEMA for their comments.

~~3-36-04-02-02~~3-39-04-02-02 **REPORTING VARIANCES**

Variations to these standards and regulations shall be reported to FEMA annually by the Director of Community and Economic Development.

~~3-36-04-03~~3-39-04-03 **FLOODPLAIN ADMINISTRATOR**

The Director of Community and Economic Development or his designee shall be responsible for administering the Flood Control Overlay Zone District.

~~3-36-05~~3-39-05 **DISCLAIMER OF LIABILITY**

The degree of flood protection required by these standards and regulations is considered reasonable for the protection of life and property and is based on engineering and scientific methods of study. Larger floods may occur periodically or the flood height may be increased by man-made or natural causes. These standards and regulations do not imply areas outside the designated Flood Control Overlay Zone District or land use permitted within such district will be free from flooding or flood damages. These standards and regulations shall not create liability on the part of Adams County, any officer or employee thereof, or FEMA for any flood damages resulting from reliance on these standards and regulations or any administrative decision lawfully made thereafter.

~~3-36-06~~3-39-06 **RELATIONSHIP TO OTHER REGULATIONS**

The Flood Control Overlay Zone District standards and regulations supplement all land use restrictions associated with the underlying zone, which remain in full force and effect. Restrictions associated with the Flood Control Overlay Zone District apply to the use, performance, and design of property located within the district. In the case of conflicting requirements, the most restrictive provision shall apply.



### ~~3-36-07~~3-39-07 GENERAL PROVISIONS

#### ~~3-36-07-01~~3-39-07-01 PERMIT REQUIRED

A floodplain use permit is required for any structure, facility, fill, development, storage or processing of materials or equipment, or change in the channel of a watercourse in the Flood Control Overlay Zone District. These uses may only be permitted if the use meets the requirements of these standards and regulations including all applicable performance standards.

#### ~~3-36-07-02~~3-39-07-02 PERMIT EXEMPTIONS

The following open and accessory uses shall be allowed within a Flood Control Overlay Zone District to the extent the use is allowed in the underlying zone district, do not require any structures, facilities, fill, storage of materials or equipment, or change in a channel of a watercourse, and meet the requirements of other County regulations. These uses are allowed without a floodplain use permit provided the use meets all other requirements and standards.

1. Agricultural uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as general farming, pasture, truck farming, forestry, sod farming, and wild crop harvesting.
2. Industrial-commercial uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as loading areas, parking areas, airport landing strips, runways and taxiways, railroad rights-of-way (not including freight yards or switching, storage or industrial sidings).
3. Accessory residential uses, such as lawns, gardens, driveways, and play areas.
4. Public and private recreational uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as parks, swimming pools, golf course, driving ranges, picnic grounds, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, and hunting, fishing and hiking areas.
5. Utility facilities such as: flowage areas, transmission lines, (not including support towers), pipelines, water monitoring devices, and roadways (which do not require fill and not including bridges).
6. Barbed wire and split rail fence. Other types of fences such as wooden privacy and other solid screen types are allowed only if necessary for safety or security reasons provided the fence is specially designed to minimize impeding the flow of flood waters, accumulation of debris or being subject to being easily moved during flood periods. The Developer shall obtain a building permit for all fences. Fence designs which meet

the above criteria, such as certain “breakaway” fencing or fencing with slatted design allowing water to pass through will be allowed if properly certified by a registered professional engineer as meeting the identified performance standards. *All fences in the floodway shall require a floodplain use permit.\**

~~3-36-07-03~~3-39-07-03 **CERTIFICATE OF OCCUPANCY REQUIRED FOR FLOOD CONTROL OVERLAY ZONE DISTRICT ACTIVITIES**

A Certificate of Occupancy shall be applied for upon completion of any project construction or site preparation for which a floodplain use permit was granted, and the approved land use shall not commence until a Certificate of Occupancy is issued.

~~3-36-07-04~~3-39-07-04 **CERTIFICATION OF ENGINEER REQUIRED**

The applicant shall submit a certification by a registered professional engineer indicating the finished fill and building floor elevations, floodproofing measures, or other flood protection factors were accomplished in compliance with the provisions of these standards and regulations. Only after the Director of Community and Economic Development has received such certification shall a Certificate of Occupancy be issued.

~~3-36-07-05~~3-39-07-05 **GENERAL PERFORMANCE STANDARDS**

~~3-36-07-05-01~~3-39-07-05-01 **USE OF FLOOD CONTROL OVERLAY ZONE DISTRICT AS OPEN SPACE**

Development outside the urban developed areas of unincorporated Adams County shall maximize the use of Flood Control Overlay Zone District areas for open space and recreational/wildlife preservations uses, in accordance with policies of the Adams County Comprehensive Plan for use of Flood Control Overlay Zone District areas as open space corridors with minimal and no channelization of waterways allowed.

~~3-36-07-05-02~~3-39-07-05-02 **CHANNELIZATION IN URBANIZED AREAS\***

In those existing urbanized areas with utilities, streets, and nonconforming structures, channelization to remove these areas from the Flood Control Overlay Zone District in accordance with a major drainageway plan adopted by the Board of County Commissioners shall be encouraged subject to the following provisions:

1. Channelization and flow diversion projects shall appropriately consider issues of sediment transport, erosion, deposition, and channel migration and properly mitigate potential problems through the project as well as

upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.

2. Channelization projects that do not convey the entire base flood flow rate must evaluate the residual 100-year floodplain.
3. Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable federal, state and local floodplain rules, regulations and ordinances.
4. Any stream alteration activity shall be designed and sealed by a Colorado Registered Professional Engineer or Certified Professional Hydrologist.
5. All activities within the regulatory floodplain shall meet all applicable federal, state and County floodplain requirements and regulations.
6. Stream alteration activities shall not be constructed unless the project proponent demonstrates through a floodway analysis and report, sealed by a Colorado Registered Professional Engineer, that there is not more than a 0.00-foot rise in the proposed conditions compared to existing conditions floodway resulting from the project. This requirement only applies on stream reaches with Base Flood Elevations established.
7. A CLOMR shall be obtained for all proposed channelization or other stream alteration activity that increases or decreases the established Base Flood Elevation in excess of 0.3 vertical feet in areas for which BFE have been established and without an established floodway.
8. A CLOMR shall be obtained for all proposed channelization or other stream alteration activity that increases the established BFE more than 0.00 vertical feet or decreases the established BFE in excess of 0.3 vertical feet
9. In areas without an established floodway, whenever channelization or other stream alteration activity is known or suspected to increase or decrease the established BFE in excess of 0.3 vertical feet, a LOMR showing such changes shall be obtained in order to accurately reflect the changes on FEMA's regulatory floodplain map for the stream reach.
10. In areas with an established floodway, whenever channelization or other stream alteration activity is known or suspected to increase the established BFE in excess of 0.00 vertical feet or decrease the established BFE in excess of 0.3 vertical feet, a LOMR showing such changes shall be obtained in order to accurately reflect the changes on FEMA's regulatory floodplain map for the stream reach.

**\*Adopted by the BoCC on June 27, 2011.**

~~3-36-07-06~~3-39-07-06 **PERFORMANCE STANDARDS IN FLOODWAY**

~~3-36-07-06-01~~3-39-07-06-01 ***MAINTENANCE OF ALTERED WATERCOURSES***

Watercourses may be realigned and reworked provided there is:

1. No decrease in the efficiency or the capacity of a channel or floodway of any river, stream, tributary, drainage ditch, or any other drainage facilities or systems.
2. No increase in the base flood elevation.

The Director of Community and Economic Development shall require maintenance to be provided within any altered or relocated portion of said watercourse so the resulting flood carrying capacity is not diminished over time.

A drainageway maintenance plan shall be submitted and approved as part of any floodplain use permit for the alteration of a watercourse. The maintenance plan shall meet the Adams County Engineering Design and Construction Standards and Specifications. The maintenance plan shall provide an enforcement mechanism for failure to maintain the watercourse to the standards identified within the maintenance plan. The enforcement mechanism shall include penalties and reimbursement mechanisms to cover the costs of enforcement or maintenance for failure to maintain the watercourse. The enforcement mechanism shall be approved by the County Attorney prior to approval of the floodplain use permit.

~~3-36-07-06-02~~3-39-07-06-02 ***NO REDUCTION IN FLOODWAY EFFICIENCY OR CAPACITY***

No new construction, substantial improvement, fill, (including fill for roads and levees), deposit, obstruction, storage of materials, or other floodplain uses which acting alone or in combination with existing or future floodway uses, shall be permitted which decreases the efficiency or the capacity of a channel or floodway of any river, stream, tributary, drainage ditch, or any other drainage facilities or systems.

~~3-36-07-06-03~~3-39-07-06-03 ***NO INCREASE IN BASE FLOOD ELEVATION***

Encroachments within the floodway are prohibited, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating the cumulative effect of the proposed development, when combined with all other existing and anticipated development, shall not result in any increase in the base flood elevation.

~~3-36-07-06-04~~3-39-07-06-04 ***NO NEW STRUCTURES OR SUBSTANTIAL IMPROVEMENTS TO STRUCTURES***

No new structures or substantial improvements to an existing structure designed for human occupancy shall be allowed in the floodway.

~~3-36-07-06-05~~3-39-07-06-05 ***NO MANUFACTURED HOMES***

No manufactured homes (including such structures to be used for non-residential purposes) or any substantial improvement to a mobile home shall be allowed in the floodway.

~~3-36-07-07~~3-39-07-07 ***PERFORMANCE STANDARDS IN FLOOD STORAGE AREA AND FLOODWAY (FLOOD CONTROL OVERLAY)***

~~3-36-07-07-01~~3-39-07-07-01 ***FLOODPROOFING***

Any portion of a non-residential\* structure located less than one (1) foot above the base flood elevation shall be floodproofed so that the structure is watertight with walls impermeable to the passage of water and structural components, capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Floodproofing methods must be adequate to withstand the flood depths, pressures, velocities, uplift, and impact forces associated with the base flood as demonstrated by certification by a registered professional engineer. Possible floodproofing methods include: anchorage to resist flotation and lateral movement; installation of watertight doors bulkheads and shutters; reinforcement of walls to resist water pressures; use of paints, membranes or mortars to reduce seepage of water through walls; addition of mass or weight to structures to resist flotation; installation of pumps to lower water levels in structures; construction of water supply and waste treatment systems to prevent the entrance of flood waters; pumping facilities for subsurface drainage systems for buildings to relieve external foundation wall and basement floor pressures; construction to resist rupture or collapse, caused by water pressure or floating debris; cutoff valves on sewer lines or the elimination of gravity flow basement drains.

The only method of floodproofing allowed for residential structures is the elevation of the lowest floor to one (1) foot or more above the base flood elevation.\*

~~3-36-07-07-02~~3-39-07-07-02 ***ANCHORING REQUIRED***

All new construction and substantial improvements within the Flood Control Overlay shall be anchored to prevent flotation, collapse or lateral movement

of the structure, and be capable of resisting the hydrostatic and hydrodynamic loads.

~~3-36-07-07-03~~~~3-39-07-07-03~~ **CONSTRUCTION MATERIALS AND METHODS**

~~3-36-07-07-03-01-01~~~~3-39-07-07-03-01-01~~ **Materials and Equipment Resistant to Flooding**

All new construction and substantial improvements within the Flood Control Overlay shall be constructed with materials and utility equipment resistant to flood damage.

~~3-36-07-07-03-01-02~~~~3-39-07-07-03-01-02~~ **Mechanical Equipment and Service Facilities**

All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, which are designed and/or located to prevent water from entering or accumulating within the components during conditions of flooding.

~~3-36-07-07-03-02~~~~3-39-07-07-03-02~~ **Minimize Flood Damage**

All new construction and substantial improvements shall be constructed using methods and practices to minimize flood damage.

~~3-36-07-07-03-02-01~~~~3-39-07-07-03-02-01~~ **Below-Grade Crawlspace Construction**

New construction and substantial improvement of any below-grade crawlspace shall:

- a. Have the interior grade elevation below base flood elevation, no lower than two (2) feet below the lowest adjacent grade;
- b. Have the height of the below-grade crawlspace measured from the interior grade of the crawlspace to the top of the foundation wall, not to exceed four (4) feet at any point;
- c. Have an adequate drainage system to allow floodwaters to drain from the interior area of the crawlspace following a flood;
- d. Be anchored to prevent flotation, collapse, or lateral movement of the structure and be capable of resisting the hydrostatic and hydrodynamic loads;
- e. Be constructed with materials and utility equipment resistant to flood damage;
- f. Be constructed using methods and practices to minimize flood damage;
- g. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, which are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and

- h. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
1. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided;
  2. The bottom of all openings shall be no higher than one (1) foot above grade; and
  3. Openings must be equipped with screens, louvers, or other coverings or devices and shall permit the automatic entry and exit of floodwaters.

~~3-36-07-07-04~~3-39-07-07-04 **UTILITIES**

~~3-36-07-07-04-01~~3-39-07-07-04-01 **Water Supply**

All new and replacement water supply systems within the Flood Control Overlay Zone District shall be designed to minimize or eliminate infiltration of flood waters into the system.

~~3-36-07-07-04-02~~3-39-07-07-04-02 **Sanitary Sewer**

All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into flood waters.

~~3-36-07-07-04-03~~3-39-07-07-04-03 **Individual Sewage Disposal**

On-site wastewater treatment systems are prohibited within the Flood Control Overlay Zone District.

~~3-36-07-07-05~~3-39-07-07-05 **ROADS, ACCESS, AND PARKING LOT CONSTRUCTION**

Private access drives and parking lots within a proposed development shall be built no lower than eighteen (18) inches above the base flood elevation. Public roads, bridges, and other access ways shall be built in accordance with the standards and regulations for storm drainage design.

~~3-36-07-07-06~~3-39-07-07-06 **FILLS AND DEPOSITS**

~~3-36-07-07-06-01~~3-39-07-07-06-01 **Beneficial Purpose**

Fills or deposits of materials shall have some beneficial purpose and the amount shall not be greater than is necessary to achieve the intended purpose. The plans submitted by the owner shall show the final dimensions of the proposed fill or other material and the specific use to which the filled land will be put.



~~3-36-07-07-06-02~~3-39-07-07-06-02 **No Encroachment into Flow Areas**

The fill or deposit of materials shall not encroach on any portion of a Flood Control Overlay Zone District which would have significant flow during the base flood, and which for that reason would help convey the flood waters (any filling which potentially reduces the hydraulic capacity requires appropriate hydraulic studies and a review of the urban impact of such reduction).

~~3-36-07-07-06-03~~3-39-07-07-06-03 **Not Restrict Flood Waters**

No fill shall restrict floodwaters from reaching the major watercourse in an area.

~~3-36-07-07-06-04~~3-39-07-07-06-04 **Fill Protected by Rip-Rap**

The fill or other materials shall be protected against erosion by riprap, strong vegetative cover or bulkheading.

~~3-36-07-07-07~~3-39-07-07-07 **STORAGE AND PROCESSING**

The storage or processing of materials which are buoyant, flammable, hazardous, explosive, or those materials defined as solid waste by the Colorado Health Department, or those materials in times of flooding could be injurious to human, animal, or plant life, shall be located at or above the base flood elevation.

~~3-36-07-07-08~~3-39-07-07-08 **RESIDENTIAL STRUCTURES (EXCEPT MANUFACTURED HOMES)**

The lowest floor, including basement, of any new residential construction or substantial improvement to any residential structure shall be elevated at least one (1) foot above the base flood elevation. A registered professional engineer shall certify to the Director of Community and Economic Development the lowest floor of the structure will be elevated to the base flood elevation prior to issuance of a floodplain use permit.

~~3-36-07-07-09~~3-39-07-07-09 **MANUFACTURED HOMES**

The following standards apply to all manufactured homes or those to be substantially improved on:

1. Sites located outside of a manufactured home park or subdivision.
2. Sites located in a new manufactured home park or subdivision.
3. Sites located in an expansion to an existing manufactured home park or subdivision.
4. Sites where a manufactured home has incurred substantial damage as the result of a flood.

~~3-36-07-07-09-01~~3-39-07-07-09-01 **Elevation**

All manufactured homes shall be elevated on a permanent foundation with the lowest floor of the manufactured home elevated at least one (1) foot above the base flood elevation.

~~3-36-07-07-09-02~~3-39-07-07-09-02 **Anchoring**

All manufactured homes shall be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:

1. Over-the-top ties are provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations. Manufactured homes more than fifty (50) feet long shall require one (1) additional tie per side.
2. Frame ties shall be provided at each corner of the home with, at minimum, five (5) additional ties per side at intermediate points. Manufactured homes more than fifty (50) feet long require, at minimum, four (4) ties per side.
3. All components of the anchoring system shall be capable of carrying a force of five thousand (5,000) pounds.

Any additions to the manufactured home shall be similarly anchored.

~~3-36-07-07-10~~3-39-07-07-10 **MANUFACTURED HOMES PLACED/REPLACED IN EXISTING MANUFACTURED HOME PARKS OR MANUFACTURED HOME SUBDIVISIONS DEVELOPED PRIOR TO MAY 1, 1990**

~~3-36-07-07-10-01~~3-39-07-07-10-01 **Elevation**

All manufactured homes placed or replaced in a manufactured home park or subdivision developed prior to May 1, 1990 shall be elevated so that either the lowest floor of the manufactured home is at or above the base flood elevation or the manufactured home chassis shall be supported by reinforced piers or other foundation elements that are no less than thirty-six (36) inches in height above grade and are securely anchored to foundation to resist flotation, collapse, and lateral movement as certified by a registered professional engineer.

~~3-36-07-07-10-02~~3-39-07-07-10-02 **Anchoring**

All manufactured homes shall be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and

local anchoring requirements for resisting wind forces. Specific requirements may be:

1. Over-the-top ties are provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations. Manufactured homes more than fifty (50) feet long shall require one (1) additional tie per side.
2. Frame ties shall be provided at each corner of the home with, at minimum, five (5) additional ties per side at intermediate points. Manufactured homes more than fifty (50) feet long require, at minimum, four (4) ties per side.
3. All components of the anchoring system shall be capable of carrying a force of five thousand (5,000) pounds.

Any additions to the manufactured home shall be similarly anchored.

~~3-36-07-07-11~~~~3-39-07-07-11~~ **NON-RESIDENTIAL STRUCTURES**

~~3-36-07-07-11~~~~013-39-07-07-11-01~~ **Critical Facilities\***

The lowest floor, including basement for all new non-residential construction or substantial improvement of any non-residential structure shall be: (1) elevated at least two (2) feet above the base flood elevation; or (2) floodproofed so that all portions of the structure less than two (2) feet above the base flood elevation, including the attendant utility and sanitary facilities, are watertight. Walls shall be substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

~~3-36-07-07-11~~~~023-39-07-07-11-02~~ **Non-Critical Facilities\***

The lowest floor, including basement for all new construction of non-critical facilities or substantial improvement to any non-critical facility shall be:

1. Elevated at least one (1) feet above the base flood elevation; or
2. Floodproofed to an elevation one (1) foot above the base flood elevation, including all attendant utility and sanitary facilities. Floodproofed exterior walls shall be substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
3. Elevation to one (1) foot or more above the BFE is the only type of floodproofing allowed for residential structures.

A registered professional engineer shall certify to the Director of Community and Economic Development the design and methods of construction are in

accordance with accepted standards of practice for meeting these standards prior to the issuance of a floodplain use permit.

~~3-36-07-07-12~~~~3-39-07-07-12~~ **EXTRACTION/EXCAVATION OF SAND AND GRAVEL**

~~3-36-07-07-12-01~~~~3-39-07-07-12-01~~ **No Reduction in Flood Storage Capacity**

Gravel mining or grading/hauling/excavating operations shall meet the specific performance standards and guidelines described in the "Technical Review Guidelines for Gravel Mining Activities Within or Adjacent to 100 Year Floodplains" prepared by Wright Water Engineers, Inc., for Urban Drainage and Flood Control District dated December 1987, or shall meet comparable standards as recommended by the Executive Director of Urban Drainage and Flood Control District for unique situations not anticipated within the "Technical Review Guidelines" referenced above, but which accomplish the same purpose (to protect rivers and streams from erosion and degradation which may result from such operations).

~~3-36-07-07-12-02~~~~3-39-07-07-12-02~~ **No Encroachment into Flow Areas**

The storage or deposit of extracted materials, or site grading shall not encroach on any portion of a Flood Control Overlay Zone District which may have significant flow during the base flood, and which may subsequently help convey the flood waters (any filling that potentially reduces the hydraulic capacity requires appropriate hydraulic studies and a review of the urban impact of such reduction).

~~3-36-07-07-12-03~~~~3-39-07-07-12-03~~ **Not Restrict Flood Waters**

No storage or deposit of extracted materials, or site grading shall restrict floodwaters from reaching the major watercourse in an area.

~~3-36-07-07-13~~~~3-39-07-07-13~~ **SUBDIVISIONS**

All subdivision proposals shall be consistent with the need to minimize flood damage. For instance, all subdivisions approved for development shall have adequate land area within each lot for the type of development allowed by the underlying zone district as constrained by the requirements of the Flood Control Overlay Zone District. All subdivisions shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. All subdivisions shall have adequate drainage provided to reduce exposure to flood damage. Base flood elevation data and floodplain delineation plans shall be provided for all subdivision proposals.

~~3-36-07-07-14~~~~3-39-07-07-14~~ **OTHER USES NOT IDENTIFIED**

The Director of Community and Economic Development may require any structure, use, or activity being conducted within the Flood Control Overlay

Zone District to comply with such conditions and restriction deemed necessary to protect the public health, safety and welfare provided they are consistent with these standards and regulations.

~~3-36-07-07-15~~3-39-07-07-15 ***NONCONFORMING USES WITHIN THE FLOODWAY OR FLOOD STORAGE AREA (FLOOD OVERLAY DISTRICT)***

The lawful use of an existing structure or premises not in conformity with the provisions of this section may be continued subject to the following provisions.

~~3-36-07-07-15-01~~3-39-07-07-15-01 ***No Expansion of Nonconforming Uses***

No such use shall be expanded or enlarged except in conformity with the provisions of these standards and regulations.

~~3-36-07-07-15-02~~3-39-07-07-15-02 ***Change in Nonconforming Use Limited***

Any substantial improvement to any nonconforming structure or use in the Flood Control Overlay Zone District shall require the structure or use be converted to a conforming use.

~~3-36-07-07-15-03~~3-39-07-07-15-03 ***Discontinued Use***

If a nonconforming use is discontinued for six (6) consecutive months, any future use of the structure and land shall conform to these regulations and standards.

~~3-36-07-07-15-04~~3-39-07-07-15-04 ***Public Nuisances***

Uses, or their accessory uses, in the Flood Control Overlay Zone District, which are public nuisances, shall not be permitted to continue as nonconforming uses.

~~3-36-07-07-15-05~~3-39-07-07-15-05 ***Floodproofing of Alterations, Additions or Repairs***

Any alteration, addition, or repair to any existing nonconforming structure in a Flood Control Overlay Zone District shall be protected, where applicable, by approved floodproofing measures. Substantial improvements shall be subject to additional restrictions as described in the standards for new construction and improvements in a Flood Control Overlay

## **3-373-40 MINERAL CONSERVATION OVERLAY (MCO)**

### **3-37-013-40-01 PURPOSE**

The purpose of this district is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and the County. In cases where the location of the district or use abuts other zoning or use of land, structures, excavation, and rehabilitation may be restricted to be compatible with and protect the adjoining area.

### **3-37-023-40-02 MINERAL CONSERVATION AREA**

Pursuant to state law, those areas identified with resource classification "1" on maps contained in Special Publications 5A and 5B "Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties" (1975) prepared by the Colorado Geological Survey are designated to be within the Mineral Conservation Overlay District.

### **3-37-033-40-03 AREAS EXEMPTED FROM THESE RESTRICTIONS**

#### **3-37-03-013-40-03-01 AREAS EXEMPTED BY THE DIRECTOR**

The Director of Community and Economic Development shall exempt lands meeting the following criteria from the restrictions of the Mineral Conservation Overlay District.

1. Any parcel of land intended for uses that were allowed in the underlying zone district prior to July 1, 1973.
2. Any parcels of land five (5) acres or less in size in existence as a separate parcel prior to July 1, 1973.
3. Any parcel of land in excess of five (5) acres where it can be demonstrated the mineral resource is not of commercial quality and quantity.

The Director of Community and Economic Development may require competent proof a lot meets these criteria, including a written opinion from the State Geological Survey, where deemed appropriate.

~~3-37-03-02~~3-40-03-02 **AREAS EXEMPTED BY THE BOARD OF ADJUSTMENT**

The Board of Adjustment may exempt any lot from the restrictions of the Mineral Conservation Overlay District where a property owner can demonstrate the restriction would make it impossible to develop the land for any reasonable economic and compatible use in the area including gravel extraction.

~~3-37-043-40-04~~ **RESTRICTION ON USES**

For any land within the Mineral Conservation Overlay, no permanent structures or permanent uses may be allowed except:

1. Fences, not needed during excavation and rehabilitation, subject to the minimum requirements of the underlying zone district. For fencing requirements during excavation and rehabilitation see Section .
2. Structures within two hundred (200) feet of a public maintained and constructed road or an existing principal structure subject to the structures and use being in conformance with the requirements of the underlying zone district.
3. Non-permanent use of the land, provided such use is in conformance with the underlying zone district and would not prohibit the eventual extraction of commercial mineral deposits.

~~3-37-053-40-05~~ **EXCAVATION AND REHABILITATION**

The extraction of commercial mineral deposits with necessary accessory uses shall be allowed in all zone districts as a conditional use upon approval and in conformance with an approved excavation and rehabilitation plan.

~~3-37-063-40-06~~ **OPERATION AND REHABILITATION STANDARDS FOR ALL MINING OPERATIONS**

Mining and necessary accessory uses shall be subject to the restrictions contained in the approved excavation and reclamation plan. In addition, all mineral extraction operations shall comply with the following restrictions.

~~3-37-06-01~~3-40-06-01 **MINING PERMIT REQUIRED**

All mining operations shall have a permit to excavate issued by the State of Colorado prior to beginning mineral extraction.

~~3-37-06-02~~3-40-06-02 **EXCAVATION SETBACK FROM ADJACENT PROPERTY**

No excavation or deposit of overburden within twenty-five (25) feet of the boundary of adjacent property, easement, irrigation ditch or right-of-way is permitted unless written agreement of the owner(s) of such property, easement, irrigation ditch, or right-of-way is obtained by the mining operation.



**~~3-37-06-03~~3-40-06-03 EXCAVATION SETBACK FROM NEARBY RESIDENCE**

No excavation within one-hundred-twenty-five (125) feet of any existing residence is permitted unless written agreement of the owners and occupants of such residence are obtained.

**~~3-37-06-04~~3-40-06-04 ROCK CRUSHERS SETBACK FROM NEARBY RESIDENCE**

No excavation involving the use of rock crushers or other similar equipment shall take place within two-hundred-fifty (250) feet of a residence.

**~~3-37-06-05~~3-40-06-05 HAULING ROADS**

Hauling roads within the premises shall be maintained in a reasonably dust free condition.

**~~3-37-06-06~~3-40-06-06 HOURS OF OPERATION**

Mineral excavation, crushing, hauling, loading, sorting or similar operation shall only occur between the hours of 6:00 a.m. to 10:00 p.m. Shorter hours of operation may be imposed in urbanized areas, as part of conditional use approval.

**~~3-37-06-07~~3-40-06-07 TWO FEET OF WATER BEARING STRATA**

All sand and gravel shall be excavated in such a manner as to have an average of two (2) feet of undisturbed sand and gravel to provide a water bearing strata, unless the reclamation plan provides for a permanent lake or a landfill.

**~~3-37-06-08~~3-40-06-08 CUT SLOPES**

In no event shall a slope of less than 2:1 be left for dry pits, or a slope of 3:1 to a depth of ten (10) feet and 2:1 thereafter for a wet pit when operations are completed, except as provided herein.

**~~3-37-06-09~~3-40-06-09 HAULING ROUTE**

The operator shall submit a route plan to the Director of Community and Economic Development and receive permission to use for haulage any public right-of-way not designated for such haulage by reason of load limit, dust, right-of-way or pavement width or other relevant factors. The Director of Community and Economic Development may place reasonable restrictions on such right-of-way use.

**~~3-37-06-10~~3-40-06-10 EXCAVATION PIT FLOOR**

The floor of excavation pits whether wet or dry shall be left in a reasonably smooth condition.

~~3-37-06-11~~3-40-06-11 **FLOODING AND DRAINAGE**

The operator shall not excavate, store overburden, or excavate materials or dike in such a manner as to increase any drainage or flooding on property not owned by the operator or damage to public facilities.

~~3-37-06-12~~3-40-06-12 **FENCING**

Prior to starting excavation, the operator shall fence gravel pit operations with a "V" mesh or chain link fence to a height of seventy-two (72) inches topped with three strands of barbed wire canted to a forty-five (45) degree angle outward. Where the operation is adjacent to subdivided and/or developed commercial, residential, or industrial property (except I-3) a solid screen fence will be erected to prevent the visibility of the mining operation if deemed necessary by the Community and Economic Development Department. The operator may fence the entire area immediately, or fence only areas of excavation; however, no fence shall be removed until rehabilitation has been completed.

~~3-37-06-13~~3-40-06-13 **NOISE**

All operations shall conform to noise, vibration, and other standards in the performance standards section of these standards and regulations.

~~3-37-06-14~~3-40-06-14 **RECLAMATION OF SPENT AREAS NEAR EXISTING DEVELOPMENT**

Where the operation is adjacent to subdivided property and/or to developed commercial, residential or industrial (except I-3), once mining has been completed, said site is not to be used as an area to stockpile sand and gravel resources. The mining operator shall reclaim the area as soon as possible after mining has been completed to prevent soil erosion and nuisance conditions. In all cases, reclamation shall occur no later than five (5) years after mining has been completed.

~~3-37-06-15~~3-40-06-15 **AIR EMISSIONS**

All air emissions shall conform to standards established by the Colorado Department of Public Health and Environment.

~~3-37-06-16~~3-40-06-16 **WATER QUALITY**

All water uses and discharges shall conform to standards established by the State Water Quality Control Commission and the water laws of the State of Colorado.

~~3-37-06-17~~3-40-06-17 **SLOPE STABILIZATION**

All slopes shall be stabilized and land remaining in the natural water level must be revegetated in a manner compatible with the surrounding area, and subject

to the approval of the Adams County Community and Economic Development Department.

~~3-37-06-18~~3-40-06-18 **REVEGETATION**

The revegetation plan must meet the standards of the Colorado State University Extension Agency. After revegetation of an area, the area must be maintained for a period of three (3) years or until all vegetation is firmly established in the reclaimed area.

~~3-37-06-19~~3-40-06-19 **RECLAMATION TIME FRAME**

A time limit for reclamation will be placed on each project. This time limit will be dependent upon the type of reclamation effort.

~~3-37-06-20~~3-40-06-20 **ANNUAL RECLAMATION REPORT**

An annual report shall be submitted to the Community and Economic Development Department to ascertain whether the approved reclamation plan is progressing satisfactorily. This report shall be the same report as is submitted to the Land Reclamation Board.

~~3-37-073~~3-40-07 **APPEAL OF MINERAL CONSERVATION DISTRICT BOUNDARIES**

The boundaries of the Mineral Conservation Overlay District may be appealed to the Board of Adjustment based on technical information

~~3-37-083~~3-40-08 **RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Mineral Conservation Overlay District unless inconsistent with a provision contained in Section 3-38, in which case the specific standard or requirement contained in Section 3-38 shall apply.

## **3-38-41 NATURAL RESOURCES CONSERVATION OVERLAY (NRCO) DISTRICT**

### **3-38-013-41-01 PURPOSE**

The purpose of the Natural Resources Conservation Overlay is to (1) provide for the protection of natural, wildlife, agricultural, and cultural resources, which are an essential component of the community's economic base and establish the character of the community; and (2) preserve and enhance the quality of life for County residents.

### **3-38-023-41-02 NRCO DISTRICT CREATED**

There is hereby established a Natural Resources Overlay District, which, in areas where it applies, shall overlay all other base zone districts established by these standards and regulations. Included within the NRCO District are: (1) important wildlife areas; (2) designated floodplains and associated riparian areas; and (3) important reservoir sites to provide wetlands and other habitat areas.

### **3-38-033-41-03 NRCO DISTRICT MAP**

#### **3-38-03-013-41-03-01 GENERAL**

The general location of (1) important wildlife areas; (2) designated floodplains and associated riparian areas; and (3) important reservoir sites to provide wetlands and other habitat areas are identified on the Natural Resources Conservation Overlay (NRCO) District Map, which is incorporated herein by reference.

#### **3-38-03-023-41-03-02 GENERAL NRCO DISTRICT MAP/SITE SPECIFIC REVIEW IS REQUIRED**

The NRCO District Map is a general map, which identifies, on a general scale, the locations of those areas protected by the NRCO District. Its purpose is to place the landowner on notice the land may be within the NRCO District and to assist in the general administration of this Section. A site-specific Resources Review to determine whether land is included within the NRCO District is required, prior to review of the first development application for the land.

#### **3-38-043-41-04 DEVELOPMENT EXEMPTIONS IN THE NRCO**

In addition to all other standards required by these standards and regulations, all development within the NRCO shall comply with the standards of Section 3-39, unless exempted. Exemptions are as follows:

~~3-38-04-01~~3-41-04-01 **REMODELING OR EXPANSION OF EXISTING STRUCTURES**

Remodeling or expansion of structures existing prior to the adoption date of these standards and regulations shall be exempt from the provisions of this subsection.

~~3-38-04-02~~3-41-04-02 **AGRICULTURAL OPERATIONS**

Agricultural operations and uses shall be exempt.

~~3-38-05~~3-41-05 **STANDARDS**

All development within the NRCO District shall comply with the following standards:

~~3-38-05-01~~3-41-05-01 **SITE CAPACITY**

The maximum density of any use in any zone district is controlled by the maximum density set forth in the zone district. For lands located within the NRCO District, the density calculations are based on the net available land as determined by applying the Natural Resource Protection Factor to the protected resource area and subtracting the resulting land area from the total area of the property.

~~3-38-05-02~~3-41-05-02 **METHODOLOGY FOR CALCULATING NATURAL RESOURCE CONSERVATION AREA**

All land area consisting of natural resources or natural features (i.e., floodplains, hydric soils, wetlands, riparian areas, lakes, and reservoirs) lying within a site proposed for development shall be measured. The total acreage of each resource type shall be multiplied by its respective natural resource protection factor to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. In conducting this calculation, if two (2) or more resources are present on the same area of land, only the most restrictive natural resource protection factor shall be used. For example, if floodplain and riparian area occupy the same space on a site, the resource protection standard would be 1.5, which represents the higher of the two standards.

~~3-38-05-02-01~~3-41-05-02-01 **NATURAL RESOURCE PROTECTION FACTORS**

The following natural resource protection factors shall be used to calculate natural resource conservation areas as noted above:

1. 100-Year Floodplains: 1.0
2. Riparian Areas: 1.5
3. Wetlands: 2.0
4. Lakes/Reservoirs: 1.5
5. Hydric Soils: .7

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<sup>i</sup> Adopted by the BOCC on December 16, 2014

<sup>ii</sup> Adopted by the BOCC on December 16, 2014

**CHAPTER 4—DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

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**Chapter 4—DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

**4-01 DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

These regulations are applicable to all zone districts, including new and established districts, except as otherwise noted. In addition to compliance with other regulations imposed by these standards and regulations, all uses, structures, buildings, and accessory uses shall comply with the design requirements and performance standards required by this Chapter. Where a design requirement or performance standard for a specific use conflicts with a general design requirement or performance standard, the design requirement or performance standard for the specific use shall control. Where any design requirement or performance standard conflicts with another design requirement or performance standard, the more restrictive design requirement or performance standard shall control. Wherever residential use of adjacent property is related to restrictions or certain non-residential uses, determination of residential use shall be based on the classification of land by the County Assessor. All Variance requests are subject to Section 2-02-19 of the Adams County Standards and Regulations, excluding Sexually Oriented Businesses, Marijuana Businesses and Halfway Houses.<sup>1</sup> These regulations shall be subject to limitations regarding the number of marijuana businesses and/or the type of businesses as set forth by the BOCC in resolution.

## 4-02 GENERAL PERFORMANCE STANDARDS

### 4-02-01 CHANGE IN USE

A change in use of property occurs whenever the essential character or nature of the activity conducted on a lot changes. All changes in use require zoning review and building permit approval. A change in use is required when:

1. Active and continuous operations are not carried on in a building or property during a continuous period of six (6) months.
2. The change is from one principally permitted use category to another.
3. If the property consists of multiple buildings/tenants:
  - a. The required amount of parking stalls is increased by twenty-five (25) percent or more.
  - b. The gross floor area is increased by fifty (50) percent or more.
4. As determined within the Nonconforming Conditions Section of Chapter 4.

### 4-02-02 JUNK AND TRASH

#### 4-02-02-01 NO DUMPING

No junk, materials, waste or trash shall be disposed of on any property or public right-of-way except in an authorized landfill or other approved waste or waste recovery facility.

#### 4-02-02-02 NO OUTDOOR STORAGE

No junk or waste shall be stored outdoors except as otherwise authorized by these standards and regulations.

#### 4-02-02-03 TRASH IN THE FRONT YARD AND TRASH CONTAINERS

No trash container, firewood, or other related waste or materials shall be located within the front yard of any dwelling for more than a 24-hour period. All trash containers shall be covered. The requirements of this section do not apply in the A-3 Zone District.

#### 4-02-02-04 TRASH CONTAINERS FOR CONSTRUCTION PURPOSES

Containers for construction waste may be permitted in the front and side yards of a residential dwelling for no more than a 14-day period. All trash containers shall be covered. Containers shall not be located within the public right-of-way.



- 4-02-02-05 STORAGE AND PARKING OF VEHICLES IN RESIDENTIAL DISTRICTS**  
The storage and parking of motor vehicles shall meet the requirements of Section 4-03-03-02-14.
- 4-02-02-06 SALE OF PRODUCTS FROM STANDS**  
The sale of any products from a temporary stand, motor vehicle, or trailer is prohibited, except by Special Use Permit or as otherwise permitted by these standards and regulations.
- 4-02-02-07 OBSTRUCTION OF VIEWS ALONG A PUBLIC RIGHT-OF-WAY**  
The erection of any fence, tree, shrub, hedge or any object, which obstructs the view of traffic, authorized traffic control devices, or otherwise constitutes a hazard to drivers or pedestrians is prohibited. Should said obstruction occur, the Director of Public Works shall send a letter requiring the owner of the property abutting the right-of-way to trim or remove within ten (10) days, at the owner's expense, any object which constitutes a traffic hazard.
- 4-02-02-08 STORAGE CONTAINERS**  
Portable, movable, or temporary metal, wood and plastic storage containers greater than one hundred twenty (120) square feet for the purpose of outside storage, are not allowed. Any storage container less than one hundred twenty (120) square feet in size is allowed but shall not exceed ten (10) days on any one property.
- 4-02-03 GRAFFITI**  
Graffiti as defined in Chapter 11 shall not be permitted. It shall be the responsibility of the property owner to remove or conceal the graffiti. If the property owner chooses to conceal the graffiti, the same color of the original surface shall be used.
- 4-02-04 CONSTRUCTION TRAILERS**
- 4-02-04-01 BUILDING AND ELECTRICAL PERMIT REQUIRED**  
Construction trailers intended to be in operation shall obtain Building and Electrical Permits from the Community and Economic Development Department.
- 4-02-04-02 MINIMUM LOT AREA**  
No construction trailer shall be located on a parcel of land less than one thousand (1,000) square feet in size.

**4-02-04-03 LOCATION**

The construction trailer shall be located within or adjacent to the development project the trailer is associated with and is only permitted for the duration of the project.

**4-02-04-04 PERIOD OF OPERATION**

A construction trailer shall expire one year from the date of approval, unless renewed. Renewals of construction trailers may only be issued for a maximum of one year at a time.

**4-02-04-05 NO ACCOMMODATIONS IN TRAILER**

The construction trailer shall contain no sleeping or cooking accommodations.

**4-02-04-06 OTHER SETBACKS**

The setbacks for the zone district shall apply.

**4-02-04-07 WATER AND SANITATION**

All construction trailers shall have adequate water and sanitation approved by Tri-county Health Department, which may include bottled water and/or portable toilet facilities.

**4-02-04-08 SIGNAGE**

All signs associated with Construction and/or Sales Office Trailers shall be consistent with Section 4-05-01-06.

**4-02-05 SALES / OFFICE TRAILERS**

**4-02-05-01 BUILDING AND ELECTRICAL PERMIT REQUIRED**

Sales/office trailers intended to be in operation shall obtain Building and Electrical Permits from the Community and Economic Development Department.

**4-02-05-02 MINIMUM LOT AREA**

No office trailer shall be located on a parcel of land less than one thousand (1,000) square feet in size.

**4-02-05-03 LOCATION**

The office trailer shall be located within or adjacent to the development project the office or shed is associated with and is only permitted for the duration of the project.

**4-02-05-04 PERIOD OF OPERATION**

An office/sales trailer shall expire one year from the date of approval unless renewed. Renewals of construction trailers may only be issued for a maximum of one year at a time.

**4-02-05-05 NO ACCOMMODATIONS IN OFFICE**

The office trailer shall contain no sleeping or cooking accommodations.

**4-02-05-06 SETBACKS**

The setbacks of the zone district shall apply.

**4-02-05-07 WATER AND SANITATION**

All offices shall have adequate water and sanitation approved by Tri-County Health Department, which may include bottled water and/or portable toilet facilities.

**4-02-05-08 SIGNAGE**

All signs associated with office/sales trailers shall be consistent with Section 4-05-01-06.

**4-02-05-09 COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT**

All office trailers shall comply with the regulations and requirements of the American with Disabilities Act.

## 4-03 ACCESSORY USES PERFORMANCE STANDARDS

### 4-03-01 GENERAL PROVISIONS

#### 4-03-01-01 INCIDENTAL TO MAIN USE

An accessory use shall be customarily incidental to a main use.

#### 4-03-01-02 LOCATED ON SAME LOT AS MAIN USE

An accessory use shall be located on the same lot or zoning lot as the main use, except as otherwise provided in this section.

#### 4-03-01-03 ACCESSORY STRUCTURES

Accessory structures shall meet the following requirements:

1. *Setbacks*: An accessory structure shall meet required setbacks for the zone district in which it is located.
2. *Percentage of Yards*: No accessory structure shall occupy more than fifty percent (50%) of the area of the rear yard.
3. *Height*: An accessory structure shall meet required height limitations for the zone district in which it is located.
4. *Compliance with Building Code*: Any accessory structure on residentially used property exceeding two hundred (200) square feet shall obtain a building permit. Any accessory structure on commercially or industrially used property exceeding one hundred and twenty (120) square feet shall obtain a building permit. All accessory structures shall comply with adopted Building Code, as amended.
5. *Construction of Accessory Structure*: No permit for construction of an accessory structure shall be issued prior to construction of a principal building except in the A-3 Zone District.

### 4-03-02 ACCESSORY USES, AGRICULTURAL

#### 4-03-02-01 GENERAL ACCESSORY USES PERMITTED

The following general accessory uses are permitted in Agricultural Districts:

1. Animal Keeping (see Section 4-222 Animal Keeping for detailed performance standards)
2. Animal Slaughter, for Individual Consumption
3. Barns (see Section 4-03-02-02-01 Accessory Uses, Agricultural for detailed performance standards)
4. Class Instruction (see Section 4-03-03 Accessory Uses, Residential for detailed performance standards)

5. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
6. Day Care Homes (see Section 4-03-03-02-03 Accessory Uses, Residential for detailed performance standards)
7. Family Foster Homes
8. Farm Employee Dwelling (see Section 4-03-02-02-03 Accessory Uses, Agricultural for detailed performance standards)
9. Garages (see Section 4-03-03-02-04 Accessory Uses, Residential for detailed performance standards)
10. Garage or Yard Sale (see Section 4-03-03-02-05 Accessory Uses, Residential for detailed performance standards)
11. Greenhouses, Private (see Section 4-03-03-02-06 Accessory Uses, Residential for detailed performance standards)
12. Home Occupations (see Section 4-03-03-02-07 Accessory Uses, Residential for detailed performance standards)
13. Household Pets (see Section 4-03-03-02-08 Accessory Uses, Residential for detailed performance standards)
14. Kennel, Private (see Section 4-03-03-02-09 Accessory Uses, Residential for detailed performance standards)
15. Parking (see 4-13 Parking and Loading for detailed performance standards)
16. Signs (see Section 4-01 Signs and Outdoor Commercial Advertising Devices for detailed performance standards)
17. Solar Energy Systems (see Section 4-03-03-02-11 Accessory Uses, Residential for detailed performance standards)
18. Stables (see Section 4-03-02-02-04 Accessory Uses, Agricultural for detailed performance standards)
19. Storage, Private (see Section 4-03-03-02-13 Accessory Uses, Residential for detailed performance standards)
20. Swimming Pools, Private (see Section 4-03-03-02-15 Accessory Uses, Residential for detailed performance standards)
21. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
22. Vending and Produce Stands (see Section 4-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
23. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Agricultural for detailed performance standards)
24. Accessory Dwelling Unit (see Section 4-03-03-02-01 Accessory Uses, Residential for performance standards)
25. Other accessory uses approved by the Director of Community and Economic Development. The Director of Community and Economic Development may

**Commented [JG1]:** I think this is an incorrect reference. Should this be 4-15 (before updates was 4-14)??

require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

#### 4-03-02-02 PERFORMANCE STANDARDS FOR THE GENERAL ACCESSORY USES

##### 4-03-02-01 **BARNs**

1. *Setback from Residence on Property:* All barns shall be set back twenty-five (25) feet from any residence on the property.
2. *Setback from Adjacent Property:* All barns shall be set back one hundred (100) feet from any dwelling or pool on an adjacent property.
3. *Height Restrictions:* All barns shall meet the height restrictions for the zone district in which the barn will be located.

##### 4-03-02-02 **COMMUNICATION TOWER, NON-COMMERCIAL**

1. *Maximum Height:* Non-commercial communication towers shall be a maximum of ninety (90) feet in height.
2. *Maximum Number of Antennae:* A maximum of two (2) antennae may be mounted on a non-commercial communication tower.
3. *Setback Encroachment Prohibited:* No portion of the non-commercial tower or its antennae may encroach into the required front, side or rear setback. All towers shall be setback from all lot lines or zoning lot lines a minimum of the height of the tower.
4. *Marking of Cables and Wires:* Cables, ropes, or wires used to secure the tower shall be appropriately and conspicuously marked to prevent injury. No cables or wires shall cross any public rights-of-way or properties not owned by the same property owner as the property on which the tower is located.

##### 4-03-02-03 **FARM EMPLOYEE DWELLING**

1. Mobile Home as Farm Employee Dwellings (Temporary or Seasonal)
  - a. *Permit Required:* A Special Use Permit shall be required for the use of a mobile home as a farm employee dwelling.
  - b. *Minimum Unit Size:* The mobile home shall be a minimum of six hundred (600) square feet in size.
  - c. *Condition:* All mobile homes shall be provided with potable water meeting the pressure requirements of the 1997 Uniform Building Code, as amended, and meeting the minimum drinking water quality standards established by the Colorado Department of Public Health and Environment. All homes shall be provided with sanitary sewer or an on-site wastewater treatment system meeting the requirements of the Tri-County Health Department. Mobile homes shall be in sound condition and shall be placed on a concrete pad, blocked, and properly anchored and skirted.

- d. *Setbacks*: All mobile homes shall meet the setbacks for accessory structures.
- 2. Permanent Structures as Farm Employee Dwellings
  - a. *Permit Required*: A Conditional Use Permit approval shall be required for the use of an additional single family or multiple family dwelling as a farm employee dwelling.
  - b. *Compliance*: A single family dwelling intended as such must comply with the minimum requirements of the R-1-C District. All permanent structures shall meet the setbacks for accessory structures and the requirements of the 1997 Uniform Building Code, as amended.
  - c. *Provision of Water and Sewer*: Proof of adequate provisions for water, sewer, fire protection, other utilities and access shall be provided.
  - d. *Conformance to Subdivision and Zoning Code*: No farm employee dwelling shall be deeded, leased, or rented without conforming to Adams County subdivision and zoning standards and regulations.

4-03-02-02-04      **STABLES**

- 1. *Setback from Residence on Property*: All stables shall be set back twenty-five (25) feet from any residence on the property.
- 2. *Setback from Adjacent Property*: All stables shall be set back one hundred (100) feet from any dwelling or pool on an adjacent property.
- 3. *Maintenance*: All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department. When in use, stables shall be cleaned weekly.
- 4. *Pest Control*: Environmental and/or chemical and scientific controls shall be provided for pest control.
- 5. *Drainage*: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution. Stables shall be well drained and dry, and shall not be located within or cross drainages whether intermittent or perennial.
- 6. *Care of Animals*: All animals shall be cared for in a humane and sanitary manner as approved by Adams County Animal ~~Managment~~[Management](#).

4-03-02-02-05      **VENDING AND PRODUCE STANDS**

- 1. *Minimum Lot Area*: No vending or produce stand shall be located on a parcel of land less than four hundred (400) square feet in size.
- 2. *Location*: The stand shall be located on a gravel, recycled asphalt, or paved parking lot or on agricultural land. The stand shall not block or be located within any right-of-way or public sidewalk.
- 3. *Period of Operation*: The stand shall operate for no more than ninety (90) days annually.
- 4. *Hours of Operation*: The stand shall limit its hours of operation to 7:00 a.m. to 7:00 p.m.



5. *Setbacks:* The setbacks for the zone district in which the stand is located shall apply.
6. *Signage:* All signs shall be affixed to the stand. The total sign area shall not exceed sixteen (16) square feet in area.
7. *Parking:* Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of stand area.
8. *Access:* All vending and produce stands shall have highway, arterial, or collector road access.
9. *Other Requirements:* All temporary vending and produce stands shall also comply with the requirements of Section 4-05-02-07.

4-03-02-02-06

**WIND POWERED GENERATORS**

1. *Maximum Height of Generator:* The height of the generator, including blades, shall not exceed the height limit of the zone district in which the generator is located, unless a height exemption is granted by the Board of Adjustment. The maximum height of the generator may be further restricted if located within an aviation zone district.
2. *Minimum Height of Blades Above Ground:* Twenty (20) feet.
3. *Minimum Setbacks:* No wind generator shall be located closer than the height of the generator from any property line, unless granted by the Board of Adjustment.
4. *Number of Generators Permitted:* Only one (1) generator per lot or parcel is permitted unless a Conditional Use Permit is approved.
5. *Location:* The generator serving the structure shall be located on the same lot as the structure it serves.
6. *Liability Coverage:* The County shall be provided with a copy of rider to owner's insurance showing coverage of liability prior to issuance of a building permit for construction of a wind powered generator.
7. *High Wind Mitigation:* The County shall be provided with assurance from the manufacturer all safety features to mitigate the effects of high wind conditions have been designed for the particular generator prior to issuance of a building permit for construction of a wind powered generator.
8. *Storage Batteries:* Storage batteries, if applicable, shall be housed in accordance with the following standards:
  - a. *Location:* The structure shall be accessory to and detached from the residence by a minimum of twenty (20) feet.
  - b. *Ventilation:* Adequate ventilation shall be provided in the structure to eliminate the accumulation of explosive gases.
9. *Noise Levels:* Permitted noise levels shall meet the performance standards of these standards and regulations.

10. *Electromagnetic and Electrical Interference:* No equipment shall be operated in such a manner as to adversely affect the operation of any off-premises electrical, radio or television equipment. No use may be made of land or water within the County, which will create electrical interference with navigational signals for radio communications between an aviation facility and aircraft.
11. *Manual Shut-off Required:* Any individual wind powered generator shall include a manual shut-off, which may be utilized by utility company personnel.
12. *Utility Company Approval:* The local utility provider of gas and electric service shall provide written approval prior to construction.

#### 4-03-03 ACCESSORY USES, RESIDENTIAL

##### 4-03-03-01 GENERAL ACCESSORY USES PERMITTED

The following general accessory uses are permitted in Residential Districts:

1. Accessory Dwelling Unit (see Section 4-03-03-02-01 Accessory Uses, Residential for detailed performance standards)
2. Animal Keeping (see Section 4-22 Animal Keeping for detailed performance standards)
3. Barns (see Section 4-03-02-02-01 Accessory Uses, Agricultural for detailed performance standards)
4. Class Instruction (see Section 4-03-03 Accessory Uses, Residential for detailed performance standards)
5. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
6. Day Care Homes (see Section 4-03-03-02-03 Accessory Uses, Residential for detailed performance standards)
7. Family Foster Homes
8. Garages (see Section 4-03-03-02-04 Accessory Uses, Residential for detailed performance standards)
9. Garage or Yard Sale (see Section 4-03-03-02-05 Accessory Uses, Residential for detailed performance standards)
10. Greenhouses, Private (see Section 4-03-03-02-06 Accessory Uses, Residential for detailed performance standards)
11. Home Occupations (see Section 4-03-03-02-07 Accessory Uses, Residential for detailed performance standards)
12. Household Pets (see Section 4-03-03-02-08 Accessory Uses, Residential for detailed performance standards)
13. Kennel, Private (see Section 4-03-03-02-09 Accessory Uses, Residential for detailed performance standards)

14. Parking (see Section 4-13 Parking and Loading for detailed performance standards)
15. Short-Term Rental (see Section 4-03-03-02-01 Accessory Uses, Residential for detailed performance standards)
16. Signs (see Section 4-01 Signs and Outdoor Commercial Advertising Devices for detailed performance standards)
17. Solar Energy Systems (see Section 04-03-03-02-11 Accessory Uses, Residential for detailed performance standards)
18. Stables (see Section 04-03-02-02-04 Accessory Uses, Agricultural for detailed performance standards)
19. Storage, Private (see Section 04-03-03-02-13 Accessory Uses, Residential for detailed performance standards)
20. Storage, Vehicle and Machine (see Section 04-03-03-02-14 Accessory Uses, Residential for detailed performance standards)
21. Swimming Pools, Private (see Section 04-03-03-02-15 Accessory Uses, Residential for detailed performance standards)
22. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
23. Vending and Produce Stands (see Section 4-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
24. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Agricultural for detailed performance standards)
25. Other accessory uses approved by the Director of Community and Economic Development. The Director of Community and Economic Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

#### 4-03-03-02 PERFORMANCE STANDARDS

##### 4-03-03-02-01 **ACCESSORY DWELLING UNIT (ADU)**

1. *Purpose:* The purpose of the accessory dwelling unit (ADU) provisions are to:
  - (1) provide homeowners with an opportunity for companionship and security;
  - (2) better utilize existing infrastructure and community resources;
  - (3) provide a housing type that responds to changing needs and lifestyles (e.g., small families, retirees, caretakers);
  - (4) add to the County's stock of affordable dwelling units; and
  - (5) protect neighborhood character and stability by ensuring that visible ADUs are compatible with surrounding land uses.
2. *Applicability:* One ADU on an existing legal lot is permitted as an accessory use to single family residential uses in any zoning districts, in addition to legal

nonconforming single-family structures in those zones as allowed by these regulations. As the purpose of an ADU is to be an accessory use/structure to a primary dwelling, an ADU shall not be platted for individual sale through the condominium platting process.

3. *Process:*
  - a. New ADU. Subject to review, public notification and approval through a building permit and shall conform to all of the following standards.
  - b. Existing (Undocumented) ADUs. If an ADU was created without being part of a project for which a building permit was finalized, the County shall require a building permit and public notification to determine if the structure meets the requirements of this section and building code. Adherence to these development standards is required.
4. *Public Notification:* At time of review of building permit application, the County shall notify by mail residents and property owners directly adjacent to the property for which a complete building permit application has been submitted. Notified parties, and other interested parties, may comment on items concerning the required development and design standards for ADUs. The comment period shall close when the building permit application is resolved in issuance or denial.
5. *Development Standards:*
  - a. Building Type: ADU building types shall not include mobile or manufactured homes. Site built and modular construction is allowed.
  - b. Number: One ADU shall be allowed in each residential lot as a subordinate use in conjunction with any new or existing detached single-family dwelling unit,
  - c. Provision of Water and Sewer: Proof of adequate provisions for water, sewer, fire protection, other utilities and access shall be provided.
  - d. Size:
    - i. Attached or Internal. ADUs shall not exceed 40% of the principal dwelling unit's residential floor area in addition to the underlying development standards for the lot, including, but not limited to, lot coverage, height and setback requirements for the zone in which they reside.
    - ii. Detached. ADUs shall not exceed 1,500 square feet of the residential floor area or 40% of the primary dwelling unit's residential floor area, whichever is less.
  - e. Location: The ADU may be added to or included within the primary unit, or located in a detached structure on the same lot as the primary dwelling unit. If detached, the ADU is required to meet all accessory structure setbacks for the zone district.
  - f. Parking: One off-street parking space is required for an ADU in addition to the parking required for the primary dwelling unit. Parking spaces must be paved and may include private garages, carports, or all weather-

- surfaced, off-street areas reserved for vehicles. Tandem parking is allowed.
- g. Home Occupations: The ADU and/or primary residence may contain a home occupation if the home occupation is reviewed and approved per these regulations.
  - h. Other development standards:
    - i. Accessory Dwelling Units shall meet all other development standards (e.g. setbacks, lot coverage etc.) for buildings in the zoning district, except in the following circumstances:
      - 1. The gross floor area of the ADU shall not count towards the maximum accessory building coverage, but rather the maximum principal structure.
      - 2. The height of a detached ADU shall not exceed twenty-five (25) feet.
      - 3. If detached the ADU shall be setback at least 10' to the rear of the front structure line of the principal dwelling unit.
    - ii. For legal nonconforming situations, ADUs shall also adhere to the following requirements:
      - 1. Legal Nonconforming Primary Single-Family Uses:
        - a. It is recognized that in some zones, an existing primary single-family use may be considered legal nonconforming. In the event that an existing, legal nonconforming, single family use requests an ADU per these standards, it shall be an allowed accessory use to the legal nonconforming use. If the legal nonconforming primary use ceases to exist, the ADU, shall also cease to exist.
        - b. Conformance with Section 4-24-03 Extension or Enlargement of Nonconforming Conditions applies to the primary use.
      - 2. ADUs in Existence Prior to these Regulations:
        - a. Existing ADUs shall meet the requirements of these regulations.
        - b. A building permit is required for the Building Official to determine if the structure meets the adopted building code requirements. As-built information about the existing structure shall be required as part of the building permit submittal.
        - c. Additional improvements may be required by the applicant in order for the ADU to meet adopted building codes.

3. Previously approved Caretaker Dwelling Units may be extended in accordance with Section 2-02-08 Conditional Use Permit.

*i. Design Standards:*

1. **New Detached Structures, Exterior Alterations and Additions to Existing Structures:** The development of a newly constructed detached ADU and exterior alterations and additions to existing structures for ADU development shall be designed consistent with the existing color, façade treatment, roof pitch, siding, lighting, and windows of the primary dwelling unit.

**4-03-03-02-02 CLASS INSTRUCTION**

1. *Incidental Use:* The class instruction shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character of the dwelling.
2. *Indoor Activities:* All activities related to the class instruction shall be conducted entirely within a dwelling.
3. *Employees:* The class instruction shall be conducted by the inhabitants of the dwelling and shall have only one (1) additional employee.
4. *Exterior Advertising:* There shall be no exterior advertising other than identification of the class instruction with a sign not exceeding 6 square feet which must be located on the face of the home.
5. *No Sales on Premises:* There shall only be incidental sales of stocks, supplies or products conducted on the premises.
6. *No Outdoor Storage:* There shall be no exterior storage on the premises of material or equipment used as a part of the class instruction.
7. *No Offensive Impacts:* There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

**4-03-03-02-03 DAY CARE CENTERS AND HOMES (ADULT\* AND CHILD)**

1. General
  - a. *Licensing:* Day care facilities must be properly licensed by the State of Colorado.
  - b. *Drop-Off/Pick-Up Areas:* Day care facilities must provide adequate drop-off and pick-up areas. The required area shall be based upon the maximum number of individuals cared for at a single time. Specifically, there shall be one-hundred-sixty (160) square feet of signed off-road drop-off/pick-up area for every eight individuals. All drop-off space shall meet the requirements of these standards and regulations and be approved by the Director of Community and Economic Development.
  - c. *Outdoor Recreation Facilities:* Where outside recreation facilities are provided, a six-foot high sight-obscuring fence around the recreation area

shall be required to be maintained and the recreation area shall be situated in the rear half of the site.

- d. *Residential Appearance*: Existing residential structures shall not be significantly modified in appearance.
  - e. *New Construction in Residential Area*: Any new construction allowed in an agricultural or residential zone district for the operation of a day care center shall substantially resemble a conventional single-family dwelling.
2. *Child Day Care Home*
    - a. *Maximum Number of Children not Attending School Fulltime*: The maximum number of children shall be twelve (12), including the caretaker's children under sixteen (16) years of age not attending full-day school.
  3. *Adult Day Care Home*
    - a. *Maximum Number of Adults*: Elderly day care homes shall be permitted as an accessory use, provided the maximum number of elderly persons receiving care, protection, and supervision in any such home shall not exceed four (4) at any given time.
    - b. *Criminal Background Investigation*: The Adams County Sheriff's Office shall complete a Criminal Background Investigation and shall issue identification cards to all employees/operators.
    - c. *Annual Reporting*: The applicant/operator shall provide an annual report for review by the Director of Community and Economic Development and the Adams County Sheriff's Office. Reports shall include recertification of any education requirements, revised Criminal Background Investigation, and issuance of identification cards to any new employees.

4-03-03-02-04      **GARAGES**

1. *Maximum Height*: Twenty-four (24) feet unless otherwise restricted by the zone district.
2. *Maximum Rear Yard Coverage*: A garage may not occupy more than thirty percent (30%) of any rear yard.

4-03-03-02-05      **GARAGE OR YARD SALES**

1. *Maximum Sales Permitted per Year*: No more than two (2) garage or yard sales shall be permitted per calendar year for any one residence.
2. *Period of Operation*: A garage or yard sale shall not exceed a period of three (3) consecutive days.
3. *Hours of Operation*: The garage or yard sale shall limit its hours of operation to 7:00 a.m. to 7:00 p.m.
4. *Signage*: The total sign area shall not exceed sixteen (16) square feet in area. All signage shall be located on private property and not within the public right-of-way.

**4-03-03-02-06 GREENHOUSES, PRIVATE**

1. *Location:* The greenhouse shall not be located in any front yard.

**4-03-03-02-07 HOME OCCUPATIONS**

1. *Maximum Floor Area:* The area to be used for home occupation activities shall not exceed one-half (1/2) the floor area of the dwelling unit.
2. *Incidental Use:* A home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character of the dwelling.
3. *Indoor Activities:* All activities related to a home occupation shall be conducted entirely within a dwelling, garage or other accessory building. If conducted in an accessory building, the building shall meet the accessory building requirements of these standards and regulations.
4. *Employees:* A home occupation shall be conducted by the inhabitants of the dwelling.
5. *Exterior Advertising:* There shall be no exterior advertising other than identification of the business with a sign not exceeding six (6) square feet which must be located on the face of the home.
6. *No Sales on Premises:* There shall only be incidental sales of stocks, supplies or products conducted on the premises.
7. *No Outdoor Storage:* There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.
8. *No Truck Storage:* There shall be no interior or exterior keeping, parking, or storage on the premises of any vehicles in excess of seven thousand (7,000) pounds Gross Vehicle Weight (G.V.W) , used for a commercial purpose in the Agricultural and Residential Zone Districts in conjunction with a home occupation.
9. *No Offensive Impacts:* There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.
10. *Permitted Home Occupations:* The following uses are examples permitted of home occupations:
  - a. Art Studio
  - b. Class Instruction (See Section 4-03-03-02-02 for detailed performance standards for class instruction)
  - c. Dressmaking or Millinery Work
  - d. Professional Office
  - e. Office for Insurance or Real Estate Sales
  - f. Teaching
11. *Uses Not Considered Home Occupations:* The following uses are not considered home occupations:
  - a. Animal Hospital
  - b. Long-Term Care Facility
  - c. Restaurant



- d. Bed & Breakfast (A bed and breakfast is considered a principally permitted use.)
- e. Group Living Facility (A group home is considered a principally permitted use, depending upon occupancy.)
- f. Auto Painting, Repair, Sales, Service, or Storage
- g. Truck Repair, Sales, Service, or Storage

**4-03-03-02-08 HOUSEHOLD PETS**

1. *Permitted Number of Household Pets:* See the Animal Density in Section 4-20 to calculate the number of permitted household pets.
2. *Less than 35 Acre Parcel:* All household pets shall be penned or confined to their owner's property, except when on a leash and in the control of the owner.
3. *Conformance with Private Kennel Standards:* The keeping of more than ten (10) dogs and/or cats, shall conform to private kennel performance standards (See Section 4-03-03-02-09).
4. *Other Standards:* All animal keeping shall conform to Section 4-20 of these standards and regulations.

**4-03-03-02-09 KENNELS, PRIVATE**

1. *Permitted Number of Dogs and/or Cats:* See the Animal Density in Section 4-22 to calculate the number of permitted household pets.
2. *Building Permit Required:* A building permit shall be obtained for all kennels, pens, shelters or other similar structures.
3. *Prohibited Animals:* Boarding dogs and/or cats other than those animals owned by the resident and/or owner and immediate family shall be prohibited.
4. **Minimum Space Requirements**
  - a. *Dogs:* Each dog shall be provided a minimum space equal to the following equation:
    - (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
    - (2) Length of Kennel = Width of Kennel + 2 feet.
    - (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.
  - b. *Cats:* Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
5. *Garbage Disposal:* All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
6. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.

7. *Drainage*: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
8. *Mixing of Dogs and Cats*: Dogs and cats shall not be housed in the same primary enclosure.
9. *Care of Animals*: All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Animal Management.
10. *Other Standards*: All animal keeping shall conform to Section 4-22 of these standards and regulations.

**4-03-03-02-10 PIGEON AND ANIMAL KEEPING**

1. *Permitted Number of Pigeons or Animals*: See the Animal Density Table in Section 4-20 to calculate the number of permitted household pets.
2. *Loft Floor Space*: There shall be at least one (1) square foot of loft floor space for each mature pigeon.
3. *Loft Design*: The pigeon loft shall be of such sufficient size and design, and constructed of such material, so it can be easily maintained in a clean and sanitary condition.
4. *Loft Compliance*: The loft shall be in compliance at all times with all applicable Tri-County Health regulations.
5. *Setback from Residential Structure*: The loft shall be set back a minimum of twenty-five (25) feet from any residential structure.
6. *Lot Line Setbacks*: The loft shall be set back from all lot lines in accordance with the accessory setbacks for the zone district in which it is located.
7. *Pigeon Feed*: All pigeon feed shall be stored in such containers as to protect against intrusion by rodents and other vermin.
8. *Pigeon Feeding*: All pigeons shall be fed within the confines of the loft.
9. *Pigeon Release for Flying*: Pigeons will not be released for flying for four (4) hours after feeding.
10. *Pigeon Confinement*: All pigeons shall be confined to the loft, except for limited periods necessary for exercise, training and competition. At no time shall pigeons be allowed to perch or linger on the buildings or property of individuals other than the owner of the pigeons.
11. *Other Standards*: All pigeon and animal keeping shall conform to Section 4-20 of these standards and regulations.

**4-03-03-02-11 SHORT-TERM RENTAL**

A short-term rental as an accessory use in any dwelling. Short-term rentals are only allowed by obtaining a valid license from the County, and conform to the following requirements:

1. *License*. At least thirty (30) days prior to any advertising for or lease of a short-term rental property, the owner shall file a written application for a Short-Term Rental License with the Community & Economic Development

Department. The application shall not be deemed complete until all required information is submitted. An application for renewal of a Short-Term Rental License shall be submitted at least thirty (30) days prior to expiration of the existing permit. A Short-Term Rental License shall expire one (1) year following the year of initial permit issuance, or when title of the short-term rental property transfers to a new owner, whichever occurs first. An application for renewal of a Short-Term Rental License shall be submitted at least thirty (30) days prior to expiration of the existing permit.

Initial complaints concerning a short-term rental property shall be directed to the responsible agent. The agent shall respond to the complaint, including visiting the site if necessary.

If an initial complaint is not resolved, a formal complaint may be filed with the Community & Economic Development Department or designee. The formal complaint shall describe in detail the violation(s) of this Section alleged to have occurred on the short-term rental property. Within three (3) business days of receipt of such a complaint, the County shall provide a copy of the formal complaint to the owner and agent.

The County may investigate any formal complaint received, in order to determine if it is a substantiated complaint that represents a documented violation of any County regulations. Violations shall be subject to the code enforcement provisions, in accordance with all remedies provided by law, including but not limited to withholding any development approvals, inspections or permits and issuing stop work orders. If violations are not corrected or if there are repeat offenders of County requirements, Adams County may pursue formal action and by applicable law. If there is one or more unresolved substantiated complaints for a short-term rental property, or if upon review at any time, the County determines that the permit holder has failed to comply with any of the performance standards or conditions, the County may take such action as is deemed necessary to remedy the noncompliance, including but not limited to revocation of the permit. The Community & Economic Development Department may revoke the permit for that short-term rental property upon written notice to the owner. The County shall notify an owner, in writing, of any revocation. The owner may appeal any revocation by filing an Appeal from Administrative Decision, as described in Chapter 2 of these Regulations. For a minimum of two (2) years following revocation of a short-term rental license, the County shall not

accept an application for a new permit for the same short-term rental property; with the exception that a new application by a new property owner, proven to be unaffiliated with the property owner whose permit was revoked, may be considered.

2. *Conditional Use Permit.* A Conditional Use Permit shall be required in lieu of a Short-Term Rental License for any proposed short-term rental which proposes an occupancy of more than twelve (12) people.
3. *Responsible Agent Required.*
  - a. Each owner of a short-term rental property shall designate a person or company to serve as the responsible agent. The owner may designate themselves.
  - b. The responsible agent shall have access and authority to assume management of the unit and take remedial measures. The agent shall always be available to respond to potential issues and violations related to these Regulations. The responsible agent must be able to affirmatively respond to complaints within an hour of notification of such complaint being sent via email or text.
  - c. The owner shall notify the Community & Economic Development Department in writing of any modification to the responsible agent appointment within five (5) days of any such modification.
4. *Parking.* A minimum of one (1) parking space is required on the property per unit. Each property shall conform to the accessory parking standards in Section 4-03-03-02-12, however at no time shall more than five (5) cars permitted to be parked outdoors on any property. Designated parking spaces shall comply with the parking plan on the approved Short-Term Rental License. All vehicles shall be parked on-site in designated parking areas; parking is prohibited in any landscaped area, or in a manner that blocks egress for adjacent residents (driveways, sidewalks, alleys or mailboxes). A copy of the County-approved parking plan for the short-term rental property shall be provided to all renters in the rental agreement and posted in a prominent location within the property. The allowable number of parking spaces shall be clearly stated in all short-term rental advertising.
5. *Trash Disposal and Collection.* All short-term rental properties shall provide a trash disposal and collection plan to ensure that trash containers are not left outdoors where they can cause issues for wildlife or snow removal operations. The proposed trash disposal and collection plan shall be reviewed and approved by the County during the Short-Term Rental License review and during review of any permit renewals. There shall be a enough

trash receptacles to accommodate all trash generated by those occupying the short-term rental property.

6. *Pets.* If pets are allowed, renters shall be informed of applicable requirements for controlling pets, pet waste disposal, and barking/noise considerations. All short-term rental properties shall comply with the County's Animal Keeping Regulations set forth in Section 4-22. All pet food shall be stored indoors.
7. *Signage.* An owner shall post a sign or notice conspicuously inside the short-term rental property, which includes the responsible agent's current contact information and/or the owner's current contact information, the street address of the short-term rental property, and the Short-Term Rental License or conditional use permit number. The Good Neighbor Guidelines, parking plan and trash disposal requirements shall be posted in a prominent location within the short-term rental property. Short-Term Rental uses are considered accessory uses to a primary residential use, and therefore limited to the Residential Sign requirements in Section 4-15-03.
8. *Properties served by Septic Systems.* If a short-term rental property is connected to an On-site Wastewater Treatment System (OWTS) for sewer service, the maximum overnight occupancy of the unit shall be limited to the capacity established on the OWTS permit.
9. *Health and Safety Standards.*
  - a. Buildings, structures or rooms shall not be used for purposes other than those for which they were designed or intended.
  - b. Smoke detectors, carbon monoxide detectors and fire extinguishers shall be installed and operable, and all woodburning fireplaces and stoves shall be cleaned on an annual basis.
  - c. An operable toilet, sink, and either bathtub or shower shall be located within the same building.
  - d. Permitted occupancy shall be limited to two (2) persons per bedroom plus four (4) additional occupants; or 1 person per 200 square feet of living area, whichever allows for a greater occupancy.
  - e. Outdoor fire pits shall be permanently installed improvements that are permitted and inspected by the applicable fire district and/or the County Building Department, if required per applicable building and fire code requirements. STR owners/applicants should check with their applicable fire district and the Community & Economic Development Department to determine if permits are needed. The use of portable outdoor fireplaces is prohibited. In the event of a fire ban within Adams County, the agent is required to notify renters of the current fire restrictions during their stay.

- f. All short-term rental properties shall have reliable cellular service available or provide access to a landline telephone to enable tenants to call 911 in the event of an emergency.
- g. All hot tub, spa, or swimming pool installations require both a building permit and an electrical permit from the Community & Economic Development Department. Hot tubs, spas, and swimming pools shall be properly maintained in a way to prevent the spread of illness.

4-03-03-02-12

**SOLAR ENERGY SYSTEM, ACCESSORY**

1. *Site Plan*: A site plan shall be submitted with the building permit which demonstrates compliance with setback and height requirements.
2. *Lot coverage*: The area covered by ground-mounted solar energy systems, where the ground beneath is permeable or pervious, shall not be included in calculations for lot coverage for purposes of zoning.
3. *Location*: All solar panels and equipment (excluding fencing, poles, and wires necessary to connect to facilities of the electric utility) shall meet the minimum accessory structure setbacks for the applicable zone district or shall meet the minimum structure setbacks for the applicable zone district when an accessory structure setback is not specified. Additional setbacks may be required to mitigate noise and visual impacts, or to provide for designated road or utility corridors, as identified through the review process.
4. *Maximum Height*:
  - a. *Ground-mounted*: The height of ground-mounted solar energy systems shall be measured from the highest grade below each solar panel. In residential zone districts, solar panels shall not exceed fifteen (15) feet in height. In all other zone districts, solar panels shall not exceed twenty (20) feet in height.
  - b. *Roof-mounted*: The height of roof-mounted solar energy systems shall not exceed the maximum permitted height of the structure type by more than five (5) feet.
  - c. *Parking Lot or Parking Canopy*: The height of systems will be measured from the highest grade below each solar panel. Parking lot cover solar panels shall not exceed twenty (20) feet in height. Parking lot cover solar panels shall be no less than fourteen (14) feet in height to allow clearance for emergency vehicles.
5. *Signage*: For ground-mounted solar energy systems, clearly visible warning signs shall be placed on the fence, barrier, or facility perimeter to inform individuals of potential voltage hazards.

6. *Security*: Except parking lot or parking canopy solar energy systems, all solar panels and equipment (excluding poles and wires necessary to connect to facilities of the electric utility) shall be enclosed by a fence at least six (6) feet high. Wildlife-friendly fence options are encouraged.
7. *Lighting*: If lighting is provided at the site, lighting shall be shielded and downcast such that the light does not spill onto the adjacent parcel. Motion sensor control is preferred.
8. *Decommissioning*: Any solar energy system which is no longer producing energy or has been abandoned shall be removed. The owner or operator shall physically remove the installation within 150 days after the date of discontinued operations. The owner or operator shall notify the Adams County Community & Economic Development Department by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:
  - a. Physical removal of all solar energy systems, structures, and equipment from the site.
  - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
  - c. Stabilization or re-vegetation of the site as necessary to minimize erosion. Adams County may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

4-03-03-02-13 **STORAGE, PRIVATE**

1. *Maximum Height*: Twenty-four (24) feet
2. *Maximum Rear Yard Coverage*: A storage structure may not occupy more than thirty percent (30%) of any rear yard.

4-03-03-02-14 **STORAGE, AND PARKING OF VEHICLES**

1. *Prohibited Vehicles*: No vehicle in excess of seven thousand (7,000) pounds gross vehicle weight (G.V.W.) shall be kept, stored, or parked in a residential or agricultural zone district except by Conditional Use Permit. This shall include, but is not limited to, tractor trailers, over-the-road semi-trucks, road cleaners, motor graders, tow trucks, and similar maintenance or construction equipment. This prohibition does not apply to recreational vehicles, personal non-commercial vehicles, and agricultural equipment used for agricultural purposes.
2. *Storing and Parking Vehicles*: Vehicles that are allowed to be stored or parked in agricultural and residential zone districts, include but are not limited to boats, boat trailers, trailers, campers, fifth-wheel trailers, motor

homes, stock cars, ski mobiles. The storage or parking of any vehicle in any zone district must meet the standards listed in this section.

3. *Total Number Vehicles Stored*
  - a. *Lots less than 1 Acre:* A total of two (2) vehicles, may be stored outdoors.
  - b. *Lots of 1 Acre or More:* A total of two (2) vehicles per acre, with a maximum of five (5) vehicles may be stored outdoors.
  - c. A vehicle is “stored” on a property when it is located on the same property for a period of seventy-two (72) hours or more.
4. *Vehicles Stored on or Attached to a Trailer:* Recreational vehicles stored on a trailer, and any vehicle attached to a trailer, shall be counted as one (1) vehicle.
5. *Inhabiting Recreational Vehicles:* Motor homes, trailers, 5<sup>th</sup> wheels, and other recreational vehicles may be inhabited one time for a maximum of thirty (30) consecutive days within a calendar year. The use of a motor home, trailer, 5<sup>th</sup> wheel, or other recreational vehicle must be in conjunction with a residence.
6. *Right-of-Way Parking:* Recreational vehicles and any type of trailer may only be parked on any public right-of-way for a maximum period of twenty-four (24) hours. The same recreational vehicle or trailer may not be moved and re-parked within a five (5) mile vicinity for six (6) months. Unlicensed and inoperable vehicles may not be stored or parked on any public right-of-way for any time period.
7. *Inoperable and Unlicensed Vehicles:* Inoperable vehicles and unlicensed vehicles without a properly displayed and valid State Motor Vehicle Registration Certificate may not be stored or parked outdoors.
8. *Storage on an approved surface:* In residential zone districts, all storage of vehicles and machines listed in this section shall be located on an approved, hard surface of asphalt or concrete and no parking of vehicles is allowed in the back yard or any landscaped area. In the A-1 zone district, all storage of vehicles and machines listed in this section may be located on gravel or recycled asphalt and no parking of vehicles is allowed in the back yard or on any landscaped area. Gravel or recycled asphalt areas within the rear or side setback is not considered part of the back yard and parking is permitted.

4-03-03-02-15 **SWIMMING POOL, PRIVATE**

1. *Location:* No swimming pool shall be located in the area from the right-of-way to the front structure line.
2. *Fencing:* Swimming pools shall be completely enclosed by a fence not less than forty-eight (48) inches in height with no opening large enough to permit children to pass through other than gates or doors equipped with self-latching devices placed on the inside top of the gate. Above-ground swimming pools of at least forty-eight (48) inches above the perimeter shall not be required to provide fencing.



3. *Pre-Existing Pools*: All pre-existing pools shall be completely enclosed by a fence no later than six (6) months following adoption of these standards and regulations.
4. *Wading Pools*: Wading pools with a maximum possible water depth of twenty (20) inches or less are not required to be fenced.

#### **4-03-04 ACCESSORY USES, COMMERCIAL**

##### **4-03-04-01 GENERAL ACCESSORY USES PERMITTED**

The following general accessory uses are permitted in Commercial Districts:

1. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
2. Guard Dogs (see Section 4-03-04-02-01 Accessory Uses, Commercial for detailed performance standards)
3. Marijuana Hospitality Business (see section 4-18-07 for detailed performance standards)
4. Outdoor Storage, Loading and Garbage Areas (see Section 4-03-04-02-03 Accessory Uses, Commercial for detailed performance standards)
5. Parking (see Section 04-22 Parking and Loading for detailed performance standards)
6. Signs (see Section 4-01 Signs and Outdoor Commercial Advertising Devices for detailed performance standards)
7. Solar Energy Systems for use on Property (see Section 4-03-03-02-11 Accessory Uses, Residential for detailed performance standards)
8. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
9. Vending and Produce Stands (see Section 04-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
10. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Residential for detailed performance standards)
11. Other accessory uses approved by the Director of Community and Economic Development. The Director of Community and Economic Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

**4-03-04-02 PERFORMANCE STANDARDS****4-03-04-02-01 GUARD DOGS**

1. *Number of Guard Dogs Permitted:* See the Animal Density Table in Section 4-20 to calculate the number of permitted household pets.
2. *Confinement of Guard Dog(s):* The area being patrolled by a guard dog(s) shall be fenced with a minimum seventy-two (72) inch high chain link or solid screen fence.
3. *Notice of Guard Dog(s):* A sign warning of the presence of said dog(s) stating what hours the dog(s) is on patrol shall be posed in plain view of the public around the perimeter of the fenced area. The sign must also state the name of the owner and the handler of the dog(s), with a phone number where the handler can be reached.
4. *Garbage Disposal:* All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
6. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.
7. *Care of Animals:* All dogs shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Management.

**4-03-04-02-02 OUTDOOR STORAGE, LOADING, GARBAGE, AND MECHANICAL EQUIPMENT AREAS**

1. *Location:* No outdoor storage, loading or garbage collection or compaction areas shall be located within twenty (20) feet of any public road, public sidewalk or pedestrian way.
2. *Incorporation into Overall Design:* Loading docks, truck parking, outdoor storage, utility meters, HVAC and other mechanical equipment, garbage collection, garbage compaction, and other service functions shall be incorporated into the overall design theme of the building and the landscape so the architectural design is continuous and uninterrupted by ladders, towers, fences and equipment.
3. *Screening:* All outdoor storage, loading or garbage collection or compaction areas shall be located and screened so the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public roads. No attention shall be attracted to these by use of screening materials different from or inferior to the principal materials of the principal structure and landscape. If areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the principal structure.
4. *Rooftop Equipment:* All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible.

#### 4-03-05 ACCESSORY USES, INDUSTRIAL

##### 4-03-05-01 GENERAL ACCESSORY USES PERMITTED

The following general accessory uses are permitted in Industrial Districts:

1. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
2. Guard Dogs (see Section 4-03-04-02-01 Accessory Uses, Commercial for detailed performance standards)
3. Marijuana Hospitality Business (see section 4-18-07 for detailed performance standards)
4. Outdoor Storage, Loading and Garbage Areas (see Section 4-03-04-02-03 Accessory Uses, Commercial for detailed performance standards)
5. Parking (see Section 4-22 Parking and Loading for detailed performance standards)
6. Signs (see Section 4-01 Signs and Outdoor Commercial Advertising Devices for detailed performance standards)
7. Solar Energy Systems for use on Property (see Section 4-03-03-02-11 Accessory Uses, Residential for detailed performance standards)
8. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
9. Vending and Produce Stands (see Section 4-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
10. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Residential for detailed performance standards)
11. Other accessory uses approved by the Director of Community and Economic Development. The Director of Community and Economic Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

#### 4-03-06 ACCESSORY USES, RECREATIONAL

##### 4-03-06-01 GENERAL ACCESSORY USES PERMITTED

The following general accessory uses are permitted in Recreational Districts:

1. Educational Tours (see section 4-03-06-02-01 Accessory Uses, Recreational for detailed performance standards)
2. Barns (see Section 4-03-02-02-01 Accessory Uses, Agricultural for detailed performance standards)

- [2. Class Instruction \(see Section 4-03-03 Accessory Uses, Residential for detailed performance standards\)](#)
- [3. Communication Tower, Non-Commercial \(see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards\)](#)
- [4. Day Care Homes \(see Section 4-03-03-02-03 Accessory Uses, Residential for detailed performance standards\)](#)
- [5. Farm Employee Dwelling \(see Section 4-03-02-02-03 Accessory Uses, Agricultural for detailed performance standards\)](#)
- [6. Garages \(see Section 4-03-03-02-04 Accessory Uses, Residential for detailed performance standards\)](#)
- [7. Garage or Yard Sale \(see Section 4-03-03-02-05 Accessory Uses, Residential for detailed performance standards\)](#)
- [8. Parking \(see 4-13 Parking and Loading for detailed performance standards\)](#)
- [9. Signs \(see Section 4-01 Signs and Outdoor Commercial Advertising Devices for detailed performance standards\)](#)
- [10. Solar Energy Systems \(see Section 4-03-03-02-11 Accessory Uses, Residential for detailed performance standards\)](#)
- [11. Stables \(see Section 4-03-02-02-04 Accessory Uses, Agricultural for detailed performance standards\)](#)
- [12. Storage, Private \(see Section 4-03-03-02-13 Accessory Uses, Residential for detailed performance standards\)](#)
- [13. Swimming Pools, Private \(see Section 4-03-03-02-15 Accessory Uses, Residential for detailed performance standards\)](#)
- [14. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.](#)
- [15. Vending and Produce Stands \(see Section 4-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards\)](#)
- [16. Wind Powered Generators \(see Section 4-03-02-02-06 Accessory Uses, Agricultural for detailed performance standards\)](#)
- [17. Accessory Dwelling Unit \(see Section 4-03-03-02-01 Accessory Uses, Residential for performance standards\)](#)
- [18. Outdoor storage, Loading, Garbage, and Mechanical Equipment areas \(see Section 4-03-04-02-02 Accessory Uses, Commercial for performance standards\)](#)
- [19. Other accessory uses approved by the Director of Community and Economic Development. The Director of Community and Economic Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.](#)

#### 4-03-06-02 PERFORMANCE STANDARDS

##### 4-03-06-02-01 EDUCATIONAL TOURS

1. *Incidental Use:* Educational tours shall be clearly incidental and secondary to the use of the parcel and shall not change the character of the parcel.
2. *Activities:* Activities related to the education tour may occur inside or outside. Tours may be conducted by foot, bike, tractor, animal, and/or other means of access as appropriate for the property.
3. *Employees:* The educational tours may be completed by staff working on the parcel, or by outside groups with permission of the property owner. No additional housing units shall be associated with the education tour use.
4. *Exterior Advertising:* There shall be no exterior advertising other than identification of the educational tours with a sign not exceeding 6 square feet which must be located on the face of the home.
5. *Incidental sales permitted:* There shall only be incidental sales of stocks, supplies or products conducted on the premises.
6. *No Outdoor Storage:* There shall be no long-term exterior storage on the premises of material or equipment used as a part of the educational tour.
7. *No Offensive Impacts:* There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

##### 4-03-06-02-02 AGRI-TOURISM

1. *Incidental Use:* Agri-Tourism shall be clearly incidental and secondary to the use of the parcel and shall not change the character of the parcel.
2. *Activities:* Activities related to the agri-tourism may occur inside or outside. Tours may be conducted by foot, bike, tractor, animal, and/or other means of access as appropriate for the property.
3. *Employees:* Tours may be completed by staff working on the parcel, or by outside groups with permission of the property owner. No additional housing units shall be associated with the agri-tourism use.
4. *Exterior Advertising:* Exterior advertising, meeting the requirements of 4-01 is permitted, except that the total signage associated with the agri-tourism use shall not exceed 16 square feet.
5. *Incidental sales permitted:* There shall only be incidental sales of stocks, supplies or products conducted on the premises.
6. *No Outdoor Storage:* There shall be no long-term exterior storage on the premises of material or equipment used as a part of agri-tourism.
7. *No Offensive Impacts:* There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

## **4-04 SPECIAL USES PERFORMANCE STANDARDS**

### **4-04-01 GENERAL PROVISIONS**

#### **4-04-01-01 OBTAIN A SPECIAL USE PERMIT**

All special uses shall obtain a Special Use Permit prior to beginning operation. All special uses shall comply with the performance standards established by Section 4-04 for the special use. The permit issuing authority shall be the Board of Adjustment. Special uses shall also conform to all zone district standards contained in these standards and regulations.

#### **4-04-01-02 DURATION OF SPECIAL USE**

No special use shall be permitted for a period exceeding five (5) years, unless otherwise noted. Renewals of special uses may be granted in one (1) year increments, following the same procedures as the original permit issuance. Temporary Use/ Special Use Permits may only be issued for maximum of ninety-days (90) days administratively. Any operation proposed to operate greater than ninety-days (90) shall be processed as a Special / Temporary Use Permit before the Board of Adjustment.

#### **4-04-01-03 ZONE DISTRICT STANDARDS AND REQUIREMENTS APPLY**

Setbacks and all other standards and requirements of the zone district in which the special use is located shall apply to all structures connected with the special use.

#### **4-04-01-04 NO UNDUE DISTURBANCE TO RESIDENTIAL NEIGHBORHOODS**

Lighting, activities, noise, or increased traffic associated with a special use shall not unreasonably disturb surrounding residential neighborhoods.

#### **4-04-01-05 NO DISRUPTION TO COMMERCIAL OR INDUSTRIAL USES**

Lighting, activities, noise, or increased traffic associated with a special use shall not unreasonably disrupt the operation of nearby commercial or industrial uses.

#### **4-04-01-06 SIGNAGE**

Any signs associated with an approved Special Use Permit shall be considered a permanent sign and are required to obtain a sign permit and, if applicable, a building permit.

#### 4-04-02 PERFORMANCE STANDARDS FOR SPECIFIC SPECIAL USES

##### 4-04-02-01 CONCRETE AND ASPHALT MIXING PLANTS

###### 4-04-02-01-01 ***SPECIAL USE PERMIT REQUIRED***

All concrete or asphalt mixing plants intended to be in operation shall obtain a Special Use Permit. However, concrete or asphalt mixing plants may be issued a Temporary Use Permit by the Community and Economic Development Department for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment. Industrial Zone Districts, which allow concrete or asphalt mixing plants may be allowed with a Building Permit only.

###### 4-04-02-01-02 ***MINIMUM LOT AREA***

No temporary cement or asphalt mixing plants shall be located on a parcel of land less than one-half ( $\frac{1}{2}$ ) acre in size.

###### 4-04-02-01-03 ***LOCATION***

The use shall be located on the same property or right-of-way, or directly adjacent to the same property or right-of-way, as the construction project.

###### 4-04-02-01-04 ***PERIOD OF OPERATION***

Temporary cement and asphalt mixing plants shall only be permitted as an accessory use to the construction of roads or other public improvements.

###### 4-04-02-01-05 ***HOURS OF OPERATION***

The temporary cement and asphalt mixing plants shall limit the hours of operation to 7:00 a.m. to 7:00 p.m..

###### 4-04-02-01-06 ***USE AREA SETBACK***

Vehicular use areas, material storage areas, and structures shall be setback at least one hundred (100) feet from the property boundary.

###### 4-04-02-01-07 ***ACCESS***

All temporary mixing plants shall have highway, arterial, or collector road access.

###### 4-04-02-01-08 ***DUST CONTROL***

It is the responsibility of the temporary plant operator to control dust, dirt, and any other debris from blowing from the site on to other properties.

###### 4-04-02-01-09 ***ROAD DAMAGE***

Any road damage to the roads providing access to the site of the temporary plant shall be repaired by the temporary plant operator as deemed necessary by the Director of Public Works. The Director of Public Works shall require the plant operator to post a performance bond to cover all potential repair costs.

- 4-04-02-01-10 TRUCKING**  
Due to the magnitude of the use, the Director of Public Works may add additional standards regarding trucking routes and the size of loads to protect the general welfare of the citizens.
- 4-04-02-02 INERT FILL OPERATIONS**
- 4-04-02-02-01 SPECIAL USE PERMIT REQUIRED**  
Inert fill operations intended to be in operation for more than six (6) months shall obtain a special use permit. Inert fill operations may be issued a Temporary Use Permit by the Community and Economic Development Department for a maximum of six (6) months. Importation of less than 10 cubic yards of inert fill is exempt from the requirement to obtain a temporary use or special use permit. The exempted volume of fill material must meet inert fill for grading definition.
- 4-04-02-02-02 MAXIMUM FILL AREA**  
No Special Use Permit for inert fill shall be issued if the area to be filled is greater than ten (10) acres. Any operation proposed to fill greater than ten (10) acres shall be processed as a Conditional Use Permit (see Chapter 2).
- 4-04-02-02-03 MAXIMUM AMOUNT OF FILL MATERIAL**  
A Conditional Use Permit (see Chapter 2) for inert fill is required if the amount of material is greater than five-hundred thousand (500,000) cubic yards. Any operation proposed to fill a site with less than five-hundred thousand (500,000) cubic yards may be processed as a Temporary Use/Special Use Permit, depending on the duration of the project.
- 4-04-02-02-04 PERIOD OF OPERATION**  
Special Use Permits for inert fill may only be issued for a maximum of five (5) years. Any operation proposed to operate less than six (6) months may be processed as a Temporary Use Permit. Any operation proposed to operate for greater than five (5) years shall be processed as a Conditional Use Permit (see Chapter 2).
- 4-04-02-02-05 HOURS OF OPERATION**  
The inert fill operation shall limit its hours of operation from 7:00 a.m. to 7:00 p.m., unless otherwise restricted by the Board of Adjustment.
- 4-04-02-02-06 SOURCE OF MATERIAL**  
The site operator shall have sole discretion of the source of fill material and shall provide details of the source material with the permit application. Proof of clean, inert material may be provided by any one of the following:



1. A signed letter from the source providing the fill material certifying that the material is clean.
2. Phase I environmental site assessment or due diligence report for the borrow site demonstrating no Recognized Environmental Conditions (REC).
3. Sampling and analysis of the material to be used as fill demonstrating the material does not contain contaminants in excess of respective EPA residential screening levels. Specifically, two composite samples each consisting of 3 discrete samples shall be collected from 1,000 cubic yards of material with one composite sample collected for each additional 1,500 cubic yards. Laboratory analysis of the following contaminants must be provided:
  - a. VOCs and SVOCs
  - b. 8 RCRA metals (As, Ba, Cd, Cr, Pb, Hg, Se, Ag)
  - c. Polycyclic Aromatic Hydrocarbons
  - d. PCB at the Director of Community and Economic Development’s discretion
  - e. Pesticides at the Director of Community and Economic Development’s discretion

4-04-02-02-07

***GROUNDWATER IMPACTS***

Fill material is not likely to contaminate ground water.

4-04-02-02-08

***TRAFFIC/HAUL ROUTE***

The haul route for the traffic to and from the fill operation shall be provided with the permit application and may be jointly reviewed and a recommendation forwarded to the Board of Adjustment for their consideration and decision.

4-04-02-02-09

***GRADING AND DRAINAGE***

The final grading and drainage plan shall be provided with the permit application and may be approved by the Community and Economic Development Department.

**4-04-02-03 TEMPORARY STRUCTURES (TENTS)**

4-04-02-03-01

***SPECIAL USE PERMIT REQUIRED***

A Special Use Permit shall be obtained for any temporary structure intended to be located on a property for more than ninety (90) days. Any structure intended to be used for less than ninety (90) days may obtain a Temporary Use Permit.

4-04-02-03-02

***PERIOD OF OPERATION***

Special Use Permits for temporary structures may only be issued for a maximum of two and a half (2.5) years.

**4-04-02-03-03 CODE REQUIREMENTS**

All Temporary Structures shall meet the building and fire code requirements prior to approval of any Temporary or Special Use Permit.

**4-04-02-03-04 MAXIMUM SIZE**

Temporary Structures shall not exceed a gross floor area of eight hundred (800) square feet per structure. If multiple temporary structures are located on one site, all requirements of the Adams County Temporary Structures under Section 4-07-02-03 shall be followed.

**4-04-02-03-05 LOCATION**

The temporary structure shall be located on gravel, recycled asphalt, or paved parking lot or on agricultural land. The structure shall not block or be located within any right-of-way or public sidewalk. The structure shall not be located within any required parking spaces. The structure shall meet all zone district requirements for which the structure is located.

**4-04-02-03-06 HEIGHT**

The temporary structure shall not exceed the height limit of the zone district in which the structure is located.

**4-04-02-03-07 EXITS**

Stands (wood-built structures): Any stand measuring more than twenty-five (25) feet in length across the face shall have two (2) exits. Exit doors shall be a minimum of twenty (20) inches in width and six (6) feet in height and swing in the direction of egress. Stands with floor areas between three hundred (300) and four hundred (400) square feet must have three (3) exits.

1. Tents: All aisles within a tent shall measure no less than forty-eight (48) inches in width. All tents shall have at least two sides of the tent open and unobstructed for use as an exit.

**4-04-02-03-08 CONSTRUCTION MATERIALS**

All temporary structures shall be constructed of wood, metal, fire retardant tent as approved by the Community and Economic Development Department or other approved materials. Stands shall not have wheels or tires. Combustible construction materials shall be painted with a water based latex paint.

**4-04-02-03-09 ANCHORING**

All temporary structures shall be properly anchored to the ground as approved by the Community and Economic Development Department.

**4-04-02-03-10 WIRING**

Electrical wiring shall meet all requirements of the State of Colorado.

**4-04-02-04 VENDING AND PRODUCE STANDS**

**4-04-02-04-01 *SPECIAL USE PERMIT REQUIRED***

Vending and/or produce standards intended to be in operation shall obtain a Special Use Permit. However, vending and/or produce stands may be issued a Temporary Use Permit by the Community and Economic Development Department for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment.

No Special Use Permit shall be required for a produce stand located on agriculturally zoned land provided the stand is an accessory use and meets the performance standards in Section 4-03-02-02-05. In addition, no Special Use Permit shall be issued if the stand has been erected on the subject site without a Temporary Use Permit from the Community and Economic Development Department.

**4-04-02-04-02 *MINIMUM LOT AREA***

No vending or produce stand shall be located on a parcel of land less than four hundred (400) square feet in size.

**4-04-02-04-03 *LOCATION***

The stand shall be located on a gravel, recycled asphalt, or paved parking lot or on agricultural land. The stand shall not block or be located within any right-of-way or public sidewalk.

**4-04-02-04-04 *PERIOD OF OPERATION***

The stand shall operate for no more than ninety (90) days annually.

**4-04-02-04-05 *HOURS OF OPERATION***

The stand shall limit its hours of operation to 7:00 a.m. to 7:00 p.m..

**4-04-02-04-06 *SETBACKS***

The setbacks for the zone district shall apply.

**4-04-02-04-07 *PARKING***

Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of stand area.

**4-04-02-04-08 *ACCESS***

All vending and produce stands shall have highway, arterial, or collector road access.

## 4-05 TEMPORARY USES PERFORMANCE STANDARDS

### 4-05-01 GENERAL PROVISIONS

#### 4-05-01-01 OBTAIN A TEMPORARY USE PERMIT

All temporary uses shall obtain a Temporary Use Permit prior to beginning operation. All temporary uses required by these regulations to obtain a Temporary Use Permit, shall comply with the performance standards established by Section 4-05 for the temporary use. Specified temporary uses may be issued by the Director of Community and Economic Development. Temporary uses shall also conform to all zone district standards contained in these standards and regulations. If a Temporary Use Permit is denied by the Community and Economic Development Department, an applicant may request a Special Use Permit from the Board of Adjustment.

#### 4-05-01-02 DURATION OF TEMPORARY USE

No temporary use shall be permitted for a period exceeding ninety-days (90), unless otherwise noted. Renewals of Temporary Use Permits may only be issued for a maximum of ninety-days (90) days administratively. Any operation proposed to operate greater than ninety-days (90) shall be processed as a Special Use Permit before the Board of Adjustment.

#### 4-05-01-03 ZONE DISTRICT STANDARDS AND REQUIREMENTS APPLY

Setbacks and all other standards and requirements of the zone district in which the temporary use is located shall apply to all structures connected with the temporary use.

#### 4-05-01-04 NO UNDUE DISTURBANCE TO RESIDENTIAL NEIGHBORHOODS

Lighting, activities, noise, or increased traffic associated with a temporary use shall not unreasonably disturb surrounding residential neighborhoods.

#### 4-05-01-05 NO DISRUPTION TO COMMERCIAL OR INDUSTRIAL USES

Lighting, activities, noise, or increased traffic associated with a temporary use shall not unreasonably disrupt the operation of nearby commercial or industrial uses.

#### 4-05-01-06 SIGNAGE

Any sign associated with an approved Temporary Use Permit shall be depicted on the site plan and allowed for the duration of the permit. The maximum sign size shall be thirty-two (32) square feet. Signs shall be placed on private property, outside any right-of-way or easement and shall be placed to avoid any sight obstruction for motorists,

cyclists and pedestrians. Signs shall not be illuminated. Signs for Temporary Use Permits do not require a sign permit but may require a building permit.

#### 4-05-02 PERFORMANCE STANDARDS FOR SPECIFIC TEMPORARY USES

##### 4-05-02-01 CARNIVAL OR CIRCUS

**4-05-02-01-01 TEMPORARY USE PERMIT REQUIRED**

All carnivals or circuses shall obtain a Temporary Use Permit before operating.

**4-05-02-01-02 MINIMUM LOT AREA**

No carnival or circus shall be located on a parcel of land less than five (5) acres in size.

**4-05-02-01-03 PERIOD OF OPERATION**

No carnival or circus shall be allowed to operate for a period exceeding fourteen (14) days, exclusive of a three (3) day period, before and after the operation, during which amusement rides, concessions, etc. are erected or removed from the site.

**4-05-02-01-04 HOURS OF OPERATION**

The carnival or circus shall limit its hours of operation to 9:00 a.m. to 10:00 p.m..

**4-05-02-01-05 ACCESS**

All carnivals and circuses shall have highway or arterial road access.

**4-05-02-01-06 PARKING**

Every carnival or circus shall provide either paved or dust treated off-road parking for not less than three hundred (300) automobiles per acre of area used for amusement purposes.

**4-05-02-01-07 SIGNAGE**

All signs associated with a Carnival or Circus shall be consistent with Section 4-05-01-06.

##### 4-05-02-02 CHRISTMAS TREE SALES

**4-05-02-02-01 TEMPORARY USE PERMIT REQUIRED**

All Christmas tree sales lots shall obtain a Temporary Use Permit before operating and shall comply with the performance criteria of Section 4-05-02-02.

- 4-05-02-02-02      *MAXIMUM LOT AREA***  
The sales lot shall not occupy more than ten percent (10%) of a gravel, recycled asphalt, or paved parking lot on which the sales lot is located. In no case shall the sales area exceed ten thousand (10,000) square feet.
- 4-05-02-02-03      *LOCATION***  
Christmas tree sales lots shall be located on a gravel, recycled asphalt, or paved parking lot in a commercial zone district or on agricultural land. The sales area shall not block or be located within any right-of-way or public sidewalk.
- 4-05-02-02-04      *PERIOD OF OPERATION***  
Christmas tree sales shall not exceed a period of sixty (60) days.
- 4-05-02-02-05      *HOURS OF OPERATION***  
The Christmas tree sales lot shall limit its hours of operation to 7:00 AM to 7:00 PM.
- 4-05-02-02-06      *SETBACKS***  
The setbacks for the zone district shall apply.
- 4-05-02-02-07      *SIGNAGE***  
All signs associated with Christmas Tree Sales shall be consistent with Section 4-05-01-06.
- 4-05-02-02-08      *PARKING***  
Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of sales area.
- 4-05-02-02-09      *ACCESS***  
All Christmas tree lots shall have highway, arterial, or collector road access.
- 4-05-02-02-10      *TREE DISPLAY RESTRICTIONS***  
No Christmas tree shall be displayed within fifty (50) feet of an intersection of the curb line of any two (2) roads or within any sight distance triangle required to be maintained by these standards and regulations.
- 4-05-02-03      *CONCRETE AND ASPHALT MIXING PLANTS***
- 4-05-02-03-01      *TEMPORARY USE PERMIT REQUIRED***  
All concrete or asphalt mixing plants intended to be in operation shall obtain a Special Use Permit. However, concrete or asphalt mixing plants may be issued a Temporary Use Permit by the Community and Economic

Development Department for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment. Industrial Zone Districts, which allow concrete or asphalt mixing plants may be allowed with a Building Permit only.

4-05-02-03-02 **MINIMUM LOT AREA**

No temporary cement or asphalt mixing plants shall be located on a parcel of land less than one-half (½) acre in size.

4-05-02-03-03 **LOCATION**

The use shall be located on the same property or right-of-way, or directly adjacent to the same property or right-of-way, as the construction project.

4-05-02-03-04 **PERIOD OF OPERATION**

Temporary cement and asphalt mixing plants shall only be permitted as an accessory use to the construction of roads or other public improvements.

4-05-02-03-05 **HOURS OF OPERATION**

The temporary cement and asphalt mixing plants shall limit the hours of operation to 7:00 a.m. to 7:00 p.m..

4-05-02-03-06 **USE AREA SETBACK**

Vehicular-use areas, material storage areas, and structures shall be setback at least one hundred (100) feet from the property boundary.

4-05-02-03-07 **ACCESS**

All temporary mixing plants shall have highway, arterial, or collector road access.

4-05-02-03-08 **DUST CONTROL**

It is the responsibility of the temporary plant operator to control dust, dirt, and any other debris from blowing from the site on to other properties.

4-05-02-03-09 **ROAD DAMAGE**

Any road damage to the roads providing access to the site of the temporary plant shall be repaired by the temporary plant operator as deemed necessary by the Director of Public Works. The Director of Public Works shall require the plant operator to post a performance bond to cover all potential repair costs.

4-05-02-03-10 **TRUCKING**

Due to the magnitude of the use, the Director of Public Works may add additional standards regarding trucking routes and the size of loads to protect the general welfare of the citizens.

**4-05-02-03-11      *SIGNAGE***

All signs associated with Concrete and Asphalt Mixing Plants shall be consistent with Section 4-05-01-06.

**4-05-02-04      CONSTRUCTION SITE FENCING****4-05-02-04-01      *TEMPORARY USE PERMIT REQUIRED***

A Temporary Use Permit shall be obtained before locating any construction site fencing and shall comply with the performance criteria of Section 4-05-02-04.

**4-05-02-04-02      *MAXIMUM HEIGHT***

The maximum height of construction site fencing shall be ninety-six (96) inches.

**4-05-02-04-03      *FENCING MATERIAL***

Land under development may be surrounded by a chain link fence or solid wood fence.

**4-05-02-04-04      *LOCATION***

Construction site fencing shall be installed within or along the property lines of the development.

**4-05-02-04-05      *SIGN POSTING***

Construction site fencing shall be posted with the name and phone number of the responsible party for emergency and trespassing purposes.

**4-05-02-04-06      *PERIOD OF PLACEMENT AND REMOVAL***

Construction site fencing may exist during the period of construction for the project. It shall be removed within thirty (30) days of issuance of a certificate of occupancy.

**4-05-02-05      PERMISSIBLE FIREWORKS STAND/TENT****4-05-02-05-01      *TEMPORARY USE PERMIT REQUIRED***

A Temporary Use Permit shall be obtained for each stand/tent before locating any permissible fireworks stand/tent and shall comply with the performance criteria of Section 4-05-02-06. Only the sale of “permissible fireworks”, as that term is defined by Colorado Revised Statutes, is permitted with temporary use permit for permissible fireworks stand/tent. Fireworks that do not meet the definition of “permissible fireworks” shall not be sold or stored at permissible fireworks stands/tents.



- 4-05-02-05-02**      ***SUBMITTAL DEADLINE***  
All Temporary Use Permit Applications for permissible fireworks stands/tents shall be submitted no later than the last business day in May. All applications shall be complete at the time of submittal.
- 4-05-02-05-03**      ***INSURANCE***  
The applicant shall submit to Adams County a certificate of insurance. The minimum coverage for the property damage and/or bodily injury is \$1,000,000.00.
- 4-05-02-05-04**      ***MAXIMUM SIZE OF STAND/TENT***  
If multiple stands/tents are located on one site, all requirements of the Adams County Permissible Fireworks Stands/Tents under Section 4-05-02-06 shall be followed. Permissible Fireworks stands/tents shall not exceed a gross floor area of eight hundred (800) square feet per stand/tent.
- 4-05-02-05-05**      ***PERIOD OF OPERATION***  
Permissible fireworks stands/tents may be operated between June 15 and July 5.
- 4-05-02-05-06**      ***DISMANTLE AND REMOVAL DATE***  
All stands/tents shall be dismantled and removed no later than July 15.
- 4-05-02-05-07**      ***HOURS OF OPERATION***  
Permissible fireworks stands/tents shall limit their hours of operation to 7:00 a.m. to 7:00 p.m..
- 4-05-02-05-08**      ***CLEAR AREA***  
A clear area is a minimum area in which the permissible fireworks stand or tent shall be setback from property lines, fences, vehicles, detached firework storage, and all permitted banners. The clear area shall be measured from the supporting wall of the stand or from the anchor point of the tent.
- 4-05-02-05-09**      ***VEGETATION AND WEEDS WITHIN CLEAR AREAS***  
Vegetation within the required clear areas shall be a maximum of two (2) inches above the ground except for trees and shrubs.
- 4-05-02-05-10**      ***CLEAR AREAS***  
A clear and unobstructed distance of at least thirty (30) feet is required between the stand or tent and detached fireworks storage.

**4-05-02-05-11      *SETBACKS FROM PERMANENT BUILDINGS, FLAMMABLE LIQUIDS, AND FUEL DISPENSING OPERATIONS***

A clear and unobstructed distance of fifty (50) feet is required between the stands/tents and permanent buildings, flammable liquids, and fuel dispensing operations.

**4-05-02-05-12      *EXITS***

1. Stands: Any stand measuring more than twenty-five (25) feet in length across the face shall have two (2) exits. Exit doors shall be a minimum of twenty (20) inches in width and six (6) feet in height and swing in the direction of egress. Stands with floor areas between three hundred (300) and four hundred (400) square feet must have three (3) exits.
2. Tents: All aisles within a permissible fireworks stand shall measure no less than 48 inches in width. All fireworks tents shall have at least two sides of the tent open and unobstructed for use as an exit.

**4-05-02-05-13      *“NO SMOKING” SIGNS***

“No Smoking” signs shall be conspicuously placed both inside and outside of the stand/tent.

**4-05-02-05-14      *CONSTRUCTION MATERIALS***

All stands/tents shall be constructed of wood, metal, fire retardant tent as approved by the Community and Economic Development Department or other approved materials. Stands shall not have wheels or tires. Combustible construction materials shall be painted with a water-based latex paint.

**4-05-02-05-15      *ANCHORING***

All tents and stands shall be properly anchored to the ground as approved by the Community and Economic Development Department.

**4-05-02-05-16      *WIRING***

Electrical wiring shall meet all requirements of the State of Colorado.

**4-05-02-05-17      *DISPENSING PERMISSIBLE FIREWORKS***

A person of twenty-one (21) years of age or older shall always be present on the property to provide supervision. It is illegal for any person under sixteen (16) years of age to purchase or vend any permissible fireworks. All permissible fireworks stands/tents shall operate in conformance with state law.

**4-05-02-05-18      *DISCHARGING FIREWORKS***

No fireworks shall be discharged within a three hundred (300) foot radius of a stand/tent or within one hundred (100) feet of the property line on which the stand/tent is located.

- 4-05-02-05-19      **WHOLESALE FIREWORKS**  
Sale of fireworks at wholesale shall not be conducted from stands/tents or portable, moveable, or temporary metal, wood, or plastic containers.
- 4-05-02-05-20      **PENNANTS**  
Strings of flags, pennants, and streamers may identify the clear area or the parking area. Pennants shall not be attached to a stand or tent. Pennants shall be depicted on the site plan.
- 4-05-02-05-21      **SIGNAGE**  
All signs associated with a Permissible Firework Tent/Stand shall be consistent with Section 4-05-01-06.
- 4-05-02-05-22      **TRASH**  
The site shall be kept clean of trash and debris at all times. Trash dumpsters shall be utilized and located on the site during operations.

**4-05-02-06      CHILE STAND/TENT \***

**\*Adopted by the BoCC on April 21, 2008**

- 4-05-02-06-01      **TEMPORARY USE PERMIT REQUIRED**  
A Temporary Use Permit shall be obtained for each stand/tent before locating any chile stand/tent and shall comply with the performance criteria of Section 4-05-02-07.
- 4-05-02-06-02      **INSURANCE**  
The applicant shall submit to Adams County a certificate of insurance. The minimum coverage for the property damage and/or bodily injury is \$400,000.00.
- 4-05-02-06-03      **MAXIMUM SIZE OF STAND/TENT**  
If multiple stands/tents are located on one site, all requirements of the Adams County Chile Stand/Tent under Section 4-05-02-07 shall be followed. Chile stands/tents shall not exceed a gross floor area of eight hundred (800) square feet per stand/tent.
- 4-05-02-06-04      **HOURS OF OPERATION**  
Chile stands/tents shall limit their hours of operation to 7:00 a.m. to 10:00 p.m..
- 4-05-02-06-05      **CLEAR AREAS AROUND TENT/STAND**  
A clear area is a minimum area in which the chile stand or tent shall be setback from property lines, fences, vehicles, propane tanks, burners, and all

permitted banners. The clear area shall be measured from the supporting wall of the stand or from the anchor point of the tent.

4-05-02-06-06

**CLEAR AREAS**

A clear and unobstructed distance of at least thirty (30) feet is required around the stand or tent.

4-05-02-06-07

**CLEAR AREAS AROUND PROPANE TANKS AND BURNERS**

A clear area is a minimum area in which the propane tanks and burners shall be setback from property lines, fences, vehicles, tents/stands, and all banners.

4-05-02-06-08

**VEGETATION AND WEEDS WITHIN CLEAR AREAS**

Vegetation within the required clear areas shall be a maximum of two (2) inches above the ground except for trees and shrubs.

4-05-02-06-09

**ANCHORING**

All tents and stands shall be properly anchored to the ground as approved by the Community and Economic Development Department.

4-05-02-06-10

**WIRING**

Electrical wiring shall meet all requirements of the State of Colorado.

4-05-02-06-11

**PENNANTS**

Strings of flags, pennants, and streamers may identify the clear area or the parking area. Pennants shall not be attached to a stand or tent. Pennants shall be depicted on the site plan.

4-05-02-06-12

**SIGNAGE**

All signs associated with a Chile Tent/Stand shall be consistent with Section 4-05-01-06.

4-05-02-06-13

**TRASH**

The site shall always be kept clean of trash and debris. Trash dumpsters shall be utilized and located on the site during operations.

**4-05-02-07 INERT FILL OPERATIONS**

4-05-02-07-01

**TEMPORARY USE PERMIT REQUIRED**

Inert fill operations shall obtain a Temporary Use Permit. A Temporary Use Permit for inert fill may be issued for a maximum of six (6) months. Importation of less than 10 cubic yards of inert fill is exempt from the

requirement to obtain a temporary use or special use permit. The exempted volume of fill material must meet inert fill for grading definition.

**4-05-02-07-02      *MAXIMUM FILL AREA***

No Temporary Use Permit for inert fill shall be issued if the area to be filled is greater than ten (10) acres. Any operation proposed to fill greater than ten (10) acres shall be processed as a Conditional Use Permit (see Chapter 2).

**4-05-02-07-03      *MAXIMUM AMOUNT OF FILL MATERIAL***

No Temporary Use Permit for inert fill shall be issued if the amount of material is greater than five-hundred thousand (500,000) cubic yards. Any operation proposed to fill a site with more than five-hundred thousand (500,000) cubic yards shall be processed as a Conditional Use Permit (see Chapter 2).

**4-05-02-07-04      *PERIOD OF OPERATION***

Temporary Use Permits for inert fill may only be issued for maximum of six (6) months. Any operation proposed to operate greater than six (6) months shall be processed as a Special Use Permit. Any operation proposed to operate greater than five (5) years shall obtain a Conditional Use Permit (see Chapter 2).

**4-05-02-07-05      *HOURS OF OPERATION***

The inert fill operation shall limit its hours of operation from 7:00 a.m. to 7:00 p.m., unless otherwise restricted by the Director of Community and Economic Development.

**4-05-02-07-06      *SOURCE OF MATERIAL***

The site operator shall have sole discretion of the source of fill material and shall provide details of the source material with the permit application. Proof of clean, inert material may be provided by any one of the following:

1. A signed letter from the source providing the fill material certifying that the material is clean
2. Phase I environmental site assessment or due diligence report for the borrow site demonstrating no Recognized Environmental Concerns (REC)
3. Sampling and analysis of the material to be used as fill demonstrating the material does not contain contaminants in excess of respective EPA residential screening levels. Specifically, two composite samples each consisting of 3 discrete samples shall be collected from 1,000 cubic yards of material with one composite sample collected for each additional 1,500 cubic yards. Laboratory analysis of the following contaminants must be provided:

- a. VOCs and SVOCs
- b. 8 RCRA metals (As, Ba, Cd, Cr, Pb, Hg, Se, Ag)
- c. Polycyclic Aromatic Hydrocarbons
- d. PCB at the Director of Community and Economic Development's discretion
- e. Pesticides at the Director of Community and Economic Development's discretion

**4-05-02-07-07 GROUNDWATER IMPACTS**

Fill material is not likely to contaminate ground water.

**4-05-02-07-08 TRAFFIC/HAUL ROUTE**

The haul route for the traffic to and from the fill operation shall be provided with the permit application and may be jointly reviewed and approved by the Community and Economic Development Department.

**4-05-02-07-09 GRADING AND DRAINAGE**

The final grading and drainage plan shall be provided with the permit application and may be approved by the Community and Economic Development Department.

**4-05-02-08 TEMPORARY STRUCTURES (TENTS)****4-05-02-08-01 TEMPORARY USE PERMIT REQUIRED**

A Temporary Use Permit shall be obtained for any temporary structure intended to be located on a property for up to ninety (90) days.

**4-05-02-08-02 PERIOD OF OPERATION**

Temporary Use Permits for temporary structures may only be issued for a maximum of ninety (90) days. Any structure intended to be used for more than ninety (90) days shall obtain a Special Use Permit.

**4-05-02-08-03 CODE REQUIREMENTS**

All Temporary Structures shall meet the building and fire code requirements prior to approval of any Temporary or Special Use Permit.

**4-05-02-08-04 MAXIMUM SIZE**

Temporary Structures shall not exceed a gross floor area of eight hundred (800) square feet per structure. If multiple temporary structures are located on one site, all requirements of the Adams County Temporary Structures under Section 4-05-02-09 shall be followed.

**4-05-02-08-05 LOCATION**

The temporary structure shall be located on gravel, recycled asphalt, or paved parking lot or on agricultural land. The structure shall not block or be located within any right-of-way or public sidewalk. The structure shall not be located within any required parking spaces. The structure shall meet all zone district requirements for which the structure is located.

**4-05-02-08-06 HEIGHT**

The temporary structure shall not exceed the height limit of the zone district in which the structure is located.

**4-05-02-08-07 EXITS**

1. Stands (Wood built structures): Any stand measuring more than twenty-five (25) feet in length across the face shall have two (2) exits. Exit doors shall be a minimum of twenty (20) inches in width and six (6) feet in height and swing in the direction of egress. Stands with floor areas between three hundred (300) and four hundred (400) square feet must have three (3) exits.
2. Tents: All aisles within a tent shall measure no less than 48 inches in width. All tents shall have at least two sides of the tent open and unobstructed for use as an exit.

**4-05-02-08-08 CONSTRUCTION MATERIALS**

All temporary structures shall be constructed of wood, metal, fire retardant tent as approved by the Community and Economic Development Department or other approved materials. Stands shall not have wheels or tires. Combustible construction materials shall be painted with a water based latex paint.

**4-05-02-08-09 ANCHORING**

All temporary structures shall be properly anchored to the ground as approved by the Community and Economic Development Department.

**4-05-02-08-10 WIRING**

Electrical wiring shall meet all requirements of the State of Colorado.

**4-05-02-08-11 SIGNAGE**

All signs associated with a Temporary Structure shall be consistent with Section 4-05-01-06.

**4-05-02-09 VENDING AND PRODUCE STANDS**

**4-05-02-09-01 TEMPORARY USE PERMIT REQUIRED**

Vending and/or produce standards intended to be in operation shall obtain a Special Use Permit. However, vending and/or produce stands may be issued a Temporary Use Permit by the Community and Economic Development

Department for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment.

No Special Use Permit shall be required for a produce stand located on agriculturally zoned land provided the stand is an accessory use and meets the performance standards in Section 4-03-02-02-05. In addition, no Special Use Permit shall be issued if the stand, which is subject to the current permit has been erected on the subject site without a Temporary Use Permit from the Community and Economic Development Department.

**4-05-02-09-02      *MINIMUM LOT AREA***

No vending or produce stand shall be located on a parcel of land less than four hundred (400) square feet in size.

**4-05-02-09-03      *LOCATION***

The stand shall be located on a gravel, recycled asphalt, or paved parking lot or on agricultural land. The stand shall not block or be located within any right-of-way or public sidewalk.

**4-05-02-09-04      *PERIOD OF OPERATION***

The stand shall operate for no more than ninety (90) days annually.

**4-05-02-09-05      *HOURS OF OPERATION***

The stand shall limit its hours of operation to 7:00 a.m. to 7:00 p.m..

**4-05-02-09-06      *SETBACKS***

The setbacks for the zone district shall apply.

**4-05-02-09-07      *SIGNAGE***

All signs associated with a Vending and Produce Stand shall be consistent with Section 4-05-01-06.

**4-05-02-09-08      *PARKING***

Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of stand area.

**4-05-02-09-09      *ACCESS***

All vending and produce stands shall have highway, arterial, or collector road access.



## 4-06 AGRICULTURAL USES PERFORMANCE STANDARDS

### 4-06-01 GENERAL PERFORMANCE STANDARDS

#### 4-06-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance to be applied to all agricultural development in Adams County. Any use specific performance standards contained in these standards and regulations shall also be applied. Where a use specific performance standard conflicts with a general performance standard, the use specific standard shall apply.

#### 4-06-01-02 SUBSECTIONS

The following general performance standards are included in this section:

1. Fencing and Walls

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-13)
2. Signage (See Section 4-01)
3. Landscaping (See Section 4-16)
4. Weeds and Offending Vegetation (See Section 4-18)
5. Site Design Considerations (See Section 4-21)
6. Operational Standards (See Section 4-14)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-22)
8. Off-Premise Signs (See Section 4-16)

#### 4-06-01-02-01 **FENCING, WALLS AND SCREENING**

##### 4-06-01-02-01-01

#### **Maximum Height**

The maximum height of fencing, walls, and screening shall be ninety-six (96) inches, which may include four (4) strands of barbed wire forming the top eighteen (18) inches. All fences and walls more than forty-two (42) inches in height require a building permit.

##### 4-06-01-02-01-02

#### **Fencing Material**

Fencing consisting of only barbed wire is permitted.

4-06-01-02-01-03

**Retaining Wall**

Any retaining wall over four (4) feet in height shall require preparation by a professional engineer as a condition for a building permit, except where waived by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development any retaining wall over thirty-six (36) inches in height may require a guard rail up to five (5) feet in height and placed at the top of grade.

4-06-01-02-01-04

**Subdivided Agricultural Zone Districts**

In addition to the other standards contained in this Section, the following fence standards shall apply to subdivided agriculturally zoned lands:

1. *Maximum Fence Height:* Fifty-four (54) inches between the front setback line and a front property line.
2. *Fencing in the Front Setback:* All fencing between the front setback line and front property line greater than forty-two (42) inches shall not be screen fencing and shall adhere to sight distance requirements.
3. *External Boundary Electric Fence:* An external boundary electric fence shall require a Conditional Use Permit.

4-06-01-02-01-05

**Traffic View Obstruction**

Traffic view obstruction, as outlined in these standards and regulations, is prohibited.

4-06-01-02-01-06

**Screen Fencing**

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
  - a. Install heavy gauge PVC or vinyl inserts.
  - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
  - c. Color of the inserts is at the discretion of the applicant.
  - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall.

3. If the property is not feasible screened by a fence from an adjacent road due to topography, the property owner shall:
  - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
  - b. A chain link fence may be constructed at the discretion of the applicant but must be placed to the interior of the screening trees.
4. All fencing shall always be maintained and kept in good condition. Condition of fences shall be evaluated through a review of:
  - a. Structural integrity and being functionally sound under the Adams County Building Code; and
  - b. Substantially the same condition as originally permitted or constructed.

4-06-01-02-01-07

***Garbage Area Screening***

Garbage area screening shall consist of a six (6) foot high minimum screen fence.

4-06-01-02-01-08

***Outdoor Storage Screening***

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

4-06-01-02-01-09

***Masonry Wall***

All walls specified to be masonry fencing shall be constructed out of a brick or stone material which does not permit the contents within the fenced area to be seen from the outside.

4-06-01-02-01-10

***Noise Barrier Fencing***

Where existing and proposed arterial roads or state highways traverse or are adjacent to areas of proposed residential or commercial development the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.

4-06-01-02-01-11

***Sidewalk Maintenance***

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access

4-06-01-02-01-12

***Oil and Gas Well Waiver***

Where a new home is constructed within three hundred (300) feet of an existing oil or gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.

**4-06-02 PERFORMANCE STANDARDS BY USE CATEGORY**

The following specific performance standards are included in this section:

1. Agricultural Support Businesses and Services (See Section 4-06-02-01 for specific requirements)
  - a. Auction Yards, With Livestock (See Section 04-06-02-01-01 for specific requirements)
  - b. Biosolids Application (See Section 04-05-02-01-02 for specific requirements)
  - c. Commercial Livestock and Poultry Confinement Operations (See Section 04-06-02-01-03 for specific requirements)
  - d. Equestrian Arena, Commercial (See Section 4-06-02-01-04 for specific requirements)
  - e. Equestrian Arena, Personal (See Section 4-06-02-01-05 for specific requirements)
  - f. Farm Machinery Sales and Services (See Section 04-06-02-01-06 for specific requirements)
  - g. Fish Hatcheries (See Section 04-06-02-01-07 for specific requirements)
  - h. Livestock and Poultry Keeping (See Section 04-06-02-01-09 for specific requirements)
  - i. Railroad Yards (See Section 04-06-02-01-10 for specific requirements)
  - j. Truck Stops (See Section 04-06-02-01-11 for specific requirements)
2. Nurseries (See Section 04-06-02-02 for specific requirements)
3. Performance standards for residential uses, institutional uses, commercial uses and industrial uses permitted in an agricultural zone district may be found in Sections 4-07, 4-08, 4-09, and 4-10.

**4-06-02-01 AGRICULTURAL SUPPORT BUSINESSES AND SERVICES****4-06-02-01-01 AUCTION YARDS, WITH LIVESTOCK**

1. *Minimum Parcel Area:* One (1) acre
2. *Location:* All auction yards shall be located at least fifty (50) feet away from any on-property occupied residential structure, fifty (50) feet from any right-of-way and five hundred (500) feet from any off-property occupied residential structure.
3. *Sale of Livestock:* Livestock sale rings are permitted. However, all livestock sale rings and yards shall be located no less than one thousand (1,000) feet from any occupied residential structure.
4. *Animal Care:* All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture and the State Veterinarian's Office.
5. *Manure Handling:* Manure shall be handled and disposed of in a sanitary method, approved by Tri-County Health Department.

4-06-02-01-02      **BIOSOLIDS APPLICATION**

1. *Biosolids Regulations*: The applier must operate in compliance with the Colorado Department of Public Health and Environment Biosolids Regulations, Reg. No. 64.
2. *Monitoring Reports*: Monitoring reports (2 copies) are required as a condition of the State Permit and shall be forwarded to the Adams County Community and Economic Development Department as they are forwarded to the Colorado Department of Public Health and Environment.
3. *Conditions of Approval*: The applier shall operate in accordance with all approved plans and required conditions of approval as stated in the permit issued by Adams County.
4. *Sewage, Sewage Sludge, and Septage*: Land applications of sewage, sewage sludge, or septage are prohibited.

4-06-02-01-03      **COMMERCIAL LIVESTOCK AND POULTRY CONFINEMENT OPERATIONS**

1. *Minimum Parcel Area*: Ten (10) acres
2. *Location*: All such operations shall be located at least one hundred (100) feet away from any on-property occupied residential structure and two hundred (200) feet from any right-of-way.
3. *Setback from Residential Properties*: No new livestock or poultry confinement operation shall be permitted within one (1) mile of the lot line of a residential use except one which occurs in association with the livestock confinement operation and unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property.
4. *Animal Care*: All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture and the State Veterinarian's Office.
5. *Grazing*: Grazing lands shall be maintained in accordance with standards and specifications outlined by the United States Department of Agriculture and the local Soil Conservation Service.
6. *Conformance with "Confined Animal Feeding Operations Control Regulations"*: All Operations shall comply with the "Confined Animal Feeding Operations Control Regulations" specified by the Colorado Department of Public Health and Environment.
7. *Environmental and/or Chemical and Scientific Controls*: Environmental and/or chemical and scientific controls shall be provided as approved by Tri-County Health Department.
8. *Manure Handling*: Manure shall be handled and disposed of in a sanitary method, approved by Tri-County Health Department.

9. *Drainage Facilities:* Drainage facilities or improvements, as approved by the Tri-County Health Department, shall be constructed to protect any adjacent rivers, streams or other bodies of water.
10. *Scraping, Grading, and Cleaning:* Adequate means of scraping, grading and cleaning shall always be provided as approved by the Tri-County Health Department.
11. *Tabulation of Animal Unit Densities:* To determine the maximum number of animals allowed on a given property, the types, and densities of animals allowed are detailed in Section 4-22.
12. *Combination of Animals:* Any combination of allowed animals may be kept, but at no time shall the maximum number of any specific type of animal be exceeded, nor shall the total maximum number of livestock be exceeded.
13. *Animals Not Categorized:* If an animal is not listed or does not clearly fall into one of the listed animal categories, the Director of Community and Economic Development shall determine the number permitted.

4-06-02-01-04      **EQUESTRIAN ARENA, COMMERCIAL**

1. *Minimum Lot Size:* 35 acres
2. *Location:* The arena and related structures shall be located at least one hundred twenty (120) feet from any road right-of-way line.
3. *Setback from Residential Properties:* No commercial equestrian arena shall be permitted within one (1) mile of the lot line of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
4. *Development and Operating Plan:* A development and operating plan shall be submitted and approved with the Conditional Use Permit application. This plan shall include:
  - a. A site plan drawn to scale depicting activity areas, improvements, access, driveways, parking areas, and sanitary facilities;
  - b. A description of facilities for animals involved in activities on site.
  - c. The methods proposed to control dust, erosion, odor, noise, glare, waste disposal (manure, trash, etc.), and congestion;
  - d. A traffic control plan approved by Adams County;
  - e. The hours of operation;
  - f. Fees, admission, and other compensation paid or charged during activities;
  - g. The projected number of people on the property during activities;
  - h. A description of any items for sale during activities (liquor and other beverages, food, souvenirs, etc.)

- i. Additional information as required by the Director of Community and Economic Development.

**4-06-02-01-05      *EQUESTRIAN ARENA, PERSONAL***

1. *Accessory Status:* The arena shall be accessory and incidental to the ranch, farm, or home site on which it is located.
2. *Construction of Equestrian Arena, Personal:* No permit for construction of an equestrian arena, personal shall be issued prior to construction of a principal building except in the A-3 Zone District where the parcel is at least (35) thirty-five acres in size and a principal structure is already constructed.
3. *Number of Guests Permitted:* The use of the arena is limited to the family and invited guests of the farmer/rancher/home occupant but shall not exceed twenty (20) people in addition to the inhabitants of the farm/ranch/home on the property.
4. *Conditional Use Permit Required:* A Conditional Use Permit shall be required if one or more of the following occurs:
  - a. More than twenty people in addition to the inhabitants of the property attend activities (and therefore, by definition, categorized as a commercial equestrian arena).
  - b. Monetary or other compensation is collected or exchanged for admittance or participation.
  - c. Food is bought or sold on the premises.
  - d. Alcohol is bought or sold on the premises.
  - e. Livestock is brought to the site from a provider for the purpose of hosting a rodeo.
5. *No Commercial Activities:* No commercial competition or commercial entertainment, user fees, dues or other compensation are permitted.
6. *No Offensive Impacts:* The arena shall be operated in such a manner so that there is no adverse impact on surrounding properties relating to dust, erosion, odor, noise, glare, off-site illumination (more than one foot candle of illumination measured at the property line), waste disposal, traffic or parking congestion. Neither a nuisance nor noxious activity shall be conducted on the property, which is caused by the use of the property as a personal equestrian arena.

**4-06-02-01-06      *FARM MACHINERY SALES AND SERVICE***

1. *Maximum Lot Coverage:* The maximum lot coverage allowed is 80%.
2. *Display Area Setback:* The display area shall be set back a minimum of fifteen (15) feet from the road right-of-way and ten (10) feet from all other property lines.
3. *Indoor Activities:* All repair, parts storage, and work activities shall take place within a completely enclosed structure or screen yard enclosed by a six (6) foot high solid screen fence or wall.

4. *Storage of Vehicles:* All storage of vehicles awaiting repair shall be within the enclosed structure or within a compound yard enclosed by a six (6) foot high solid screen fence or wall, except for driveway openings.

**4-06-02-01-07 FISH HATCHERIES**

1. *Minimum Parcel Area:* Five (5) acres
2. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building, except for fish hatching ponds.

**4-06-02-01-08 LIVESTOCK AND POULTRY KEEPING**

1. *Drinking Facilities:* Adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property.
2. *New Shed Location:* Any new shed, shelter, pen or enclosure for livestock shall not be closer than one hundred (100) feet to any off-property residence or place of business and shall be setback twenty-five (25) feet from the side lot line and fifty (50) feet from the front lot line.
3. *Rodent Control:* All sheds or other shelter for livestock shall be kept reasonably free of rodents and insects and shall be kept in good repair.
4. *Drainage:* Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
5. *Parcels Under Five (5) Acres in Size:* On parcels less than five (5) acres in size, all livestock shall be kept within a fenced area.
6. *Colorado Confined Animal Feeding Regulations:* Adherence to the Colorado Confined Animal Feeding Regulations, promulgated by the Colorado Department of Public Health and Environment, Water Quality Control Commission shall be required.
7. *Manure Removal:* All manure shall be removed periodically or incorporated into the soil on a regular basis such that the manure does not draw flies, or other insects, or cause obnoxious odors.
8. *Feed Leftovers:* Spillage and leftovers from livestock feedings must be removed or so disposed of as to prevent fly, bird, or rodent propagation, or creation of odors.
9. Number of Animals Permitted
  - a. *Properties Greater than thirty-five (35) Acres:* The keeping of non-commercial livestock and poultry is not regulated, unless the number of animals classify the use as a Livestock Confinement Operation.
  - b. *Properties Less than thirty-five (35) Acres:* The keeping of non-commercial livestock and poultry is allowed in accordance with Section 4-22. The maximum number of allowable livestock per lot does not apply to young animals below weaning age, or six (6) months of age, whichever is less.



4-06-02-01-09 **RAILROAD YARDS**

1. *Minimum Site Area:* Five (5) acres.
2. *Location:* All railroad yards shall be located at least one (1) mile from a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
3. *Access:* All railroad yards shall have arterial road or highway access.

4-06-02-01-10 **TRUCK STOP**

1. *Minimum Site Area:* Five (5) acres.
2. *Access:* All truck stops shall have arterial road or highway access.
3. *Pump Setbacks:* Pump islands may be located a minimum of one hundred (100) feet from all exterior property lines, and pump island canopies may project to within fifty (50) feet of property lines.
4. *Underground Storage Tank (UST) Setbacks:* UST vent pipes must be located a minimum of fifty (50) feet from residentially zoned or used property lines and a minimum of forty (40) feet from other exterior property lines.
5. *Screening:* Truck stops shall be separated from residential uses or residentially zoned properties by five hundred (500) feet. The separation distance shall be measured from the lot line.
6. *Indoor Activities:* The changing of engine oil and filters; the lubrication of motor vehicle chassis; the cleaning of component parts; brake adjustment and replacement; mechanical or hand washing and detailing; front-end alignment; the sale or installation of batteries and minor automotive accessories; the sale or mounting and repair of tires; the testing, adjustment and replacement of parts, the servicing of air conditioners; the servicing of air pollution control devices; the sale of soft drinks, candy, ice and similar items.
7. *Outdoor Activities:* The dispensing of motor fuel, oil, air, and water from pump islands; any testing or servicing of automobiles which necessitates a running engine; tire display; trash areas enclosed by walls; public telephones in a well-lighted location, visible from the road; the sale of soft drinks, candy, ice and similar items via vending machines.
8. *Painting and Body Work Prohibited:* Painting or other body work shall be prohibited at all truck stops in agricultural zone districts.
9. *Storage:* All products and merchandise shall be stored indoors except for vending machines and tire display.

**4-06-02-02 NURSERIES**

1. A nursery shall consist of living materials grown and/or kept on site. A nursery shall be allowed to contain up to ten (10) percent of the approved living nursery area for hardscape materials. The living area is calculated by the placement of living landscaping (trees, shrubs, flowers, etc.) which is no more than ten (10) feet from one another, or as determined by the Director of Community and Economic Development through a site plan review. Hardscape includes but is not limited to the storage of rock, soil, mulch, and other non-living landscape materials, and equipment.
2. All commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight and/or hardscape used for the nursery business shall be screened from any adjoining residentially zoned or used property with an eight (8) foot solid screen fence.
3. In all Agricultural Zone Districts no more than two (2) commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight used for the nursery business shall be allowed per acre with a maximum of five (5) unless otherwise permitted through a Conditional Use Permit.

## 4-07 RESIDENTIAL USES PERFORMANCE STANDARDS

### 4-07-01 GENERAL PERFORMANCE STANDARDS

#### 4-07-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance that shall be applied to all residential development in Adams County. Any use specific performance standards contained in these standards and regulations shall also be applied. Where a use specific performance standard conflicts with a general performance standard, the use specific standard shall apply.

#### 4-07-01-02 SUBSECTION

The following general performance standards are included in this section:

1. Project Compatibility
2. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-13)
2. Signage (See Section 4-01)
3. Landscaping (See Section 4-16-10)
4. Weeds and Offending Vegetation (See Section 4-18)
5. Site Design Considerations (See Section 4-21)
6. Operational Standards (See Section 4-14)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-22)

#### 4-07-01-02-01 **PROJECT COMPATIBILITY**

##### 4-07-01-02-01-01 **Purpose**

The purpose of this section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area.

##### 4-07-01-02-01-02 **Architectural Character**

New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door

patterns, and /or the use of building materials which have color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

4-07-01-02-01-03

**Structure Size, Height, Bulk, Mass, Scale**

New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

4-07-01-02-01-04

**Structure Orientation**

To the maximum extent feasible, primary facades and entries within one hundred (100) feet of a front property line shall face the adjacent roadway. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.

4-07-01-02-01-05

**Building Materials**

1. *General:* Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
2. *Glare:* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.
3. *Windows:* Mirror glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

4-07-01-02-01-06

**Front Width of Residence**

The width of the residence shall have a minimum of twenty-five (25) feet in width facing the road frontage.

4-07-01-02-01-07

***Land Use Transition***

When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.

4-07-01-02-01-08

***Operational/Physical Compatibility Standards***

The following conditions may be imposed upon the approval of a Conditional Use Permit to ensure new, non-residential development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries;
2. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare;
3. Placement of trash receptacles;
4. Location and screening of loading and delivery zones;
5. Light intensity and hours of full illumination; and
6. Placement and illumination of outdoor vending machines

4-07-01-02-02

***FENCING, WALLS, AND SCREENING***

4-07-01-02-02-01

***Maximum Height***

Seventy-two (72) inches, except when a residential use is adjacent to existing or proposed arterial roads or state highway. Fences bordering such roads may be uniformly built higher with approval from the Director of Community and Economic Development. All fences more than forty-two (42) inches in height require a building permit.

4-07-01-02-02-02

***Retaining Walls***

Any retaining wall over four (4) feet in height shall require preparation by a professional engineer as a condition for a building permit, except where waived by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development, any retaining wall over thirty-six (36) inches in height may require a guard rail up to five (5) feet in height and placed at the top of grade.

4-07-01-02-02-03

***Fences on Corner Lots***

In single-family and duplex zone districts, fences up to seventy-two (72) inches in height may be permitted up to the minimum side-corner setback.

## 4-07-01-02-02-04

**Prohibited Fences**

1. *Fencing Between Front Setback Line and Front Property Line:* No fence over seventy-two (72) inches in height shall be permitted between the front setback line and a front property line.
2. *Fencing in the Front Setback:* All fencing between the front setback line and front property line greater than forty-two (42) inches shall not be screen fencing and shall adhere to sight distance requirements.
3. *Barbed Wire and Electric Fences:* Barbed wire and electric fences are prohibited as an external boundary fence. Horse enclosures, where permitted, may be constructed of barbed wire or electric fence, but shall be setback from the property line a minimum of five (5) feet.

## 4-07-01-02-02-05

**Traffic View Obstruction**

Traffic view obstruction as outlined in these standards and regulations is prohibited.

## 4-07-01-02-02-06

**Fence Bottom**

The bottom of the fence shall be no more than six (6) inches above grade at any point.

## 4-07-01-02-02-07

**Screen Fencing**

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be following in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
  - a. Install heavy gauge PVC or vinyl inserts.
  - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
  - c. Color of the inserts is at the discretion of the applicant.
  - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall.
3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:

- a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
  - b. A chain link fence may be constructed at the discretion of the applicant but must be placed to the interior of the screening trees.
4. All fencing shall always be maintained and kept in good condition . Condition of fences shall be evaluated through a review of:
- a. Structural integrity and being functionally sound under the Uniform Building Code; and
  - b. Substantially the same condition as originally permitted or constructed.

4-07-01-02-02-08

***Outdoor Storage Screening***

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

4-07-01-02-02-09

***Masonry Wall***

All walls specified to be masonry fencing shall be constructed out of a brick or stone material which does not permit the contents within the fenced area to be seen from the outside.

4-07-01-02-02-10

***Noise Barrier Fencing***

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed residential development, the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.

4-07-01-02-02-11

***Sidewalk Maintenance***

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

4-07-01-02-02-12

***Oil and Gas Well Waiver***

Where a new home is constructed within three hundred (300) feet of an existing oil or gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.

**4-07-02 PERFORMANCE STANDARDS BY USE CATEGORY**

The following specific performance standards are included in this section:

1. Dwelling, Detached Single-Family
2. Dwelling, Attached Single-Family
3. Dwelling, Townhouse

4. Dwelling, Multi-Family
5. Dwelling, Manufactured Home Park
6. Dwelling, Mobile Home Park

**4-07-02-01 DWELLING, DETACHED SINGLE-FAMILY****4-07-02-01-01 MAXIMUM LOT COVERAGE**

1. *Principal Structure: 60%*
2. *Accessory Structures: 30%*
3. *Structures Combined: 75%*

**4-07-02-01-02 MANUFACTURED HOMES AS DETACHED SINGLE-FAMILY DWELLINGS****4-07-02-01-02-01 *Manufactured Home Location Criteria.***

A single manufactured home may be used as a single-family dwelling on an individual lot in any residential zone district, which allows single-family dwellings.

**4-07-02-01-02-02 *Manufactured Home Site Improvement Standards.***

A manufactured home being placed on an individual lot or parcel must comply with the following minimum site standards:

1. At the time of siting, the unit is no more than five (5) years old.
2. The unit is comprised of two (2) or more fully enclosed parallel sections not less than twelve (12) feet wide by thirty-six (36) feet long (producing a dwelling unit with a minimum of eight hundred sixty-four (864) square feet) or the minimum area permitted in the zone in which the manufactured home is to be placed, whichever is greater.
3. The unit was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof with a nominal pitch of 3:12.
4. The unit has exterior siding similar in appearance and quality to siding materials commonly used on conventional site-built Uniform Building Code single-family residences.
5. The unit is installed on the site by a certified manufactured home installer in accordance with the 1997 Uniform Building Code, as amended.
6. Compliance with the site plan which, drawn to scale, shows the exact footprint and exact location of the specific manufactured home to be placed on the site and the exact location of the required off-road parking spaces.
7. The off-road parking area and driveway are paved prior to occupancy.
8. Compliance with the approved landscape plan which, drawn to scale, indicates the types of plant material and their location. The minimum requirement under this subsection is a front lawn of grass. If the required landscaping cannot be completed prior to occupancy, then a bond in the



amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after the manufactured home has been placed on the site. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.

9. During the time in which the permit application is being reviewed by County staff, the Director of Community and Economic Development shall certify, prior to placement on the site, the design of the manufactured home is compatible with the character of the neighborhood surrounding the lot or parcel upon which it is being placed, considering at a minimum the following features:
  - a. The architectural style;
  - b. The roof line;
  - c. The window placement;
  - d. The location of garages, carports or parking pads;
  - e. Front porches, if present on nearby structures; and
  - f. Landscaping, including the presence or absence of front yard fencing.
10. The tongue, axles, transporting lights, and removable towing apparatus are removed prior to occupancy.
11. The manufactured home is placed on foundation system footings, foundation system piers, foundation system plates and shims, foundation fascia and an anchoring system as defined in the 1997 Uniform Building Code, as amended, and complies with all weather and fire resistance requirements of the HUD code. The wood of the fascia is at least three (3) inches from the ground unless it is pressure-treated wood. Metal fasteners are galvanized, stainless steel, or other corrosive-resistant material. Ferrous metal members in contact with the earth, other than those, which are galvanized or stainless steel, are covered with an asphalt emulsion.
12. The manufactured home is hooked up to public water and sanitary sewer prior to occupancy, and extension of the pressure relief valve for the water heater is provided.
13. Every exit not at grade has a set of stairs, which complies with the 1997 Uniform Building Code requirements, as amended.
14. A used manufactured home has been inspected and certified by the Community and Economic Development Department prior to placement on the site to assure the unit is the one shown on the approved site plan and it complies with all requirements.
15. Title elimination shall occur within six (6) months of occupancy.

16. Placement on the site complies with all building setbacks, building coverage and height requirements of the zone district in which it is located.
17. Accessory uses for a manufactured home on an individual lot or parcel are subject to the accessory building setback requirements of the zone district in which it is located, the provisions of the 1997 Uniform Building Code, and limited to the following:
  - a. one (1) garage or one attached carport,
  - b. one (1) hot tub,
  - c. one (1) attached or detached storage room with an area of no more than one hundred fifty (150) square feet,
  - d. one (1) swimming pool,
  - e. decks provided they do not encroach into required yards or exceed forty-two (42) inches in height, in the required front yard,
  - f. one (1) gazebo.

## 4-07-02-01-03

**LANDSCAPING**

1. *Front and Side Setbacks:* The entire front and side setbacks shall be landscaped, except for driveways.
2. *Back Yard Setback:* A minimum thirty percent (30%) of the back yard shall be landscaped.
3. *Required Ground Cover:* A minimum of thirty percent (30%) of the required front and side landscape area must be covered by living ground material, such as low growing ground cover, shrubs, or grass, within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one-hundred-twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping. Single-family residential uses in eastern Adams County are not required to install landscaping or automatic irrigation systems.
4. *Required Trees and Shrubs:* A minimum of one (1) large tree and five (5) shrubs, or two (2) ornamental trees and five (5) shrubs, shall be required for each lot. Evergreens shall be considered ornamental.
5. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
<b>Ornamentals</b>	Less than 20'	1" to 1-1/2"
<b>Large Deciduous</b>	Over 20'	2" to 2-1/2"
<b>Evergreens (Sm.)</b>	Less than 20'	5' tall
<b>Evergreens (Lg.)</b>	Over 20'	6' tall
<b>Low Shrubs</b>	1' to 3'	5 gallon
<b>Upright Shrubs</b>	3' to 10'	5 gallon

**4-07-02-01-04 HOUSING MODEL VARIETY**

Any development with one hundred (100) or more single-family dwelling units shall have at least four (4) different types of housing models. Any development between three (3) and one hundred (100) single-family dwelling units shall have at least three (3) different types of housing models.

**4-07-02-01-05 DISTINGUISHING CHARACTERISTICS OF HOUSING MODELS**

Each housing model shall have at least three (3) characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.

**4-07-02-01-06 GARAGE DOORS**

Garage doors shall not comprise more than fifty percent (50%) of the ground floor road-facing linear building frontage. Corner lots are exempt from this standard.

**4-07-02-02 DWELLING, ATTACHED SINGLE-FAMILY**

**4-07-02-02-01 MAXIMUM LOT COVERAGE**

1. *Principal Structure:* 70%
2. *Accessory Structures:* 25%
3. *Structures Combined:* 80%

**4-07-02-02-02 LANDSCAPING**

1. *Front and Side Setbacks:* The entire front and side setbacks shall be landscaped, except for driveways.
2. *Back Yard Setback:* A minimum of thirty percent (30%) of the back yard shall be landscaped.
3. *Required Ground Cover:* A minimum of thirty percent (30%) of the required front and side landscape area must be covered by living ground material, such as low growing ground cover, shrubs, or grass, within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one-hundred-

twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.

4. *Required Trees and Shrubs:* A minimum of one (1) large tree and five (5) shrubs, or two (2) ornamental trees and five (5) shrubs, shall be required for each lot. Evergreens shall be considered ornamental.
5. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
<b>Ornamentals</b>	Less than 20'	1" to 1-1/2"
<b>Large Deciduous</b>	Over 20'	2" to 2-1/2"
<b>Evergreens (Sm.)</b>	Less than 20'	5' tall
<b>Evergreens (Lg.)</b>	Over 20'	6' tall
<b>Low Shrubs</b>	1' to 3'	5 gallon
<b>Upright Shrubs</b>	3' to 10'	5 gallon

4-07-02-03 **HOUSING MODEL VARIETY**

Any development with one hundred (100) or more single-family dwelling units shall have at least four (4) different types of housing models. Any development between three (3) and one hundred (100) single-family dwelling units shall have at least three (3) different types of housing models.

4-07-02-04 **DISTINGUISHING CHARACTERISTICS OF HOUSING MODELS**

Each housing model shall have at least three (3) characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.

4-07-02-03 **DWELLING, TOWNHOUSE**

4-07-02-03-01 **SITE COVERAGE**

1. *Principal and Accessory Structures:* Maximum 30%
2. *Paved Area (Driveways):* Maximum 30%
3. *Open Space (Common and/or Public):* Minimum 40%

4-07-02-03-02 **LANDSCAPING**

1. *Minimum Landscaped Area:* Not less than 30% of the site area shall be landscaped.

2. *Required Ground Cover:* A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
3. *Required Trees and Shrubs:* A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required for each increment of fifteen hundred (1,500) square feet in western Adams County and three thousand (3,000) square feet in eastern Adams County.
4. *Parking Lot Landscaping:* All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
5. *Required Tree Mix:* The selection of trees shall be a mix of large deciduous (30% - 70%) and ornamental (30% - 70%) trees. Evergreens shall be considered ornamental.
6. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
<b>Ornamentals</b>	Less than 20'	1" to 1-1/2"
<b>Large Deciduous</b>	Over 20'	2" to 2-1/2"
<b>Evergreens (Sm.)</b>	Less than 20'	5' tall
<b>Evergreens (Lg.)</b>	Over 20'	6' tall
<b>Low Shrubs</b>	1' to 3'	5 gallon
<b>Upright Shrubs</b>	3' to 10'	5 gallon

7. *Irrigation System Required:* A fully automatic irrigation system is required.

4-07-02-03-03

**STRUCTURE SITING**

Structures shall be organized on the site in a clustered, efficient manner. There shall be a continuity of design in structure groupings. In larger projects, the unit type shall vary between groupings. Structures should be grouped in such a way to provide visual interest.

**4-07-02-03-04 UTILITY SCREENING**

Group transformers with utility meters shall be used where possible. Utility appurtenances, including telephone pedestals, utility meters, irrigation system backflow preventers, transformers, and other similar utilities may be screened from adjacent properties, parking areas, public roads and pedestrian walkways where it is technically feasible.

**4-07-02-04 DWELLING, MULTI-FAMILY****4-07-02-04-01 MINIMUM UNIT SIZE**

Each apartment or condominium shall have a minimum of floor area as stated below:

- a. *Efficiency*: Four-hundred-fifty (450) square feet
- b. *One Bedroom*: Six hundred (600) square feet
- c. *Two Bedroom*: Seven-hundred-fifty (750) square feet
- d. *Three Bedroom*: Nine hundred (900) square feet
- e. *Four Bedroom*: One thousand (1,000) square feet

**4-07-02-04-02 SITE COVERAGE**

1. Apartment/Condominium Developments
  - a. *Principal and Accessory Structures*: Maximum 40%
  - b. *Paved Area (including Driveways)*: Maximum 30%
  - c. *Open Space (Common and/or Public)*: Minimum 30%
2. Triplex and Fourplex Developments
  - a. *Principal and Accessory Structures*: Maximum 50%
  - b. *Paved Area (Driveways)*: Maximum 20%
  - c. *Open Space (Common and/or Public)*: Minimum 30%

**4-07-02-04-03 LANDSCAPING**

1. *Minimum Landscaped Area*: Not less than thirty percent (30%) of the site area shall be landscaped.
2. *Required Ground Material*: A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
3. *Required Trees and Shrubs*: A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required

for each increment of fifteen hundred (1,500) square feet in western Adams County and three thousand (3,000) square feet in eastern Adams County.

4. *Parking Lot Landscaping:* All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
5. *Required Tree Mix:* The selection of trees shall be a mix of large deciduous (10% - 50%) and ornamental (10% - 50%). Evergreens shall be considered ornamental.
6. Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
<b>Ornamentals</b>	Less than 20'	1" to 1-1/2"
<b>Large Deciduous</b>	Over 20'	2" to 2-1/2"
<b>Evergreens (Sm.)</b>	Less than 20'	5' tall
<b>Evergreens (Lg.)</b>	Over 20'	6' tall
<b>Low Shrubs</b>	1' to 3'	5 gallon
<b>Upright Shrubs</b>	3' to 10'	5 gallon

7. *Irrigation System Required:* A fully automatic irrigation system is required.

4-07-02-04-04

**OPEN SPACE**

1. *Pedestrian Inclusion:* Open space may include pedestrian pavements and plazas, and any parking lot island greater than four hundred (400) square feet in size.
2. *Active Recreation Areas:* Active recreation areas shall be located where light and noise will not adversely impact adjacent properties.
3. *Coordination with Adjacent Properties:* Open space and trail design shall be coordinated with adjacent properties.

4-07-02-04-05

**BICYCLE PARKING**

Bicycle parking shall be provided for all multi-family development. Bicycle parking areas shall be located near structure entries but shall not encroach into pedestrian walkways.

4-07-02-04-06

**STRUCTURE SITING**

Structures shall be organized on the site in a clustered, efficient manner. There shall be a continuity of design in structure groupings. In larger projects, the unit type shall vary between groupings. Structures should be grouped in such a way to provide visual interest.

**4-07-02-04-07 UTILITY SCREENING**

Group transformers with utility meters shall be used where possible. Utility appurtenances, including telephone pedestals, utility meters, irrigation system backflow preventers, transformers, and other similar utilities may be screened from adjacent properties, parking areas, public roads and pedestrian walkways where it is technically feasible.

**4-07-02-05 DWELLING, MANUFACTURED HOME PARK****4-07-02-05-01 PURPOSE**

The manufactured home parks and manufactured home subdivisions performance and design standards are intended primarily to accommodate planned manufactured home developments in a desirable residential environment thereby providing a greater range and choice of housing types. These developments are intended to accommodate individual manufactured homes either on their own individual plot of ground within a subdivision, or within a planned-unit manufactured home park on a condominium lot sale basis or lot rental or lease basis so the park remains in one ownership to comply with the conditions of development.

**4-07-02-05-02 ESTABLISHMENT**

Manufactured home parks may be allowed in most residential zone districts by conditional use permit after a public hearing and examination of the development plans and the location thereof. A manufactured home park will only be allowed after finding it complies with the development standards of this section and the zone district in which it may be located, will not be unduly detrimental to surrounding properties, and will be reasonably compatible with the development or potential development of adjoining land.

The Board of County Commissioners may impose reasonable conditions necessary to protect surrounding properties. It is the intent to permit manufactured home parks under appropriate conditions and at locations within the County where they are reasonably compatible with existing and potential development of the properties in the vicinity. Sites selected should be such they can be developed in accordance with this code. Manufactured home parks should have adequate road access and utility services, including acceptable water and sewer services, and should provide the usual residential amenities of a planned unit development. Camping or recreational vehicles and/or trailers are not intended as dwellings in a manufactured home park, but may be permitted within areas of the park designed to meet the recreational vehicle park and campground standards, as permitted by this Section 4-07-02-05 subject to Conditional Use Permit approval.



4-07-02-05-03      **REQUIREMENTS**

The following conditions and restrictions shall apply to all manufactured home parks:

1. A park must have a minimum area of ten (10) acres and be located where ample road access and utility services are available.
2. At least fifteen (15%) percent of the gross site area must be in open space or recreational areas available for use by all residents. Parking, driving and setback areas and small areas less than five thousand (5,000) square feet in area do not count in the required open space.
3. The density may not exceed seven (7) manufactured homes per gross acre nor shall the overall density exceed the density permitted within the zone district in which the park will be located.
4. A twenty (20) foot strip around the boundary must be landscaped to provide a visual screen. All open spaces and other unimproved areas must be suitably landscaped. All landscaping must be maintained and furnished with an automatic sprinkler system.
5. All manufactured homes, and extensions thereof, accessory structures and other buildings must be set back:
  - a. twenty (20) feet from the boundary of the park;
  - b. twenty (20) feet from a public way;
  - c. ten (10) feet from a private interior drive, walking or parking area; and
  - d. sixteen (16) feet from any other manufactured home.
6. One (1) freestanding identification sign may be erected along each major approach to the park so long as such sign:
  - a. does not exceed an area of fifteen (15) square feet;
  - b. does not exceed eight (8) feet in height;
  - c. sets back from the road at least eighteen (18) feet; and
  - d. is of low-intensity illumination and not flashing or animated.
7. Public roads to be dedicated must comply with the County's current specifications and standards. Private roads must be improved to the extent and in the manner acceptable to the Director of Public Works. Minimum paving widths for private roads are:
  - a. thirty-six (36) feet for entrances and all drives with guest parking on both sides;
  - b. twenty-nine (29) feet for two-way drives with parking on one side;
  - c. twenty-two (22) feet for two-way drives with no parking; and
  - d. eleven (11) feet for one-way drives with no parking.
8. Paved off-road parking must be provided at the ratio of two (2) spaces per manufactured home. At least one (1) space must be at the manufactured home space. Other spaces may be in a common parking area so long as each space is within two hundred (200) feet of the manufactured home space to which it relates. No space shall be located closer than eight (8) feet from any

- road. One (1) guest parking space shall be provided for each (8) manufactured homes in a common parking area.
9. Maps showing location of all parking spaces, buildable areas, and accessory commercial buildings and common buildings, and for all common open areas, shall be included with and made a part of the Conditional Use Permit approval.
  10. The area for buildings, structures, manufactured homes, and accessory buildings shall be shown on a map for each site and hereafter called buildable areas. The maximum length and width of any manufactured home shall be shown on the map for each buildable area.
  11. No manufactured home or accessory building may be located in any area in excess of the buildable areas indicated on the map.
  12. All manufactured home parks shall be provided with safe, convenient paved vehicular access from abutting roads to each manufactured home space.
  13. A manufactured home development shall have two (2) separated direct connections to public roads and shall be designed to allow free movement of traffic on such adjacent roads. Access to a manufactured home development shall not be through a residential area to reach a collector route.
  14. No manufactured home site shall have direct frontage on a public road outside of the manufactured home park boundaries.
  15. A manufactured home park shall have a minimum of one hundred (100) feet of frontage on a public road.
  16. Each manufactured home space shall comply with the following:
    - a. The limits of each manufactured home space shall be marked on the ground by suitable means. Location space limits on the ground shall be the same as shown on the required map.
    - b. The manufactured home space shall be improved to provide adequate support for the placement and tie-down of the manufactured home.
    - c. Each manufactured home space shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area shall not be less than three hundred (300) square feet with at least one dimension of fifteen (15) feet. This area shall not be a part of the buildable area. The minimum area within each manufactured home space shall be four thousand (4000) square feet and the minimum space width shall be forty (40) feet.
  17. Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped and minimize spillage and container deterioration and to facilitate cleaning of the area. Solid waste collection stands shall be screened adequately from view.
  18. Storage areas shall be provided for the storage of boats, campers, utility trailers and extra vehicles at the following ratio: Three hundred (300) square

feet for each four (4) manufactured home spaces. Each storage area shall be enclosed with a chain link or comparable fence six (6) feet in height and shall be screened from exterior view.

19. A properly designed manufactured home park located on a major highway or primary or secondary arterial County road may be designed to utilize a maximum of ten (10) percent of the manufactured home park site to accommodate travel trailers or similar recreational vehicles in accordance with standards for Recreational Vehicle Parks and Campgrounds.
20. All manufactured home parks shall be screened from any adjacent non-manufactured home park or public road with a masonry wall, adequate plantings, or solid material fence of six (6) feet in height.
21. There must be a paved system of walkways, which gives safe and convenient access to every manufactured home and all common facilities.
22. The park must be supplied by central water for domestic use and for fire protection satisfactory to the applicable fire district.
23. The park and each manufactured home must be connected to the central sanitary sewer system or some other system approved by the Director of Community and Economic Development and Tri-County Health Department. On-site wastewater treatment systems are prohibited from serving manufactured home parks.
24. There must be a storm sewer system and drainage plan satisfactory to the Director of Community and Economic Development.
25. Utilities (distribution lines within subdivisions) must be underground. High voltage transmission lines are not required to be placed underground.
26. Each manufactured home must be securely installed upon a stand and must be skirted to conceal the undercarriage.
27. At least one-third of the manufactured home spaces in the park must be graded and served with utilities and roads before any units may be located on the site and every unit must be connected with the water and sewer systems before occupancy.
28. The following are allowed in a manufactured home park:
  - a. Manufactured homes, either on individual owned plots of ground, on a condominium basis, or on leased lots;
  - b. Accessory buildings, such as laundry, grounds maintenance shop, recreation, restroom and swimming pool; and
  - c. Those uses permitted in the C-1 zone, not including service stations intended to serve park residents and invited guests, so long as the aggregate floor area of such uses does not exceed the ratio of ten (10) square feet for every manufactured home. All commercial uses shall be approved within the Conditional Use Permit.

**4-07-02-05-04 PLATTING**

A manufactured home park may be platted in accordance with the requirements for plats as provided for in the subdivision standards and regulations, remaining subject to the terms of the Conditional Use Permit. Any manufactured home development involving a subdivision of land into separately owned parcels or lots must be platted as provided in the subdivision standards and regulations. A manufactured home subdivision is subject to all of the requirements of the zone district in which it is located. Lots may be platted within a manufactured home park. All platted lots shall meet the following minimum dimensional requirements:

1. The minimum lot area is seven thousand (7,000) square feet; and
2. The minimum lot width is sixty-five (65) feet.

**4-07-02-05-05 CERTIFICATION**

All manufactured housing shall be certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974", 42 U. S. C. 5401 et. seq., as amended. Certification shall be demonstrated by a HUD label affixed to the home with a 3 (three) letter identifier (identifying the inspection agency), and 6 (six) digit HUD number. In the alternative the Director of Community and Economic Development Department may approve the equivalent data sheet for the home provided it is identical to the requirements for the State of Colorado or Adams County.

**4-07-02-06 DWELLING, MOBILE HOME PARK****4-07-02-06-01 NO NEW MOBILE HOME PARKS**

No new mobile home parks shall be permitted, except in the MH Zone District. Existing mobile home parks may be expanded and modified subject to a Conditional Use Permit where permitted and in accordance with these standards and regulations.

**4-07-02-06-02 CONDITIONAL USE PERMIT REQUIRED**

A conditional use permit shall be required for all expansions or modifications to existing mobile home parks.

**4-07-02-06-03 MINIMUM MOBILE HOME SIZE**

The minimum unit size of any new or replacement mobile home shall be six hundred (600) square feet.

**4-07-02-06-04 LANDSCAPING**

A landscaping plan shall be submitted for review and approval. The setbacks of the development and any other area not covered by mobile homes, driveways, ingress and egress, or other structures, shall be landscaped.

4-07-02-06-05 **OTHER STANDARDS**

Mobile home parks shall meet all design and performance requirements contained in Section 4-07-02-05 for manufactured home parks except a mobile home park shall not be required to meet the minimum area or certification requirements for manufactured home parks. Variations may be permitted as part of the conditional use permit approval where the requirement would unreasonably restrict the improvement or expansion of the mobile home park. The standards shall only be applicable to those areas of a park being modified or expanded. Areas of an existing mobile home park which are not being modified shall not be required to comply with the standards contained in Section 4-07-02-05.

4-07-02-07 **VACATION RENTAL**

Vacation rentals are only allowed by obtaining a valid license from the County, and conform to the following requirements:

1. *License.* At least thirty (30) days prior to any advertising for or lease of a vacation rental property, the owner shall file a written application for a Short-Term Rental License with the Community & Economic Development Department. The application shall not be deemed complete until all required information is submitted. An application for renewal of a Short-Term Rental License shall be submitted at least thirty (30) days prior to expiration of the existing permit. A Short-Term Rental License shall expire one (1) year following the year of initial permit issuance, or when title of the vacation rental property transfers to a new owner, whichever occurs first. An application for renewal of a Short-Term Rental License shall be submitted at least thirty (30) days prior to expiration of the existing permit.

Initial complaints concerning a vacation rental property shall be directed to the responsible agent. The agent shall respond to the complaint, including visiting the site if necessary.

If an initial complaint is not resolved, a formal complaint may be filed with the Community & Economic Development Department or designee. The formal complaint shall describe in detail the violation(s) of this Section alleged to have occurred on the vacation rental property. Within three (3) business days of receipt of such a complaint, the County shall provide a copy of the formal complaint to the owner and agent.

The County may investigate any formal complaint received, in order to determine if it is a substantiated complaint that represents a documented

violation of any County regulations. Violations shall be subject to the code enforcement provisions, in accordance with all remedies provided by law, including but not limited to withholding any development approvals, inspections or permits and issuing stop work orders. If violations are not corrected or if there are repeat offenders of County requirements, Adams County may pursue formal action and by applicable law. If there is one or more unresolved substantiated complaints for a vacation rental property, or if upon review at any time, the County determines that the permit holder has failed to comply with any of the performance standards or conditions, the County may take such action as is deemed necessary to remedy the noncompliance, including but not limited to revocation of the permit. The Community & Economic Development Department may revoke the permit for that vacation rental property upon written notice to the owner. The County shall notify an owner, in writing, of any revocation. The owner may appeal any revocation by filing an Appeal from Administrative Decision, as described in Chapter 2 of these Regulations. For a minimum of two (2) years following revocation of a vacation rental permit, the County shall not accept an application for a new permit for the same vacation rental property; with the exception that a new application by a new property owner, proven to be unaffiliated with the property owner whose permit was revoked, may be considered.

2. *Conditional Use Permit.* A Conditional Use Permit shall be required in lieu of a Short-Term Rental License for any proposed vacation rental which proposes an occupancy of more than twelve (12) people.
3. *Responsible Agent Required.*
  - a. Each owner of a vacation rental property shall designate a person or company to serve as the responsible agent. The owner may designate themselves.
  - b. The responsible agent shall have access and authority to assume management of the unit and take remedial measures. The agent shall always be available to respond to potential issues and violations related to these Regulations. The responsible agent must be able to affirmatively respond to complaints within an hour of notification of such complaint being sent via email or text.
  - c. The owner shall notify the Community & Economic Development Department in writing of any modification to the responsible agent appointment within five (5) days of any such modification.
4. *Parking.* A minimum of one (1) parking space is required on the property per unit. Each property shall conform to the accessory parking standards in

Section 4-03-03-02-12, however at no time shall more than five (5) cars permitted to be parked outdoors on any property. Designated parking spaces shall comply with the parking plan on the approved Short-Term Rental License. All vehicles shall be parked on-site in designated parking areas; parking is prohibited in any landscaped area, or in a manner that blocks egress for adjacent residents (driveways, sidewalks, alleys or mailboxes). A copy of the County-approved parking plan for the vacation rental property shall be provided to all renters in the rental agreement and posted in a prominent location within the property. The allowable number of parking spaces shall be clearly stated in all vacation rental advertising.

5. *Trash Disposal and Collection.* All vacation rental properties shall provide a trash disposal and collection plan to ensure that trash containers are not left outdoors where they can cause issues for wildlife or snow removal operations. The proposed trash disposal and collection plan shall be reviewed and approved by the County during the Short-Term Rental License review and during review of any permit renewals. There shall be a enough trash receptacles to accommodate all trash generated by those occupying the vacation rental property.
6. *Pets.* If pets are allowed, renters shall be informed of applicable requirements for controlling pets, pet waste disposal, and barking/noise considerations. All vacation rental properties shall comply with the County's Animal Keeping Regulations set forth in Section 4-22. All pet food shall be stored indoors.
7. *Signage.* An owner shall post a sign or notice conspicuously inside the vacation rental property, which includes the responsible agent's current contact information and/or the owner's current contact information, the street address of the vacation rental property, and the Short-Term Rental License or conditional use permit number. The parking plan and trash disposal requirements shall be posted in a prominent location within the vacation rental property. Any exterior signs advertising a primary vacation rental use must first be reviewed and permitted in accordance with the Adams County sign regulations contained in Chapter 4 of these Regulations.
8. *Properties served by Septic Systems.* If a vacation or rental property is connected to an On-site Wastewater Treatment System (OWTS) for sewer service, the maximum overnight occupancy of the unit shall be limited to the capacity established on the OWTS permit.
9. *Health and Safety Standards.*
  - a. Buildings, structures or rooms shall not be used for purposes other than those for which they were designed or intended.

- b. Smoke detectors, carbon monoxide detectors and fire extinguishers shall be installed and operable, and all woodburning fireplaces and stoves shall be cleaned on an annual basis.
- c. An operable toilet, sink, and either bathtub or shower shall be located within the same building.
- d. Permitted occupancy shall be limited to two (2) persons per bedroom plus four (4) additional occupants; or 1 person per 200 square feet of living area, whichever allows for a greater occupancy.
- e. Outdoor fire pits shall be permanently installed improvements that are permitted and inspected by the applicable fire district and/or the County Building Department, if required per applicable building and fire code requirements. Vacation rental owners/applicants should check with their applicable fire district and the Community & Economic Development Department to determine if permits are needed. The use of portable outdoor fireplaces is prohibited. In the event of a fire ban within Adams County, the agent is required to notify renters of the current fire restrictions during their stay.
- f. All vacation rental properties shall have reliable cellular service available or provide access to a landline telephone to enable tenants to call 911 in the event of an emergency.
- g. All hot tub, spa, or swimming pool installations require both a building permit and an electrical permit from the Community & Economic Development Department. Hot tubs, spas and swimming pools shall be properly maintained in a way to prevent the spread of illness.



## 4-08 INSTITUTIONAL USES PERFORMANCE STANDARDS

### 4-08-01 GENERAL PERFORMANCE STANDARDS

#### 4-08-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance that shall be applied to all institutional development in Adams County. Any use specific performance standards contained in these standards and regulations shall also be applied. Where a use specific performance standard conflicts with a general performance standard, the use specific standard shall apply.

#### 4-08-01-02 SUBSECTIONS

The following general performance standards are included in this section:

1. Project Compatibility
2. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-13)
2. Signage (See Section 4-01)
3. Landscaping (See Section 4-16-10)
4. Weeds and Offending Vegetation (See Section 4-18)
5. Site Design Considerations (See Section 4-21)
6. Operational Standards (See Section 4-14)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-22)
8. Off-Premise Signs (See Section 4-16)

#### 4-08-01-02-01 PROJECT COMPATIBILITY

##### 4-08-01-02-01-01 *Purpose*

The purpose of this section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area.

##### 4-08-01-02-01-02 *Architectural Character*

New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door

patterns, and/or the use of building materials with color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

4-08-01-02-01-03

**Structure Size, Height, Bulk, Mass, Scale**

New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

4-08-01-02-01-04

**Structure Orientation**

To the maximum extent feasible, primary facades and entries shall face the adjacent road. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.

4-08-01-02-01-05

**Building Materials**

1. *General:* Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
2. *Glare:* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.
3. *Windows:* Mirror glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Clear glass shall be used for institutional front windows or doors. Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

4-08-01-02-01-06

**Land Use Transition**

When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the

standards set forth in this Section regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.

4-08-01-02-01-07

***Operational/Physical Compatibility Standards***

The following conditions may be imposed upon the approval of development applications to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries
2. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare
3. Placement of trash receptacles
4. Location and screening of loading and delivery zones
5. Light intensity and hours of full illumination
6. Placement and illumination of outdoor vending machines

4-08-01-02-02

***FENCING, WALLS, AND SCREENING***

4-08-01-02-02-01

***Maximum Height***

The maximum height of fencing, walls, or screening shall be ninety-six (96) inches, which shall include no more than four (4) strands of barbed wire forming the top eighteen (18) inches or less of the fence, placed at a forty-five (45) degree angle.

4-08-01-02-02-02

***Fence Bottom***

The bottom of the fence shall be no more than six (6) inches above grade at any point.

4-08-01-02-02-03

***Electric and Barbed Wire Fencing Prohibited***

Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.

4-08-01-02-02-04

***Screen Fencing***

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:

- a. Install heavy gauge PVC or vinyl inserts.
  - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
  - c. Color of the inserts is at the discretion of the applicant.
  - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall.
  3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:
    - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
    - b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
  4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
    - a. Structural integrity and being functionally sound under the Uniform Building Code; and
    - b. Substantially the same condition as originally permitted or constructed.

4-08-01-02-02-05

***Garbage Area Screening***

Garbage area screening shall consist of a six (6) foot high minimum screen fence.

4-08-01-02-02-06

***Outdoor Storage Screening***

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall be not allowed above the height of the fence.

4-08-01-02-02-07

***Masonry Wall***

All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.

4-08-01-02-02-08

***Noise Barrier Fencing***

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.

4-08-01-02-02-09

***Retaining Walls***

Any retaining wall over four (4) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived

by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development, any retaining wall over thirty-six (36) inches in height may require a guard rail up to five (5) feet in height and placed at the top of grade.

4-08-01-02-02-10

***Traffic View Obstruction***

Traffic view obstruction as outlined in these standards and regulations by any fence, wall or screen is prohibited.

4-08-01-02-02-11

***Sidewalk Maintenance***

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

**4-08-02 PERFORMANCE STANDARDS BY USE CATEGORY**

The following general performance standards are included in this section:

1. Crematory/Crematorium **\*Adopted by the BoCC on December 13, 2010**
2. Institutional Residential
3. Halfway House **\*Adopted by the BoCC on December 13, 2010**
4. Neighborhood Indoor Uses
  - a. Day Care Centers
  - b. Elementary and Secondary Schools
5. Outdoor Public Uses
  - a. Cemeteries
  - b. Picnic, Parks and Playgrounds
  - c. Swimming Pools, Public
6. Places of Worship
7. Public Services
  - a. Fire Stations
  - b. Police Stations and Post Offices
  - c. Utility Substations

**4-08-02-01 CREMATORY/CREMATORIUM \***

1. All structures used in conjunction with a crematorium shall be setback a minimum of twenty-five (25) feet from all property lines unless required to be greater by the Zone District.

**\*Adopted by the BoCC on December 13, 2010**

**4-08-02-02 INSTITUTIONAL RESIDENTIAL**

All institutional residential uses shall meet the following standards:

1. *Location:* No institutional residential facility shall be located within five hundred (500) feet of any other institutional residential facility.
2. *New Construction in Residential Area:* Any new construction allowed in a residential zone district for the operation of a group living facility shall substantially resemble a conventional single-family dwelling.
3. *No Administrative Activities on Premises:* No administrative activities of any private or public organization or agency shall be conducted on the premises of the group living facility.
4. *Residential Suites and Assisted Living Units:* Residential suites and assisted living units shall provide bathrooms but shall not provide cooking facilities.
5. *Density:* Residential suites and assisted living units shall be constructed at the same density as the density in the applicable zone district. If the group home has on-site common use dining, recreation, health care, or a convalescent center, the density for any associated multi-family units shall not exceed two (2) times the allowed multi-family base density for the zone district.
6. *Screened Parking:* Off-road parking for the guests shall be screened with landscaping meeting the requirements of a Type C Bufferyard (See Section 4-16-06).
7. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
8. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
9. *Drop-Off/Pick-Up Areas:* All institutional residential uses shall provide an off-road drop-off/pick-up area for patrons or clients. The area shall be provided at a rate of one (1) space per eight (8) individuals. The spaces shall be signed as loading areas and at least ten (10) by twenty (24) feet in area. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.

**4-08-02-03 HALFWAY HOUSE \***

**\*Adopted by the BoCC on December 13, 2010; \*\*Amended by the BoCC on January 7, 2013**

All halfway house uses shall meet the following standards:

1. *Licensing:* Halfway houses must be properly licensed by the State of Colorado.
2. *Location:* No halfway house shall be located within five hundred (500) feet of any other halfway house. Halfway houses shall be located within one (1) mile of an RTD bus or rail stop. The method of measurement shall be from property line a point roughly in the center of the bus or rail stop. Setbacks shall be established as of the date of application.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

4. *Garbage Storage*: Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
5. *Drop-Off/Pick-Up Areas*: All halfway houses shall provide an off-road drop-off/pick-up area for patrons or clients. The area shall be provided at a rate of one (1) space per eight (8) individuals. The spaces shall be signed as loading areas and at least ten (10) by twenty (24) feet in area. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.
6. *Setbacks*: Halfway Houses shall be set back a minimum of one-thousand five hundred (1,500) feet from schools (pre-K through grade 12), residentially zoned property, residentially used property, and state licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the state of Colorado). The method of measurement shall be from property line to property line. Setbacks shall be established as of the date of application.
7. *Waiver from Residential Setback*: No halfway house shall be located within 1,500 of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within 1,500 feet and a disclosure document is recorded against the property. If a waiver cannot be obtained, the applicant may not proceed with a Conditional Use Permit for the subject property.
8. *Number of Occupants*: The number of occupants within the halfway house shall conform to all standards within the applicable state of Colorado rules and regulations, the applicable fire code, and the applicable building code that is in use by Adams County. In the event of a conflict between any state and county standard, the stricter standard shall apply.
9. *Alcohol and Substance Abuse Management Plan*: All halfway houses shall submit an alcohol and substance abuse management plan to the County.
10. *Legal Non-Conforming Halfway Houses*: Existing and legally permitted halfway houses that do not meet one or more of the standards within this section may continue to operate in accordance with the regulations for the duration of the Conditional Use Permit. Existing and legally permitted halfway houses may apply for a Major or Minor Amendment to the Conditional Use Permit without conformance to these standards and regulations. In the event that a Conditional Use Permit for an existing halfway house expires and/or is revoked, conformance with all standards within these standards and regulations shall be required and the use shall no longer be considered legal non-conforming.

#### 4-08-02-04 NEIGHBORHOOD INDOOR USES

All neighborhood indoor uses shall meet the following standards.

## 4-08-02-04-01

**GENERAL**

1. *Screened Parking:* Off-road parking for the guests shall be screened with landscaping meeting the requirements of a Type C Bufferyard (See Section 4-16-06).
2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
3. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.

## 4-08-02-04-02

**DAY CARE CENTERS**

1. *Licensing:* Day care centers must be properly licensed by the State of Colorado.
2. *Drop-Off/Pick-Up Areas:* Day care centers must provide adequate drop-off and pick-up areas. The required area shall be based upon the maximum number of individuals cared for at a single time. Specifically, there shall be two-hundred-fifty (250) square feet of signed, off-road, drop-off/pick-up area for every eight (8) individuals. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.
3. *Outdoor Recreation Facilities:* Where outside recreation facilities are provided, a six-foot high sight-obscuring fence around the recreation area shall be required to be maintained and the recreation area shall be situated in the rear half of the site.
4. *Residential Appearance:* Existing residential structures in residential zone districts shall not be significantly modified in appearance.
5. *New Construction in Residential Area:* Any new construction allowed in a residential zone district for the operation of a day care center shall substantially resemble a conventional single-family dwelling.

## 4-08-02-04-03

**ELEMENTARY AND SECONDARY SCHOOLS (PRIVATE)**

1. *Minimum Lot Size:* one thousand (1,000) square feet per student at maximum occupancy, or three (3) acres, whichever is less.
2. *Setbacks:* Five (5) feet for every foot of height of the structure, up to a maximum setback of seventy-five (75) feet.
3. *Access:* Schools shall be located on collector or arterial roads.
4. *Drop-Off/Pick-Up Areas:* All schools must provide adequate drop-off and pick-up areas. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.
5. *Outdoor Recreation Facilities:* A six-foot high fence shall surround the outside recreation facilities of the school.

4-08-02-05 **OUTDOOR PUBLIC USES**

All outdoor public uses shall meet the following requirements.



4-08-02-05-01 **CEMETERIES**

1. *Minimum Lot Area:* The minimum lot area is ten (10) acres for a cemetery except for pet cemeteries, where the minimum lot area is three (3) acres.
2. *Height Limits:* Gravemarkers, tombstones, monuments, and memorials shall not exceed ten (10) feet in height. Buildings, including mausolea, columbaria, and crypts, shall not exceed thirty-five (35) feet in height.
3. *Screening:* The property may be screened from all adjacent properties by a sight-obscuring fence, hedge or wall. If the applicant or Community and Economic Development Department requires screening, all common property lines with an adjacent residential use or zone district shall be screened with landscaping meeting the requirements of a Type B Bufferyard (See Section 4-16-06).

~~4-08-02-05-02 **PICNIC AREAS, PARKS, AND PLAYGROUNDS**~~

- ~~1. *Setbacks:* Picnic areas, parks, and playgrounds shall be setback seventy-five (75) feet from all abutting residentially or commercially zoned properties unless designed as an accessory use to an adjacent use.~~
- ~~2. *Hours of Operation:* Outdoor activities shall not begin before 7:00 a.m. and shall conclude by 9:00 p.m. when abutting residentially zoned or used property.~~
- ~~3. *Lighting:* Lighting for all facilities shall be turned off by 9:15 p.m.~~
- ~~4. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.~~
- ~~5. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.~~

~~4-08-02-05-03 **SWIMMING POOLS, PUBLIC**~~

- ~~1. *Setbacks:* Swimming pools shall be set back one hundred (100) feet from abutting residential and commercial zone districts and uses.~~
- ~~2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.~~
- ~~3. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.~~
- ~~4. *Certified Lifeguard:* At least one (1) certified lifeguard shall be on duty during all hours of operation.~~

4-08-02-06 **PLACES OF WORSHIP**

All places of worship shall meet the following standards.

1. *Vehicular Access:* When located in a residential district or on a lot contiguous to a residential district or use, a place of worship shall have its principal vehicular

- entrance and exit on an arterial or collector road or on a local road within one hundred (100) feet of the local road's intersection with an arterial or collector road.
2. *Belfries and Steeples Exempt from Height Limitations:* Belfries or steeples shall be exempt from any height requirements.
  3. *Parcels less than 35 acres:* In the A-3 Zone District require Conditional Use Permit approval.

**4-08-02-07 PUBLIC SERVICE**

All public service facilities shall meet the following standards.

**4-08-02-07-01 GENERAL**

1. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area does not occupy more than twenty-five percent (25%) of the structure area and is screened in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
2. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.

**4-08-02-07-02 FIRE STATIONS**

1. *Minimum Parcel Area:* one-half ( $\frac{1}{2}$ ) acre

**4-08-02-07-03 POLICE STATIONS AND POST OFFICES**

1. *Minimum Parcel Area:* one (1) acre

**4-08-02-07-04 UTILITY SUBSTATIONS**

1. *Transmission Lines:* Transmission line rights-of-way shall be exempt from bufferyard requirements.
2. *Screening:* Transformers, electric substations, and outdoor storage yards shall be screened with screen fencing a minimum of six (6) feet high and landscaping meeting the requirements of a Type C Bufferyard (See Section 4-16-06).
3. *Setbacks:* Public utility stations or structures in residential areas shall maintain minimum setbacks in accordance with the National Electric Safety Code (NESC) for electrical lines or the U.S. Department of Transportation (USDOT) for gas lines, be fenced, and either be screened from view or assume a residential appearance.

## 4-09 COMMERCIAL USES PERFORMANCE STANDARDS

### 4-09-01 GENERAL PERFORMANCE STANDARDS

#### 4-09-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation, and maintenance that shall be applied to all commercial development in Adams County. Any use-specific performance standards contained in these standards and regulations shall also be applied. Where a use-specific performance standard conflicts with a general performance standard, the use-specific standard shall apply.

#### 4-09-01-02 SUBSECTIONS

The following general performance standards are included in this section:

1. Project Compatibility
2. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-13)
2. Signage (See Section 4-01)
3. Landscaping (See Section 4-16)
4. Weeds and Offending Vegetation (See Section 4-18)
5. Site Design Considerations (See Section 4-21)
6. Operational Standards (See Section 4-14)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-22)
8. Off-Premise Signs (See Section 4-16)
9. Sexually Oriented Businesses (See Section 4-20)

### 4-09-01-03 PROJECT COMPATIBILITY

#### 4-09-01-03-01 *Purpose*

The purpose of this section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area.

#### 4-09-01-03-02 *Architectural Character*

New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using

a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door patterns, and/or the use of building materials with color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

**4-09-01-03-03      *Structure Size, Height, Bulk, Mass, Scale***

New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

**4-09-01-03-04      *Structure Orientation***

To the maximum extent feasible, primary facades and entries shall face the adjacent road. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.

**4-09-01-03-05      *Building Materials***

1. *General:* Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
2. *Glare:* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.
3. *Windows*
  - a. *Glass:* Mirror glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Clear glass shall be used for commercial storefront display windows or doors.
  - b. *Location and Details:* Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

4-09-01-03-06 **Land Use Transition**

When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth in this Section regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.

4-09-01-03-07 **Operational/Physical Compatibility Standards**

The following conditions may be imposed upon the approval of Conditional Use Permits to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries.
2. Location of activities that generating potential adverse impacts on adjacent uses such as noise and glare.
3. Placement of trash receptacles.
4. Location and screening of loading and delivery zones.
5. Light intensity and hours of full illumination.
6. Placement and illumination of outdoor vending machines.

4-09-01-04 **FENCING, WALLS AND SCREENING**

4-09-01-04-01 **Maximum Height**

The maximum height of fencing, walls and screening shall be ninety-six (96) inches, which may not include more than four (4) strands of barbed wire forming the top eighteen (18) inches or less of the fence, placed at a forty-five (45) degree angle.

4-09-01-04-02 **Fence Bottom**

The bottom of the fence shall be no more than six (6) inches above grade at any point.

4-09-01-04-03 **Fences Prohibited in Landscaped Area**

No fence shall be permitted within any required landscaped area.

4-09-01-04-04 **Electric and Barbed Wire Fencing Prohibited**

Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.

4-09-01-04-05 **Relationship to Structure Design**

Fencing shall relate to the principal architectural features of the building in design, location and the way in which it connects to the building.

**4-09-01-04-06      *Long Runs of Fencing Discouraged***

Long runs of fencing parallel to public roads are discouraged. Where long runs cannot be avoided, the horizontal alignment of the fences shall be varied to create visual variety and to provide planting pockets between the fence and the road. In addition, periodic breaks in fences should be considered to facilitate pedestrian, bicycle, and transit use.

**4-09-01-04-07      *Screen Fencing***

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
  - a. Install heavy gauge PVC or vinyl inserts.
  - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
  - c. Color of the inserts is at the discretion of the applicant.
  - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall.
3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:
  - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
  - b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
  - a. Structural integrity and being functionally sound under the Uniform Building Code; and

- b. Substantially the same condition as originally permitted or constructed.

**4-09-01-04-08      *GARBAGE AREA SCREENING***

Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.

**4-09-01-04-09      *OUTDOOR STORAGE SCREENING***

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

**4-09-01-04-10      *MASONRY WALL***

All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.

**4-09-01-04-11      *NOISE BARRIER FENCING***

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.

**4-09-01-04-12      *RETAINING WALLS***

Any retaining wall over four (4) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development, any retaining wall over thirty-six (36) inches in height may require a guard rail up to five (5) feet in height and placed at the top of grade.

**4-09-01-04-13      *TRAFFIC VIEW OBSTRUCTION***

Traffic view obstruction as outlined in these standards and regulations, by any fence, wall or screen is prohibited.

**4-09-01-04-14      *SIDEWALK MAINTENANCE***

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk

along the right-of-way abutting his property including snow removal for pedestrian access.

#### 4-09-02 PERFORMANCE STANDARDS BY USE CATEGORY

##### 4-09-02-01 SUBSECTIONS

The following specific performance standards are included in this section:

1. Airports, Landing Strips and Heliports
2. Animal Hospitals
3. Automobile Service Station
4. Bed and Breakfast Establishments
5. Campground, Commercial
  - a. RV Campground
  - b. Tent Campground
6. Communication Towers, Commercial
7. Commercial Retail
8. Drive-In Establishments
9. Golf Courses and Driving Ranges, Commercial
10. Heavy Retail and Heavy Services
  - a. Automobile Dealership
  - b. Automobile Rental
  - c. Automobile or Bus Repair, Painting, and Body Work
  - d. Firewood Sales, Storage and Splitting
  - e. Flea Markets, Outdoor
  - f. Truck, Trailer and Horse Trailer Sales and Rental
  - g. Pawn Shops
11. Indoor Commercial Recreation/Entertainment
  - a. Amusement Center, Video Arcade, Pool Arcade
  - b. Auditoriums, Assembly Halls, Movie Theaters
  - c. Bowling Alleys
  - d. Roller Skating Rinks
12. Kennel, Commercial
13. Lodging, Commercial
14. Massage Business
15. Office
16. Outdoor Commercial Recreation
  - a. Amusement Parks
  - b. Drive-In Theaters
  - c. Gun and Archery Range
  - d. Ice Skating Rinks
  - e. Miniature Golf Courses
  - f. Water Slide Courses



17. Racing Facility
  - a. Automobile and Truck
  - b. Dog and Horse Racing
18. Restaurants
  - a. Bars and Cocktail Lounges
  - b. Drive-Thru Restaurants
19. Services

**4-09-02-02 AIRPORTS, LANDING STRIPS AND HELIPORTS**

1. *Private Airport Minimum Parcel Area:* Private airport minimum parcel area shall be thirty-five (35) acres.
2. *Private Heliports Minimum Parcel Area:* Private heliport minimum parcel area shall be two (2) acres.
3. *Access:* All airports, landing strips and heliports shall access collector or arterial roads or highways.
4. *Verification from the FAA:* A private airport or heliport must submit verification from the Federal Aviation Administration documenting the site does not present a hazard to air navigation.
5. *Approach Zone Restrictions:* Compliance with FAA Requirements:
  - a. *Approach Zone:* Any proposed runway or landing strip shall be situated so that any structures, high voltage power lines, towers, chimneys, and natural obstructions within the approach zones, comply with regulations for height restrictions in airport approach zones of the FAA, Division of Aeronautics, or a municipal or other airport authority qualified by law to establish hazard zoning regulations.
  - b. *Landing Strip Setbacks:* There shall be sufficient distance between the end of each usable landing strip and the airport boundary to satisfy the requirements of the FAA. If necessary, air rights or easements shall be acquired from the owners of abutting properties in which approach zones fall.
6. *Residential Areas:* No planned approach areas shall be permitted over existing residential areas.
7. *Setbacks:* All airport or heliport related structures shall be set back at least one hundred (100) feet from any property line.
8. *Buffering:* The Director of Community and Economic Development may require buffering in the form of berms around an airport, landing strip or heliport.
9. *Indoor Repair:* All repair of aircraft and machinery shall be done inside hangars.

**4-09-02-03 ANIMAL HOSPITAL**

1. *Minimum Space Requirements:*
  - a. *Dogs:* Each dog shall be provided a minimum space equal to the following equation:

- (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
- (2) Length of Kennel = Width of Kennel + 2 feet.
- (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.
- b. *Cats*: Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
2. *Waste Disposal*: All animal and food wastes shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department. Animal wastes shall be removed from the site daily or as otherwise necessary to avoid the spread of objectionable odors, insects, pests, and objectionable surface drainage.
3. *Pest Control*: Environmental and/or chemical and scientific controls shall be provided for pest control.
4. *Drainage*: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
5. *Care of Animals*: All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Management. Household animals (specifically dogs and cats) boarded overnight shall be kept in climate-controlled, sound-proofed buildings. Where facilities are not sound-proofed, a partially or fully enclosed structure or fenced open area (runs, pens, etc.) shall be used to confine any animals and shall be setback one-hundred-fifty (150) feet from any property line.

#### 4-09-02-04 AUTOMOBILE SERVICE STATIONS

1. *Access*: All service stations shall front collector or arterial roads or highways unless the sites are part of a shopping center.
2. *Pump Setbacks* Pump islands shall be located a minimum of fifty (50) feet from residentially zoned or used property lines and a minimum of forty (40) feet from other exterior property lines. Pump island canopies may project to within thirty (30) feet of property lines. Islands shall not interfere with any sight distance triangles in accordance with these standards and regulations.
3. *Underground Storage Tank (UST) Setbacks*: UST vent pipes must be located a minimum of fifty (50) feet from residentially zoned or used property lines and a minimum of forty (40) feet from other exterior property lines.
4. *Screening*: Service stations shall be separated from abutting residential properties by a six (6) foot high masonry wall and a Bufferyard as required in Section 4-16-06.
5. *Landscaping*: In addition to all other required landscaping, boundary landscaping is required for a minimum depth of ten (10) feet along all property lines abutting roads, except for the area required for road openings. Permanent irrigation facilities shall be provided for all landscaped areas.

6. *Indoor Activities:* The changing of engine oil and filters; the lubrication of motor vehicle chassis; the cleaning of component parts; brake adjustment and replacement; mechanical or hand washing and detailing; front-end alignment; the sale or installation of batteries and minor automotive accessories; the sale mounting and repair of tires; the testing, adjustment and replacement of parts, the servicing of air conditioners; the servicing of air pollution control devices; the sale of soft drinks, candy, ice and similar items.
7. *Outdoor Activities:* The dispensing of motor fuel, oil, air, and water from pump islands; any testing or servicing of automobiles which necessitates a running engine; tire display; trash areas enclosed by walls; public telephones in a well-lighted location, visible from the road; the sale of soft drinks, candy, ice and similar items via vending machines.
8. *Painting and Body Work Prohibited:* Painting or other body work shall be prohibited at all service stations unless approved by Conditional Use Permit.
9. *Storage:* All products and merchandise shall be stored indoors except for vending machines and tire display.
10. *Garbage Storage:* Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.
11. *Restrooms:* Two restrooms shall be provided to the general public during all hours of operation. All restrooms with exterior entrances shall be located to the side or the rear of the building.

#### 4-09-02-05 BED AND BREAKFAST ESTABLISHMENTS

1. *Resident-Occupied:* A Bed and Breakfast shall be operated by the resident property owner or a designated appointee at all times.
2. *Maximum Number of Lodging Rooms:* The maximum number of lodging rooms in a bed and breakfast establishment shall be five (5) rooms.
3. *Location:* The establishment shall be located within a dwelling abutting a designated arterial or collector road, or within a dwelling designated in a historical site.
4. *Signage:* Signage shall meet the requirements of Section 4-01 except in a residential or agricultural zone district where a single sign, which may be lighted but not flashing, shall be permitted within ten (10) feet of the front lot line. The sign shall not exceed ten (10) square feet in area and shall not block sight distance triangles. The sign shall not exceed five (5) feet in height.
5. *Screened Parking:* Off-road parking for the guest rooms shall be screened with landscaping meeting the requirements of a Type C Bufferyard (see Section 4-16-06).

6. *Outdoor Storage:* Accessory outdoor storage is prohibited.
7. *Garbage Storage:* Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.

**4-09-02-06 CAMPGROUNDS, COMMERCIAL**

1. *Minimum Parcel Area:* The minimum parcel area for commercial campgrounds shall be one (1) acre.
2. *Maximum Density:* A maximum density of fifteen (15) campsites per acre is permitted.
3. *Duration of Stay at Campground:* Visitors to a commercial campground shall stay for a maximum of sixty (60) days.
4. *Access:* Commercial campgrounds shall be located on properties with direct access to an arterial road or highway. No direct access from a public road to an individual campsite shall be permitted. Internal drives must be improved to the extent and in the manner acceptable to the Director of Community and Economic Development. Minimum paving widths for internal drives are:
  - a. thirty-six (36) feet for entrances and all drives with guest parking on both sides;
  - b. twenty-nine (29) feet for two-way drives with parking on one side;
  - c. twenty-two (22) feet for two-way drives with no parking; and
  - d. eleven (11) feet for one-way drives with no parking.

When in the opinion of the Director Community and Economic Development, paving is not required for a tent campground, paving may be waived. However, all internal drives shall be constructed of at least an approved all-weather surface approved by the Director of Community and Economic Development and the applicable fire district. In no case shall paving be waived in a recreational vehicle campground.

5. *Common Recreation Area:* Each campground shall have a common recreation area. One hundred (100) square feet of common recreation area shall be provided per campsite.
6. *Landscaping:* In addition to all other required landscaping, interior landscaping of the campground shall require at least one (1) tree and two (2) shrubs per campsite. Each tree shall be at least two (2) inch caliper in size when planted. Shrubs shall be a minimum of five (5) gallon size when planted.
7. *Tent Campgrounds:*
  - a. Each tent campsite shall be a minimum of five hundred (500) square feet. A ten (10) foot separation shall be maintained between tent campsites.
  - b. One (1) parking space, nine (9) feet by twenty (20) feet, shall be located on each site. No guest parking shall be required for a tent site. Parking spaces

shall be provided with an all-weather surface approved by the Director of Community and Economic Development. Paving may be required where in the opinion of the Director of Community and Economic Development it is needed to control dust or water quality.

8. *Travel Trailer and Recreational Vehicle Campground*: All travel trailer and recreational vehicle campgrounds shall meet the following standards:
  - a. *Zoning*: Travel trailer and recreational vehicle campgrounds shall be located in permitted zone districts on property having direct access to an arterial road or highway.
  - b. *Minimum Area*: A travel trailer park shall consist of a minimum of one (1) acre for the parking of travel trailers for human occupancy only.
  - c. *Paving of Spaces and Drives*: All recreational vehicle and guest parking spaces and drives shall be paved with asphalt or concrete to the specifications contained in these standards and regulations.
  - d. *Tent Sites*: Freestanding tent sites may be permitted provided not more than fifteen (15%) percent of a travel trailer and recreational vehicle campground shall be used for tent sites.
  - e. *Area per Unit*: Each unit or site shall be improved with a minimum paved parking space for the travel trailer or recreational vehicle with a minimum area of ten (10) feet by twenty-five (25) feet in addition to the access driveway. Each recreational vehicle space shall be a minimum of twenty-five (25) feet in width and forty-five (45) feet in depth.
  - f. *Vehicle Parking*: One (1) paved parking space, nine (9) feet by twenty (20) feet, shall be located on each site. Guest parking, one (1) space for each ten (10) trailer sites, shall be provided off the interior drives.
  - g. *Utilities*: All public utilities shall be placed underground.
9. *Permitted Accessory Uses*: Recreational facilities, laundry buildings, service retail stores, manager's office and storage buildings, sanitary facilities, and fences, constructed in accordance with all the provisions of these standards and regulations and all other applicable County regulations may be permitted as accessory uses.
10. *Manager Housing*: One (1) manufactured home or single-family dwelling may be located in the campground for occupancy of the manager/operator.
11. *Garbage Collection*: At least one (1) garbage pick-up area shall be provided. The garbage pick-up area shall be screened from view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.

#### **4-09-02-07 COMMERCIAL MOBILE RADIO SERVICE (CMRS) TELECOMMUNICATION SITES**

1. *Design and Performance Criteria for all CMRS Telecommunication Sites*: The purpose of design review for CMRS telecommunications sites is to ensure the necessary antennae, equipment, and equipment shelters are sited and screened

in a to minimize visual and physical impacts on the surrounding area. The following design criteria and requirements shall apply to all CMRS telecommunication antennae, equipment, equipment shelters, and commercial communication towers:

- a. All CMRS telecommunication antennae, equipment, and equipment shelters shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished through the use of compatible architectural elements such as color, texture, scale, and character.
- b. Siting and installation of CMRS telecommunication antennae, equipment, and equipment shelters shall preserve or enhance the existing character of the topography and vegetation of a site. Existing vegetation, if any, and if suitable with natural features, should be preserved and/or improved to provide screening for the facility. If existing topography of the site does not adequately screen equipment from view, fencing may be required. Fencing should not be used exclusively but instead be supplemented with vegetation. Any security fencing should be of a design, which blends into the character of the existing environment, and meet the height limitation for the zone district in which the fencing is located.
- c. All CMRS antennae and equipment should be no taller than necessary for the efficient operation of the CMRS antennae and equipment.
- d. Applicants shall demonstrate the CMRS telecommunications site is a necessary component of the applicant's overall communication network and communication plan for the community. Such demonstration shall require the applicant to establish at least one (1) of the following criteria: (1) the site is necessary to provide appropriate signal coverage quality; (2) the site is made necessary pursuant to the applicant's FCC license; or (3) the site is necessary to handle increased capacity due to caller volume. In addition, the applicant shall demonstrate: (1) existing topography and/or structures in the surrounding area preclude other locations in the same area; and (2) technical and engineering factors require the site to be in the desired location in relation to other existing sites and system constraints such as frequency requirements, availability of electric power and interconnection to telephone land lines, and site access.
- e. All CMRS telecommunication antennae, equipment, and equipment shelters shall be sited, designed, and screened to minimize the visibility of such equipment from surrounding properties, public roads and neighborhoods.
- f. The colors of all CMRS telecommunication antennae, equipment, and equipment shelters shall minimize the visibility of the facility.
- g. To minimize the visual and physical impact on the surrounding area caused by freestanding and building mounted CMRS telecommunications

facilities, the County encourages innovative and multiple use of building and structures for the location of CMRS telecommunications facilities, antenna, and equipment.

2. *Design and Performance Standards for Structure or Building Mounted CMRS Telecommunications Facilities:* All structure or building mounted CMRS antennae and equipment shall be designed and constructed to blend with and enhance the architectural characteristics of the accompanying building or structure and shall be subject to building permit approval.
  - a. Panel Antennae Standards
    - (1) Panel antennae shall not protrude horizontally more than two (2) feet from the building wall and shall be painted or treated to match the building or structure to which the panel is attached.
    - (2) Panel antennae attached to the side of a building shall not exceed the height of the parapet or the roofline, whichever is greater.
    - (3) Panel antennae mounted on an existing penthouse or existing roof-top mounted service equipment for the building shall not exceed the height of the penthouse or service equipment to which the antennae is attached.
    - (4) Panel antennae shall not be mounted in a freestanding, sled, or rack-mounted fashion on the top of a building unless: (1) there exists unscreened service equipment on the roof which will be screened from view along with the panel antennae; (2) the screening of the antennae and equipment will be architecturally compatible with the building; and (3) a waiver is obtained from the Director of Community and Economic Development. The construction of artificial penthouses or artificial service equipment on a roof for the purpose of attaching CMRS telecommunication facilities is prohibited.
    - (5) No panel antenna shall exceed the maximum height limitation for the zone district in which the panel is located.
  - b. Whip Antennae Standards
    - (1) Single whip antennas shall not extend more than fifteen (15) feet above the building height.
    - (2) Where more than one (1) whip antenna is attached to one (1) building, such antennae shall maintain a minimum separation of fifteen (15) feet between antenna owned by different CMRS telecommunication providers.
    - (3) No whip antenna shall exceed the maximum height limitation for the zone district in which the antenna is located.
3. *Design and Performance Standards for Freestanding CMRS Telecommunication Facilities:* All freestanding CMRS telecommunications facilities shall be subject to an Administrative Review Permit Process as outlined in Section 2-02-02. The following design and performance standards shall apply to all freestanding CMRS telecommunication facilities:

- a. The height of any freestanding CMRS communication facility shall conform to the height limit of the zone district in which the facility is located unless a height exception is granted through the Administrative Review Permit Process.
- b. All freestanding CMRS telecommunications facilities shall meet the landscaping requirements set forth in these standards and regulations including screening of such facilities with vegetation. As a condition of approval of any freestanding CMRS telecommunication facility, the County may require the applicant to provide a performance bond or other surety to the County which is adequate to ensure the completion of all planned and required landscaping and screening associated with the approved CMRS telecommunication facility. A bond may also be required to ensure removal of the facility if it is abandoned or no longer needed. Where the CMRS telecommunications facility is located on a parcel of land leased by the applicant, and which is part of a larger parcel of land under single ownership, reasonable landscaping improvements in accordance with these standards and regulations may be required within the larger unleased parcel where such improvements will bring the facility into conformance with the requirements of these standards and regulations, mitigate the impacts of the telecommunication facility, or enhance the visual qualities and aesthetics of the larger parcel.
- c. A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than the height of the tower from any property line, unless a waiver from this requirement is obtained through the Administrative Review Permit Process.
- d. A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than one thousand (1,000) feet from any other freestanding CMRS telecommunications facility established or proposed by the same or another provider. Co-location of CMRS telecommunication facilities on the same freestanding facility is therefore strongly encouraged. No facility owner or lessee or employee thereof shall act to exclude or attempt to exclude any other provider from the same location. A service provider or lessee or employee thereof shall cooperate in good faith to achieve co-location or antennae with other providers. County staff can be used as a resource to facilitate this co-location. Should co-location not be acceptable to existing providers, the service provider wanting to locate on the existing facility shall be required to prove to the satisfaction of the Director of Community and Economic Development co-location is not feasible.
- e. During the Administrative Review Permit process, the applicant shall demonstrate: (1) the site is necessary to provide appropriate signal coverage quality; (2) the site is made necessary pursuant to the applicant's FCC license; (3) the site is necessary to handle increased



- capacity due to caller volume; (4) existing topography and/or structures in the surrounding area preclude other locations in the same area; (5) technical and engineering factors require the site to be in the desired location in relation to other existing sites and system constraints such as frequency requirements, availability of electric power and interconnection to telephone land lines, and site access; (6) screening and design of the freestanding facility will make the site compatible with surrounding land uses; and (7) the structure will not block a significant view, including, but not limited to the Front Range of the Rocky Mountains, the South Platte River, the Rocky Mountain Arsenal Wildlife Refuge, Barr Lake, and other significant water bodies.
- f. Non-Small Cell facilities are discouraged in the right-of-way. Applicants requesting approval of a new non-small cell facility shall apply for Administrative Review Permit pursuant to this chapter and demonstrate that:
    - 1. There are exceptional circumstances which prohibit installation of a small cell facility; and
    - 2. There are no feasible alternatives to locate the wireless facility outside the right-of-way.
  - g. Applications that do not meet the standards in this Chapter shall require a waiver. The Director of Community and Economic Development shall issue a waiver subject to the following criteria:
    - 1. The waiver, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use of the development of adjacent property.
    - 2. There are no reasonable design alternatives that would remove the need for the requested waiver or would reduce the amount of waiver required.
    - 3. The waiver is warranted by the design incorporated in the proposal and the benefit of the County provided through the approval of the waiver.
4. *Design and Performance Standards for Small Cell Wireless Facilities:* All Small Cell Wireless Facilities shall be subject to an Administrative Review Permit Process as outlined in Section 2-02-02. The following design and performance standards shall apply to all freestanding CMRS telecommunication facilities:
- a. Small Cell Wireless Facility Shall mean any of the following:
    - 1. A wireless service facility that meets the following qualifications:
      - i. Each antenna is located inside an enclosure of no more than three cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all of its exposed elements could fit within an imaginary enclosure of no more than three cubic feet;

- AND
- ii. Primary equipment enclosures are no larger than 17 cubic feet in volume as measured on the exterior surface of the enclosure. The following associated equipment may be located outside of the primary equipment enclosure and, if so located, is not included in the calculation of equipment volume: Electric meter, concealment, telecommunications demarcation box, ground-based enclosures, back-up power systems, grounding equipment, power transfer switch, and cut-off switch;  
OR
  - iii. A micro wireless facility
- b. Applicants shall work with the County and relevant third parties to locate small cell wireless facilities based on the following order of preference for location and deployment:
- 1. Small cell facilities shall be collocated and attached to existing and previously approved small cell facilities.
  - 2. Small cell facilities shall be attached to or replace available structures previously approved in the County Right-of-Way (ROW).
  - 3. New freestanding small cell facility poles shall be built in a manner that allows for collocation.
- c. Any new pole with an antenna must be architecturally consistent with the surrounding area by utilizing one of the following:
- (a) Replacing existing permitted facilities (including without limitation, traffic signals, light poles, or light standards) so that the presence of the small cell facility is not readily apparent;
  - (b) Integrating the equipment in an architectural feature of an existing structure; integrating or attaching equipment to an outdoor fixture such as a traffic signal, light standard, utility pole or flagpole.
  - (c) Using a design which mimics or is consistent with the nearby natural or architectural features, this includes compatibility with color and shape of the proposed structure; and
  - (d) Using a design that is consistent with the size and shape of the pole-mounted equipment installed by communications companies on utility poles within three hundred feet of the facility.
- d. The facility height shall not be more than:
- 1. 30 feet when the facility is within 250 feet from a property, as measured from the property line, in Residential zone districts.

2. 35 feet when the facility is within 250 feet of a property, as measured from the property line, in Agricultural zone districts, Public Lands, or Parks and Open Space.
  3. 40 feet in all other zone districts.
- e. The facility shall be separated from all other freestanding wireless facilities within the right-of-way by a distance of at least 600 feet, unless the facility replaces an existing traffic signal, street light pole, or other similar structure as determined by the Director of Community and Economic Development. The Director of Community and Economic Development may reduce this requirement if the applicant demonstrates through technical network documentation that the minimum separation requirement cannot result in a feasible network or that the separation distance requested results in a facility that meets the following criteria:
    1. The separation distance will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.
    2. The reduced distance is warranted by the design incorporated in the proposal and the benefit to the County provided though the reduced separation distance.
  - f. When placed near a residential property, the facility shall be placed adjacent to a common property line between adjoining residential properties, such that the facility minimizes visual impacts, unless landscaping, topography, other structures, or other considerations minimize visual impacts to a greater extent at a different location.
  - g. Poles and related appurtenances shall not interfere with traffic operations, legally permitted parking, or approved Traffic Control Devices.
  - h. Facilities shall be located in alignment with existing tress, utility poles, and streetlights whenever possible.
  - i. Facilities shall be located so as not to create a new obstruction or unreasonable visual blight to primary property sight lines beyond that expected of other legally permitted encroachments or utility infrastructure.
  - j. Facilities shall not be located in traffic sight triangles at the intersections of roadways, alleys, or driveways.
  - k. Poles and related facilities shall not encroach into or interfere with pedestrian ways such as sidewalks, trails, or transit stops or facilities.
  - l. Small cells shall be located to ensure minimal impacts to view protection corridors such as: The Front Range of the Rocky Mountains, the South Platte River, The Rocky Mountain Arsenal Wildlife Refuge, Riverdale Regional Park, Barr Lake, and other significant water bodies.

- m. Small cell wireless facilities must not conflict with the Adams County Comprehensive Plan goals, policies, and mapped features.
  - n. All small cell wireless facilities shall meet the current standards and regulations of the FAA, the FCC and any other agency of the federal government with the authority to regulate small cell facilities. If the standards and regulations are changed, then the owners shall bring the facilities into compliance with such revised standards and regulations within the time period mandated by the controlling federal agency.
  - o. No alternative tower structure may be located or maintained in a manner that causes unreasonable interference. Unreasonable interference means any use of the right-of-way that disrupts or interferes with its use by the County, the general public, or other person authorized to use or be present upon the right-of-way, when there exists an alternative that would result in less disruption or interference. Unreasonable interference includes any use of the right-of-way that disrupts vehicular or pedestrian traffic, any interference with public utilities, and any other activity that will present a hazard to the public health, safety, or welfare.
5. *Design and Performance Standards for CMRS Telecommunication Equipment Shelter:* All CMRS telecommunications equipment shelters shall be screened so they are not visible from any adjacent public roads or public areas.
- a. Equipment shelters associated with roof or building mounted CMRS antennae are encouraged to be located in one of the following areas, which are listed in order of preference from most (1) to least (7) preferred:
    - (1) Inside the building or structure to which the panel or whip antennae are attached.
    - (2) Inside an existing equipment penthouse on the roof of a building.
    - (3) Immediately adjacent to the exterior of an existing equipment or elevator penthouse if the shelter can be visually incorporated into the penthouse structure by the use of screening of similar style and color to the penthouse.
    - (4) If no penthouse exists, consideration may be given to the creation of a screen, which is deemed architecturally compatible with the associated building by the Director of Community and Economic Development, screening both the equipment shelter and the existing service equipment associated with the building such as heating and air-conditioning equipment.
    - (5) Outside of a penthouse on the roof of a building if a parapet exists taller than the CMRS equipment shelter. If the parapet is not taller than the CMRS equipment shelter, consideration will be given to increase the height of the parapet provided the building materials used are the same as those existing and if the design of the parapet is found acceptable to County standards and the parapet extension is architecturally compatible with the building.

- (6) Painted or treated the same color and located in such a manner so that an additional protrusion is not created on the roof.
  - (7) On the ground and screened according to the design criteria for CMRS telecommunications facilities.
- b. *Equipment Shelters Associated with Freestanding CMRS Antennae:* CMRS telecommunications equipment shelters associated with freestanding CMRS telecommunications facilities shall:
- (1) Either be located in an enclosed building architecturally compatible with the surrounding environment; or
  - (2) Be screened completely with an architecturally compatible wall or fence so the shelter is not visible from adjacent properties, roads or public areas;
  - (3) In addition, all CMRS telecommunication equipment shelters associated with freestanding CMRS telecommunications facilities shall:
    - (a) Have enclosed buildings, walls, or fencing, the appearance of which is enhanced by vegetation;
    - (b) Be grouped as closely as technically possible to each other and the freestanding facility;
    - (c) Cover a surface area not to exceed four-hundred-fifty (450) square feet per provider;
    - (d) Use designs, materials, and colors compatible with structures and vegetation on the same parcel and adjacent parcels; and
    - (e) Not reduce the parking or landscaped areas below the minimum zone district requirements for other principal uses on the parcel.

#### 4-09-02-08 COMMERCIAL RETAIL

##### 4-09-02-08-01 GENERAL

1. *Entrances:* The building elevation of principal structures shall have at least one (1) road-oriented entrance.
2. *Outdoor Storage:* Accessory outdoor storage is prohibited, except temporary display of items for sale provided the display does not interfere with traffic or limit parking. Otherwise, all facilities for storage of supplies shall be located within a building in accordance with Section 4-03-04-02-02.
3. *Garbage Storage:* Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.

**4-09-02-09 DRIVE-IN ESTABLISHMENTS****4-09-02-09-01 GENERAL**

1. *Drive-In Lanes:* Drive-in lanes shall be separate from the circulation lanes needed for access and parking.
2. *Landscaping:* Planting requirements for the drive-up window and access lanes shall be the same as those required for parking area landscaping in accordance with the Parking Performance Standards in Section 4-13 of these standards and regulations.
3. *Communications Equipment:* None.
4. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

**4-09-02-10 GOLF COURSES AND DRIVING RANGES, COMMERCIAL**

1. *Driving Range Location:* Driving ranges shall be located so adjoining properties are not adversely affected by the activity due to noise, glare, traffic or other factors.
2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building in accordance with Section 4-03-04-02-02.
3. *Supporting Commercial Uses:* Supporting commercial activities shall be designed for patrons of the golf course or driving range only.

**4-09-02-11 HEAVY RETAIL AND HEAVY SERVICES****4-09-02-11-01 GENERAL**

1. *Entrances:* The building elevation of the principal structure shall have at least one (1) road-oriented entrance.
2. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section of these standards and regulations. **\*Adopted by the BoCC on December 13, 2010**
3. *Garbage Storage:* Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.
4. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

4-09-02-11-02      **AUTOMOBILE DEALERSHIP**

1. *Maximum Lot Coverage:* The maximum lot coverage by parking, vehicle areas and buildings is seventy percent (70%).
2. *Access:* Automobile dealerships shall be located on properties with direct access to a collector or arterial road or highway.
3. *Display Area Setback:* The display area shall be set back a minimum of fifty (50) feet from the road right-of-way and fifteen (15) feet from all other property lines.
4. *Minimum Parcel Area:* one-half (0.5) acre
5. *Landscaping:* Boundary landscaping shall minimally conform to the minimum bufferyard standards required in Section 4-17.
6. *Noise Control:* No loudspeaker or music shall be audible from adjacent properties.

4-09-02-11-03      **AUTOMOBILE RENTAL**

1. *Minimum Parcel Area:* two (2) acres
2. *Maximum Lot Coverage:* The maximum lot coverage by parking lots, vehicle areas, storage and buildings shall be seventy percent (70%).
3. *Access:* Automobile rental businesses shall be located on properties with direct access to a collector or arterial road or highway.
4. *Car Storage Area Setback:* The car storage area shall be set back a minimum of fifty (50) feet from the road right-of-way and fifteen (15) feet from all other property lines.
5. *Landscaping:* Boundary landscaping shall minimally conform to the minimum bufferyard standards required in Section 4-17.
6. *Noise Control:* No loudspeaker or music shall be audible from adjacent properties.

4-09-02-11-04      **AUTOMOBILE OR BUS REPAIR, PAINTING, AND BODY WORK**

1. *Outdoor Activities Prohibited:* All repair and work activities shall take place within a completely enclosed structure.
2. *Storage of Vehicles:* All storage of vehicles awaiting repair shall be within the enclosed structure or within a compound yard enclosed by a six (6) foot high solid fence or wall, except for driveway openings.
3. *Landscaping:* Boundary landscaping shall minimally conform to the minimum bufferyard standards required in Section 4-17.
4. *Exhaust Fumes and Odor Control:* Exhaust and odor shall be controlled and treated by filter, scrubbers, fans, or other means.
5. *Noise Control:* No loudspeaker or music shall be audible from adjacent properties.

4-09-02-11-05      **AUTO TOWING AND STORAGE YARD**

1. *Minimum Lot Size:* one (1) acre

2. *Storage of Vehicles:* All storage of vehicles shall be within the enclosed structure or within a compound yard enclosed by a six (6) foot high solid fence or wall, except for driveway openings. Fencing shall be made of wood or masonry materials.
3. *Vehicle classification:* All vehicles stored on the property shall be less than 7,000 lbs. (gross vehicle weight).
4. *Surface material:* All vehicles shall be stored on a hard-surfaced material
5. *Duration:* No vehicle shall be stored for more than ninety (90) days.
6. *Emergency Access:* Vehicles shall be arranged in a neat and orderly manner so that emergency vehicles, such as fire trucks and ambulances, may be able to access within one hundred (100) feet of any portion of the property. In addition to this requirement, all auto towing and storage yard operations shall comply to the requirements of the local fire district.

**4-09-02-11-06 FIREWOOD SALES, STORAGE AND SPLITTING**

1. *Minimum Lot Size:* Five thousand (5,000) square feet
2. *Display of Firewood:* Firewood shall be stacked and displayed for sale in an organized fashion.
3. *Setbacks:* The area where firewood is cut and split must be set back twenty-five (25) feet from any property line.
4. *Sawdust and Debris Control:* Sawdust, woodchips, and any other debris shall be kept from blowing from the site on to other properties.

**4-09-02-11-07 FLEA MARKETS, OUTDOOR**

1. *Minimum Lot Size:* one-half (1/2) acre
2. *Location:* Flea markets shall be located on vacant parcels or parking lots.
3. *Period of Operation:* Flea markets shall be permitted to operate on Saturdays and Sundays during the months of May through August. Additional hours may be permitted by Conditional Use Permit.

**4-09-02-11-08 MOBILE HOME AND MANUFACTURED HOUSING DEALERS WITH MOBILE HOME SALES OFFICE**

1. *Minimum Parcel Size:* five (5) acres
2. *Maximum Lot Coverage:* The maximum lot coverage by parking, vehicle areas and structures is seventy percent (70%).
3. *Access:* This use shall be located on properties with direct access to a collector or arterial road or highway.
4. *Display Area Setback:* The display area shall be set back a minimum of fifty (50) feet from the road right-of-way and twenty-five (25) feet from all other property lines.
5. *Noise Control:* No loudspeaker or music shall be audible from adjacent properties.



6. *Structure Spacing*: All structures shall be separated by a minimum of ten (10) feet.

**4-09-02-11-09 TRUCK, TRAILER AND HORSE TRAILER SALES AND RENTAL**

1. *Maximum Lot Coverage*: The maximum lot coverage by parking areas, vehicle areas and buildings is eighty percent (80%).
2. *Display Area Setback*: The display area shall be set back a minimum of fifteen (15) feet from the road right-of-way and ten (10) feet from all other property lines.
3. *Landscaping*: Boundary landscaping shall minimally conform to the minimum bufferyard standards required in Section 4-17.
4. *Noise Control*: No loudspeaker or music shall be audible from adjacent properties.

**4-09-02-11-10 PAWN SHOPS**

1. *Pawn Shops only allowed with a Conditional Use Permit*: Pawn shops are only permitted in the C-4 and C-5 Zone Districts after Conditional Use Permit approval by the Board of County Commissioners.
2. *Outdoor Activities Prohibited*: All activities shall be performed or carried out entirely within an enclosed building.
3. *Outdoor Display Prohibited*: The display of items outdoors is prohibited.
4. *Screened Loading Areas*: Loading areas shall be screened in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.

**4-09-02-12 INDOOR COMMERCIAL RECREATION/ENTERTAINMENT**

**4-09-02-12-01 GENERAL**

1. *Setback from School Properties*: No amusement shall be permitted within five hundred (500) feet of the lot line of a public or private school serving students in the 12th grade or under.
2. *Outdoor Storage*: Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
3. *Garbage Storage*: Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.
4. *Outdoor Activities Prohibited*: All activities shall be performed or carried out entirely within an enclosed building.
5. *Full-Time Management*: The owner of the premises shall maintain a full-time adult manager responsible for the premises during all hours of operation.

6. *Nuisance Violation:* Any place of indoor commercial recreation/entertainment which becomes the location of frequent or repeated violations of County regulations or public disturbance, shall be declared to be a nuisance, and may be cited for a nuisance violation under this section.

**4-09-02-12-02 AMUSEMENT CENTER, VIDEO ARCADE, POOL ARCADE**

1. *Location:* No amusement center shall be established within five hundred (500) feet of a public or private school serving students in the 12th grade or under.
2. *Hours of Operation:* An amusement center shall not be open to the public before 11:00 a. m. or after 11:00 p.m.
3. *Security:* The owner shall maintain one (1) full-time security guard for every twenty (20) coin operated amusement devices.

**4-09-02-12-03 EVENT CENTERS, MOVIE THEATERS**

1. *Minimum Parcel Area:* one-half (½) acre
2. *Security:* The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of event center or movie theater.

**4-09-02-12-04 BOWLING ALLEYS**

1. *Minimum Parcel Area:* one (1) acre
2. *Security:* The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of bowling alley.

**4-09-02-12-05 ROLLER SKATING RINKS**

1. *Minimum Parcel Area:* one (1) acre
2. *Security:* The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of roller skating rink.

**4-09-02-13 KENNEL, COMMERCIAL**

1. *Number of Dogs and/or Cats Permitted:* The maximum number of dog and/or cats permitted in a commercial kennel can be found in Section 4-23. The maximum number of dogs and/or cats allowed does not apply to offspring under five (5) months of age, belonging to one of the adult animals.
2. *Minimum Space Requirements:*
  - a. *Dogs:* Each dog shall be provided a minimum space equal to the following equation:
    - (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
    - (2) Length of Kennel = Width of Kennel + 2 feet.
    - (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.

- b. *Cats*: Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
3. *Waste Disposal*: All animal and food wastes shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
4. *Pest Control*: Environmental and/or chemical and scientific controls shall be provided for pest control.
5. *Drainage*: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
6. *Washroom*: A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers.
7. *Mixing of Dogs and Cats*: Dogs and cats shall not be housed in the same primary enclosure.
8. *Care of Animals*: All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Animal Management and Tri-County Health Department.
9. *Operator License Required*: All breeding and boarding kennel operators shall be licensed by the Colorado Department of Agriculture.
10. *Permanent Resident on Property Required*: A person responsible for the commercial kennel, whether the owner of the facility or an employee, shall reside permanently on the subject property. If a responsible party is not available on site, the name and phone number of a responsible party shall be posted on the front of the kennel, on the front door of the caretaker's residence, and in an area visible to any person initially entering the premises. Any dwelling unit constructed to house the owner or employee shall meet the applicable zone district requirements.

#### 4-09-02-14 LODGING, COMMERCIAL

1. *Access*: The parcel shall be accessed by a collector or arterial road or highway.
2. *Entrances*: The building elevation of the principal structure shall have at least one (1) road-oriented entrance.
3. *Outdoor Storage*: Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
4. *Garbage Storage*: Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.
5. *Accessory Uses*: Any accessory commercial activities such as restaurants and any outdoor recreational activities such as swimming pools shall not be located along the side of the property adjacent to a residential zone or use.

**4-09-02-15 MESSAGE BUSINESS****4-09-02-15-01 GENERAL**

1. *Required Education:* The applicant/operator shall demonstrate proof of 1,000 hours of completed training in massage therapy with major study in theory, method, profession or work of massage, which includes principles of anatomy and physiology. Employees are only required to complete 500 hours of completed training. Training shall be completed at a massage therapy school or equivalency program accredited by the state board of education or division charged with the responsibility to approving private occupational schools.
2. *Criminal Background Investigation:* The Adams County Sheriff's Department shall complete a Criminal Background Investigation and shall issue identification cards to all employees/operators.
3. *Zoning Required:* A Conditional Use Permit is required to operate a Massage Business in the C-0, C-1, C-2, C-3, C-4 or C-5 Zone District. Massage Businesses are prohibited in all other Zone Districts.
4. *Time Limitation:* Conditional Use Permits for Massage Businesses may only be issued for a maximum of five (5) years. Renewals shall be considered a Major Amendment and require approval by the Board of County Commissioners. Applications for renewals shall be made not less than ninety (90) days and not more than one-hundred-twenty (120) days prior to the date of expiration.
5. *Annual Reporting:* The applicant/operator shall provide an annual report for review by the Director of Community and Economic Development and the Adams County Sheriff's Department. Reports shall include re-certification of educational requirements, revised Criminal Background Investigation, and issuance of identification cards to any new employees.
6. *Location:* In determining compatibility with the surrounding area, the Board of County Commissioners may consider locating Massage Businesses meeting the following geographic criteria:
  - a. Adjacent to arterial roads as listed in the Adams County Transportation Plan;
  - b. Adjacent to medical offices or other health-related businesses; and
  - c. In commercial/business areas visible to the traveling public.
7. *Denial of a Conditional Use Permit:* Applicant/operator shall not be eligible for a Conditional Use Permit within one (1) year of a denial by the Board of County Commissioners for the same location.
8. *Failure to Comply with Requirements:* May necessitate a show cause hearing before the Board of County Commissioners where the action taken on the Conditional Use Permit may include but is not limited to suspension or revocation.

#### 4-09-02-16 OFFICE

##### 4-09-02-16-01 **GENERAL**

1. *Access:* Entrances to the site shall be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
2. *Entrances:* The building elevation of the principal structure shall have at least one (1) road-oriented entrance.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
4. *Garbage Storage:* Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.
5. *Outdoor Activities Prohibited:* All uses shall be performed or carried out entirely within an enclosed building.

#### 4-09-02-17 OUTDOOR COMMERCIAL RECREATION

##### 4-09-02-17-01 **GENERAL**

1. *Access:* All outdoor commercial recreation shall have collector or arterial road or highway access. No direct access points through a residential road or along a collector serving only residential areas shall be allowed.
2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
3. *Garbage Storage:* Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.
4. *Full-Time Management:* The owner of the premises shall maintain a full-time adult manager responsible for the premises during all hours of operation.
5. *Nuisance Violation:* Any outdoor commercial recreation which becomes the location of frequent or repeated violations of County regulations or public disturbance shall be declared to be a nuisance.
6. *Noise Control:* No central outdoor loudspeakers shall be permitted.

##### 4-09-02-17-02 **AMUSEMENT PARKS**

1. *Minimum Lot Area:* five (5) acres
2. *Hours of Operation:* The amusement park shall limit its hours of operation to 9:00 AM to 10:00 PM.

3. **Setback from Residential Properties:** No amusement shall be permitted within one (1) mile of the lot line of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
4. **Security:** The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of amusement.

4-09-02-17-03      **DRIVE-IN THEATERS**

1. **Minimum Parcel Size:** one (1) acre
2. **Maximum Screen Size:** fifteen hundred (1,500) square feet
3. **Projection Screen Visibility:** The projection screen shall not be visible from any public road within fifteen hundred (1,500) feet.
4. **Accessory Uses:** Accessory uses such as snack bars associated with the theater shall be designed for use by patrons of the drive-in theater only.
5. **Screening:** Vehicle parking areas shall be screened so lights will not shine onto adjacent property.
6. **Vehicle Stacking Lanes:** three hundred (300) foot vehicle stacking lanes shall be provided outside the theater entrance.
7. **Dust Control:** If the vehicle parking area is not paved, the theater owner shall spray the lot to control dust from blowing onto adjacent properties.
8. **Property for Daytime Uses:** The use of the theater property for daytime uses, including but not limited to, flea markets, vending stands, and fireworks stands, shall require a Temporary Use Permit.

4-09-02-17-04      **GUN AND ARCHERY RANGES**

1. **Minimum Parcel Area:** two (2) acres
2. **Setback from Residential Properties:** No shooting range shall be located within one (1) mile of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
3. **Fencing:** The entire range shall be enclosed by a fence a minimum of six (6) feet high.

4. *Warning Signs:* Warning signs that read “Warning: Shooting Range” shall be posted around the perimeter at a minimum distance of every one hundred (100) feet on the fence.
5. *Bufferyard:* Two (2) Type D Bufferyards shall encircle the perimeter of the gun range to provide a natural noise barrier. A ten (10) foot berm shall be incorporated into the bufferyard around the site.
6. *Line of Fire:* Line of fire shall be as close to horizontal as possible, but never below horizontal.
7. *Certified Instructor:* The shooting range shall be supervised by a range officer or a National Rifle Association certified instructor.

4-09-02-17-05      **ICE SKATING RINKS**

1. *Minimum Parcel Area:* one (1) acre

4-09-02-17-06      **MINIATURE GOLF COURSES**

1. *Minimum Parcel Area:* one (1) acre

4-09-02-17-07      **WATER SLIDE COURSES**

1. *Minimum Parcel Area:* two (2) acres
2. *Certified Lifeguard:* One (1) certified lifeguard shall be on duty during all hours of operation.

**4-09-02-18      RACING FACILITIES**

4-09-02-18-01      **GENERAL**

1. *Minimum Parcel Area:* forty (40) acres
2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
3. *Setback from Residential Properties:* No racing facility shall be permitted within one (1) mile of the lot line of a residentially zoned or used property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
4. *Nuisance Violation:* Any racing facility which becomes the location of frequent or repeated violations of County regulations or public disturbance, shall be declared to be a nuisance, and may be cited for a nuisance violation under this section.

4-09-02-18-02      **AUTOMOBILE AND TRUCK RACING**

1. *Location:* All automobile and truck racing facilities shall be located at least one (1) mile from any residentially zoned or used property. If night racing is proposed and the track will be lighted, the automobile and truck racing

facility shall be located at least two (2) miles from any residentially zoned or used property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.

2. *Screening*: All racing facilities shall be enclosed by an eight (8) foot high minimum screen fence or wall.

**4-09-02-18-03      *DOG AND HORSE RACING***

1. *Location*: All dog racing facilities shall be located at least one (1) mile from any residentially zoned or used property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
2. *Screening*: All racing facilities shall be enclosed by a six (6) foot high minimum screen fence or wall.
3. *Dog Kennels*: If kennels are provided on the premises, the kennels shall meet all requirements for a commercial kennel as established in these standards and regulations.

**4-09-02-19      RESTAURANTS**

**4-09-02-19-01      *GENERAL***

1. *Outdoor Storage*: Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building in accordance with Section 4-03-04-02-02.
2. *Garbage Storage*: Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.
3. *Smoke and Odor Control*: Smoke and odor shall be controlled by kitchen exhaust fans, or other means.

**4-09-02-19-02      *BARS AND COCKTAIL LOUNGES***

1. *Effect of Bar or Cocktail Lounge on Neighborhood*: Operation of the establishment shall not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood or be injurious to property or improvements in the area.
2. *Established Need*: The use shall serve public convenience and necessity.
3. *Liquor License Required*: A Liquor License is required from the Board of County Commissioners prior to operation pursuant to state law.



4-09-02-19-03 **DRIVE-THRU RESTAURANTS**

1. *Limited Number of Establishments:* The use shall not contribute to a disproportionate number of drive-thru establishments in the area or contribute to a land use mix inconsistent with the specific purpose of the zone district in which it is proposed.
2. *Hours of Operation:* Drive-thru establishments within two-hundred-fifty (250) feet of any residentially zoned or used property shall be open for business no earlier than 6:30 a.m. and close no later than 12:00 a.m..
3. *Drive-Thru Window Approval:* The Director of Community and Economic Development shall determine pedestrian safety, the welfare of the adjacent neighborhood, and maintenance of traffic circulation have been adequately addressed before approving the drive-thru window.
4. *Drive-Thru Lanes:* Drive-thru lanes shall be separate from the circulation lanes needed for access and parking.
5. *Landscaping:* Planting requirements for the drive-up window and access lanes shall be the same as those required for parking area landscaping.

4-09-02-20 **SERVICES**

4-09-02-20-01 **GENERAL**

1. *Access:* Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
2. *Entrances:* The building elevation of the principal structure shall have at least one (1) road-oriented entrance.
3. *Garbage Storage:* Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.

4-09-02-20-02 **OUTDOOR ACTIVITIES PROHIBITED**

All uses shall be performed or carried out entirely within an enclosed building.

4-09-02-20-03 **OUTDOOR STORAGE**

Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

**4-10 MIXED-USE PERFORMANCE STANDARDS****4-10-01 GENERAL PERFORMANCE STANDARDS****4-10-01-01 PURPOSE**

The purpose of the following general performance standards is to address elements of planning, design, operation, and maintenance to be applied to all mixed-use development in Adams County, except when the mixed-use development is located in the TOD zone district. Any use-specific performance standards contained in these standards and regulations shall also be applied. Where a use-specific performance standard conflicts with a general performance standard, the use-specific standard shall apply.

**4-10-01-02 SUBSECTIONS**

The following general performance standards are included in this section:

1. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-13)
2. Signage (See Section 4-15)
3. Landscaping (See Section 4-17)
4. Weeds and Offending Vegetation (See Section 4-18)
5. Site Design Considerations (See Section 4-21)
6. Operational Standards (See Section 4-14)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-22)
8. Off-Premise Signs (See Section 4-16)
9. Sexually Oriented Businesses (See Section 4-20)



Fig. 4-10-A: Vertical articulation

**4-10-01-03 ARCHITECTURAL DESIGN**

1. *Horizontal Articulation:* Buildings greater than two stories or taller than 30 feet shall be designed to have a clearly identifiable base, body and top with horizontal elements separating these components. The component described

as the body shall constitute a minimum of 50% of the total building height.  
(See Figure 4-10-A)

2. *Building Articulation:* For buildings with a façade longer than 50 feet on any street edge, building articulation will be required at every 50 feet along the façade facing that street edge. Building articulation may be achieved through such things as window recesses, vertical and horizontal projections/banding, vertical and horizontal recesses, window composition/design, balconies and other architectural elements to be substantial in depth, in order to create shadow and architectural relief. Use of different colors does not provide building articulation.
3. *Composition:* Elements within each segment of a building facade, defined by a different roof height, are required to be symmetrical. A symmetrical condition is achieved when facade elements and openings are repeated in the same positions on either side of a central vertical line for that segment.
4. *Entrances:* To the maximum extent feasible, primary facades and entries shall face the adjacent street. Main entrances shall be provided with a direct pedestrian connection to the street without requiring pedestrians to walk through parking lots or cross driveways.
5. *Scale:* Facades shall incorporate a minimum of two (2) continuous details refined to the scale of 12 inches or less within the first 10 feet of the building wall, measured vertically at street level.
6. *Expression:* All masonry elements designed to appear as load-bearing shall be visually supported by other masonry elements directly below. On masonry building walls, expressed or implied structural piers shall be evident as vertical alignments on the facade.
7. *Color:* A maximum of two (2) primary colors for each building segment may be used with a maximum of two (2) secondary accent colors. If accent colors are to be used, they too must be described and used throughout the development and complement the primary colors.

**4-10-01-03-01 BUILDING MATERIALS**

1. *General:* A minimum of 50 of the building walls shall incorporate brick, cast stone, stone, formed concrete, glass in combination with metal or other high quality, long-lasting masonry or stone material over a minimum percentage of surface area (excluding windows, doors and curtain walls). The remainder of wall area may incorporate other materials.
2. *Glare:* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.

3. Transparency:
- a. *Required Transparency:* Facades shall incorporate transparent features (windows and doors) over a minimum percentage of the surface area of street fronting facades. Minimum percentages for ground level: 25% of surface area minimum; and upper levels of all uses: 15% surface area minimum. Transparency of the ground level shall be calculated within the first 15 feet of the building wall, measured vertically at street level. In cases where a building has more than two facades fronting a street or primary travel way, the transparency requirement shall only be required on one facade based on pedestrian traffic and vehicular visibility. All ground level windows shall provide direct views to the building's interior or to a lit display area extending a minimum of three (3) feet behind the window. Ground level windows shall extend above an eighteen (18) to twenty-four (24) inch base. Materials that restrict the ability of the public to view the inside of a structure from the outside are generally prohibited but may be allowed in limited locations in structures intended for financial or other uses with documentable safety concerns.
  - b. *Glass:* Mirrored glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Windows located along a sidewalk and/or a street on the first floor of a building shall use transparent glass with a maximum visible light reflectance of approximately 0.15 to allow pedestrians to view activity within the building.
  - c. *Location and Details:* Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

4-10-01-03-02 **OPERATIONAL/PHYSICAL COMPATIBILITY STANDARDS**

The following conditions may be imposed upon the approval of Conditional Use Permits to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries.
2. Location of activities that generating potential adverse impacts on adjacent uses, such as noise and glare.
3. Placement of trash receptacles.
4. Location and screening of loading and delivery zones.
5. Light intensity and hours of full illumination.

4-10-01-04 **FENCING, WALLS, AND SCREENING**

4-10-01-04-01 **MAXIMUM HEIGHT**

The maximum height of fencing, walls and screening shall be seventy-two (72) inches, which may not include barbed wire.

4-10-01-04-02 **FENCE BOTTOM**

The bottom of the fence shall be no more than six (6) inches above grade at any point.

4-10-01-04-03 **FENCES PROHIBITED IN LANDSCAPED AREA**

No fence shall be permitted within any required landscaped area.

4-10-01-04-04 **ELECTRIC AND BARBED WIRE FENCING PROHIBITED**

Electric fencing and fencing consisting only of barbed wire are prohibited.

4-10-01-04-05 **RELATIONSHIP TO STRUCTURE DESIGN**

Fencing shall relate to the principal architectural features of the building in design, location and the way in which it connects to the building.

4-10-01-04-06 **LONG RUNS OF FENCING DISCOURAGED**

Long runs of fencing parallel to public roads are discouraged. Where long runs cannot be avoided, the horizontal alignment of the fences shall be varied to create visual variety and to provide planting pockets between the fence and the road. In addition, periodic breaks in fences should be considered to facilitate pedestrian, bicycle, and transit use.

4-10-01-04-07 **SCREEN FENCING**

Screen fencing is required to conceal site elements from all adjacent road right-of-way and lesser intensity uses. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering in the County.

1. All fencing shall always be maintained and kept in good condition. The condition of fences shall be evaluated through a review of:
  - a. Structural integrity and being functionally sound under the Adams County Building Code; and
  - b. Substantially the same condition as originally permitted or constructed.

4-10-01-04-08 **GARBAGE AREA SCREENING**

Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.

- 4-10-01-04-09**      **MASONRY WALL**  
All walls specified to be masonry shall be solid and constructed out of a brick or stone material.
- 4-10-01-04-10**      **RETAINING WALLS**  
Any retaining wall over four (4) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development, any retaining wall over thirty-six (36) inches in height may require a guard rail up to five (5) feet in height and placed at the top of grade.
- 4-10-01-04-11**      **TRAFFIC VIEW OBSTRUCTION**  
Traffic view obstruction as outlined in these standards and regulations, by any fence, wall or screen is prohibited.
- 4-10-01-04-12**      **SIDEWALK MAINTENANCE**  
The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

#### **4-10-02 PERFORMANCE STANDARDS BY USE CATEGORY**

##### **4-10-02-01 SUBSECTIONS**

The following specific performance standards are included in this section:

1. Commercial-Residential Mixed-Use Development

##### **4-10-02-02 COMMERCIAL-RESIDENTIAL MIXED-USE DEVELOPMENT**

- 4-10-02-02-01**      **MIX OF USES**  
No less than 75% of the floor area of the ground floor shall be comprised of commercial or institutional uses. The ground floor shall be limited to the following uses found in the Use Chart (Section 3-07-01):
- Any of the uses categorized as Neighborhood Indoor Uses and permitted within the Commercial-5 zone district;
  - Places of worship (allowed by conditional use permit);
  - Government offices;
  - Animal hospitals;
  - Any of the uses categorized as Commercial Retail and permitted in the Commercial-5 zone district;

- Any of the uses categorized as Indoor Commercial Recreation/Entertainment and permitted in the Commercial-5 zone district;
- Any of the uses categorized as Office and permitted and permitted in the Commercial-5 zone district;
- Restaurants;
- Services; or
- Trade Schools.

Upper floors shall be comprised entirely of multi-family dwelling uses and associated amenities for the residential users.

4-10-02-02-02

***DIMENSIONAL STANDARDS***

1. *Structure height:* The maximum height of the structure shall conform to the standards of the zone district; however, as part of a conditional use permit, the Board of County Commissioners may approve any commercial-residential mixed-use development with a maximum height of up to sixty (60) feet.
2. *Setbacks:*
  - a. *Front Setback:* the front building line shall be a minimum of twenty-five (25) feet and a maximum of fifty (50) feet.
  - b. *Side Corner Setback:* minimum of twenty-five (25) feet and no maximum.
  - c. *Side Setback:* minimum of fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.
  - d. *Rear Setback:* minimum of fifteen (15) feet or half of the structure height at the leading edge of the rear building line, whichever is greater.
  - e. *Arterial Roadway and Highway Right-of-Way Setback:* the front building line shall be a minimum of twenty-five (25) feet and a maximum of fifty (50) feet.
  - f. *Section Line Setback:* No section line setback shall apply for this use.
  - g. *Height-Related Setbacks:* Additional structure setbacks are required at varying heights of the structure for side and/or rear property lines adjacent to Residential-1-C or Residential-2 zone districts. The structure at each height listed below shall conform to the corresponding setback:
    - Upper stories above 35 feet in height shall be stepped down from its highest roofline at least one full story for a depth of at least 15 feet where adjacent to properties zoned R-1-C, or R-2

- Upper stories above 51 feet in height shall be stepped down from its highest roofline at least one full story for a depth of 25 feet where adjacent to properties zoned R-1-C, or R-2

**4-10-02-02-03 MULTI-FAMILY DWELLING SIZE**

Each apartment or condominium shall have a minimum of floor area as stated below:

- *Efficiency/Studios*: Four-hundred-fifty (450) square feet
- *One Bedroom*: Six hundred (600) square feet
- *Two Bedroom*: Seven-hundred-fifty (750) square feet
- *Three Bedroom*: Nine hundred (900) square feet
- *Four Bedroom*: One thousand (1,000) square feet

**4-10-02-02-04 LANDSCAPING**

1. *Minimum Landscaped Area*: Not less than ten percent (10%) of the site area shall be landscaped.
2. *Required Ground Material*: A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
3. *Required Trees and Shrubs*: A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required for each increment of fifteen hundred (1,500) square feet.
4. *Sense of Place*: Enhanced landscaping and open space is required between public sidewalks and the front façade of the structure. A minimum of two (2) elements demonstrating a sense of place is required. The Board of County Commissioners may accept any of the following examples:
  - Gateways to the site at pedestrian entrances that can be enhanced by special plantings or decorative fencing.
  - Accents, such as brick pavers or other material changes that can enhance the pedestrian experience.
  - Lighting effects, such as decorative fixtures, pole types, lamp color, and style
  - Patios with seating
  - Plazas with benches
  - Promenades



- Terraces
  - Water features
  - Clock Towers
  - Additional elements that are not listed may be accepted with written justification as part of the Conditional Use Permit.
5. *Parking Lot Landscaping:* All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
  6. *Required Tree Mix:* The selection of trees shall be a mix of large deciduous (10% - 50%) and ornamental (10% - 50%). Evergreens shall be considered ornamental.

**4-10-02-02-05 OPEN SPACE**

1. *Requirement:* A commercial-residential mixed-use project is required to provide ten percent (10%) of the site area, minus any public streets, as open space for use by the tenants of the project and/or the general public.
2. *Pedestrian Inclusion:* Open space may include pedestrian pavements and plazas, and any parking lot island greater than four hundred (400) square feet in size.
3. *Coordination with Adjacent Properties:* Open space and trail design shall be coordinated with adjacent properties.

**4-10-02-02-06 BICYCLE PARKING**

Bicycle parking shall be provided for all mixed-use development per the requirements in Section 4-13. Bicycle parking areas shall be located near structure entries but shall not encroach into pedestrian walkways. Additional bicycle parking facilities for the residential component can be provided inside structures.

## 4-11 INDUSTRIAL USES PERFORMANCE STANDARDS

### 4-11-01 GENERAL PERFORMANCE STANDARDS

#### 4-11-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance to be applied to all industrial development in Adams County. Any use-specific performance standards contained in these standards and regulations shall also be applied. Where a use-specific performance standard conflicts with a general performance standard, the use-specific standard shall apply.

#### 4-11-01-02 SUBSECTIONS

The following general performance standards are included in this section:

1. Fencing, Walls and Screening
2. Operational/Physical Compatibility Standards

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 3)
2. Signage (See Section 4-01)
3. Landscaping (See Section 4-17)
4. Weeds and Offending Vegetation (See Section 8)
5. Site Design Considerations (See Section 1)
6. Operational Standards (See Section 4-14)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 2)
8. Off-Premise Signs (See Section 6)
9. Sexually Oriented Businesses (See Section 4-20)

### 4-11-01-03 FENCING, WALLS AND SCREENING

#### 4-11-01-03-01 **MAXIMUM HEIGHT**

Ninety-six (96) inches, which may include more than four (4) strands of barbed wire forming the top eighteen (18) inches or less of the fence, placed at a forty-five (45) degree angle.

#### 4-11-01-03-02 **FENCE BOTTOM**

The bottom of the fence shall be no more than six (6) inches above grade at any point.

4-11-01-03-03 **FENCES PROHIBITED IN LANDSCAPED AREA**

No fence shall be permitted within any required landscaped area.

4-11-01-03-04 **ELECTRIC AND BARBED WIRE FENCING PROHIBITED**

Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.

4-11-01-03-05 **RELATIONSHIP TO STRUCTURE DESIGN**

Fencing shall relate to the principal architectural features of the building in design, location and the way in which it connects to the building.

4-11-01-03-06 **LONG RUNS OF FENCING DISCOURAGED**

Long runs of fencing parallel to public roads are discouraged. Where long runs cannot be avoided, the horizontal alignment of the fences shall be varied to create visual variety and to provide planting pockets between the fence and the road. In addition, periodic breaks in fences should be considered to facilitate pedestrian, bicycle, and transit use.

4-11-01-03-07 **SCREEN FENCING**

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
  - a. Install heavy gauge PVC or vinyl inserts.
  - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
  - c. Color of the inserts is at the discretion of the applicant.
  - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall.
3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:
  - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.

- b. A chain link fence may be constructed at the discretion of the applicant but must be placed to the interior of the screening trees.
- 4. All fencing shall always be maintained and kept in good condition . Condition of fences shall be evaluated through a review of:
  - a. Structural integrity and being functionally sound under the Uniform Building Code; and
  - b. Substantially the same condition as originally permitted or constructed.

**4-11-01-03-08      *GARBAGE AREA SCREENING***

Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.

**4-11-01-03-09      *OUTDOOR STORAGE SCREENING***

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

**4-11-01-03-10      *MASONRY WALL***

All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.

**4-11-01-03-11      *NOISE BARRIER FENCING***

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.

**4-11-01-03-12      *RETAINING WALLS***

Any retaining wall over four (4) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development, any retaining wall over thirty-six (36) inches in height may require a guard rail up to five (5) feet in height and placed at the top of grade.

**4-11-01-03-13      *TRAFFIC VIEW OBSTRUCTION***

Traffic view obstruction as outlined in these standards and regulations, by any fence, wall or screen, is prohibited.

**4-11-01-03-14      *SIDEWALK MAINTENANCE***

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

**4-11-01-04      OPERATIONAL/PHYSICAL COMPATIBILITY STANDARDS**

The following conditions may be imposed upon the approval of development applications when industrial uses are proposed adjacent to residentially zoned or used property to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries;
2. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare;
3. Placement of trash receptacles;
4. Location and screening of loading and delivery zones;
5. Light intensity and hours of full illumination; and
6. Placement and illumination of outdoor vending machines.

**4-11-02      PERFORMANCE STANDARDS BY USE CATEGORY**

**4-11-02-01      SUBSECTIONS**

The following specific performance standards are included in this section:

1. Business Park Uses
  - a. Research, Development and Testing
2. Extraction and Disposal Uses
  - a. Extraction Uses
  - b. Solid and Hazardous Waste Disposal
  - c. Oil and Gas Well Drilling and Production
3. Heavy Industrial
  - a. Auction Yards, With Livestock
  - b. Chemical, Petroleum and Explosive Manufacturing
  - c. Metal Industries, Automobile Manufacturing
  - d. Paper, Pulp and Sawmills
  - e. Salvage Yards
  - f. Recycling Facilities, including Scrap Tire
  - g. Solid Waste Transfer Stations
  - h. Outdoor Storage in excess of 100% of the building area
4. Light Industrial
  - a. Auction Houses, Without Livestock
  - b. Dry Cleaning Plants

- c. Electronic, Fabric, Furniture, Medical Supply Production
- d. Food Product Processing and Manufacturing
- e. Landscape Contractor Storage Yard
- f. Accessory Outdoor Storage (Not to Exceed 100% of the building area)
- 5. Energy Facilities
  - a. Solar Energy System
- 6. Moderate Manufacturing or Processing
  - a. Cement, cinder block, concrete, lime or plaster manufacturing

#### 4-11-02-02 BUSINESS PARK USES

##### 4-11-02-02-01 GENERAL

1. *Access:* Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
2. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-11-01-03) of these standards and regulations.
3. *Garbage Storage:* Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.
4. *Outdoor Activities Prohibited:* All equipment, material storage, and uses shall be performed or carried out entirely within an enclosed building.

##### 4-11-02-02-02 RESEARCH, DEVELOPMENT AND TESTING

1. *Minimum Parcel Area:* one (1) acre
2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine existing services provide adequate protection for citizens.
3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
4. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

#### 4-11-02-03 EXTRACTION AND DISPOSAL USES

##### 4-11-02-03-01 EXTRACTION USES

1. *Compliance with Colorado Department of Natural Resources:* Requirements contained in this section shall not exempt the owner or operator of an

extractive industry from compliance with the requirements of Colorado Department of Natural Resources. Prior to the approval of a Conditional Use Permit by the Board of County Commissioners, a reclamation contract shall be signed and approved by the owner or operator and the Colorado Department of Natural Resources.

2. *Site Size*: The site of an extractive industry shall be of sufficient size and dimensions to accommodate the proposed operations.
3. *Blasting Hours*: Operations utilizing explosive devices shall be restricted to Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m.
4. *Stagnant Water*: Pockets and stagnant pools of water resulting from surface drainage shall either be:
  - a. Sprayed to eliminate breeding places for mosquitoes and other insects using methods and chemicals approved by the Colorado Department of Agriculture; or
  - b. Drained to prevent the creation of such breeding places.
5. *Plan for Development of the Site*: A plan for the Mining Phase and the Reclamation Phase shall be approved by the Director of Community and Economic Development.
6. *Standards of the MCO Zone District*: All other operation and rehabilitation standards of the Mineral Conservation Overlay (MCO) Zone District shall apply as outlined in Section 3-38-06.
7. *Recreational Prospecting in Creeks and Rivers*: In stream recreational prospecting using non-motorized equipment is not regulated by the County. It is incumbent upon the operator of a non-motorized in stream recreational prospecting site to notify and gain permission of the property owner. The use of motorized equipment for such an operation is considered mining. Any operation using motorized equipment is prohibited.

4-11-02-03-02 **SOLID AND HAZARDOUS WASTE DISPOSAL**

1. *General Operating and Performance Standards*: The following General Operating and Performance Standards are applicable to all Solid Waste Disposal Sites and/or Processing Facilities:
  - a. *Compliance with Colorado Solid Waste Act*: Operators shall comply with the Colorado Solid Waste Act (C.R.S. 30-20-100 et. seq.), and all regulations promulgated pursuant to said Act by the Colorado Department of Public Health and Environment.
  - b. *Compliance with State Standards and Regulations*: Operators shall comply with all adopted State and Federal regulations, whether such regulations are adopted prior to, or after, approval of a Certificate of Designation under these standards and regulations.
  - c. *Performance Bond Required*: Prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and

- maintain a performance bond or other approved financial instrument with Adams County.
- d. **Liability Insurance Required:** All solid waste disposal site and/or processing facility operators shall maintain adequate liability insurance in the amount of one million dollars and submit evidence of such insurance upon request from the Director of Community and Economic Development.
  - e. **Outdoor Processing Prohibited:** All solid waste processing facility operations shall take place completely enclosed within a building unless otherwise specifically provided for in the approved plan.
  - f. **User Service Charges Required:** All solid waste disposal site and/or processing facility operators shall collect service charges from users for the purpose of solid waste management in the County. Such charges shall be collected pursuant to the Board of County Commissioners Resolution of August 28, 1985, as amended.
  - g. **Uncovered Loads:** All uncovered loads shall be charged double the normal disposal rate.
  - h. **Waste Along Public Rights-of-Way Control:** Operators shall remove trash, or other waste material, disposed of or treated at their facility, along all public rights-of-way within one (1) mile of the facility and up to five (5) miles along the approved haul routes, or as otherwise specified.
  - i. **Odor Control:** At no time shall a waste disposal site or waste processing facility create malodorous conditions.
  - j. **Erosion Control:** At no time shall a waste disposal site or processing facility allow soil loss or erosion beyond that provided for in the erosion control measures approved in the design and operations plan.
  - k. **Storage of Untreated or Unprocessed Waste:** Storage of authorized untreated or unprocessed waste shall not exceed the time limit described in the approved plan, conditions of approval required with the Certificate of Designation, or otherwise required by the Colorado Department of Public Health and Environment.
  - l. **Outside Storage:** All allowed accessory outside storage shall be concealed by an eight (8) foot solid screen fence or other effective screening material as approved by the Director of Community and Economic Development.
  - m. **Right-of-Way Screening:** All new facilities shall provide and maintain attractive visual screening from any public right-of-way from which the facility is visible.
  - n. **Waste Minimization Program:** All operators shall conduct a waste minimization program both with the community and with generators, providing public information and assistance for waste reduction, recycling, and reuse programs.



- o. Certification of Special Structures and Equipment: Special structures not addressed in these standards and regulations, and processing equipment which has the potential to create external environmental impacts (through air emissions, groundwater impacts, etc.), shall be certified by a registered professional engineer or other qualified expert, as determined by the Director of Community and Economic Development, as to proper installation and construction in accordance with the approved design and operations plan prior to start of operations.
- p. Quarterly Reports: Operators shall submit quarterly reports no later than thirty (30) calendar days following the end of the calendar quarter to the Director of Community and Economic Development, Tri-County Health Department, and the Colorado Department of Public Health and Environment, summarizing:
  - (1) Results of Monitoring Data: The results of air and water monitoring data, monitoring of landfill gas, and other environmental monitoring data, as applicable, prepared by a qualified independent firm or other qualified professionals, including in-house certified staff and laboratories acceptable to the Director of Community and Economic Development.
  - (2) Received Waste Figures: Daily average and cumulative figures for the quantity and types of waste received. The cumulative figure shall be related to a percentage completion figure for the current phase of operation or approved operating capacity.
  - (3) Gross Quarterly Revenues: Gross quarterly revenues for calculation of the County's Solid Waste Management Fee.
- q. Annual Reports: Operators shall submit annual reports to the Director of Community and Economic Development, Tri-County Health Department, and the Colorado Department of Public Health and Environment.
  - (1) Purpose of Annual Reports: The annual reports shall be used to determine if the amount of the performance bond is still adequate and whether timely progress is being made toward completion or closure, if applicable to the specific operation.
  - (2) Content of Annual Reports: The annual reports shall summarize the following information
    - (a) Waste Types and Volumes: The waste types and volumes handled throughout the year.
    - (b) Operation Completion: The percentage of operation completion to date.
    - (c) Monitoring Information: An interpretation of all monitoring information on a yearly basis.
    - (d) Reclamation Activities: A tabulation of reclamation activities to date.

- (e) Operational Plans for Following Year: A description of operational plans for the following calendar year.
2. *Landfill Standards (required in addition to General Standards):*
    - a. Quality Assurance (QA) Program Required: All operators shall fund an independent quality assurance (QA) quality control program to ensure construction of synthetic or clay liners for cells meet required specifications in the approved design and operations plan. The QA program shall be performed by a qualified professional, approved by the Director of Community and Economic Development, representing the County. The expense shall be charged to the operator.
    - b. Radiation Monitoring Program: The landfill operator shall operate a radiation monitoring program in accordance with an approved plan.
    - c. Quantity of Paper Permitted: The quantity of paper permitted in a demolition and construction debris landfill is limited and is established by the Board of County Commissioners for each landfill. This standard shall be followed during operations.
  3. *Incinerator Standards (required in addition to General Standards):*
    - a. Monitoring Program: The specific monitoring program approved by the County for on-site soils and air monitoring shall be followed.
    - b. Waste Minimization Program: The waste minimization program approved by the County shall be followed.
    - c. Ash Transportation: All ash will be transported in a manner minimizing the release of fugitive dust.
    - d. Pollution Control Device Residue Collection: The program for residue collection from air pollution control devices approved by the County shall be followed.
    - e. Incinerator Operation: The incinerator shall be operated in accordance with the approved design and operations plan.
    - f. Radioactivity Monitoring: The operator shall operate a low level radioactivity monitoring program in accordance with an approved plan.
  4. *Inert landfill Operation Standards (required in addition to General Standards):*
    - a. *Materials Acceptance Plan:* Operators shall develop and implement a Materials Acceptance Plan detailing procedures for certifying incoming loads as inert, including material acceptance, load inspection, and load rejection procedures for all waste material brought to the fill site. Loads containing trash, organic material, metal material, and other waste material not meeting the definition of inert fill for landfilling shall be rejected and documentation of hauler, source, and haul date shall be kept onsite for at least one-year. A visual inspection screening shall be made where loads are offloaded and incidental amounts of materials not meeting the definition of inert material shall be removed. All materials removed from the waste stream

- shall be disposed of at an approved waste disposal facility and records kept of such disposal.
- b. *Fencing*: An eight (8) foot solid screen fence or security fence, with additional screening material, as approved by the Director of Community and Economic Development, shall enclose all outside storage.
  - c. *Traffic Control Plan*: Provisions of the traffic control plan shall be followed.
  - d. *Nuisance Control Plan*: Provisions of the nuisance control plan detailing measures to mitigate those off-site impacts as specified in Section 4-13, General Operations, shall be followed.
  - e. *Appearance*: All sites shall maintain a clean, neat, and orderly appearance. Stockpiles of materials may only be placed as specified in the design and operation plan.
  - f. *Performance Bond*: Prior to commencing operations, and thereafter during the active life of the facility, and for five (5) years after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be \$2,000.00 per acre. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
5. *Composting Operation Standards (required in addition to General Standards)*:
- a. *Removal of Trash from Right-of-Way*: Operators shall remove trash, or other waste material, of the type, which is brought to the composting facility, along all public rights-of-way within one-half (1/2) mile of the facility.
  - b. *Performance Bond*: Prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. Said bond shall be sufficient to ensure compliance with operating conditions of the Permit, the amount of which shall be established by the Board of County Commissioners. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
  - c. *Environmental Bond*: Prior to commencing operations, and thereafter during the active life of the facility, and for five (5) years after closure, the operator shall post a bond sufficient to ensure compliance with the

- closure plan, and to effect remedial measures if environmental damage is found to be taking place.
- d. *Traffic Control Plan*: Provisions of the approved traffic control plan shall be followed.
  - e. *Appearance*: All sites shall maintain a clean, neat, and orderly appearance. Litter, dust, and odors may not leave the boundaries of the site.
  - f. *Vehicle Parking*: Transfer vehicles may not be parked on public streets.
  - g. *Vector Controls*: All sites shall maintain vector controls as prescribed by the approved plan.
  - h. *CDPHE Regulations*: Colorado Department of Public Health and Environment Regulations 6CCR 1007-2, Section 14 are hereby incorporated in these Zoning Regulations.
6. Infectious Waste Disposal Site and/or Processing Facility Standards (required in addition to General Standards)
- a. *Radiation Monitoring Program*: The operator shall operate a radiation monitoring program in accordance with an approved plan.
  - b. *General Monitoring Program*: The general monitoring program, approved by the County for each infectious waste disposal and/or processing facility, shall be adhered to.
  - c. *Temperature Operating Charts*: Temperature operating charts from an infectious waste disposal and/or processing facility shall be retained for two (2) years for review by the Director of Community and Economic Development. The County may require additional monitoring if a facility has problems maintaining a temperature or other operational standard.
  - d. *Truck Washing*: All trucks shall be washed at least once a week with a detergent and disinfectant to minimize nuisance conditions, unless spills or leaks are detected which must be disinfected immediately. All wash water shall be properly controlled to prevent runoff.
  - e. *Waste Incineration*: Infectious waste incineration facilities shall be permitted to burn infectious waste only. Incineration of wastepaper, contraband, or other materials is not permitted unless specifically approved as part of the wastestream.
7. *Hazardous Waste Disposal Site and Facility Standards*: All hazardous waste disposal sites and facilities shall meet the standards established by State and Federal regulatory requirements.

4-11-02-03-03

**OIL AND GAS FACILITY**

4-11-02-03-03-01

**Purpose**

This Section is enacted to protect and promote the health, safety, values, convenience, order, prosperity and general welfare of the current and future residents of the County. It is the County's intent by enacting this Section to

facilitate the development of oil and gas resources within the unincorporated area of the County while avoiding or mitigating potential land use conflicts between such development and existing, as well as planned, land uses. It is recognized that under state law the surface and mineral estates are separate and distinct interests in land and that one may be severed from the other. Owners of subsurface mineral interests have certain legal rights and privileges, including the right to use that part of the surface estate reasonably required to extract and develop their subsurface mineral interests from a consenting surface owner, subject to compliance with the provisions of this Section and any other applicable statutory and regulatory requirements. Similarly, owners of the surface estate have certain legal rights and privileges, including the right to have the mineral estate developed in a reasonable manner and to have adverse impacts upon their property, associated with the development of the mineral estate, avoided or mitigated through compliance with this Section.

4-11-02-03-03-02

**Definitions**

Oil and Gas Facility means an oil and gas facility as defined by the rules and regulations of the Colorado Oil and Gas Conservation Commission.

For any other definition not listed in this section, the definitions listed in Chapter 11 of the Adams County Development Standards and Regulations and the COGCC's regulations shall govern. If there is a conflict between the definitions in Chapter 11 and the COGCC's definitions, the COGCC's definitions shall prevail. If the term is not found in the COGCC's definitions or in Chapter 11, the term shall have its common meaning along with the spirit and intent of the Development Standards and Regulations and may be subject to interpretation by the Director of Community and Economic Development or his or her designee.

4-11-02-03-03-03

**General Provisions**

1. Access: Oil and gas well installation shall be located to provide convenient access, shall accommodate the traffic and equipment related to the oil and gas operations and emergency vehicles, and shall comply with COGCC rules and Adams County Development Standards and Regulations. Oil and gas operations must avoid or minimize impacts to the physical infrastructure of the county transportation system.
2. Building Permit Required: For all new or substantially modified wells, a building permit is required for the installation of permanent electrical, pumps, tank batteries, and all other above-ground structures as well as any other applicable permits including, but not limited to, culvert permits, oversized-load permits, and floodplain use permit.
3. Setbacks: Oil and Gas Facilities shall be at least 1,000 feet from the property line of any existing residences or platted residential lots, schools or future

school facilities, state licensed daycares, high occupancy building units, and environmentally sensitive areas.

- a. Administrative Waiver from Setback Requirements: an administrative waiver may be obtained from the setback requirements if the Operator receives a written waiver from each primary resident and property owner located within the setback.
4. Fees and Permits: All applicable County fees adopted by the County, including postage fees and inspection fees, must be paid at time of application and prior to issuance of a building permit, including for all applicable permits required by the Adams County Development Standards and Regulations.
  5. Oil and Gas Road Impact and Maintenance Fees:
    - a. Operators must pay oil and gas road impact and maintenance fees, as approved by the Board of County Commissioners, for all proposed oil and gas wells and pads. This fee shall be paid at the time of issuance of an Oil and Gas Facilities Permit. Any person or entity required to pay the oil and gas road impact fee may elect to submit an independent study and fee calculation to demonstrate that the nature, timing, or location of the proposed oil and gas development is likely to generate impacts costing less to mitigate than the amount of the fee that would be generated by the use of the fee schedule. Any independent fee study for oil and gas development shall generally follow the methodology established in the Adams County Oil & Gas Traffic Impact Study.
      - i. The preparation of the independent fee calculation study shall be the sole responsibility of the electing party.
      - ii. Any person or entity who requests to perform an independent fee calculation study shall pay an application fee for administrative review. An administrative decision related to the independent study may be appealed to the Board of County Commissioners. The appeal shall be filed within 14 days of staff decision and shall follow the appeal process established for OGF Permit Waivers.
  6. Safety Standards:
    - a. Operator shall implement a safety management plan and maintain a safety management system applicable to all covered processes. Upstream facilities consisting of a standard, repeatable design may be covered with a single safety management plan. The safety management system shall provide for employees and systems to oversee implementation and periodic revision of the plan. The plan shall include the following elements and describe the manner in

which each of the following elements will be applied to the covered processes:

- i. Process safety information. Compilation of written process safety information needed to conduct process hazard analysis. Process safety information shall include information pertaining to hazards of substances and chemicals used by the process, information pertaining to the technology of the process, information pertaining to the equipment used in the process, and information pertaining to the hazards of the substances or chemicals in the process. Documentation that equipment used in the process complies with recognized and generally accepted good engineering practices;
- ii. Operating procedures. Written operating procedures that provide clear instructions for safely conducting activities involved in each covered process consistent with the process safety information, and at least annual review of operating procedures to ensure they reflect current operating practices;
- iii. Employee participation. Plan for ensuring employee participation in conduct and development of process hazards analysis and access to process hazards analysis;
- iv. Training. Written procedures detailing initial and refresher employee training requirements and documentation of employee training;
- v. Mechanical integrity. Written procedures designed to maintain the on-going integrity of process equipment, ensure employees involved in maintenance are properly trained to ensure the ongoing integrity of process equipment, ensure that process equipment is tested and inspected in accordance with manufacturer specifications, correct deficiencies in equipment in a safe and timely manner, and ensure that new equipment is installed or constructed properly;
- vi. Management of change. Written procedures to manage changes to covered processes, technologies, equipment and procedures;
- vii. Pre-startup reviews. Written procedures regarding pre-startup safety reviews;
- viii. Compliance audits. Written procedures requiring an audit every five years to verify compliance with the procedures and practices developed under the safety management plan, and procedures requiring correction of any deficiencies identified in audit; operator will make results of audit available to inspector upon request;

- ix. Incident investigation. Written procedures requiring investigations of all near-misses and incidents, including root cause analysis of all incidents resulting in fatalities or serious environmental harm, establishing a system to promptly address and resolve the incident, and requiring that all employees and contractors whose job tasks are relevant to the investigation of the near miss or incident review the investigation report.
  - x. Hot work. The facility shall ensure that all hot work complies with local and state fire prevention and protection requirements.
  - xi. Contractors. Written procedures describing how operator screens, oversees, shares process safety and emergency response and preparedness information with contractors;
  - xii. Process hazard analysis. Process hazard analysis for each covered process;
  - xiii. Incident history. List of all reportable safety events as defined by the COGCC rules and regulations that have occurred at the operator's facilities within the last five years, along with any investigation reports, root cause analysis and operational or process changes that resulted from the investigation of the accident;
  - xiv. Safety culture assessment. Written procedures requiring operator periodically review safety culture, and at a minimum conduct such review after each major accident; and
  - xv. Inherently safer systems analysis. Require analysis at least every five years, whenever a change is proposed at the facility that could result in an incident, after an incident if recommended by the investigation report or root cause analysis, and during the design of new processes, equipment or facilities.
  - xvi. Operator shall make available the safety management plan to Adams County at the County's request. Adams County may retain outside consultants to review safety management plan and may request modifications to safety management plan based on its review. Operator must reimburse County for any costs associated with retaining outside consultants.
- b. Automatic safety protective systems and surface safety valves. Operator is required to install automated safety system prior to commencement of production. Automated safety system shall include the installation, monitoring and remote control of a surface safety valve or a wellhead master control valve and shall be able to remotely shut in wells on demand. Surface safety valve or a wellhead master control valve shall be equipped to operate remotely via the automated safety protective system. Operator shall test automated



- safety system quarterly to ensure functionality and provide results of testing to County quarterly.
- c. Incident and accident reporting.
    - i. Incidents. Within a week of any reportable safety event as defined by the COGCC, operator shall submit a report to the County including the following, to the extent available:
      - (a) Fuel source, location, proximity to residences and other occupied buildings, cause, duration, intensity, volume, specifics and degree of damage to properties, if any beyond the facility, injuries to persons, emergency response, and remedial and preventative measures to be taken within a specified amount of time.
    - ii. County may require operator to conduct root cause analysis of any incidents or Grade 1 gas leaks, as defined by the COGCC.
    - iii. Operator shall keep a daily incident log that shall be made available to Adams County upon request. Any spill or release that is reportable to the COGCC shall be simultaneously reported to the County's LGD and applicable fire district.
    - iv. Notification to the County's LGD of all spills of one barrel or more that leaves the facility, all spills of any material on permeable ground at the facility that has a reportable spill quantity under any law and copies of any self-reporting submissions that operator provides to the COGCC.
    - v. Notification of the surface owner or the surface owner's tenant, and the water rights holder if applicable, of spills and releases in conformance with COGCC Rules.
  - d. Worker Training and Records
    - i. Workers at an OGF shall have nationally recognized certifications for the work they are performing. This includes, but is not limited to, Hazard Communications Training, Hazardous Waste Operations Certifications, heavy equipment operator training, and welding certifications per API 1104 and/or ASME Section 9.
    - ii. All workers at an OGF shall have completed a nationally recognized occupational safety and health training program.
    - iii. Upon request from the County, the Operator shall supply the County written procedures detailing employee training requirements and training records.
7. Spill Prevention and Containment. Oil and gas operations shall be in compliance with COGCC safety and spill and release requirements.

- a. Requirements to minimize liquid spills and releases include the following:
  - i. Berms or other secondary containment devices around crude oil, condensate, and produced water storage tanks enclosing an area sufficient to contain and provide secondary containment for 110% of the largest single tank.
  - ii. Berms or other secondary containment devices shall be sufficiently impervious to contain any spilled or released material.
  - iii. Inspection of all berms and containment devices at regular intervals, but not less than monthly. Berms shall be inspected within forty-eight (48) hours of a precipitation event of 1.0" or more, and Operator shall make necessary repairs as soon as possible, but not more than seventy-two (72) hours after the event.
  - iv. Maintain all berms and containment devices to ensure they are in good condition.
  - v. A prohibition on the storage or use of ignition sources inside the secondary containment area unless the containment area encloses a fired pressure vessel.
  - vi. Construction of containment berms using steel rings, designed and installed to prevent leakage and resist degradation from erosion or routine operation.
  - vii. Construction of secondary containment areas with a synthetic or engineered liner that contains all primary containment vessels and flowlines and is mechanically connected to the steel ring to prevent leakage.
  - viii. For locations within 500 feet and upgradient of a surface water body or ground water source, tertiary containment, such as an earthen berm, around oil and gas facilities. Alternatively, the County may require Operator to install retention ponds for stormwater management.
  - ix. Discharge valves shall be secured, inaccessible to the public and located within the secondary containment area. Open-ended discharge valves shall be placed within the interior of the tank secondary containment.
- b. Anchoring. Anchoring is required within floodplain or geological hazard areas, as needed to resist flotation, collapse, lateral movement, sinking, or subsidence, and in compliance with Federal Emergency Management Agency (FEMA). All guy line anchors left buried for future use shall be identified by a marker of bright color

not less than four feet in height and not greater than one (1) foot east of the guy line anchor.

8. Chemical Handling and Requirements
  - a. The owner or operator of any installation that is required to prepare or have available a safety data sheet for a hazardous chemical under the Occupational Safety and Health Act of 1970, 29 U.S.C. 651 et seq., and regulations promulgated under that Act, shall submit both a safety data sheet (SDS) for each such chemical and an annual emergency and hazardous chemical inventory form to the Local Emergency Planning Commission (LEPC) and the local fire district. A comprehensive and universal listing of all hazardous chemicals stored, handled, and/or used on site must be maintained in an inventory list and must be made available to the County upon request.
  - b. Drilling and completion chemicals shall be removed at most sixty days after completion.
  - c. Operator shall provide to the County a copy of the chemical disclosure registry form provided to the COGCC pursuant to the COGCC's "Hydraulic Fracturing Chemical Disclosure" rule prior to conducting hydraulic fracturing.
  - d. The following toxic, including orally toxic chemicals shall not be added to the hydraulic fracturing fluid:
    1. Benzene
    2. Lead
    3. Mercury
    4. Arsenic
    5. Cadmium
    6. Chromium
    7. Ethylbenzene
    8. Xylene
    9. 1,3,5-trimethylbenzene
    10. 1,4-dioxane
    11. 1-butanol
    12. 2-butoxyethanol
    13. N,N-dimethylformamide
    14. 2-ethylhexanol
    15. 2-mercaptoethanol
    16. Benzene, 1, 1'-oxybis-,tetrapropylene derivatives, sulfonated, sodium salts
    17. Butyl glycidyl ether
    18. Polysorbate 80
    19. Quaternary ammonium compounds, dicoco alkyldimethyl, chlorides

20. Bis hexamethylene triamine penta methylene phosphonic acid
  21. Diethylenetriamine penta
  22. FD&C blue no 1.
  23. Tetrakis (triethanolaminato) zirconium (IV) (TTZ)
9. Emergency Preparedness and Response
- a. In General. Oil and gas operations shall not cause unreasonable risks of emergency situations such as explosions, fires, gas, oil or water pipeline leaks, ruptures, hydrogen sulfide or other toxic gas or fluid emissions, and hazardous material vehicle accidents or spills.
  - b. Emergency Preparedness Plan. Each Applicant with an operation in the County is required to implement an emergency preparedness plan for each specific oil and gas facility. The plan shall be referred to the Office of Emergency Management (OEM), and the applicable fire district, filed with the County and updated on an annual basis or as conditions change (responsible field personnel change, ownership changes, etc.). The emergency preparedness plan shall consist of at least the following information:
    - i. Name, address and phone number, including 24-hour emergency numbers for at least two persons located in or near Adams County who are responsible for emergency field operations.
    - ii. An as-built facilities map in a format suitable for input into the County's GIS system depicting the locations and type of above and below ground facilities including sizes, and depths below grade of all oil and gas gathering and transmission lines and associated equipment, isolation valves, surface operations and their functions, as well as transportation routes to and from exploration and development sites, for emergency response and management purposes. The information concerning pipelines and isolation valves shall be held confidentially by the County's OEM, and shall only be disclosed in the event of an emergency. The County shall deny the right of inspection of the as-built facilities maps to the public pursuant to C.R.S. § 24-72-204.
    - iii. Detailed information addressing each potential emergency that may be associated with the operation. This may include any or all of the following: explosions, fires, gas, oil or water pipeline leaks or ruptures, hydrogen sulfide or other toxic gas emissions, or hazardous material vehicle accidents or spills. For each potential emergency, threshold / trigger levels shall be pre-identified that govern when an emergency state is declared by the Applicant.

- iv. The plan shall include a provision that any spill outside of the containment area or which has the potential to leave the facility or to threaten a water body shall be reported to the emergency dispatch and the Director immediately.
  - v. Detailed information identifying site access, evacuation routes as determined by first responders, impact zones for each emergency scenario identifying impacted facilities, and buildings and health care facilities anticipated to be used.
  - vi. Project specific emergency preparedness plans are required for any project that involves drilling or penetrating through known zones of hydrogen sulfide gas.
  - vii. The plan shall include a provision that obligates the Applicant to reimburse the appropriate emergency response service providers for costs incurred in connection with any emergency.
  - viii. Detailed information that the Applicant has adequate personnel, supplies, and funding to implement the emergency response plan immediately at all times during construction and operations. Supplies can include adsorption boom, granulated materials, and coordination of foam supplies with the local first responders.
  - ix. The plan shall include provisions that obligate the Applicant to keep onsite and make immediately available to any emergency responders the identification and corresponding Safety Data Sheets (SDS) of all products used, stored or transported to the site. The SDS sheets shall be provided immediately upon request to the Director, a public safety officer, or a health professional. In cases of spills or other emergency events, the plan shall include provisions establishing a notification process to emergency responders of potential products they may encounter, including the products used in the hydraulic fracturing fluids.
  - x. The plan shall establish a process for informing surrounding neighbors and schools identified as being within the emergency impact zone of applicable emergency response plan and procedures.
10. Recycle, Reuse and Disposal of Fluids:
- a. Operator shall recycle drilling, completion, flowback and produced fluids unless technically infeasible.
  - b. Exploration & Production (E&P) Waste may be temporarily stored in tanks while awaiting transportation to licensed disposal or recycling sites.

- c. Produced Water must be transported by pipelines unless economically or technically infeasible.

11. Stormwater Controls:

- a. Oil and gas operations shall be in compliance with COGCC rules related to stormwater management regulations and Adams County Stormwater Quality Regulations as contained in the Adams County Development Standards and Regulations / Ordinances and other applicable federal, state, and county requirements.
- b. The Owner or Operator must provide a stormwater management plan that identifies possible pollutant sources that may contribute pollutants to stormwater, best management practices, sampling procedures (if required), and inspections that, when implemented, will reduce or eliminate any possible water quality impacts.

12. Water Bodies and Water Quality:

- a. General. Oil and gas operations shall not cause adverse impacts to surface or ground waters within Adams County. Operators shall comply with all Adams County rules, COGCC Rules, specifically with respect to spills and releases in floodplains and/or water bodies, and applicable water quality standards set by the Colorado Department of Public Health and Environment.
- b. Water quality plan. Operators shall implement a water quality plan and make available to Adams County upon request. Such plan shall include details such as operator's plans for water quality testing, prevention of illicit or inadvertent discharges, stormwater discharge management, containment of pollutants, and spill notification and response as required by the County and federal and state agencies. The owner or operator shall provide the County with the information it provides to the COGCC ensuring compliance with the water quality protection standards contained in COGCC Rules. The owner or operator shall provide all water source test results to the county and maintain records of such results. The owner or operator shall make available to the County upon approval by the COGCC, its plans concerning downhole construction details and installation practices, including casing and cementing design selected to protect surface waters and source water aquifers from contamination.
- c. Wastewater Injection Wells used for produced water disposal are prohibited in Adams County.
- d. Floodplain. Any disturbance within a 100-year floodplain will be allowed if the Operator has obtained a Floodplain Use Permit from the County and has complied with all of the County's legally adopted floodplain and engineering regulations. A "100-year floodplain" shall be, for purposes of this Section, a "Special Flood Hazard Area" as identified and mapped by the Federal Emergency Management

Agency's National Flood Insurance Program and adopted by the County.

13. Well Plugging and Abandonment:

- a. An operator shall comply with all COGCC rules regarding well abandonment and reclamation, including, but not limited to, removal of all equipment from the location and restoring the surface of the land to its original state. Notice of well plugging and abandonment shall be submitted by the operator to the Community and Economic Development Department within forty-eight (48) hours. Notice shall include surveyed coordinates of the decommissioned well.
- b. Decommissioned oil and gas well assessment. Prior to any hydraulic fracturing, and at periods following hydraulic fracturing, the operator must perform assessment and monitoring of plugged and decommissioned or removed from use, and dry and removed from use oil and gas wells (abandoned wells) within one-quarter mile of the projected track of the borehole of a proposed well. The assessment and monitoring includes:
  - i. Identification of all abandoned wells located within one-quarter mile of the projected track of the borehole of a proposed well based upon examination of COGCC and other publicly available records,
  - ii. A Risk assessment of leaking gas or water to the ground surface or into subsurface water resources, taking into account plugging and cementing procedures described in any recompletion or plugged and abandoned (P&A) report filed with the COGCC.
  - iii. Notification to the County and COGCC of the results of the risk assessment of the plugging and cementing procedures.
  - iv. Permission from each surface owner who has an abandoned well on the surface owner's property to access the property in order to test the abandoned well. If a surface owner has not provided permission to access after thirty days from receiving notice, the applicant shall not be required to test the abandoned well.
  - v. Soil gas surveys from various depths and at various distances, depending on results of risk assessment, of the abandoned well prior to hydraulic fracturing
  - vi. Soil gas surveys from various depths and at various distances, depending on results of risk assessment, of the abandoned well within ninety (90) days after completion, and then every year after production has commenced if initial survey results suggest increased risk of leaking gas or water from the abandoned well.

- vii. Notification of the results of the soil gas survey to the County and the COGCC within three weeks of conducting the survey or advising the County that access to the abandoned wells could not be obtained from the surface owner.
      - viii. In the event that contamination is detected during any soils testing, no further operations may continue until the cause of the contamination is detected and resolved and the County has given its approval for additional operations to continue.
    - c. Marking of plugged and abandoned wells. The operator shall permanently mark by a brass plaque set in concrete, similar to a permanent bench mark to monument the plugged and abandoned well's existence and location. Such plaque shall contain all information required by the COGCC and the County.
- 14. Noise. The Operator shall control noise levels as follows:
  - a. Prior to operations operator will obtain a baseline noise study that encompasses at least three days, one of those days being a weekend.
  - b. Beginning with construction and up to production, the County may require continuous noise monitoring and may require that this be conducted by an approved third-party consultant based on the location, nature, and size of the facility.
  - c. The Operator must follow COGCC Regulations for noise level.
  - d. The Operator shall post 24-hour, 7 days per week contact information to deal with all noise complaints arising from Operator's oil and gas facility. Such posting shall be visible from the public rights-of-way.
  - e. To ensure the Operator controls noise to the allowable levels set forth above, one or more of the following may be required based on the location, nature, and size of the facility:
    - i. Acoustically insulated housing or cover enclosing the motor or engine;
    - ii. Noise management plan identifying hours of maximum noise emissions, type, frequency, and level of noise to be emitted, and proposed mitigation measures;
    - iii. Obtain all power from utility line power or renewable sources;
    - iv. Utilize the most current equipment to minimize noise impact during drilling, completions, and all phases of operation including the use of "Quiet Fleet" noise mitigation measures for completions;
    - v. Sound walls around well drilling and completion activities to mitigate noise impacts;
    - vi. Restrictions on the unloading of pipe or other tubular goods between 6:00 p.m. and 8:00 a.m.;
    - vii. Any abatement measures required by COGCC for high-density areas, if applicable.



- viii. The use of electric drill rigs.
  - ix. Tier 4 or better diesel engines, diesel and natural gas co-fired Tier 2 or Tier 3 engines, natural gas fired spark ignition engines, or electric line power for hydraulic fracturing pumps.
  - x. Use of quiet design mufflers (also referred to as hospital grade or dual dissipative) or equivalent.
  - xi. The use of liquefied natural gas dual fuel hydraulic fracturing pumps.
15. Air Emissions: Air contaminant emission sources shall comply with the permit and control provisions of the state air quality control program (C.R.S. § 25-7-101 et seq.) and the rules and regulations promulgated by the State Air Quality Control Commission. The Operator shall employ the following control measures and operating procedures to avoid or minimize all emissions into the atmosphere.
- a. Air quality action days. Operator shall respond to air quality action day advisories posted by the CDPHE for the front range area by implementing suggested air emission reduction measures as feasible. Emissions reduction measures shall be implemented for the duration of an air quality action day advisory and may include measures such as:
    - i. Minimize vehicle and engine idling;
    - ii. Reduce truck traffic and worker traffic;
    - iii. Delay vehicle refueling;
    - iv. Suspend or delay use of fossil fuel powered ancillary equipment; and
    - v. Postpone construction or maintenance activities, if feasible.
    - vi. Postpone well maintenance and liquids unloading activities that would result in emission to the atmosphere.
  - b. Leak Detection and Repair (LDAR). Operator shall develop and maintain an LDAR program using modern leak detection technologies for equipment used at the facility that complies with the following requirements:
    - i. Inspections must occur at least semi-annually; more frequent inspections may be required based on the nature, location and size of the facility.
    - ii. Any leaks discovered by operator, including any verified leaks that are reported to operator by a member of the public, shall be reported to the County no later than twenty-four hours after discovery. The operator shall maintain a weekly log of all reported leaks and shall make that log available upon request from the County.
    - iii. Operator shall repair leaks as soon as possible, but at least within seventy-two hours, unless technically or operationally

- infeasible. If the leak presents an imminent hazard to persons or property, the operator may not operate the affected component, equipment or pipeline segment until the operator has corrected the problem and notified the County of the successful repair. In the event of leaks that do not pose an imminent hazard to persons or property, if more than 48 hours repair time is needed after a leak is discovered, operator shall contact the County and provide an explanation of why more time is required.
- iv. Plan shall include detailed recordkeeping of the inspections for leaking components.
  - v. At least once per year, the operator shall notify the County five business days prior to an LDAR inspection of its facilities to provide the County the opportunity to observe the inspection.
- c. Well Completions and Emissions Control
- i. Operators shall utilize EPA Reduced Emission Completions for oil wells and gas wells.
  - ii. Operators must utilize closed loop, pitless drilling, completions systems without permanent on-site storage tanks for containment and/or recycling of all drilling, completion, and flowback fluids. Any emissions must be routed to and controlled by a flare or combustor operated with at least a 98% destruction removal efficiency.
- d. Combustion Devices
- i. For any flares or combustion devices used, manufacturer test or other data must be maintained and demonstrate that the device has a destruction removal efficiency of 98% for hydrocarbons.
  - ii. To the extent used, all flares, thermal oxidizers, or combustion devices shall be designed and operated as follows:
    - (a) The flare and or combustor shall be fired with natural gas.
    - (b) The flare and or combustor shall be designed and operated in a manner that will ensure no visible emissions during normal operation. Visible emissions is defined as the observation of smoke for any period or periods of duration greater than or equal to one minute in any fifteen minute period during normal operation, pursuant to EPA Method 22. Visible emissions do not include radiant energy or water vapor.

- (c) The flare and or combustor shall always be operated with a flame present when emissions may be vented to it.
  - (d) All combustion devices shall be equipped with an operating auto-igniter.
  - (e) If using a pilot flame ignition system, the presence of a pilot flame shall be monitored using a thermocouple or other equivalent device to detect the presence of a flame. A pilot flame shall be maintained at all times in the flare's pilot light burner. A telemetry system shall be in place to monitor pilot flame and shall activate a visible and audible alarm in the case that the pilot goes out.
  - (f) If using an electric arc ignition system, the arcing of the electric arc ignition system shall pulse continually, and a device shall be installed and used to continuously monitor the electric arc ignition system.
- e. Well Liquids Unloading
- i. Best management practices during liquids unloading activities are required including the installation of artificial lift, automated plunger lifts and at least 90% emissions reductions when utilizing combustion to control any venting.
  - ii. If manual unloading is permitted, operator shall remain onsite.
- f. General air quality protection measures.
- i. Operators should work to limit truck traffic to and from the site.
  - ii. Hydrocarbon emissions control of at least 98% or better for crude oil, condensate, and produced water tanks with uncontrolled actual emissions of Volatile Organic Compounds (VOCs) greater than two tons per year (TPY) VOCs.
  - iii. No venting other than if necessary for safety or during an emergency
  - iv. Operators should consolidate product treatment and storage facilities within a facility.
  - v. Operators should centralize compression equipment within a facility.
- g. Site-specific air quality protection measures. To eliminate or minimize air emissions, the County may require any or all of the following depending on the size, location and nature of the facility:
- i. Ambient Air Monitoring. An air monitoring plan that describes how the operator will conduct baseline monitoring within 500 feet of a proposed facility prior to construction and conduct monitoring during the drilling, completion and production

phases of development. The plan may include monitoring for all potential emissions, including but not limited to, methane, VOCs, Hazardous Air Pollutants (HAPs), Oxides of Nitrogen (NOx), Particulate Matter (PM), and Fine Particulate Matter (PM 2.5). Operator shall pay for the baseline and ongoing monitoring. Baseline and continuous monitoring shall be done by a consultant approved of by the County. Any continuous monitoring system shall be able to alert the operator of increases in monitored air pollutant concentrations.

- ii. Implementation of tankless production techniques.
- iii. The use of zero emission dehydrators.
- iv. Use of a pressure-suitable separator and vapor recovery unit (VRU) where applicable.
- v. Pipeline infrastructure for produced water, natural gas, crude oil and condensate constructed and placed into service prior to the start of any fluid flow from any wellbore.
- vi. The use of no-bleed continuous and intermittent pneumatic devices. This requirement can be met by replacing natural gas with electricity or instrument air, or routing the discharge emissions to a closed loop-system or process.
- vii. Automated tank gauging.
- viii. Flaring shall be eliminated other than during emergencies or upset conditions; all flaring shall be reported to the county

16. Odors:

- a. Operator must implement and maintain and make available to the County upon request, an odor mitigation plan that demonstrates how operator will minimize odors from its operations and comply with Colorado Department of Public Health and Environment, Air Quality Control Commission, Regulation No. 2 Odor Emissions, 5 CCR 1001-4, Regulation No. 3, 5 CCR 1001-5, and Regulation No. 7, 5 CCR 1001-9 sections VII and VIII. The plan shall also provide a plan for timely responding to odor complaints from the community, and for identifying and implementing additional odor control measures to control odors emanating from the oil and gas facility.
- b. Operator must notify the County's LGD no later than 24 hours after receiving odor complaint.
- c. Operator must prevent odors from oil and gas facilities from affecting the health and welfare of the public by proactively addressing and, to the fullest extent, resolving complaints filed by members of the community, in coordination with County and Tri-County Health Department staff.

- d. To ensure compliance with the odor mitigation plan, the County may require the Operator to implement any of the following measures depending on the size, location and nature of the facility:
  - i. Adding an odorant which is not a masking agent or adding chillers to the mud systems.
  - ii. Using filtration systems or additives to minimize odors from drilling and fracturing fluids except that operator shall not mask odors by using masking fragrances.
  - iii. Enclose shale shaker to contain fumes from exposed mud, where safe and feasible
  - iv. Wipe down drill pipe each time drilling operation “trips” out of hole
  - v. Increasing additive concentration during peak hours provided additive does not create a separate odor. Additive must be used per manufacturer’s recommended level.
  - vi. Use of at a minimum low odor Category III drilling fluid.
- 17. Water source sampling and testing: Using records of the Colorado Division of Water Resources, the applicant will be required to identify and offer to sample all available water sources located within one-half mile of the proposed well or facility. All sampling must be conducted by third-party consultant approved of by the County. Sampling requirements include:
  - a. Initial baseline samples and subsequent monitoring samples.
  - b. Initial collection and testing of baseline samples from available water sources shall occur within twelve months prior to the commencement of drilling a well, or within twelve months prior to the re-stimulation of an existing well for which no samples were collected and tested during the previous twelve months.
  - c. Post-stimulation samples of available water sources shall be collected and tested pursuant to the following time frame:
    - i. One sample within six months after completion;
    - ii. One sample between twelve and eighteen months after completion; and
    - iii. One sample between sixty and seventy-two months after completion.
    - iv. For multi-well pads, collection shall occur annually during active drilling and completion.
  - d. Operator shall collect a sample from at least one up-gradient and two down-gradient water sources within a one-half mile radius of the facility. If no such water sources are available, operator shall collect samples from additional water sources within a radius of up to one mile from the facility until samples from a total of at least one up-gradient and two down-gradient water sources are collected.

Operators should give priority to the selection of water sources closest to the facility.

- e. An operator may rely on existing groundwater sampling data collected from any water source within the radii described above, provided the data was collected within the twelve months preceding the commencement of drilling the well, the data includes measurement of all of the constituents measured in Table 1, and there has been no significant oil and gas activity within a one-mile radius in the time period between the original sampling and the commencement of drilling the well.
- f. The operator shall make reasonable efforts to obtain the consent of the owner of the water source. If the operator is unable to locate and obtain permission from the surface owner of the water source, the operator shall advise the CED Director that the applicant could not obtain access to the water source from the surface owner.
- g. Testing for the analytes listed in Table 1, and subsequent testing as necessary or appropriate.
- h. Standard industry procedures in collecting samples, consistent with the COGCC model Sampling and Analysis Plan, shall be followed.
- i. Reporting the location of the water source using a GPS with sub-meter resolution.
- j. Field observations. Reporting on damaged or unsanitary well conditions, adjacent potential pollution sources, odor, water color, sediment, bubbles, and effervescence.
- k. Test results. Provide copies of all test results described above to the County, the COGCC, and the water source owners within three months after collecting the samples.
- l. Subsequent sampling. If sampling shows water contamination, additional measures may be required including the following:
  - i. If free gas or a dissolved methane concentration level greater than one milligram per liter (mg/l) is detected in a water source, determination of the gas type using gas compositional analysis and stable isotope analysis of the methane (carbon and hydrogen).
  - ii. If the test results indicate thermogenic or a mixture of thermogenic and biogenic gas, an action plan to determine the source of the gas.
  - iii. Immediate notification to the County, the COGCC, and the owner of the water source if the methane concentration increases by more than five mg/l between sampling periods, or increases to more than ten mg/l.
  - iv. Immediate notification to the County, the COGCC and the owner of the water source if BTEX and/or TPH are detected as a result of

- testing. Such detections may result in required subsequent sampling for additional analytes.
- v. Further water source sampling in response to complaints from water source owners.
  - vi. Timely production and distribution of test results, well location, and analytical data in electronic deliverable format to the CED Director, the COGCC and the water source owners.

GENERAL WATER QUALITY	Alkalinity Conductivity & TDS Ph Dissolved Organic Carbon (or Total Organic Carbon)Bacteria Hydrogen Sulfide
MAJOR IONS	Bromide Chloride Fluoride Magnesium Potassium Sodium Sulfate Nitrate + Nitrite as N (total)
METALS	Arsenic Barium Boron Chromium Copper Iron Lead Manganese Selenium Strontium
DISSOLVED GASES AND VOLATILE ORGANIC COMPOUNDS	Methane Ethane Propane BTEX as Benzene, Toluene, Ethylbenzene, Xylenes Total Petroleum Hydrocarbons (TPH)
OTHER	Water Level Stable isotopes of water (Oxygen, Hydrogen, Carbon) Phosphorus

18. Dust:

- a. Operator shall minimize dust pollution associated with onsite activities and traffic.

- b. No untreated produced water or other process fluids shall be used for dust suppression.
  - c. The operator will avoid creating dust or dust suppression activities within 300 feet of the ordinary high-water mark of any water body, unless the dust suppressant is water.
    - i. Safety Data Sheets (SDS) for any chemical-based dust suppressant shall be submitted to the County prior to use.
19. Visual Aesthetics.
- a. Operator shall submit a visual mitigation plan in compliance with COGCC Rules, including but not limited to, a list of the proposed colors for the Facilities, regardless of construction date, which are observable from any public highway, providing for paint that is uniform, non-contrasting, nonreflective color tones (similar to the Munsell Soil Color Coding System), and with colors matched to but slightly darker than the surrounding landscape, a listing of the operations' equipment, proposed fencing, and screening. Plan shall indicate the location of all outdoor lighting on the site and any structures and include cut sheets of all proposed fixtures. Fencing shall be required around all well site equipment, including, but not limited to, storage tanks, well heads, and meters if the well site is visible from a subdivision west of Imboden Road. Such fencing shall screen equipment, provide safety precautions, and be compatible with the surrounding environment. Should fencing apply to a well site, the design and construction of such fencing shall be approved by the Community and Economic Development Department prior to the construction of any site. If a chain link fence is required to achieve safety requirements set by the COGCC, then landscaping and other screening mechanisms shall be required that comply with the County's Development Standards and Regulations and the Operator's safety requirements. Operator shall be responsible for obtaining consent by surface owner allowing any required fencing.
  - b. Operator shall submit landscaping and berming plan that includes maintenance and irrigation requirements for planted vegetation throughout the duration of operations, including production. Operator shall be required to provide maintenance funding through bonding to ensure funds are available for upkeep. Weed control is required at the facility and along access roads until final reclamation and abandonment. Required sound walls shall be included in the visual mitigation plan and shall comply with the color scheme approved by the County, blending with natural background. All landscaping shall be in compliance with County requirements and in compliance with the safety requirements of the Operator. Existing



- vegetation shall be minimally impacted. Motorized equipment shall be restricted to the well sites and access roads to the well sites. Operator is responsible for obtaining consent by surface owner allowing landscaping as well as automatic irrigation for landscaping in urban mitigation areas and/or parks/recreation areas. All plant materials shall be kept in a healthy growing condition at all times.
- c. Operator shall submit lighting mitigation plan for all phases of development and operation, which adheres to best management practices to minimize light escaping the facility including making all lighting downward-facing and fully shielding bulbs to prevent light emissions above a horizontal plane drawn from the bottom of the fixture. Operator shall conduct a photometric study prior to start of construction to indicate impact on surrounding properties and measure the lumens emitted from the facility outside of the walls.
  - d. Site access and security. Site shall be properly secured, including, but not limited to, security fencing or barriers to prevent unauthorized access to site. Site shall be properly secured prior to the start of drilling. Proposed fencing, barriers, and screening shall be included in the visual mitigation plan.
20. Flammable material. The area twenty-five feet around anything flammable shall be kept free of dry grass or weeds, conform to COGCC safety standards and applicable fire code. The operator's conceptual review application and application shall be reviewed by the serving fire district.
21. Mud tracking. Operator shall take all practical measures to prevent mud and dirt tracking onto public right of ways and shall remove tracked mud and dirt within a reasonable time not to exceed two hours.
22. Private Roads. The Operator shall construct (unless already constructed) and maintain an access road designed to meet County and fire district standards and support an imposed load of 75,000 pounds that will accommodate emergency response vehicles such as, but not limited to, law enforcement, emergency command vehicles (cars/SUVs), ambulances, hazardous materials response vehicles, water tenders, and fire apparatus during construction and operation of new tank batteries, new drilling activity and reworks or recompletions of existing wells, unless a local fire department or fire district agrees to a different or lesser standard or waived by the County. With respect to new roads to new tank batteries, the Operator agrees to construct access roads at least twenty (20') feet wide (unless waived by the local fire district and the County's Public Works Department) with a Class 6 road base, or as approved by the local fire district, at least nine inches (9") thick. Best efforts will be made to improve inadequate access to existing tank battery sites identified by the fire district or County, based on service calls and demonstrated problems of accessing the site. Operator and County agree that spot inspections of access roads may be done by the County and/or

appropriate emergency response agency, at such County or agency's sole risk and expense, to ensure that emergency access in accordance with this section is maintained. Operator is required to maintain and repair any damaged roads within ten (10) days of County notice. Operator will assure that temporary access roads are reclaimed and revegetated within sixty days of discontinued use. Erosion shall be controlled in accordance with the Erosion and Sediment Control Plan while the roads are in use.

23. Public Roads. Operator shall utilize existing roads and access points where practical and apply for and obtain access permits for its oil and gas facilities from the County's Public Works Department. Requirements for the access permit may include the following: a) access location providing for a safe entrance/exit and utilization of main roadways to minimize impact /conflict with residents on local roadways; b) haul route and traffic data; c) pre/post inspection of roadways used by the Operator; d) collateral or bond to insure that road damage caused by the Operator is repaired; e) dust control (material used for dust control must be pre-approved by the County); f) road maintenance agreement during drilling phase; and g) payment of all applicable fees. Operator shall exercise reasonable efforts to minimize heavy truck traffic on local roads within residential neighborhoods between the hours of 9 p.m. and 6 a.m., and shall work with and show written evidence that the applicable school district(s) has been consulted to minimize traffic conflicts with school buses when schools are in session. Operator shall obtain any legally valid and applicable oversize and/or overweight moving permit from the County's Public Works Department. for all vehicles that exceed legal vehicle dimensions or weights as specified by the Colorado Department of Transportation and the County's Development Standards and Regulations.
24. Removal of debris. All excess debris shall be removed during construction activities. Site shall remain free of debris and excess materials at all times during operations. Burning of debris and other materials is strictly prohibited at all times.
25. Removal of equipment. No permanent storage of equipment. When no longer used, equipment shall be removed within thirty days unless a Temporary Use Permit for said storage is obtained from the County.
26. Maintenance of machinery. Routine field maintenance of equipment involving hazardous materials within 300 feet of any water body is prohibited. All fueling shall occur over impervious material and shall not be done during storm events. Operator shall operate and maintain all equipment in accordance with manufacturer specifications. Regular maintenance checks are required for all equipment.
27. Burning. No open burning of trash, debris or other flammable materials.
28. Chains. Traction chains shall be removed from heavy equipment on public streets.
29. Off-location flow lines and crude oil transfer lines

- a. Off-location flow lines and crude oil transfer lines regulated by the COGCC shall be sited to avoid areas containing existing or proposed residential, commercial, and industrial buildings; places of public assembly; surface water bodies; and designated open space.
  - b. Without compromising pipeline integrity and safety, applicant shall share existing pipeline rights-of-way and consolidate new corridors for pipeline rights-of-way to minimize impact.
  - c. Setbacks from residential, commercial, or industrial buildings, places of public assembly, the high-water mark of any surface water body and sensitive environmental features will be determined on a case-by-case basis in consideration of the size and type of pipeline proposed and features of the proposed site.
  - d. Operator must conduct leak detection inspections or pressure testing in order to identify flowline leaks or integrity issues.
  - e. Operator must make available to County upon request all records required to be kept by COGCC
  - f. Buried pipelines shall have a minimum of four feet cover.
30. Gathering Lines
- a. Gathering lines shall be sited to avoid areas containing existing or proposed residential, commercial, and industrial buildings; places of public assembly; surface water bodies; and designated open space.
  - b. Without compromising pipeline integrity and safety, Operator shall share existing pipeline rights-of-way and consolidate new corridors for pipeline rights-of-way to minimize impact.
  - c. Setbacks from residential, commercial, or industrial buildings, places of public assembly, the high-water mark of any surface water body and sensitive environmental features will be determined on a case-by-case basis in consideration of the size and type of pipeline proposed and features of the proposed site.
  - d. Operator must make available to County upon request all records submitted to the Pipeline and Hazardous Materials Safety Administration (PHMSA) or the Public Utilities Commission (PUC) including those related to inspections, pressure testing, pipeline accidents and other safety incidents.
  - e. Well Connects. Well connects do not require a separate permit as long as the well connect was permitted under the original permit for the Oil and Gas Facility. Well connects are defined as a pipeline, 10" or less inside diameter and 2 miles or less in length, laid running from the custody transfer point or production facility for a new well(s) to an existing gathering line connection point.
31. Temporary surface water lines

- a. Operator shall use temporary surface water lines, unless infeasible.
  - b. Operator may use County Road Right-of-Way, and County drainage culverts for the laying and operation of temporary water lines on the surface and in accordance with Adams County Standards and Regulations, unless infeasible.
  - c. Operator will bury temporary water lines at existing driveway and gravel road crossings, or utilize existing culverts, if available, with County approval.
32. Financial Assurance.
- a. Operators shall be required to maintain environmental liability insurance to cover gradual pollution events.
  - b. Operator shall be required to file and maintain financial assurance as determined on a site-specific basis prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. Should any corrective actions be required by the County in order to protect the health, safety, welfare, and the environment which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
33. Mapping Information. Operator shall agree to provide coordinates and/or exact location of well sites to the County's GIS Department within forty-eight (48) hours of final completion of a well site in a format acceptable to the County. Any subsequent changes to a well site location shall also be provided to the County within forty-eight (48) hours of such changes.

4-11-02-03-04

**INSPECTION AND ENFORCEMENT**

1. Inspection: In recognition of the potential impacts associated with oil and gas facilities, all wells and accessory equipment and structures may be examined by the inspectors of the County at reasonable times to determine compliance with applicable provisions of this chapter, the International Fire Code, the International Building Code, and all other applicable standards in these Regulations.. The County reserves the right in its discretion to make spot inspections or to inspect without notice in the event of an issue potentially involving an immediate risk to public health, safety, welfare, the environment, or wildlife, or damage to the property of another. For the purpose of implementing and enforcing the provisions of this chapter, the inspector and other authorized personnel have the right to enter upon private property. The County may use the information collected on the inspections to enforce the requirements of this chapter. The County may also report this information to appropriate state and federal officials, including but not limited to information regarding alleged

violations of state and federal rules. Operator shall make available to County, upon request, all records required to be maintained by these regulations or to show compliance with these regulations, and the rules and regulations promulgated by the COGCC and the CDPHE, including permits, Air Pollutant Emission Notices (APENs) and other documents required to be maintained by the COGCC, CDPHE and these regulations. The County shall charge a yearly inspection fee for all Oil and Gas Facilities in the County. Fees for Oil and Gas Facility inspections shall be assessed according to the County's adopted fee schedule.

2. State Notification of Violations: Adams County will cooperate fully with the State of Colorado by notifying the Oil and Gas Conservation Commission of any and all violations of the Colorado Laws and Regulations.
3. Delinquent Taxes: One condition of any oil and gas well building permit is that all taxes as provided by statute, shall be paid.
4. Penalties and Fines: The County has authority under C.R.S. § 29-20-104, as amended, to impose fines for leaks, spills, and emissions.<sup>1</sup> The following table summarizes the fine schedule for violations of these Development Standards and Regulations:

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<sup>1</sup> Violations of Section 4-10-02-03-03-03(15) are capped at \$300/day per violation in accordance with the State Air Pollution Control Act, C.R.S. § 25-7-128.

		<b>Rule Classification</b>		
		Class 1: Paperwork other ministerial regulations, a violation of which presents no direct risk of harm to public health, safety, welfare, and the environment.	Class 2: Regulations related at least indirectly to promoting the public health, safety, welfare, and the environment and wildlife resources, a violation of which presents a possibility of distinct, identifiable actual or threatened adverse impacts to those interests	Class 3: Regulations directly related to protecting public health, safety, welfare, the environment, and wildlife resources, a violation of which presents a significant probability of actual or threatened adverse impacts to those interests.
<b>Degree of threatened or actual impact to public health, safety, welfare, the environment, or wildlife</b>	<u>Major:</u> Actual significant adverse impacts	\$5,000	\$10,000	\$15,000
	<u>Moderate:</u> Threat of significant adverse impacts, or moderate actual adverse impacts	\$1,500	\$5,000	\$10,000
	<u>Minor:</u> No actual adverse impact and little or no threat of adverse impacts	\$200	\$2,500	\$5,000

TABLE 4-11-B: Fine Structure

6. County Violations: In addition to the fines outlined above, the County has authority to cite violations under its control pursuant to Section 1-05-06 Criminal Remedies and Enforcement.
7. Legal Non-conforming: Adams County recognizes that there are oil and gas operations that were legally established prior to the effective date of these regulations that may or may not conform to these regulations. These operations may continue, provided the facility is not substantially modified.
8. Hearing, Enforcement and Appeal Procedures for Air Quality Violations
  - a. Hearings:
    - i. Operators of OGFs may request a hearing in front of the BOCC to contest any alleged violations of the provisions contained in the Air Quality section of these Development Standards and Regulations or to contest permitting decisions involving the provisions contained in the Air Quality section of these Development Standards and Regulations. The BOCC shall grant request for a hearing within 15 days of receipt of such request.
    - ii. Hearing date must be set within 90 days

- iii. Notice must be printed in a newspaper of general circulation in the area where the OGF is located.
  - iv. Director of CED shall appear as a party in all hearings adjudicating decisions of the CED.
  - v. The Director of CED shall have the same right to judicial review as other parties.
  - vi. All testimony must be under oath or affirmation.
  - vii. A full and complete record of proceedings and testimony presented shall be taken and filed.
  - viii. Information related to secret processes or methods of manufacture or production must be kept confidential. The person seeking to keep information confidential has the burden of proof. Except as provided in the Clean Air Act, information claimed to be related to secret processes or methods of manufacture or production which is emissions data may not be withheld as confidential; except such information may be submitted under a claim of confidentiality and the County shall not disclose such information unless required under the Clean Air Act
  - ix. Any person who is affected and not adequately represented shall have an opportunity to be a party upon prior application to and approval by the BOCC in its discretion; such party shall have the right to be heard and cross-examine witnesses
  - x. BOCC shall make a decision within 30 days of completion of the hearing
  - xi. Burden of proof is on Director of CED with respect to any hearings involving alleged violations.
  - xii. Where the Operator requests a hearing before the BOCC on a Permit involving provisions contained in the Air Quality section of these Development Standards and Regulations, the permit applicant bears burden of proof with respect to justification therefor and information, data, and analysis supportive thereof or required with respect to the application
- b. **Judicial Review:**
- i. Final orders or determinations of the Community and Economic Development Director or the BOCC are subject to judicial review
  - ii. Any party may move the court to remand the case to the CED Director or the BOCC in the interests of justice for purpose of adducing additional evidence and findings; such party shall show reasonable grounds for failure to adduce such evidence previously
  - iii. Any proceeding for judicial review shall be filed in the district court in which the OGF is located
- c. **Injunctions:**
- i. If any person fails to comply with a final order of the CED Director or the BOCC that is not subject to a pending administrative or judicial review, or in the event of a violation of an emission control regulation,

- or term or condition of a permit, the CED Director or the BOCC may request the District Attorney for the district court in which the air pollution source is located to bring suit for an injunction
- ii. In proceedings brought to enforce an order of the of the CED Director or BOCC, a temporary restraining order or preliminary injunction, if sought, shall not issue if there is probable cause to believe granting such order or injunction will cause serious harm to the affected person or any other person and; (1) that the alleged violation or activity will not continue or be repeated; or (2) the granting of such temporary restraining order or preliminary injunction would be without sufficient corresponding public benefit.
- d. **Coordination with the Air Quality Control Commission**
- i. Pursuant to section 25-7-128(4), C.R.S., upon the issuance of any enforcement order or granting of any permit, the County shall transmit to the AQCC a copy of the order or permit. Pursuant to section 25-7-128(6), C.R.S., the County shall confer and coordinate its activities regarding efforts to control or abate air pollution consistent with that provision.

4-11-02-03-03-05

**RESIDENTIAL CONSTRUCTION STANDARDS**

1. **Residential Construction Standards:** The Director of Community and Economic Development may impose any one (1) or more of the following standards on a specific site basis as a condition of subdivision approval and/or building permits on platted or unplatted land:
  - a. The oil and gas well location shall include a two-hundred-fifty (250) foot buffer in the form of an easement on the Final Plat. No structures may be constructed within the buffer area.
  - b. Access to the oil and gas well location shall be provided by a public street or recorded easement for private access.
  - c. The Final Plat shall include notice to prospective buyers of the location of the oil and gas well and associated easements.
  - d. All oil and gas well flow lines and/or easements shall be graphically depicted on the Final Plat.
  - e. All surface and subsurface agreements shall be noted on the Final Plat by the recorded book and page number.
  - f. Pursuant to Section 4-06-01-02-01-12, where a new home and/or other permanent structure with plumbing is constructed within three hundred (300) feet of an existing oil and gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.
2. **Plugged and Abandoned, and Former Oil and Gas Production Sites:** This Section is enacted to protect and promote the health, safety, morals, convenience, order, prosperity, or general welfare of the present and



future residents of the County. These regulations are based upon the land use authority of the County.

- a. Prior to submittal of a final plat or site-specific development plan, each plugged and abandoned well shall be located and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent benchmark to monument its existence and location. Such plaque shall contain all information required on a dry hole marker by the Colorado Oil and Gas Conservation Commission and the County.
- b. As a condition of review of any final plat or site specific development plan which contains a plugged and abandoned well or former oil and gas production site or is within 200 feet of such well or site, the owner shall submit a location diagram of the location of the well.
- c. On every final plat or site-specific development plan which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet.
- d. Every final plat and site specific development plan which contains a plugged and abandoned well or a site specific development that includes a property that is less than 200 feet from a plugged and abandon well, shall include the following notation: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover setback, and (3) the purpose for the well maintenance and workover setback."
- e. As a condition of building permit review, no dwelling shall be constructed within fifty (50) feet of a plugged and abandoned well.
- f. Prior to issuance of a grading permit within a development containing a known reserve pit site, the reserve pit site shall be tested for expansive soils. Reserve pits containing expansive soils in locations proposed for buildings shall be subject to the provisions of the International Building Code.
- g. No utility lines shall be installed within ten feet of any plugged and abandoned well.

## 4-11-02-03-03-06

**COGCC AND COUNTY APPROVALS REQUIRED**

Development of the OGF shall not commence unless and until applicant receives an approved OGF Permit, including any approved waiver(s), and receives all required approvals and permits from COGCC.

## 4-11-02-04 HEAVY INDUSTRY

## 4-11-02-04-01

**GENERAL**

1. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-11-01-03) of these standards and regulations.
2. *Garbage Storage:* Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk
3. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.
4. *Hours of Operation:* The hours of operation shall be from 7:00 a.m. to 7:00 p.m. for this use category when within two-hundred feet of a residentially used dwelling.

## 4-11-02-04-02

**AUCTION YARDS, WITH LIVESTOCK**

1. *Minimum Parcel Area:* one (1) acre
2. *Location:* All auction yards shall be located at least fifty (50) feet away from any on-property residence, fifty (50) feet from any right-of-way and five hundred (500) feet from any off-property residence.
3. *Operation in Accordance with County Tax Regulations:* The yard shall operate in accordance with the County Sales and Tax Department Regulations.
4. *Animal Care:* All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture and the State Veterinarian's Office.
5. *Manure Handling:* Manure shall be handled and disposed of in a sanitary method, approved by Tri-County Health Department.

## 4-11-02-04-03

**CHEMICAL, PETROLEUM AND EXPLOSIVE MANUFACTURING**

1. *Minimum Parcel Area:* three (3) acres
2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine existing services provide adequate protection for citizens.

3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
4. *Security Fence and Fireproof Building:* The use shall be totally enclosed by a fireproof building.
5. *Prohibited Accessory Uses:* Service stations, dwellings, or research laboratories are not considered accessory uses involved in the manufacture and storage of chemicals, petroleum products, or explosives.

4-11-02-04-04 **METAL INDUSTRIES, AUTOMOBILE MANUFACTURING**

1. *Minimum Parcel Area:* three (3) acres
2. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
3. *Security Fence:* The use shall be totally enclosed by a security fence or wall at least eight (8) feet high.

4-11-02-04-05 **PAPER AND PULP AND SAWMILLS**

1. *Minimum Parcel Area:* two (2) acres
2. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

4-11-02-04-06 **SALVAGE YARDS**

1. *Screening:* The salvage operations and yards shall be enclosed by a screen fence at least eight (8) feet high, measured from the lowest point of grade. The fence shall be maintained in good condition. No stored materials shall be visible from ground level immediately outside the fence.
2. *Stored Materials:* The applicant shall demonstrate the stored materials will not pose a danger to surrounding properties or residents, due to noise, runoff, animal or insect populations or other factors.
3. *Additional Conditions:* The Director of Community and Economic Development may add additional conditions in order to protect the general welfare of citizens.

4-11-02-04-07 **RECYCLING FACILITIES, INCLUDING SCRAP TIRE**

1. *Fencing:* An eight (8) foot solid screen fence or security fence, with additional screening material, as approved by the Director of Community and Economic Development, shall enclose all outside storage.
2. *Traffic Control Plan:* Provisions of the traffic control plan shall be followed.
3. *Nuisance Control Plan:* Provisions of the nuisance control plan shall be followed.

4. *Appearance*: All sites shall maintain a clean, neat, and orderly appearance. Stockpiles of materials may only be placed as specified in the design and operation plan.
5. *Recordkeeping*: All operators shall maintain records showing amounts of stockpiled materials both processed and unprocessed that are consistent with the amounts allowed in the Permit. In addition, records containing customer lists and records showing amounts of recycled material shipped off site shall be maintained.
6. *Performance Bond*: Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be \$3.00 per tire including unprocessed and processed tire amounts allowed in the Permit for tire recycling facilities and the amount necessary to remove materials from recycling facilities for disposal at an appropriate disposal facility. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
7. *Removal of Trash from Right-of-Way*: Operators shall remove trash, or other waste material, of the type, which is brought to the facility, along public rights-of-way within one-half (1/2) mile of the facility.

4-11-02-04-08

**SOLID WASTE TRANSFER STATIONS**

1. *Removal of Trash from Right-of-Way*: Operators shall remove trash, or other waste material, of the type, which is brought to the transfer station, along all public rights-of-way within one-half (1/2) mile of the facility.
2. *Performance Bond*: Prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. Said bond shall be sufficient to ensure compliance with operating conditions of the Permit, the amount of which shall be established by the Board of County Commissioners. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.

3. *Environmental Bond*: Prior to commencing operations, and thereafter during the active life of the facility, and for five (5) years after closure, the operator shall post a bond sufficient to ensure compliance with the closure plan, and to effect remedial measures if environmental damage is found to be taking place.
4. *Traffic Control Plan*: Provisions of the approved traffic control plan shall be followed.
5. *Fencing*: Eight (8) foot solid screen fencing or other screening material as approved by the Director of Community and Economic Development shall enclose all transfer stations.
6. *Appearance*: All sites shall maintain a clean, neat, and orderly appearance. Litter, dust, and odors may not leave the boundaries of the site.
7. *Vehicle Parking*: Transfer vehicles may not be parked on public streets.
8. *Vector Controls*: All sites shall maintain vector controls as prescribed by the approved plan.
9. *Storage of Solid Waste*: All solid wastes not transferred within 24 hours shall be stored in closed containers or in totally enclosed buildings. In no case may solid waste be stored longer than seven (7) days.
10. *CDPHE Regulations*: Colorado Department of Public Health and Environment Regulations 6CCR 1007-2, Section 7 are hereby incorporated in these Zoning Regulations.
11. *Non-Conforming Facilities*: All trash transfer stations in existence or approved through a public hearing process specifically to operate a trash transfer station, prior to the adoption of this amendment, are considered legally non-conforming. Existing trash transfer station owners and operators meeting said specification will not be required under these regulations to obtain a Conditional Use Permit to continue operations.

## 4-11-02-04-09

**OUTDOOR STORAGE IN EXCESS OF 100% OF THE BUILDING AREA**

1. All outdoor storage shall be screened in accordance with the fencing, walls, and screening section (see Section 4-09-01-03) of these standards and regulations.
2. All outdoor storage shall not exceed the height of the fence, unless specifically approved by the board of county commissioners as part of the conditional use permit.
3. All outdoor storage shall consist of non-hazardous materials as determined by the Colorado Department of Public Health and Environment.
4. All outdoor storage shall be designed with adequate access areas and shall meet all requirements of the local fire district.
5. Outdoor storage in excess of 100% of the building area within the Industrial-2 and Industrial-3 zone districts shall meet the following:
  - A. Outdoor storage in excess of eighty percent (80%) of the entire lot or 10 acres shall require an approved conditional use permit.
  - B. Outdoor storage consisting of less than eighty percent (80%) of the entire lot or 10 acres shall be considered a use-by-right in the I-2 and I-3 zone district and shall meet the above criteria.

## 4-11-02-05 LIGHT INDUSTRY

## 4-11-02-05-01

**GENERAL**

1. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-11-01-03) of these standards and regulations.
2. *Garbage Storage:* Any garbage storage area shall be enclosed by a sight-obscuring fence made of wood or masonry material. Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.
3. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

## 4-11-02-05-02

**AUCTION HOUSES, WITHOUT LIVESTOCK**

1. *Minimum Parcel Area:* one (1) acre
2. *Setback from Residential Properties:* All auction houses shall be located at least fifty (50) feet away from any on-property residence, fifty (50) feet

from any right-of-way and two hundred (200) feet from any off-property residence.

4-11-02-05-03

**DRY CLEANING PLANTS**

1. *Minimum Parcel Area:* one (1) acre
2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine the existing services provide adequate protection for citizens.
3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

4-11-02-05-04

**ELECTRONIC, FABRIC, FURNITURE, AND MEDICAL SUPPLY PRODUCTION**

1. *Minimum Parcel Area:* one (1) acre
2. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
3. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

4-11-02-05-05

**FOOD PRODUCT PROCESSING AND MANUFACTURING**

1. *Minimum Parcel Area:* one (1) acre
2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine the existing services provide adequate protection for citizens.
3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

4-11-02-05-06

**RECREATIONAL VEHICLE AND BOAT STORAGE FACILITY**

1. *Minimum Lot Size:* two (2) acres
2. *Fencing:* All storage of vehicles and boats shall be within the enclosed structure or within a compound yard enclosed by an eight (8) foot high solid fence or wall, except for driveway openings. Fencing shall be made of wood or masonry materials. No fencing shall be allowed within a required landscape bufferyard.
3. *Surface material:* All vehicles shall be stored on a hard-surfaced material.
4. *Emergency Access:* Vehicles shall be arranged in a neat and orderly manner so that emergency vehicles, such as fire trucks and ambulances, may be able to access within one hundred (100) feet of any portion of the property. In addition to this requirement, all operations shall comply to the requirements of the local fire district.
5. *Wastewater Dumping Station:* All facilities designated for recreational vehicle storage shall be required to include a wastewater dumping station. These facilities are required to be permitted by the Tri-County

Health Department. Wastewater Dumping Station shall be located a minimum of one-hundred (100) feet from any property line.

4-11-02-05-07

**LANDSCAPE STORAGE YARD**

1. *Outdoor Storage:* Outdoor storage of rock, soil, mulch, and other non-living landscaping materials, and equipment, is permitted. Equipment and material storage areas must be screened from view from adjacent parcels and road right-of-way by an eight-foot high minimum screen fence. Only products, materials, and equipment owned and operated by the landscape business may be stored on the site.
2. Any nursery which contains ten (10) percent or more of the approved living nursery area for hardscape materials shall be classified as a Landscape Storage Yard. Hardscape includes but is not limited to the storage of rock, soil, mulch, and other non-living landscape materials and equipment.
3. All commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight and/or hardscape used for the landscape storage yard business shall be screened from any adjoining residentially zoned or used property with an eight (8) foot solid screen fence in accordance with the approved landscape plan.
4. In all Agricultural Zone Districts no more than two (2) commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight used for the landscape storage yard business shall be allowed per acre with a maximum of five (5) unless otherwise permitted through a Conditional Use Permit.

4-11-02-05-08

**ACCESSORY OUTDOOR STORAGE (NOT TO EXCEED 100% OF THE BUILDING AREA)**

1. All outdoor storage shall be screened in accordance with the Fencing, Walls, and Screening section (See Section 4-10-01-03) of these standards and regulations.
2. All outdoor storage shall not exceed the height of the fence, unless specifically approved by the Board of County Commissioners as part of the Conditional Use Permit.
3. All outdoor storage shall consist of non-hazardous materials as determined by the Colorado Department of Public Health and Environment.
4. All outdoor storage shall be designed with adequate access areas and shall meet all requirements of the local fire district.



4-11-02-06 ENERGY FACILITIES

4-10-02-06-01

**SOLAR ENERGY SYSTEM, PRINCIPAL**

1. *Site Plan*: A site plan review is required for large-scale solar energy systems prior to building permit approval. Site Plan documents shall include:
  - a. Property lines and physical features, including roads, for the project site;
  - b. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;
  - c. Blueprints or drawings of the solar energy system showing the proposed layout of the system, the distance between the proposed solar collector and all property lines, and the tallest finished height of the solar collector;
  - d. Name, address, and contact information for proposed system installer; and
  - e. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any; *Lot Coverage*: The area covered by ground-mounted solar energy systems, where the ground beneath is permeable or pervious, shall not be included in calculations for lot coverage for purposes of zoning.
2. *Location*: All solar panels and equipment (excluding fencing, poles, buried cables, and wires necessary to connect to facilities of the electric utility) shall meet the minimum setbacks for the applicable zone district. Additional setbacks may be required to mitigate noise and visual impacts, or to provide for designated road or utility corridors, as identified through the review process.
3. *Maximum Height*: The height shall be measured from the highest grade below each solar panel. Ground-mounted solar energy systems shall not exceed twenty (20) feet in height.
4. *Signage*: Clearly visible warning signs shall be placed on the fence, barrier, or facility perimeter to inform individuals of potential voltage hazards.
5. *Security*: All solar panels and equipment (excluding poles and wires necessary to connect to facilities of the electric utility) shall be enclosed by a fence at least six (6) feet high. Wildlife-friendly fence options are encouraged.
6. *Landscape Requirements*: Ground-mounted solar energy systems shall be evaluated on a site-specific basis and landscaping may be required. Native grasses and wildflower mixes are encouraged.

7. *Fire Code:* The solar energy system shall conform to all requirements of the currently adopted fire code. Landscape requirements per this section are in addition to any fire break requirements of the adopted fire code.
  - a. *Vegetation Management Plan:* A site-specific plan will be provided by the operator that outlines how vegetation will be kept to minimum levels on the perimeter of the facility. This may include treatment, mowing, and/or other methods of fuel-reduction.
8. *Lighting:* If lighting is provided at the site, lighting shall be shielded and downcast such that the light does not spill onto the adjacent parcel. Motion sensor control is preferred.
9. *Stormwater/Erosion Mitigation Plans:* For ground mounted systems, regardless of size, applicant must provide plan(s) showing what measures or best management practices will be used to prevent and/or contain erosion under the drip line of the solar panels.
10. *Wildlife Corridors:* For Medium and Large Energy Systems, wildlife corridors shall be maintained within natural drainages by leaving those areas open and free of obstruction.
11. *Decommissioning:* Any solar energy system which is no longer producing energy or has been abandoned shall be removed, not including a temporary cease in production for maintenance or force majeure. The owner or operator shall physically remove the installation within 150 days after the date of discontinued operations. The owner or operator shall notify the Adams County Community & Economic Development Department by certified mail within 30 calendar days of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:
  - a. Physical removal of all solar energy systems, structures, and equipment from the site.
  - b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
  - c. For ground-mounted solar energy systems, stabilization or re-vegetation of the site as necessary to minimize erosion. Adams County may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

#### 4-11-02-07 MODERATE MANUFACTURING AND PROCESSING

##### 4-11-02-07-01 CEMENT, CINDER BLOCK, CONCRETE, LIME OR PLASTER MANUFACTURING

1. *Outdoor Activities:* Manufacturing shall be performed or carried out entirely within an enclosed building. If an accessory outdoor storage

permit is obtained, no more than ten percent (10%) of that area may be used for assembly of products. Any outdoor assembly area must be screened in accordance with the Fencing, Walls and Screening section (See Section 4-10-01-03) of these standards and regulations. When this use is located in an Industrial-2 or Industrial-3 zone district, the manufacturing does not need to be performed or carried out entirely within an enclosed building.

2. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-11-01-03) of these standards and regulations. Separate permits are required for accessory outdoor storage.
3. *Garbage Storage:* Any garbage storage area shall be enclosed by a sight-obscuring fence made of wood or masonry material. Garbage area screening shall consist of a six (6) foot high minimum screen fence made of wood or masonry material. Fencing materials should be cleaned and maintained must be clean and maintained at all times to present an orderly appearance. No garbage storage area shall be located within twenty (20) feet of a public sidewalk.
4. *Dust and other off-site impacts:* Dust, noise and other off-site impacts must be appropriately mitigated to reduce the effects on adjacent parcels.
5. *Lighting:* Lighting shall be shielded and downcast such that the light does not spill onto adjacent parcel(s) or rights-of-way.
6. *Hours of operation:* When abutting residentially zoned or used property, hours of operation shall be restricted to 7:00 a.m. to 7:00 p.m.
7. *Conditional use permit required in the I-1 zone district:* When cement, cinder block, concrete, lime or plaster manufacturing cannot meet any of the items 1-5 above in the I-1 zone district, then a conditional use permit shall be required. If items 1-5 above can be met in the I-1 zone district, then the use shall be a permitted use.

## 4-12 RECREATIONAL USES PERFORMANCE STANDARDS

### 4-12-01 GENERAL PERFORMANCE STANDARDS

#### 4-12-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance to be applied to all recreational

development in Adams County. Any use specific performance standards contained in these standards and regulations shall also be applied. Where a use specific performance standard conflicts with a general performance standard, the use specific standard shall apply.

#### **4-12-01-02 SUBSECTIONS**

The following general performance standards are included in this section:

1. Project Compatibility
2. Fencing and Walls
3. Lighting

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-13)
2. Signage (See Section 4-01)
3. Landscaping (See Section 4-16)
4. Weeds and Offending Vegetation (See Section 4-18)
5. Site Design Considerations (See Section 4-21)
6. Operational Standards (See Section 4-14)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-22)
8. Off-Premise Signs (See Section 4-16)

#### **4-12-01-02-01 PROJECT COMPATIBILITY**

##### **4-12-01-02-01-01 Purpose**

The purpose of this section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area. While it is important that structures are compatible with other development in the area, it is most important that development support the parks and open space goals of the zone district in which the use is located. For this reason, there are no specific architectural standards that are required for recreational uses.

##### **4-12-01-02-01-02 Architectural Character**

The character of structures dedicated to recreational uses should be compatible with the general character of the area, to the extent practicable. Compatibility can be achieved through techniques such as the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door patterns, and/or the use of building materials with color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry are considered compatible with wood framing and other materials.

4-12-01-02-01-03      **Structure Size, Height, Bulk, Mass, Scale**

New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

4-12-01-02-01-04      **Structure Orientation**

Placement of structures shall be based on operational needs for the spaces, as well as natural features that should be highlighted or retained. To the maximum extent feasible, primary facades and entries shall face the adjacent road. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways. Any restroom facilities should be screened, to the extent practicable, from surrounding properties. Entrances to restroom facilities should be fully visible from public areas on the property.

4-12-01-02-01-05      **Building Materials**

1. *General:* Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
2. *Glare:* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.
3. *Windows:* Mirror glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Clear glass shall be used for institutional front windows or doors. Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

4-12-01-02-01-06      **Land Use Transition**

When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth in this Section regarding scale, form, materials, and colors and

[adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.](#)

**[4-12-01-02-01-07](#) *Operational/Physical Compatibility Standards***

[The following conditions may be imposed upon the approval of development applications to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:](#)

- [1. Hours of operations and deliveries](#)
- [2. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare](#)
- [3. Placement of trash receptacles](#)
- [4. Location and screening of loading and delivery zones](#)
- [5. Light intensity and hours of full illumination](#)
- [6. Placement and illumination of outdoor vending machines](#)

**[4-12-01-02-02](#) *FENCING, WALLS AND SCREENING***

**[4-12-01-02-02-01](#) *Maximum Height***

[In the Neighborhood Park \(NP\) Zone, fences shall be limited to no more than seventy two \(72\) inches; within the Regional Park \(RP\) and Natural Areas \(NA\) Zone Districts, fences shall be limited to ninety six \(96\) inches. All fences more than forty-two \(42\) inches in height require a building permit. Permitted exceptions to these maximum heights include:](#)

- [1. When a recreational use is adjacent to existing or proposed arterial roads or state highway. Fences bordering such roads may be uniformly built higher with approval from the Director of Community and Economic Development.](#)
- [2. Safety fences required for recreational uses, such as tennis courts, are permitted to be built higher with approval from the Director of Community and Economic Development.](#)
- [3. Fences associated with public outdoor pools, as outlined in section 4-12-02-02-03.](#)

**[4-12-01-02-02-02](#) *Fencing Material***

[Fencing consisting of only barbed wire is prohibited unless in or immediately adjacent to Agricultural areas. Barbed wire fencing is allowed by right in the Natural Areas \(NA\) Zone District. Low and transparent fences are encouraged to provide open views for parks and open spaces and to support wildlife crossings.](#)

**[4-12-01-02-02-03](#) *Retaining Wall***

[Any retaining wall over four \(4\) feet in height shall require preparation by a professional engineer as a condition for a building permit, except where waived](#)

by the Director of Community and Economic Development. As determined by the Director of Community and Economic Development any retaining wall over thirty-six (36) inches in height may require a guard rail up to five (5) feet in height and placed at the top of grade.

4-12-01-02-02-04      **Traffic View Obstruction**

Traffic view obstruction, as outlined in these standards and regulations, is prohibited.

4-12-01-02-02-05      **Screen Fencing**

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The Director of Community Development shall determine what form of screening is appropriate to accomplish visual buffering.

4-12-01-02-02-06      **Garbage Area Screening**

Garbage area screening shall consist of a six (6) foot high minimum screen fence.

4-12-01-02-02-07      **Outdoor Storage Screening**

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

4-12-01-02-02-08      **Masonry Wall**

All walls specified to be masonry fencing shall be constructed out of a brick or stone material which does not permit the contents within the fenced area to be seen from the outside.

4-12-01-02-02-09      **Noise Barrier Fencing**

Where existing and proposed arterial roads or state highways traverse or are adjacent to areas of proposed recreational development the Director of Community and Economic Development may require noise barrier fencing be installed. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.

4-12-01-02-03      **LIGHTING**

4-12-01-02-03-01      **Operational Considerations**

Public and quasi-public recreational facilities such as baseball, softball, soccer, or football fields are exempt from lighting height restrictions and glare limitations onto adjacent properties provided the

[lights are only used while the field is in use. Reasonable Hours of Operation limitations may be placed on any recreational use by the Director of Community and Economic Development.](#)

#### **4-12-02 PERFORMANCE STANDARDS BY USE CATEGORY**

The following specific performance standards are included in this section:

- [1. Indoor Public Uses](#)
- [2. Outdoor Public Uses](#)
- [3. Performance standards for residential uses, institutional uses, commercial uses and industrial uses permitted in a recreational zone district may be found in Sections 4-07, 4-08, 4-09, and 4-10.](#)

#### **4-12-02-01 INDOOR PUBLIC USES**

##### **4-12-02-01-01 GENERAL**

- [1. Screened Parking: Off-road parking for the guests shall be screened with landscaping meeting the requirements of a Type C Bufferyard \(See Section 4-16-06\). Property owners who develop near existing parks shall maintain landscape character of the existing park use.](#)
- [2. Outdoor Storage: Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.](#)
- [3. Garbage Storage: Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.](#)

#### **4-12-02-02 OUTDOOR PUBLIC USES**

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- [3. Garbage Storage: Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.](#)

##### **4-12-02-02-02 PICNIC AREAS, PARKS, AND PLAYGROUNDS**

- [1. Setbacks: Picnic areas, parks, and playgrounds shall be setback twenty \(20\) feet from all abutting residentially or commercially zoned properties unless designed as an accessory use to an adjacent use.](#)



2. *Hours of Operation:* Outdoor activities shall not begin before 7:00 a.m. and shall conclude by 9:00 p.m. when abutting residentially zoned or used property. Special events, with a temporary use approval, may be approved for alternate hours.
3. *Lighting:* Lighting for all facilities shall be turned off by 9:15 p.m. or as otherwise approved through a temporary use review.
4. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building or structure.
5. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.

4-12-02-02-03      ***SWIMMING POOLS, PUBLIC***

1. *Setbacks:* Swimming pools shall be set back one fifty (50) feet from abutting residential and commercial zone districts and uses.
2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
3. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
4. *Certified Lifeguard:* At least one (1) certified lifeguard shall be on duty during all hours of operation.
5. *Fencing:* Fencing height and location for public swimming pools shall be governed by requirements of the International Building Codes, as adopted by Adams County.

4-12-02-02-04      ***ANIMAL RELATED OUTDOOR, PUBLIC***

1. *Screened Parking:* Off-road parking for the guests shall be screened with landscaping meeting the requirements of a Type C Bufferyard (See Section 4-16-06). Property owners who develop near existing parks shall maintain landscape character of the existing park use
2. *Setbacks:* Animal related shall be set back at least one-hundred (100) feet from abutting residential and commercial zone districts and uses.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
4. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
5. *Minimum lot area:* the following animal related outdoor uses require a minimum lot area for site function:
  - Aquarium: 10 acres
  - Botanical: 10 acres

- [Wildlife Preserve: 50 acres](#)
  - [Zoo: 20 acres](#)
6. [Fencing: Fencing height and location for animal related outdoor public use shall be governed by requirements of the International Building Codes, as adopted by Adams County.](#)
7. [No offensive impacts: There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.](#)

## **4-124-13 OTHER DESIGN STANDARDS AND CONSIDERATIONS**

### **4-12-014-13-01 OPEN SPACE RESIDENTIAL DEVELOPMENTS**

#### **4-12-01-014-13-01-01 DESIGN STANDARDS**

In order to preserve open space, tree cover, scenic views and other natural features, the Board of County Commissioners may permit a property owner to increase the density of development of an area by as much as fifty percent (50%) and allow a reduction in the minimum size of lots by not more than fifty percent (50%) provided the development conforms to all applicable regulations for residential subdivisions and the following requirements. This reduction is implemented as part of a P.U.D.

#### **4-12-01-024-13-01-02 OPEN SPACE/CONSERVATION AREA REQUIRED**

The owner shall commit a minimum of thirty percent (30%) of the property to open space or conservation. No lot committed to open space/conservation shall be less than two (2) acres in area.

#### **4-12-01-034-13-01-03 ACCEPTABLE OPEN SPACE/CONSERVATION AREA**

No open area may be accepted as common open space or conservation area within an open space residential development unless it meets the following requirements:

1. The location, size, and character of the common open space/conservation area is suitable for the residential development or agricultural use;
2. The common open space/conservation area is for preservation of natural flora and fauna, amenity or recreational purposes, or agricultural use; and
3. The uses authorized within the open space/conservation area are appropriate to the scale and character of the development, considering its size, density, expected population, topography and the number and type of dwellings provided, or appropriate for agricultural use.

#### **4-12-01-044-13-01-04 IMPROVEMENT OF OPEN SPACE**

Common open space will be suitably improved for its intended use, except that common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements to be permitted in the common open space are those appropriate to the uses, which are authorized for the common open space.

#### **4-12-01-054-13-01-05 USE OF OPEN SPACE/CONSERVATION AREAS**

No more than twenty-five percent (25%) of the minimum required open space shall be designated for active recreation purposes in order to preserve a reasonable proportion of natural areas on the site. The purposes for which open space areas are proposed shall be documented.

Conservation areas zoned Conservation (CO) may be used based on the use restrictions in said zone district.

#### ~~4-12-01-064-13-01-06~~ CONCENTRATION OF OPEN SPACE/CONSERVATION AREAS

Where practical, open space/conservation areas shall be concentrated in large usable areas.

#### ~~4-12-01-074-13-01-07~~ CONTIGUITY OF OPEN SPACE/CONSERVATION AREAS

Where possible, open space/conservation areas shall connect to adjacent off-site open space areas and designated greenways. Where the intended use of the conservation area is agricultural, the conservation area shall be connected to adjacent off-site agricultural area.

#### ~~4-12-01-084-13-01-08~~ PRIORITIZATION OF OPEN SPACE TYPES

The following list represents the relative desirability of different types of open space/conservation areas, and should be used as the basis for determining the optimum location for open space/conservation areas within a proposed Open Space Subdivision:

1. Critical areas including riparian areas and floodplain.
2. Pastures and farmland currently or traditionally used for agriculture.
3. Trails and greenways.
4. Significant stands of trees.
5. Mature vegetation on ridgelines.

#### ~~4-12-01-094-13-01-09~~ CALCULATION OF OPEN SPACE/CONSERVATION AREA

The calculation of open space/conservation areas shall include all common public or privately held open space/conservation areas but shall exclude all right-of-way for public roads and the easement width for private roads, and storm water facilities. Individual private residential lot areas shall not be included in the open space/conservation area calculation.

#### ~~4-12-01-104-13-01-10~~ OWNERSHIP OF OPEN SPACE

Land shown on the final plat as common open space, and landscaping and/or planting contained therein, shall be permanently maintained by and conveyed to one of the following:

1. An association of owners shall be formed and continued for the purpose of maintaining the common open space. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the common open space acceptable to the County in providing for the continuing care of the space.

2. A public agency or district, which agrees to maintain the common open space and any buildings, structures or other improvements which have been placed on it.

#### ~~4-12-01-114-13-01-11~~ OWNERSHIP AND ZONING OF CONSERVATION AREAS

Land shown in the final plat as a conservation area shall be rezoned Conservation (CO) and shall be maintained by and conveyed to one of the following:

1. An association of owners shall be formed and continued for the purpose of maintaining the conservation area. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the conservation area acceptable to the County in providing for the continuing care of the space.
2. A public agency or district, which agrees to maintain the conservation area and any buildings, structures or other improvements, which have been placed on it.

The conservation area may be held in private ownership where the intended purpose of the conservation area is agricultural use. The maintenance of the conservation area in private ownership shall be approved by the Board of County Commissioners based on the appropriateness of the land's continued agricultural use and the adequacy of the proposed maintenance plan.

#### ~~4-12-01-124-13-01-12~~ MAINTENANCE OF OPEN SPACE/CONSERVATION AREAS

A maintenance plan shall be submitted and approved as part of the Open Space Subdivision process. The maintenance plan shall meet the landscape and open space/conservation maintenance requirements contained in Section 4-24. Where the Conservation Area is intended to be used for agriculture, the maintenance plan shall be approved by the Conservation District and shall meet the requirements of Section 4-24.

#### ~~4-12-01-134-13-01-13~~ RELATIONSHIP TO PARKS AND OPEN SPACE REQUIREMENTS

All Open Space Subdivisions shall also meet the parkland dedication requirements of the Adams County Subdivision Regulations. Open space/conservation areas established for the purpose of meeting the requirements of this Section shall not be counted toward the parkland dedication requirements contained in the Adams County Subdivision Regulations.

#### ~~4-12-024-13-02~~ NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES PROTECTION

##### ~~4-12-02-014-13-02-01~~ PURPOSE

The purpose of the Natural, Agricultural, and Cultural Resources Protection standards is to: (1) provide for the protection of natural, wildlife, agricultural, and cultural resources, which are an essential component of the community's economic base and establish the

character of the community; and (2) preserve and enhance the quality of life County residents enjoy.

#### 4-12-02-024-13-02-02 OVERVIEW

There are four (4) subsections to accomplish the purpose of this Section.

1. Resources Review
  - a. *Purpose:* The purpose of this subsection is to coordinate the application of all resource protection standards, the standards of the Natural Resources Conservation Overlay (NRCO), and agricultural and cultural resources preservation objectives.
  - b. *Methodology:* This subsection specifies the types of projects for which a Resources Review must be performed, the content of the Resources Review, and the procedure by which projects requiring a Resources Review are processed.
2. Natural Resources Protection and Natural Resources Conservation Overlay (NRCO)
  - a. Individual Protected Resources
    - (1) *Purpose:* The purpose of this subsection is to protect the following individual natural resources:
      - (a) Waterbodies
      - (b) One Hundred (100) Year Floodplains
      - (c) Wetlands
    - (2) *Methodology:* The above listed resources and their subcategories are specifically defined by these standards and regulations. The subsection specifies the mechanisms used to protect the identified resources.
  - b. Natural Resources Conservation Overlay (NRCO) District
    - (1) *Purpose:* The purpose of the Natural Resources Conservation Overlay District (NRCO) is to protect areas of identified exceptional environmental value, such as wildlife habitat areas, or areas hazardous for development, such as floodplains. The overlay zone district is established as a means of assuring these lands are treated in a particularly sensitive manner to protect the associated natural resources.
    - (2) *Methodology:* The NRCO District specifies the mechanisms used to protect the identified resources. Specifically, the standards are established to help assure natural resources are identified and adequate mitigation is implemented in association with development to assure the long-term protection of important habitat for wildlife as a cohesive and functional system throughout the County. Development is to be designed to protect the areas wildlife needs to survive; therefore, development is to be kept outside of the NRCO, as much as possible.
    - (3) *Mapping:* The areas within the NRCO District are shown on the Adams County Zoning Map, which has been adopted as part of these standards

and regulations. These boundaries are approximate due both to the scale of the map and the difficulty in identifying vegetation and other land characteristics for a large area.

3. Cultural Resources Preservation
  - a. *Purpose*: The purpose of this subsection is to identify and protect important cultural resources in association with proposed development.
  - b. *Methodology*: This subsection describes what cultural resources are significant and a series of mechanisms and their objective of cultural resources protection.
4. Agricultural Preservation:
  - a. *Purpose*: The purpose of this subsection is to identify the mechanisms in these standards and regulations and otherwise utilized by Adams County for the purpose of promoting agricultural preservation.
  - b. *Methodology*: This subsection describes the following mechanisms and their objective of agricultural preservation. These mechanisms include agricultural district zoning, conservation district zoning, land uses permitted in agricultural zone districts, exemptions for regulations for agricultural uses, and open space subdivision standards.

#### ~~4-12-02-034-13-02-03~~ RESOURCES REVIEW

##### ~~4-12-02-03-014-13-02-03-01~~ **PURPOSE**

This subsection establishes a Resources Review to coordinate the application of all resource protection standards, the standards of the Natural Resources Conservation Overlay District (NRCO), and agricultural and cultural resource preservation objectives. This subsection further defines the methodology and standards for conducting the Resources Review. The review shall identify the natural, scenic, cultural, and agricultural resources defined in these standards and regulations, and describe how the proposed development will be designed in order to preserve these resources and to meet the standards of this subsection.

##### ~~4-12-02-03-024-13-02-03-02~~ **APPLICABILITY**

All development proposals subject to the provisions of the NRCO District, and any activity, including subdivisions, which disturb an area of one (1) acre or more, shall comply with the provisions of this subsection unless specifically exempted below.

##### ~~4-12-02-03-034-13-02-03-03~~ **EXEMPTIONS**

The following activities and development shall be exempt from this subsection.

1. *Agriculture*: Activities conducted for agricultural purposes.

2. *Development within an Approved Project:* All development pursuant to a project approval already received from Adams County.
3. *Single-Family Home:* Development of a single-family home provided:
  - a. The location proposed for the single-family home is not within the NRCO;
  - b. The single-family home is the only residence on the individual lot or parcel or the density on the site is less than or equal to one (1) dwelling unit per thirty-five (35) acres of base site area; and
  - c. The application for development demonstrates compliance with all setback/buffer standards specified in the Individual Protected Resources and NRCO District subsections of these standards and regulations.
4. *Expansion:* Expansion of an existing building or the addition of an accessory structure to a residential single-family dwelling.

~~4-12-02-03-044-13-02-03-04~~ **METHODOLOGY**

1. *General Content:* A Resources Review shall describe the existing conditions of the property, describe the development proposal and the rationale for the location of proposed open space, if applicable, and a description of how the proposal meets all the applicable standards and objectives of this Section and the Adams County Comprehensive Plan.
2. *Site Specific Content:* A Resources Review for all proposed developments not otherwise exempted, shall contain the following components, as applicable to the property proposed for development and the proposed project.
  - a. *Individual Protected Resources Component:* The Resources Review for property containing protected resources shall contain an individual protected resources component including maps and/or plans depicting the location of water bodies, one hundred (100) year floodplains, and wetlands. This component also shall describe the level to which all resources are either conserved or developed, depict the setbacks/buffers of all resources for which setbacks/buffers are required, and contain a mitigation plan, if applicable.
  - b. *NRCO Component:* A Resources Review shall contain a NRCO component including a site specific review identifying the location of areas used by wildlife as habitat or migration routes and any area protected by the NRCO District, and plans identifying how the proposed development on the land complies with the standards of the NRCO District.
  - c. *Cultural Resources Component:* A Resources Review shall contain a cultural resources component including a written review of the proposed development, depicts the locations of all cultural resources and includes plans identifying how the proposed development on the land complies with the standards of the Cultural Resources subsection.



- d. *Agricultural Component*: A Resources Review shall contain an agricultural component identifying the location of agricultural land and describes related agricultural operations, such as irrigation practices, occurring on the land.
3. *Recommendations*: A Resources Review shall contain recommendations for mitigating any negative impacts of the proposed development on the natural, cultural and agricultural resources. The review also shall contain recommendations for resolving conflicting objectives when the Resources Review identifies areas where such conflicts exist.
4. *Priorities*: In reviewing and approving, approving with conditions, or denying an application containing lands regulated by more than one (1) resource category, the Standards for Development in the NRCO District shall be achieved to the maximum extent practical first. The requirements of the individual protected resources shall generally receive second priority but may receive first priority in instances where the individual protected resource would be greatly damaged by development and the damage can be avoided by a change in development design creating a minimal impact to the NRCO.
5. *Professional Consultant(s) Required*: The Resources Review shall be prepared by one (1) or more professionals who have been certified as "qualified" by the Community and Economic Development Department. Individuals may be certified to prepare one (1) or more components of a Resources Review depending upon their qualifications. Each professional shall be deemed qualified by the Department of Community and Economic Development based on education, professional certifications, experience in the field, and their understanding of these standards and regulations, and the Adams County Comprehensive Plan. The Department of Community and Economic Development may form a multi-departmental committee to assist in the certification of consultants.
6. *Selection of Consultant(s)*: The County shall maintain a list of qualified professional consultants. The developer of a project requiring a Resources Review shall select one (1) or more individuals from the list of certified consultants to prepare the review. The County also can select a consultant from the same list to review the work of the developer's consultant. In these instances, the County's consultant shall be paid by the County.

~~4-12-02-03-054-13-02-03-05~~ **PROCEDURE**

The Resources Review shall be consolidated and considered with the review necessary to obtain the first development permit for the proposed development for which the review is conducted.

~~4-12-02-04-01~~ ~~4-13-02-04~~ **INDIVIDUAL PROTECTED RESOURCES AND NRCO DISTRICT**~~4-12-02-04-01~~ ~~4-13-02-04-01~~ **PURPOSE**

Waterbodies and wetlands provide critical functions in controlling flood waters, providing wildlife habitat, cleansing water resources and contributing to the special scenic quality of Adams County. Reserving the one hundred-year (100) year floodplain protects against the loss of life and property during flood events. The purposes of this Section are to define critical resources, and establish protection standards for waterbodies, floodplains and wetlands.

~~4-12-02-04-01~~ ~~4-13-02-04-02~~ **INDIVIDUAL PROTECTED RESOURCES (WATERBODIES, ONE HUNDRED (100) YEAR FLOODPLAINS, AND WETLANDS)**

1. *Purpose:* This Section establishes the protection standards for waterbodies, floodplains, and wetlands, in order to protect the community as a whole from potential negative impacts caused by development which may affect these resources or their functions. This Section prohibits development on and within a certain distance of these resources.
2. Resource Definitions
  - a. *Waterbodies:* "Waterbodies" means natural features or manmade reservoirs (i.e., rivers, streams, lakes), which convey or contain surface water.
  - b. *River:* "River" means the South Platte River and Clear Creek.
  - c. *Stream:* "Stream" means a body of running water which is neither one of the identified rivers nor an irrigation ditch, and has one (1) or more of the following characteristics:
    - (1) Has an average annual flow of three (3) cfs or greater including return water from sub-irrigation practices.
    - (2) Provides a habitat area for one (1) or more species of fish or waterfowl.
  - d. *Natural Lake/Pond:* A "natural lake/pond" means a body of standing water, usually at least six (6) feet deep, which was created by natural processes.
  - e. *Riparian Plant Community:* Riparian plant communities associated with watercourses in Adams County shall be delineated using "Riparian Community Type Classification of Colorado", USDA Forest Service, 1990.
  - f. *Floodplains:* "Floodplains" means land adjacent to a watercourse which is subject to flooding as a result of the occurrence of the 100-year or one percent (1%) frequency flood of a watercourse. Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.

- g. *Wetlands*: "Wetlands" means an area where water is at, near, or above the land surface long enough to support aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. Delineation of wetlands in the County shall be according to the 1989 Army Corps of Engineers definition of jurisdictional wetlands. This definition excludes irrigation induced wetlands.
- 3. *No Development or Setbacks/Buffers Required*: Due to the risk of severe negative impacts on the community at large, if waterbodies, floodplains, and wetlands are wholly or partially developed, and the necessity to protect the natural functions of these resources, development of these resources is prohibited in most cases and a setback/buffer is required.
- 4. *Development Prohibited*: Development in waterbodies, the one hundred (100) year floodplain, wetlands, and significant wildlife habitat is prohibited except for essential facilities as specified below.
  - a. *Setback/Buffers Required*
    - (1) *Measurement*: Setbacks shall be measured from the mean high water or top of bank, whichever is farthest from the thread of the watercourse or the center of the waterbody.
  - b. *Setback/Buffer Definitions*
    - (1) *Buffer*: The area protected by the setback is the "buffer" and shall remain free from development, parking, open storage of vehicles, refuse, or any other material. Terrain disturbance for bona fide agricultural purposes, flood protection, wildlife habitat enhancement, or pathways are permitted in the buffer upon receipt of applicable permits.
- 5. *Minimum Setback/Buffer Required*: All development is required to be setback from specified resources as follows:
  - a. *Rivers*: Minimum one-hundred-fifty (150) feet.
  - b. *Streams*: Along streams, development shall be located out of the riparian plant community, but in no case shall the required setback be less than fifty (50) feet nor more than one hundred-fifty (150) feet.
  - c. *Natural Lake/Pond*: Adjacent to natural lakes or ponds, development shall be located out of the riparian plant community, but in no case shall the required setback be less than fifty (50) feet nor more than one hundred-fifty (150) feet.
  - d. *Wetlands*: Minimum fifty (50) feet.

~~4-12-02-04-034-13-02-04-03~~ **DEVELOPMENT OF ESSENTIAL FACILITIES**

- 1. *Essential Facilities in or Adjacent to Waterbodies and Floodplains*: Certain water dependent uses must be located in or adjacent to waterbodies and/or in floodplains. These may be permitted provided all structures meet the following requirements:

- a. *Flood Control, Irrigation, or Essential Crossings*: Only structures, which are essential to flood control, irrigation or essential road or utility crossings, shall be permitted.
  - b. *Not for Human Habitation*: Structures in the floodplain shall not be intended or designed for human habitation.
  - c. *Elevation of Structures and Utilities*: Any generally horizontal element not part of the support structure shall be at least one (1) foot above the one hundred (100) year flood elevation. All service and utility connections, such as electrical and heating equipment, water, sewer, electric, or gas, shall be similarly located.
  - d. *Floodway*: Except for crossings for access, no structures shall intrude into the floodway.
  - e. *Minimum Obstruction of Flood Waters*: Structures constructed in the flood fringe shall not cause any rise more than one-half (1/2) foot in the 100-year water surface elevation and structures constructed in the floodway shall cause zero (0) feet of rise. Should a development cause more rise than allowed, a Conditional Letter of Map Revision (CLOMR) shall be submitted. Any increase in flood height shall be confined to the subject property and shall cause no increase in the flood height on adjacent properties.
  - f. *Compliance with Floodplain Overlay District*: All development within the floodplain shall comply with the Adams County Floodplain Overlay District standards. In the event of a discrepancy between the Floodplain Overlay District standards and these standards, the more stringent standard shall control.
  - g. *Minimize Negative Impacts on Wildlife*: All development shall be designed to minimize negative impacts on wildlife.
  - h. *Fill in Floodplains*: Fills or deposition of materials in floodplains may be allowed provided the following standards are met:
    - (1) Fill shall be allowed only for essential crossings, water dependent uses, or flood control.
    - (2) No fill shall be in the floodway or within twenty (20) feet of the floodway.
    - (3) Fill or other materials shall be protected against erosion by riprap, vegetative cover, sheet piling, or bulkhead sufficient to prevent erosion.
    - (4) Fill shall be clean and compacted to minimize erosion potential.
2. *Essential Facilities in or Adjacent to Wetlands*: Wetlands may be developed under the following circumstances. Notwithstanding, receipt of a local permit for developing wetlands does not absolve a developer from obtaining all other State or Federal permits necessary to develop wetlands.
    - a. *High-Intensity Use Degrades Wetland/Wetland Agriculture-Induced*: Where the intensity of adjoining uses causes the retained wetlands to

become degraded habitats and the wetland area is suitable for development due to planning, location, and other factors, or where the wetland is induced by agricultural irrigation, a wetland may be developed.

- b. *Necessary to Reshape Wetland to Provide Building Site:* Where, due to parcel shape and interaction with topography, it is necessary to reshape the wetland boundary to provide a building envelope, a wetland may be redeveloped. Filling up to five (5) percent of the wetland on the parcel, not to exceed one (1) acre, is permitted.
- c. *No Alternate Site:* Development shall be permitted only where it is demonstrated the proposed activity cannot be practically located at an alternative, non-wetland site.
- d. *Practical Measures to Reduce Impact:* It shall be demonstrated reasonable project modification measures have been taken to reduce wetland loss and degradation.
- e. *On-Site Mitigation Wherever Possible:* On-site mitigation shall be provided wherever possible. On-site mitigation shall be at a ratio of one and one-half (1.5) acres of new wetland for every one (1) acre of wetland filled. All off-site mitigation shall be at a ratio of two and one half (2.5) acres of new wetland for every one (1) acre filled. It shall also be demonstrated these new wetlands will restore lost wetland functions and values.
- f. *Wetland Replanting:* The new wetland area shall be planted with a hydric tolerant mix of seeds in suitable areas, wetland plants, and suitable seed bank soils. A wetlands biologist, or other professional with experience in wetland creation, shall certify the planting plan.
- g. *Persistence:* It shall be demonstrated the created or restored wetland will be at least as persistent as the impacted wetland system it replaces.
- h. *Buffers:* Buffers shall be provided around wetlands created pursuant to this subsection.

~~4-12-02-04-044-13-02-04-04~~ **NATURAL RESOURCES CONSERVATION OVERLAY (NRCO) DISTRICT**

See Chapter 3 for NRCO District standards and open space requirements.

~~4-12-02-054-13-02-05~~ **AGRICULTURAL RESOURCES PRESERVATION**

~~4-12-02-05-014-13-02-05-01~~ **PURPOSE**

Ranching and farming are agricultural uses, which formed the original basis for the communities in Adams County. In all areas of the County, the agricultural industry is threatened by residential development and urbanization. Paradoxically, much of the attraction for residents of Adams County is the open space created by agricultural operations, the very operations threatened by increasing urbanization. The purpose of this Section is to identify the

mechanisms in these standards and regulations, which have been adopted for the purpose of promoting agricultural preservation.

~~4-12-02-05-024-13-02-05-02~~ **SUMMARY OF MECHANISMS TO PROMOTE AGRICULTURAL PRESERVATION**

The following mechanisms are available through application of these standards and regulations as incentives for land in Adams County to be maintained in agricultural production.

1. *Agricultural Assessment*: By Colorado Statute, agricultural uses in Adams County do not pay property taxes on the market value of land upon which they are located. If they did, agriculture in Adams County would have disappeared long ago. Agricultural assessments are a conscious decision in order to retain agriculture for as long as possible.
2. *Open Space Subdivisions and P.U.D.s*: Developments in the Agricultural Districts are required to cluster homes and to provide either thirty percent (30%) or sixty percent (60%) open space. If the property proposed for development has an existing agricultural operation, or a landowner wishes to establish an agricultural operation on the portion of the property proposed as open space, agriculture is an accepted and encouraged use of the required open space.
3. *Agricultural Zoning Density*: Developments in the Agricultural Districts are kept at a low density. Residential development and agriculture are generally incompatible. The more the permitted form of development can either prevent or mitigate such conflicts, the more likely it is that agricultural operations can continue. Low development densities can help to mitigate some conflicts.
4. *Agricultural Land Uses*: Certain uses generally compatible with agricultural uses have been permitted in the Agricultural Districts in order to provide opportunities for agricultural families to diversify their income base, yet retain their primary way of life--agriculture. The following uses have been permitted in the Agricultural Districts, in many cases, specifically to promote agriculture: Agricultural employee housing, mobile home, nurseries, bed and breakfasts, agricultural support and service uses, produce stands, campgrounds, outdoor recreational uses, home businesses, cottage industries including small food manufacturing operations, etc.

~~4-12-02-05-034-13-02-05-03~~ **STANDARDS**

Any conversion of agricultural land shall comply with the following standards.

1. *Site Evaluation*: Farm and ranch lands shall be assessed according to the USDA Agricultural Soil Capability Classifications. The site shall be

mapped and the soils with the lowest classifications shall be developed first.

2. *Agricultural Connectivity and Efficiency:* Agricultural lands or operations proposed for development shall be reviewed to determine what impacts the proposed development will have on the continued agricultural use of the undeveloped portions of the tract. Development shall be located so as to ensure the agricultural continuity is maintained and the remaining agricultural tracts are able to be used efficiently.

#### ~~4-12-02-06-014-13-02-06~~ CULTURAL RESOURCES PRESERVATION

##### ~~4-12-02-06-014-13-02-06-01~~ **PURPOSE**

The purpose of this subsection is to identify and protect important cultural resources in association with proposed development.

##### ~~4-12-02-06-024-13-02-06-02~~ **METHODOLOGY**

A survey for important cultural and historic resources meeting the criteria of the Colorado State Historic Preservation Office (SHPO) shall be conducted in all cases where more than five (5) acres will be disturbed. The survey shall meet the requirements of the SHPO and be conducted by a professional approved to conduct historic and cultural resource surveys by the SHPO Office.

##### ~~4-12-02-06-034-13-02-06-03~~ **STANDARDS**

1. *No Development or Setbacks/Buffers Required:* Due to the risk of severe negative impacts to cultural resources from development, and the necessity to protect these historic resources for future generations, development which would destroy the historic and cultural significance of these resources is prohibited in most cases and a setback/buffer is required.
2. *Development Prohibited:* Development of a site, which would result in the destruction of a cultural or historic resource, is prohibited except as specified below.
  - a. *Use Degrades Value:* Where the intensity of adjoining uses causes the retained resource to be placed at significant risk or to become degraded, the resource may be relocated or excavated pursuant to a plan approved by the SHPO.
  - b. *Necessary to Reshape the Land to Provide Building Site:* Where, due to parcel shape and interaction with topography, it is necessary to remove the resource in order to develop the remainder of the site, the resource may be relocated or excavated pursuant to a plan approved by the SHPO.

- c. *Practical Measures to Reduce Impact:* It shall be demonstrated all reasonable project modification measures have been taken to reduce the chance of loss and degradation.
3. *Setback/Buffers Required:* A setback from all identified resources shall be provided.
- a. *Measurement:* Setbacks shall be measured from the boundaries of the resource identified.
- b. *Setback/Buffer Definitions*
- (1) *Buffer:* The area protected by the setback is the "buffer" and shall remain free from development, parking, open storage of vehicles, refuse, or any other material.
- c. *Minimum Setback/Buffer Required:* All development is required to be setback from identified cultural resources by at least one hundred (100) feet unless an alternative setback is justified by the Resource Review Recommendations.
- d. *Setback Standards from Section Lines and Section Line Roads:* Setbacks from Section Lines and Section Line Roads shall be one hundred (100) feet from the right-of-way centerline or the Section Line where a road right-of-way is not established. The Section Line and Section Line Road setback may be varied at the discretion of the Director of Community and Economic Development where the Director of Community and Economic Development determines:
- (1) A new Section Line Road could not be reasonably aligned within one hundred (100) feet of the Section Line;
- (2) The existing Section Line Road can be reasonably expanded within the existing right-of-way;
- (3) The existing right-of-way is adequate for construction of a new Section Line Road; or
- (4) Due to the prevailing development pattern, future road construction or expansion is generally precluded such that the setback would have limited or no effect on future road expansion or construction options.

In no case shall the Director of Community and Economic Development reduce the setback below the minimum right-of-way setback required within the applicable zone district.



## ~~4-134-14~~ **PARKING, LOADING, AND CURB CUT REQUIREMENTS**

### ~~4-13-014-14-01~~ **APPLICABILITY**

Off-road parking and loading requirements in all new developments shall comply with the general access, circulation, and parking standards set forth in this Section.

### ~~4-13-024-14-02~~ **GENERAL STANDARDS**

#### ~~4-13-02-014-14-02-01~~ **SAFETY BARRICADES**

A curb, rail, fence, guard, or other continuous safety barricade of a height or design sufficient to retain vehicles within the parking area shall be provided except for single-family residences and duplexes.

#### ~~4-13-02-024-14-02-02~~ **COMMERCIAL AND INDUSTRIAL PARKING LOT SCREENING/FENCING REQUIRED**

For each boundary line of a commercial or industrial parking area abutting directly on a residential lot a wall, fence, or screen planting of a year-round nature shall be installed at least forty-eight (48) inches high to serve as a barrier for passage of persons and waste material, to conceal glare from headlights, and to reduce noise, fumes, and pavement heat.

#### ~~4-13-02-034-14-02-03~~ **PLANTINGS PROTECTED**

Wheel or bumper guards shall be located so no part of any vehicle extends beyond the boundary lines of the parking area or comes in contact with walls, fences, plantings, or any other structures.

#### ~~4-13-02-044-14-02-04~~ **PARKING AREA LANDSCAPING REQUIREMENTS**

Parking areas are required to meet standards for landscaping within the parking area and around the perimeter of the parking area. Landscaping requirements are found in Section **Error! Reference source not found.** of these standards and regulations.

#### ~~4-13-02-054-14-02-05~~ **SURFACE OF PARKING AREA**

Except for agricultural areas, off-road parking areas shall be surfaced and maintained with a portland or asphalt concrete surface, or other suitable surface as determined by the Director of Community and Economic Development. Drainage shall be subject to the approval of the Director of Community and Economic Development.

The surface of the parking area shall be maintained with the following minimum requirements:

1. Potholes shall not exceed six (6) inches deep or six (6) inches wide.
2. Cracks shall not exceed three (3) inches in width.

3. The parking area shall be maintained in a weed free condition pursuant to Section 4-17.
4. All striping shall be evident at the property line.

~~4-13-02-064-14-02-06~~ **DESIGN AND LAYOUT OF PARKING LOTS**

Parking stall designs, driveways, and other details of a plan for parking shall be subject to the approval of the Director of Community and Economic Development.

~~4-13-02-074-14-02-07~~ **LIGHTING**

Any lighting used to illuminate required off-road parking areas shall be arranged in conformance with the following:

1. Lights shall be shielded so directly emitted light shall not shine directly onto surrounding properties;
2. Light shall be arranged so neither direct nor reflect light may create a traffic hazard and no color light(s) may be used in a manner which would be confused with traffic control devices;
3. No blinking, flashing, rotating or otherwise animated lights shall be permitted except temporary holiday lighting displays or safety devices required by federal, state, county or local regulations;
4. The maximum lighting level shall not exceed one (1.0) foot-candle for parking areas and twenty (20.0) foot-candle in loading areas and unloading platforms; and
5. Light levels measured twenty (20) feet beyond the property line shall not exceed one-tenth (0.1) foot-candle as a direct result of on-site lighting.

~~4-13-02-084-14-02-08~~ **SIGNS**

Only signs indicating entrances and exits or designating conditions of use, direction, or identification shall be maintained within a parking area. Signs indicating entrances, exits, or conditions of use shall not exceed four (4) square feet in area, nor shall there be more than one (1) such sign for each entrance or exit.

~~4-13-02-094-14-02-09~~ **ENTRANCES AND EXITS, CURB CUTS, CURB RETURNS:**

All curb cuts are subject to approval of the Director of Community and Economic Development or the Colorado Department of Transportation for State Highways and are not a use by right. Their placement, size, use, signing, and construction shall conform (at the developer's expense) to the Director of Community and Economic Development written requirements. An Access Permit for all entrances, curb cuts, and curb returns shall be obtained from the Director of Community and Economic Development.

~~4-13-02-104-14-02-10~~ **EXPANSION OR ENLARGEMENT OF USE**

Whenever any building or use is enlarged in height or in ground coverage, off-road parking for said expansion or enlargement shall be in accordance with the requirements of these standards and regulations.

~~4-13-034-14-03~~ **SINGLE- AND TWO-FAMILY DWELLINGS**

~~4-13-03-014-14-03-01~~ **GENERAL**

Off-road parking for one- and two-family dwellings shall be designed to meet the following objectives:

1. Provide an adequate number of parking spaces for the use.
2. Minimize conflicts with traffic on adjacent roadways.

~~4-13-03-024-14-03-02~~ **AMOUNT OF PARKING REQUIRED**

One- and two-family dwellings shall provide a total of two (2) off-road parking spaces per dwelling unit.

~~4-13-03-034-14-03-03~~ **ACCESS TO PARKING**

Access to the off-road parking shall comply with the provision of these standards and regulations, including but not limited to, the following:

1. Obtaining an Access Permit.
2. Limiting the number and spacing of accesses based on the functional classification of the roadway.

~~4-13-03-044-14-03-04~~ **PAVED PARKING REQUIRED**

Whenever an access to off-road parking spaces is adjacent to a paved road, the access shall be paved with asphaltic concrete, concrete, or similar material from the edge of the roadway to the right-of-way line for the roadway.

~~4-13-03-054-14-03-05~~ **ADDITIONAL PARKING SPACES**

Any area used to park vehicles on a single-family or duplex lot, shall be clearly delineated, improved with concrete, asphalt, stone pavers, or minimum ¾" rock (provided the installation is sufficient to support the vehicles), maintained free of weeds, and display no visible dirt surface. Parking vehicles or trailers behind the house or on any landscape is prohibited. At least 30% of the front and side yards must be covered in living material and may not be used for parking (4-16-09-01-02(3)). Access permits may be required if a new driveway from the right-of-way is created (8-01-10).

#### ~~4-13-044-14-04~~ MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL

##### ~~4-13-04-014-14-04-01~~ GENERAL

Off-road parking for multi-family and non-residential developments shall be designed to meet the following objectives:

1. Provide for the safe and convenient movement of vehicles, bicycles, and pedestrians to and from the site and through the site.
2. Efficiently provide an adequate number of parking spaces for the site.
3. Minimize the interference of drive-in facilities and loading zones with access and circulation within the site.

##### ~~4-13-04-024-14-04-02~~ ACCESS STANDARDS

Parking areas shall be designed with clearly defined and unobstructed points of ingress and egress rather than continuous access from an adjacent roadway. No parking space or lot will be permitted which would require a vehicle to back into the roadway to exit the space or lot.

Entrances and exits to the parking lot shall be sited with the objectives of minimizing disruption to traffic flows on the access road. When a parking lot is adjacent to both an arterial road and a road of lower functional classification such as a collector, access shall be from the lower classification road to avoid interfering with the primary function of the arterial road, which is to move traffic rather than to provide access.

When entrances and exits must be located off of higher classification roads, they shall be sited so as to create the least interference with intersections and to preserve the traffic carrying capacity of the road. Speed change lanes or auxiliary lanes shall be provided if required by the Director of Public Works. Wherever possible, entrances and exits shall be separated from intersections per the criteria set forth in Chapter 8 of these regulations.

Entrances and exits to the parking lot should also be sited with the objective of minimizing conflicts within the parking lot and encouraging efficient circulation patterns. The property owner is responsible for all maintenance of the access to and from a public right-of-way.

In cases where there are adjacent and compatible land uses, parking areas shall be designed with circulation between the uses in mind, providing internal connections between the parking areas for the adjacent uses.

##### ~~4-13-04-034-14-04-03~~ SPACES REQUIRED

In connection with every institutional, commercial, and industrial use, there shall be provided, at the time any building or structure is erected, enlarged, or increased in capacity, off-road parking spaces in accordance with the following requirements:

Use	Minimum Required Off-Road Parking Spaces
Art galleries	1 space for each 300 sq. ft. of gross floor area
Auto repair shops	2 spaces for each service bay
Banks and other financial institutions	1 space for each 200 sq. ft. of gross floor area used by general public and 1 space for each 600 sq. ft. not used by general public
Bed and breakfast inns	1 space per rental unit and 1 space per 4 employees
Boarding houses	1 space for each rental unit
Car wash, automatic or self-service	5 spaces per bay automatic and 2 for self-service
Churches	See "Places of worship"
Clubs and lodges	1 space for 200 sq. ft. of gross floor area used by the general public or membership and 1 space for every 600 sq. ft. not used by the general public or membership
Colleges and universities	as determined by Director of Community and Economic Development
Commercial dormitory	1 space for each rental unit
Contractor's offices	1 space for each 10,000 sq. ft. of gross floor area
Contractor's yards, building	1 space for each 10,000 sq. ft. of yard materials, storage
Convalescent centers	1 space per 4 beds plus 1 space for each 2 staff members
Correctional facilities	Sufficient spaces to supply 1 space for each employee per shift and 1 space for every 5 occupants. The requirement may be modified with the use permit.
Day care facility	1 space for each employee on a major shift, plus 2 drop off spaces for patrons
Dormitories, fraternity, and sorority houses	1 space for each 2 beds

Dwellings	
Single family	2 spaces for each dwelling unit
Two-family	2 spaces for each dwelling unit. The Planning Commission may require up to 1 space for every 2 units for visitor parking.
Multifamily	
Studio/ Efficiency	0.75 spaces per unit type
1 Bedroom	1.0 spaces per unit type
2 Bedroom	1.5 spaces per unit type
3+ Bedroom	2.0 spaces per unit type
Visitor	Minimum of 15% of the required parking shall be provided for visitors in addition to the minimum required off-road parking
Efficiency units	1 per unit
Retirement communities, elderly housing	1 space for every 2 multi-family units plus 1 space for each 4 staff members whose work is associated with the units or with the occupants of the units. 1 space for each single-family unit
Event Center	1 space for each 4 seats or 1 space for each 40 sq. ft. of gross floor area available for the accommodation of movable seats in the event center, whichever is greater.
Fairgrounds	1 space for each 600 sq. ft. of gross floor area
Funeral homes	1 space for each 4 seats in chapel

**Chapter 4—Design Requirements and Performance Standards  
Parking, Loading, and Curb Cut Requirements**

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Golf courses	Based on review by the Director of Community and Economic Development considering site size, topography and supporting facilities
Government buildings	Based on review by the Director of Community and Economic Development considering site size, topography and supporting facilities
Hospitals	1 space for every 2 beds; 1 space for each doctor and nurse; and 1 space for every 4 additional employees
Hotels	1 space per rental unit
Junk yards	1 space plus 1 space for each 10,000 sq. ft. of yard
Laboratories, research	1 space per 1,000 sq. ft. of floor and area facilities
Manufacturing, processing, assembly, distribution, bottling works, machine shop, metal, wood-working, plumbing, electrical, printing shop, roofing shop	1 space for each 1,000 sq. ft. of floor area
Medical, dental and similar offices	4 spaces for each doctor or nurse and 1 space for each employee
Meeting rooms, exhibit halls	1 space for each 4 seats or 1 space for each 40 sq. ft. of floor area available for the accommodation of movable seats or exhibits
Mobile home park	2 spaces for each mobile home site
Motels	1 space per rental unit
Museums	1 space for each 300 sq. ft. of gross floor area
Night clubs	1 space for each 3 seats
<del>Offices</del>	<del>1 space for each 300 sq. ft. of gross floor area</del>
Nursing homes	See: "Convalescent center"
<u>Offices</u>	<u>1 space for each 300 sq. ft. of gross floor area</u>
<u>Parks, Open Spaces, and Trailheads</u>	<u>Based on review by the Director of Community and Economic Development considering site size, topography and supporting facilities</u>
Places of worship	1 space for every 5 seats
Radio, TV recording studio	1 space for each 300 sq ft of gross floor area

Recreation, indoor	Based on review by the Planning Commission considering site size, topography and type of use
Recreation, outdoor	Based on review by the Planning Commission
Restaurants, cafeterias, dining rooms including drive-up windows	1 space for every 3 seats
Retail spaces or other unspecified	See: "Service establishments"
Schools	
Kindergarten, elementary	1 space for each classroom and 1 space per 300 sq. ft. of administrative office space
High school, college, vocational, business	6 spaces for each classroom and 1 space per 300 sq. ft. of administrative office space
Service establishments and retail	
Dealing infrequently with public such as furniture repair, secretarial services.	1 space for each 600 sq. ft. of gross floor area

Dealing frequently with public such as barber shops, beauty shops, laundromats, video stores, drug stores, groceries, etc.	1 space for each 200 sq. ft. of gross floor area
Transportation terminals	
Freight	1 space per 1,000 sq. ft. of gross floor space
Passenger	1 space per 200 sq. ft. of gross floor space
Veterinary establishments	4 spaces for each doctor and 1 for each employee
Warehouses	1 space for each 5,000 sq. ft. of gross floor area
Wholesale establishments	1 space for each 900 sq. ft. of gross floor area

**4-13-04-044-14-04-04 PARKING LOT LAYOUT**

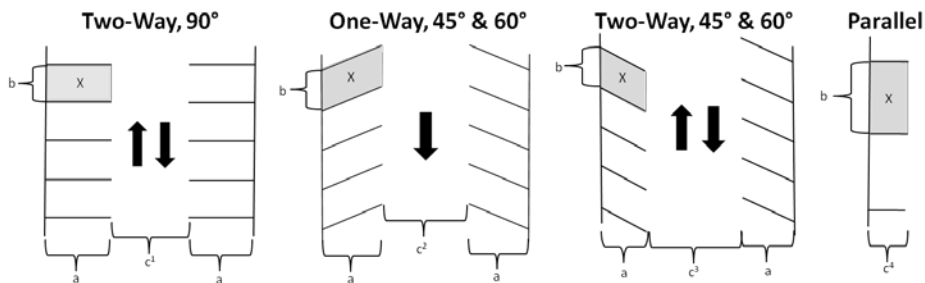
1. In general, surface parking lots shall be beside or behind the land use they serve. Circulation patterns around parking lots can be established using various stall types, angled parking, one or two-way drive aisles, signing, or pavement marking.
2. Parking Stall Options by Type. Required parking may choose the following mix of parking stalls types and sizes:
  - a. Standard stalls: up to 100% of total required parking;
  - b. Compact stalls: up to 20% of total required parking;
  - c. Micro stalls: up to 5% of total required parking.
3. Fraction: If the calculation of the number of vehicular parking spaces in the Table 8.10-1 Table of Vehicular Parking Spaces contains a fraction, such number shall be rounded up or down to the next whole number:
  - a. Fractions less than one-half (.5) shall be rounded down to the whole number; and
  - b. Fractions which are one-half (.5) and greater shall be rounded up to the next higher whole number.
4. Motorcycle stalls: Automobile parking requirements may be reduced one (1) space for every four (4) motorcycle spaces, provided up to a maximum five (5) percent of the total required automobile spaces.
5. Tandem Stalls.
  - a. Tandem parking may be permitted for up to fifty percent (50%) of the total residential parking requirement of multifamily developments if all of the following criteria are met:
    - i. Each residential unit may have only one (1) tandem parking stall (equaling two (2) parking spaces) for each multifamily dwelling unit requiring two (2) parking spaces.
    - ii. Ingress and egress for the tandem parking stalls do not interfere with the safety of residents or adjacent property owners, and the functionality of adjacent parking.
  - b. For calculating the percentages of allowed parking stall options: Tandem parking is equivalent to two (2) standard parking spaces.

- c. Design Standards.
  - i. Tandem parking stalls are permitted when their size equals two (2) standard stall dimensions (9 feet by 37 feet), and when storage space is provided in the garage area for items which typically occupy garage space (e.g. bicycles, garbage cans and other gear).
  - ii. Parking spaces are assigned to each unit in the development.
  - iii. Adequate visitor parking is provided.
  - iv. Tandem parking shall not be used for the storage of boats, trailers, recreational vehicles, or materials.
- 6. Parking Stall Length in Surface Parking or Non-Parallel Parking. Parking stalls which have low landscape or additional hardscape (such as a raised walkway) at the head of the stall, may reduce the paved portion of the stall length by two (2) feet as long as the vehicle can hang into the landscape or hardscape by two (2) feet without reducing or impacting pedestrian walkway widths or the proposed landscape. Vehicle overhang must be indicated on all construction drawings using this technique.
- 7. Location Criteria.
  - a. Head-in Compact and Micro stalls may not be located on a fire lane unless their length is equivalent to a Standard stall;
  - b. Single loaded parking stall lengths and the fire lane widths are equal to at least thirty-seven (37) feet with two (2) lanes that are a minimum of nine (9) feet wide;
  - c. Double loaded parking stall lengths and fire lane widths are equal to at least fifty-six (56) feet with two (2) lanes that are a minimum of nine (9) feet wide; or, as otherwise approved by the Director.
  - d. Parking spaces which are closest to the building's entrances shall not be Compact spaces.
  - e. Motorcycle spaces shall be located according to the same criteria and standards that are applicable to Micro parking spaces.
  - f. Visitor parking shall be provided in a location that is convenient to visitors and shall be accessible at all times. Visitor parking shall not be located within a secured private or common parking garage that requires a key, handset, or other electrical or mechanical device to gain access to such spaces.



**4-13-04-054-14-04-05 PARKING SPACE SIZE**

Standard parking spaces shall conform to the dimensions shown on the following table:



Stall Type <sup>1</sup>	Angle	Stall Size (x)	Stall Length (a)	Stall Width (b)	Automobile Drive Aisle Width <sup>2,3</sup>			
					Two-Way, 90° (c¹)	One-Way (c²)	Two-Way, Angled (c³)	Parallel (c⁴)
Standard	90°	18.5' x 9'	18.5'	9'	24'	-	-	-
	60°	18.5' x 9'	20.5'	7'	-	18'	22'	-
	45°	18.5' x 9'	19.5'	6.5'	-	18'	20'	-
Compact	90°	16' x 8'	16'	8'	22'	-	-	-
	60°	16' x 8'	18'	7'	-	18'	20'	-
	45°	16' x 8'	17'	5.5'	-	18'	20'	-
Micro	90°	12' x 7'	12'	7'	18'	-	-	-
	60°	12' x 7'	14'	6'	-	16'	18'	-
	45°	12' x 7'	13.5'	5'	-	16'	18'	-
Parallel	-	20' x 7'	-	20'	-	-	-	7'
Motorcycle	-	8' x 4'	-	-	Shall meet Automobile Drive Aisle Width			

<sup>1</sup> When wheelstops are provided, they shall be positioned eighteen (18) inches into the parking stall. Wheelstops shall not be used in conjunction with curbs.

<sup>2</sup> The automobile drive aisle width is based on the largest stall type and its required drive aisle width when a mix of stall types is utilized along a drive aisle.

<sup>3</sup> Drive aisle widths may be modified for emergency access as required by the adopted Fire Code.

**4-13-04-064-14-04-06 PARKING FLEXIBILITY OPTIONS AND ADJUSTMENTS**

The intent of providing flexible standards and adjustments to parking requirements in order to provide methods, incentives and techniques that will enable development to decrease the reliance on the automobile, diminish the percentage of land dedicated to parking and reduce the amount of parking needed to support the development while

providing adequate parking for the its uses and users in order to minimize spillover into adjacent neighborhoods.

~~4-13-04-06-014-14-04-06-01~~ **PARKING FLEXIBILITY**

The total or a portion of the required off-road parking spaces may be provided through alternative measures including:

1. **Off-Site Parking.** Required parking may be provided by off-street parking within six hundred (600) feet of the development for which the parking is required. Off-site parking may be shared between multiple uses if those uses meet the parking requirements associated with each use and the Shared Parking requirements in this Section.
2. **Shared Parking.** Required parking may be shared between uses if all of the following requirements are met:
  - a. **Shared parking** will only be permitted if principal operating hours do not overlap, or if the overlap is less than one-half hour. Principal operating hours are defined as the time span during which a business or facility has its highest level of activity from employees, clients, customers and/or other users.
  - b. **Spaces Required.** If the businesses have non-overlapping principal operating hours, the property owner(s) may utilize shared parking spaces to achieve the required number of parking spaces for the use.t.
  - c. **Location.** The location of the parking facilities must be:
    - i. Within a reasonable walking or sight distance or otherwise associated with the uses involved in the shared parking contract. The location may not be more than six hundred (600) feet from the property line of the business it is serving; and
    - ii. The parking facilities are a permitted use in the applicable zoning district.
  - d. **Pedestrian Connection.** A convenient pedestrian connection shall be provided between the shared uses and the parking facilities. This pedestrian connection shall be designed as barrier free and built with appropriate lighting and safety considerations.
  - e. **Shared Parking Contract.** A contract is enacted, signed by all the owners/operators of the shared uses and the County, which provides for County enforcement. The shared parking contract shall:
    - i. Provide that the land comprising the required shared parking facilities shall not be encroached upon, used, sold, leased, or conveyed for any purpose except in conjunction with the building or use which the required parking serves, so long as the shared parking facilities are needed. The contract terms shall be for as long as any of the shared uses continues in existence;

- ii. Indicate prime hours of operation for shared uses;
  - iii. Assign maintenance provisions for the parking facilities and landscaping;
  - iv. The parking contract approved by the Director shall be filed with the deed of the parcels involved, so that the agreement is binding upon successors; and
  - v. Changes to the contract, redrafting of the original enacted contract or termination of the contract shall be reviewed and approved by the Director.
3. Electric Vehicle Charging Parking. For every electric vehicle charging station provided, the required number of parking spaces may be reduced by an equivalent number, provided the total reduction does not exceed five percent (5%) of the total required parking spaces.
4. Other Parking Measures. The Director may consider and approve other parking measures that fulfill the intent and purpose of the parking code such as Vertical Stacking Spaces and Family Friendly parking (priority parking after ADA parking, for pregnancy, young children, etc.)

~~4-13-04-06-024-14-04-06-02~~ **PARKING ADJUSTMENTS**

1. Transportation Demand Management Study. The Development may receive additional reductions in required parking by providing a Transportation Demand Management Study (Study) that reviews multiple comparable projects in the region. The Study must be prepared by a traffic or parking professional. Additional parking reductions up to 25% of the total required off-road parking as recommended by the Study may be approved by the Director, based on the following criteria:
  - a. Demonstrable pedestrian, bicycle, or mass transit facilities, including train stations and Park & Ride facilities, or services provided to encourage and promote use by employees, residents or customers which replaces single occupant automobile use, including:
    - i. On-site Car and Bike Sharing
    - ii. Van Pool service
    - iii. Shuttle service
    - iv. Transit passes
  - v. Transit-supportive site design, including the provision of one of the following to improve transit access:
    - (a) Bus stops adjacent to the development;
    - (b) Loading space on-site for transit;
    - (c) Transit information centers;
    - (d) Enhanced pedestrian routes within one-half (1/2) mile of a Park & Ride or Rail Station, where all of the following requirements shall apply:

- (1) Generally continuous weather protection (50% of property frontage not including crossings of vehicular routes);
  - (2) Continuous, direct sidewalks or walks to/from the Park & Ride or Rail Station;
  - (3) Generally continuous street lighting; and, minimized and/or enhanced pedestrian crossings of vehicular routes.
- b. Density of more than 14 dwelling units per acre;
  - c. Presence or provision of basic daily uses within 1,300 feet (i.e. ¼ mile) such as grocery/corner store, drug store, and childcare; and/or weekly uses such as bank, convenience store, restaurant, or theater;
  - d. Other criteria accepted by the Director as supported by the Study and the intent of this Section.

#### ~~4-13-04-074-14-04-07~~ HANDICAP PARKING SPACES

Each parking lot shall contain at the least, the minimum number of handicap spaces shown in the following table:

Total Parking Spaces in Lot	Minimum Number of Accessible Spaces Required
Less than 25	1
26-50	2
51-75	3
76-100	4
101-450	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 percent of total spaces
Greater than 1000	20 spaces plus 1 space for every 100 spaces or fraction thereof over 1000

Parking spaces for the physically handicapped shall have a stall width of thirteen (13) feet unless the space is parallel to a pedestrian walkway. All other dimensions for the space shall be the same as those for standard parking spaces.

Handicap parking spaces shall be located as close as possible to the nearest accessible building entrance using the shortest accessible route of travel. Whenever possible, the accessible route should not cross lanes for vehicular travel.

Each handicap space shall be clearly designated as being reserved for the use of the physically handicapped with the appropriate signing and/or pavement marking.

~~4-13-04-084-14-04-08~~ **SETBACKS**

Parking lots shall be setback from road rights-of-way and from side and rear lot lines in accordance with the approved landscaping plan. **\*Adopted by the BoCC on December 13, 2010**

~~4-13-04-094-14-04-09~~ **PEDESTRIAN FACILITIES**

Parking lots shall be designed to minimize conflicts between vehicles or bicycles and pedestrians. Pedestrian routes, which provide direct and convenient access through the site, should be identified and incorporated into the layout of the parking lot. To the extent practical, pedestrian improvements shall be provided within the parking lot, which collect and channel pedestrians safely through the lot, minimizing the need to use driving aisles for walkways.

Pedestrian routes shall be highly visible, incorporating design elements such as grade separation, special paving, pavement marking, or other means to clearly delineate the routes for both pedestrians and vehicles. Where pedestrian routes cross driving aisles, consideration should be given to providing pedestrian refuge areas.

Pedestrian drop-off areas shall be provided where needed, particularly for land uses serving children and the elderly. Pedestrian drop-off areas shall not be sited in any rights-of-way for public roads.

~~4-13-04-104-14-04-10~~ **BICYCLE FACILITIES**

A minimum number of bicycle parking spaces shall be provided, equal in number to five percent (5%) of the total number of automobile parking spaces provided, but not less than one (1) space. However, this requirement for bicycle parking spaces may be reduced by the Director of Community and Economic Development for sites which are unlikely to be accessed by bicycles.

Bicycle parking spaces shall be located near building entrances, but not so close as to interfere with pedestrian or automobile traffic near the entrances.

Bicycle parking facilities shall be designed to allow the bicycle frame and both wheels to be securely locked to the parking structure, which shall be of permanent construction materials such as heavy gauge tubular steel permanently attached to the pavement.

~~4-13-04-114-14-04-11~~ **DRIVE-IN FACILITIES**

Drive-in facilities shall be designed to minimize interference with access and circulation on public roadways and within the parking lot. In order to accomplish this, drive-in facilities shall be located on separate routes off of the primary circulation routes for vehicles, bicycles and pedestrians, such as the sides or rear of the parking lot. Drive-in facilities shall be clearly signed and marked to provide efficient flow through the facility.

Drive-in facilities shall provide adequate stacking spaces for automobiles entering and exiting the facility.

#### ~~4-13-04-124-14-04-12~~ **LOADING ZONES**

Loading zones and service areas shall be designed to minimize interference with access and circulation on public roadways and within the parking lot. When possible, loading zones and service areas shall be located on separate routes off of the primary circulation routes for vehicles, bicycles and pedestrians, such as at the sides or rear of the building. Accesses to parking lots, which will also be used by delivery and service vehicles, shall be designed to minimize conflicts with the movements of other vehicles, bicycles, and pedestrians. Loading zones shall meet the following requirements:

1. *Location:* No loading spaces shall be located within thirty (30) feet of road intersections nor in any required yard space.
2. *Surfacing:* All open off-road loading areas shall be surfaced with an all-weather material such as concrete or asphalt designed to carry the heaviest vehicle loads commonly expected. Consideration should be given to the weight of fire and sanitation equipment as well as delivery vehicles.
3. *Repair and Service:* No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any zone district.
4. *Utilization:* Space allocated to any off-road loading space, accessory drives, or aisles, shall not be used to satisfy the space requirements for any off-road parking or trash handling facilities.
5. *Ingress and Egress:* Each required off-road loading space shall be provided with a means of unobstructed ingress and egress to an alley or onto a public road wide enough to accommodate expected vehicles. Where such ingress and egress is made into a public road, it shall be through driveways or openings, which meet required standards. Permanent wheel stops or curbing shall be provided to prevent any vehicle using the loading area from encroachment either on the required front yards, side yards, or adjacent property.
6. *Off-Road Loading Requirements:* Loading spaces shall be required for uses which normally handle large quantities of goods, including but not limited to, industrial plants, wholesale establishments, warehouses, freight terminals, hospitals and retail establishments. Off-road loading spaces may be either inside or outside the building and on the same or adjoining premises. The loading spaces shall be of sufficient size and number to allow normal loading and unloading operations appropriate to the property to be served. In no case shall the loading space hinder the movement of traffic or pedestrians. The loading spaces shall be indicated on site plans submitted for approval. The Director of Community and Economic Development may require one (1) or more additional loading areas if the magnitude of the use would anticipate the need for more loading or standing space. Loading berths shall be ten (10) feet by twenty-five (25) feet with fourteen (14) feet of vertical clearance. The size may be modified by the Director

of Community and Economic Development where site or use conditions warrant changes to this standard. Generally, one (1) loading space shall be provided for every twenty-five thousand (25,000) square feet of gross floor area.

7. *Landscaping Requirements:* Loading areas shall be screened from public roads and adjacent residential property in accordance with the screening requirements of Section 4-16-10.
8. *Vehicle stacking requirements:* Vehicle stacking is the minimum required length of an on-site drive aisle necessary to allow for the movement of vehicles within a parking lot to a drive-up window service or other drive-through services without impeding the flow of traffic on-site and off-site. Stacking distance shall be measured from the point of service within a designated drive aisle. The required stacking distance may be distributed between accesses serving the site, provided a minimum stacking distance of twenty (20) feet is provided at each access point. The minimum required stacking distances shall be as follows:

Type of Facility	Stacking Distance
Drive-up bank	120 feet per window
Drive-up restaurant	200 feet per window
Drive-up liquor store	60 feet per window
Drive-up cleaners	60 feet per window
Automatic car wash	200 feet per wash line
Self-service car wash	60 feet per wash line
Service station	50 feet per service position

#### **4-144-15 OPERATIONAL STANDARDS**

These operational standards are designed to limit or eliminate conditions, which may negatively impact the environment and use of surrounding properties. These standards shall apply in all zone districts and to all uses of lands in Adams County.

##### **4-14-014-15-01 LIGHTING**

1. *Position of Lighting Facility:* Lighting facilities shall be arranged and positioned so no direct light or reflection creates a nuisance or hazard on any adjacent property or right-of-way. Exterior lighting shall be compatible with that of adjacent properties.
2. *Consideration of Pilots:* No lighting facility shall make it difficult for pilots to distinguish airport lights from others, result in glare in the eyes of the pilots using an aviation facility, impair visibility in the vicinity of an aviation facility or, in any way create a hazard or endanger the landing, take-off, or maneuvering of aircrafts intending to use an aviation facility.
3. *Lighting Fixtures:* All lighting fixtures shall be located so as to shield direct rays from adjoining properties. Luminaries shall be of a low level, indirect, diffused type and shall not exceed a height of greater than twenty (20) feet above finished grade.
4. *Upward Lighting:* Upward lighting for architectural, landscape or decorative purposes, shall have at least ninety percent (90%) of the total distribution pattern within the profile of the illuminated structure. Light fixtures used to illuminate flags, statues, or any other object mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light not to extend beyond the illuminated object.

##### **4-14-024-15-02 VIBRATION**

Every use shall be so operated so the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the property on which the use is located except those activities typically performed as part of an agricultural operation in an Agricultural Zone District, which shall be exempt.

##### **4-14-034-15-03 NOISE**

1. The maximum permissible sound pressure levels of any continuous source of sound are established for a time period within each zone district listed. Sound pressure levels shall be measured at the property line or boundary of a public right-of-way, at a height of at least four (4) feet above the immediate surrounding surface, on a sound level meter of standard design and operated on the "A" weighting network.



Zone Districts	Day 7:00 a.m. – 10:00 p.m.	Night 10:00 p.m. – 7:00 a.m.
Residential Estate (RE); Residential-1-A (R-1-A); Residential-1-C (R-1-C); Residential Two-Family (R-2); Residential Moderate Density (R-3); Residential High Density (R-4); Mobile Home Dwelling (MH); Commercial-0 (C-0); <a href="#">Neighborhood Park (NP)</a> ; <a href="#">Natural Areas (NA)</a> ; Conservation (CO); Public Lands, Parks, Open Space, and Facilities (PL)	55	50
Commercial-1 (C-1); Commercial-2 (C-2); Commercial-3 (C-3); Commercial-4 (C-4); Commercial-5 (C-5); Industrial-1 (I-1)	60	55
Agricultural-3 (A-3); Agricultural-2 (A-2); Agricultural-1 (A-1); Industrial-2 (I-2); Industrial-3 (I-3); <a href="#">Regional Park (RP)</a>	80	75
Other Overlay Zones	Same as Underlying Zone District	Same as Underlying Zone District
Aviation (AV); Denver International Airport (DIA)	None	None

2. *Limits of Construction Activities:* No person shall engage in outdoor construction activities in any zone district between the hours of 10:00 p.m. and 6:00 a.m. Construction projects shall be limited to a maximum permissible noise level of 80 dBA in all zone districts. Construction activities directly connected with abatement of an emergency are excluded from this time restriction. Any construction activity which will be performed outdoors between the hours of 10:00 p.m. and 7:00 a.m. shall be required to obtain a special use permit.

**4-14-044-15-04 DUST AND DEBRIS CONTROL**

1. *Prohibition of Blowing Dust and Debris:* The blowing of dirt, sand, or debris from one property to an adjacent, or surrounding property, or right-of-way is not permitted. Agricultural operations in Agricultural Zone Districts are exempt from this prohibition.
2. *Prevention of Blowing Dust and Debris:* The prevention of blowing of dirt, sand, or debris may be accomplished by oiling, placement of base course, asphaltting, application of calcium chloride, watering and wetting down the area, installation of a snow fence or barrier, chiseling the ground, and/or other effective means. Agricultural operations in Agricultural Zone Districts while exempt from this requirement generally may be required to take actions where blowing dust is determined by the Tri-County Health Department or the Director of Public Works which constitutes a hazard to motorists or the public health.

**4-14-054-15-05 ELECTROMAGNETIC AND ELECTRICAL INTERFERENCE**

No equipment shall be operated in such a manner as to adversely affect the operation of any off-premises electrical, radio or television equipment. No use may be made of land or water within the County, which will create electrical interference with navigational signals for radio communications between an aviation facility and aircraft.

**4-14-064-15-06 HUMIDITY, HEAT, GLARE, SMOKE, OR RADIATION**

Every use shall be operated so it does not emit any offensive, harmful, hazardous, or annoying amount of heat, glare, humidity, smoke, or radiation at any point on any boundary line of the lot on which the use is located.

**4-14-074-15-07 ODOR**

Every use shall be operated so it does not create a malodorous condition except those odors, which may typically be associated with an agricultural operation in an Agricultural Zone District.

**4-14-084-15-08 MOVING BUILDINGS OR STRUCTURES****4-14-08-014-15-08-01 PERMIT REQUIRED**

No building or structure shall be moved into, within, or set down in the unincorporated area of Adams County or transported upon any public right-of-way within said area until a moving permit and a building permit have been obtained.

**4-14-08-024-15-08-02 INSPECTION AND CONFORMANCE REQUIRED**

Buildings or structures proposed to be moved shall meet all the regulations of Adams County and shall be compatible in size, structure, age, value, and general architectural design to the neighborhood in which they are proposed to be moved. A building proposed to be moved, is required to be inspected prior to being moved.

**4-14-094-15-09 MOVING AND CULVERT INSTALLATION PERMIT FOR OIL AND GAS WELLS****4-14-09-014-15-09-01 PERMIT REQUIRED**

A Moving and Culvert Installation Permit must be obtained each time a County road is used for the transportation of a drilling rig. The names of both the Operator and Mover shall appear on the application for the permit. The Director of Public Works must be notified of the day and time of the move prior to commencing the move. The Oil and Gas Well Inspector may temporarily postpone moves due to inclement seasonal weather conditions where road or bridge damage might occur. If a move is temporarily

postponed due to inclement seasonal weather conditions, the life of the permit shall be extended for the number of days during which the move was temporarily postponed.

~~4-14-09-024-15-09-02~~ **PERMIT WITHHELD**

A Moving and Culvert Installation Permit shall be withheld unless a copy of the drilling permit issued by the State of Colorado Oil and Gas Conservation Commission and evidence of insurance is submitted by both the Operator and Mover meeting the following requirements and are submitted to the Director of Public Works:

1. A policy of liability insurance obtained by each of the parties named on the application wherein the County shall be named as an insured party. The endorsement of Adams County as an insured party shall be obtained by each applicant. The policy shall specify damage to County roads, bridges, and other property of the County is an insured item, with a minimum liability coverage of \$100,000 to guarantee payment for damage to any County roads, bridges, and/or property of Adams County during any moving operations and under all Moving and Culvert Installation Permits issued hereunder.
2. In lieu thereof, the applicant may request the County to substitute a letter of indemnity or self-insurability in place of a liability policy. If in the determination of the Board of County Commissioners, a letter of indemnity or self-insurability provides sufficient coverage for damages, which might occur, the substitution shall be allowed.
3. No policy or liability insurance shall be permitted to lapse, be canceled, or be withdrawn unless ten (10) days written notice from the insurance company is given to Adams County prior to any lapse, cancellation, or withdrawal. In the event of any such lapse, cancellation, or withdrawal, the Moving and Culvert Installation Permit shall be deemed canceled and no further moves shall be allowed until reinstatement of this policy of liability or letter of indemnity. The policy or letter of indemnity shall be kept valid and in force as long as the drilling rig remains in the County and until such rig leaves the County.

## **4-15-16 SIGNS AND OUTDOOR COMMERCIAL ADVERTISING DEVICES**

### **4-15-014-16-01 PURPOSE**

The purpose and intent of these sign standards are to provide each property owner an opportunity for effective identification while limiting the number and area of all signs permitted and maintaining the visual appearance of scenic corridors and all other areas of Adams County by avoiding clutter.

### **4-15-024-16-02 APPLICABILITY**

These sign standards apply to all signs and attractive devices of whatever nature and wherever located, within the unincorporated portions of Adams County except off-premise signs which are regulated by Section 4-15 of these Development Standards and Regulations. All signs or attractive devices not specifically permitted or excepted by this Section are prohibited.

Provided any sign or attractive device complies with all standards in this Section and allows on-premise commercial messages, the sign or attractive device shall also be permitted to allow non-commercial messages to the same extent.

In conjunction with these Development Standards and Regulations, the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. seq, and the Colorado Rules and Regulations promulgated there under by the Colorado Department of Transportation shall be adhered to. Nothing in these Standards and Regulations shall be construed to allow advertising devices which are prohibited, or otherwise non-conforming with the Colorado Outdoor Advertising Act.

### **4-15-034-16-03 EXEMPTED SIGNS**

The provisions of this Section do not apply to the following, which are therefore excepted from obtaining a sign permit.

1. *Art*: Works of art not used in connection with a commercial promotion or as an advertising device.
2. *Merchandise*: Merchandise or models of products or services, which are incorporated as an integral part of an indoor window display. Merchandise includes photographic window displays of real estate available for sale, lease or rental from a licensed real estate broker.
3. *Signs on Vehicles*: Signs displayed on motor vehicles or trailers which are being operated or stored in the normal course of business, such as signs indicating the name of the owner or business which are located on delivery trucks, trailers and the like; provided, the primary purpose of such vehicles is not for the display of signs, and provided such vehicles are parked or stored in areas appropriate to their use as vehicles.

4. *Cornerstones*: Cornerstones, tablets, and the like which identify the name of the building or the date of erection, when carved into stone, concrete, bronze or other permanent material and are made an integral part of a building or structure.
5. *Menu Display Boxes*: One (1) menu display box of up to two (2) square feet is allowed for each restaurant, bar and lounge for the purpose of displaying menus. A permit shall be obtained for menu display boxes larger than two (2) square feet, and the exceeding two (2) square feet shall be counted against the total allowable sign area.
6. *Small Signs*: Signs not legible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.
7. *Interior Signs*: Signs displayed within the interior of a building, which are not legible from the exterior of the building.
8. *Address Numbers*: Address numbers, provided they do not exceed five (5) square feet in area.
9. *Single-family and Two-Family Residential Signs*: Non-illuminated wall-mounted signs for single-family and two-family uses which do not exceed three (3) square feet in area and non-illuminated freestanding signs no more than five (5) feet in height and three (3) square feet in area.
10. *Pennants*: Strings of flags, pennants, and streamers shall be permitted and shall not require a sign permit for properties in the C-4 and C-5 Zone Districts which have frontage on a road in the state highway system, excluding the interstate system.
11. *Official Notices and Warning Signs*: Official notices erected by the government, public utility companies, or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines, or similar devices. These signs shall not be legible from the property line unless required to be larger by Federal, State, or local laws. This includes signs in the right-of-way which comply with the current Manual on Uniform Traffic Control Devices (MUTCD) published by the Federal Highway Administration to control traffic, identify roads, warn of danger, or are otherwise required by Federal, State, or local laws.
12. *Temporary Signs*: All temporary signs shall meet the following requirements:
  - a. Temporary Signs:
    - i. The maximum sign size shall be thirty-two (32) square feet.
    - ii. One (1) temporary sign may be displayed for a period not to exceed fourteen (14) consecutive days, a maximum of two times per calendar year for each lot or parcel. For properties with more than one unit or tenant, each unit or tenant may display one (1) temporary sign for a period not to exceed fourteen (14) consecutive days, a maximum of two times per calendar year. For properties with more than one unit or tenant, no more than five (5) temporary signs shall be displayed on a property at any given time.

- iii. Signs shall be placed on private property, outside any right-of-way or easement and shall be placed to avoid any sight obstruction for motorists, cyclists and pedestrians.
  - iv. Banners, balloons and/or flags may be used for a period of time not to exceed fourteen (14) consecutive days in any calendar year to promote a special event.
  - v. Signs associated with an approved Temporary Use Permit shall be allowed for the duration of the permit. Signs associated with a Special Use Permit shall be considered permanent signs and are required to obtain a sign permit and a building permit.
  - vi. Shall not be illuminated.
13. Changing copy on the face of a sign, display encasement, marquee, or maintenance where no structural changes are made, or changing the interchangeable letters on signs designed for use of interchangeable letters does not require a sign permit.
14. Notices posted by governments for public hearings do not require a sign permit.

#### 4-15-044-16-04 PROHIBITED SIGN TYPES

Any sign or attractive device not specifically authorized by this Section 4-15 is prohibited unless required by law. The following are examples of signs, conditions, and other attractive devices which are prohibited:

1. Any sign or attractive device located within, on, or projecting over a property line which borders a public or private road, highway, alley, lane, parkway, avenue, road, sidewalk, easement, or other right-of-way, except as provided in this Section 4-14.
2. Any sign which would create a sight obstruction for traffic or create a hazard for motorists, cyclists, or pedestrians.
3. Any sign or attractive device attached to any public utility pole or structure, road light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property, except as provided herein.
4. Any sign or attractive device placed, which by reason of its location, will obstruct the view of any authorized traffic sign, signal or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device.
5. Any sign or attractive device which is placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the building and fire codes as adopted by Adams County.
6. Any sign or attractive lighting device, whether on the exterior of the building, or on the inside of a window which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, scintillating, blinking, or strobe light illumination.

7. Any sign or attractive lighting device with exposed incandescent, metal halide, fluorescent light bulbs, or other exposed light source.
8. Any sign or attractive device which emits audible sound, odor, smoke, steam, laser or hologram lights, or other visible matter, including any sign which employs any stereopticon, or motion picture projection.
9. Any sign which includes animated images or graphics, scrolling messages, or video moving images similar to television images.
10. Any sign or attractive device animated by any means, including fixed aerial displays, balloons, pennants, including strings of flags, streamers or devices affected by the movement of the air, and inflatable signs or inflated devices, except as provided for in Sections 4-05 and 4-14-03 of these Development Standards and Regulations.
11. Any sign or attractive device with movement of the sign body such as rotating, moving up and down or any other type of action involving a change in position of the sign body or segment thereof, whether by mechanical or any other means.
12. Any banner, temporary, or portable sign or attractive device including, but not limited to: sandwich, A-frame, tire rim or hand-held sign, animated sign or costumed character, stuffed animal, vehicle used as a sign or sign structure, string of lights arranged in the shape of a product, an arrow, or any commercial message with the exception of holiday decorations except as provided for in this Section 4-14.
13. Any sign or attractive device mounted, attached or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on the public right-of-way or private premises in a manner intended to attract attention of the public for advertising purposes.
14. Any sign or attractive device painted, attached or mounted on fuel tanks, outdoor storage containers and/or solid waste receptacles or their enclosures.
15. Any roof sign or roof mounted attractive device.
16. Any sign or attractive device which includes search lights or beacons.
17. Auditory commercial messages or music.
18. Any sign or attractive device unlawfully erected or maintained.
19. Any sign considered graffiti pursuant to the definition in Chapter 11.

#### ~~4-15-054-16-05~~ GENERAL SIGN REQUIREMENTS

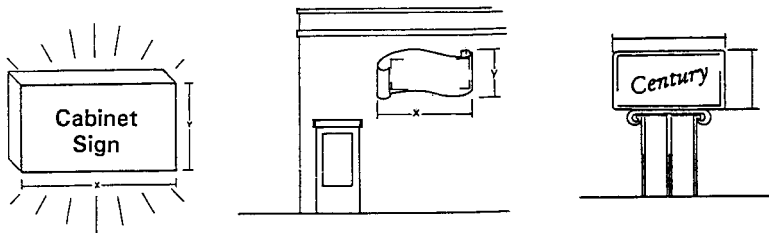
#### ~~4-15-05-014-16-05-01~~ SIGN AREA MEASUREMENT

The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof which will encompass the extreme limits of the writing, representation, emblem, or other display, together with any

material or color forming an integral part of the background of the display or used to differentiate the sign from the back drop or structure against which it is placed, but not including any supporting framework, bracing, or other decorative fence or wall when such fence or wall otherwise conforms to these regulations and is clearly incidental to the display itself. For canopy signs, if the canopy is back-lit, the entire canopy area shall be used to determine sign area.

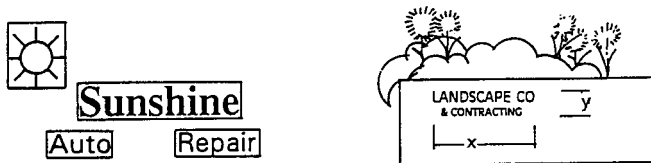
**4-15-05-01-014-16-05-01-01 SIGN COPY WITH BACKGROUND**

Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured by the area contained within the sum of the smallest rectangle(s) which will enclose both the sign copy and the background.



**4-15-05-01-024-16-05-01-02 INDIVIDUAL LETTERS**

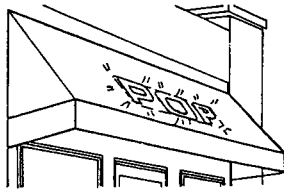
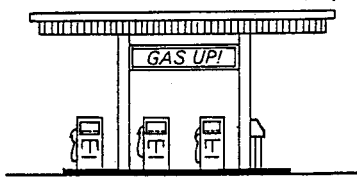
Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for a sign copy, is measured as a sum of the smallest rectangle(s) which will enclose each word and each graphic in the total sign.





**4-15-05-01-034-16-05-01-03 ILLUMINATED SIGNS**

Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include, but are not limited to lit canopy fascia signs, spanner board signs, and/or interior lit awnings.

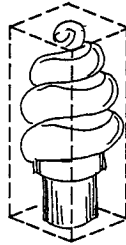


**4-15-05-01-044-16-05-01-04 MULTI-FACED SIGNS**

Multi-faced signs are measured as a total of all sign faces. However, when two (2) sign faces are placed back to back so that both faces cannot be viewed from any one (1) point at the same time, and when such sign faces are part of the same sign structure and are not more than twenty-four (24) inches apart, the sign area shall be computed by the measurement of one (1) of the faces. If the sign area of the faces is not equal, computation will be based on the larger of the two (2) sign faces.

**4-15-05-01-054-16-05-01-05 SCULPTURAL SIGNS**

Spherical, free-form, sculptural, or other non-planar sign areas are seventy-five percent (75%) of the sum of the areas using only the four (4) vertical sides of the smallest four-sided polyhedron which will encompass the sign structure. Signs with greater than four (4) faces are prohibited.

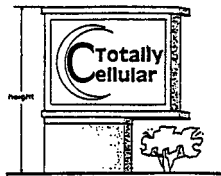


**4-15-05-024-16-05-02 SIGN HEIGHT MEASUREMENT**

The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed based on the elevation of the base of the sign being equal to the elevation of the nearest point of the crown of the adjacent public road or the grade of the land at the principal entrance to the principal structure on the lot, whichever is higher.

**4-15-05-02-014-16-05-02-01 FREESTANDING SIGNS**

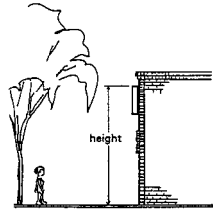
Sign height is the distance measured from grade at the base of a sign to the topmost portion of a sign, excluding decorative embellishments. The height of any monument sign base or other structure erected to support or adorn the sign is measured as part of the sign height.



**4-15-05-02-024-16-05-02-02 BUILDING MOUNTED SIGNS**

The height of wall, fascia, mansard, parapet or other building mounted signs is the vertical distance measured from the base of the

wall on which the sign is located to the top of the sign or sign structure.



#### **4-15-064-16-06 TYPES AND AREAS OF PERMANENT SIGNS**

##### **4-15-06-014-16-06-01 SIGN PERMIT AND BUILDING PERMIT REQUIREMENTS**

A sign permit shall be required to display, erect, relocate, or alter any sign. All applications for sign permits to display, erect, relocate, or alter any sign shall be submitted to the Director of Community and Economic Development on an application form published by the Director of Community and Economic Development. The application shall be accompanied by an elevation drawing of the sign as well as a site plan depicting the location of the sign on the property and applicable fees.

A building permit shall be required to display, erect, relocate, or alter any sign in accordance with the building code as adopted by Adams County. All applications for building permits to display, erect, relocate, or alter any sign shall be submitted to the Director of Community and Economic Development Department on an application form published by the Community and Economic Development Department. The application shall be accompanied by all required submittals including, but not limited to, those materials required by the building code as adopted by Adams County.

##### **4-15-06-01-014-16-06-01-01 TIME FOR REVIEW OF SIGN PERMITS AND BUILDING PERMITS**

1. The Director of the Community and Economic Development Department shall inform the applicant of the completeness of their application within ten (10) business days after the date an application is received.
2. Once the application is complete the County will review for compliance with the County's Development Standards and Regulations and the building code. The County will inform the applicant within ten (10) business days after the completeness determination of a recommended approval, denial, or

requirement of resubmittal of the application, unless the applicant agrees to an extension. The applicant will have thirty (30) days to respond to the County's request for resubmittals. Once resubmitted the County will have an additional ten (10) business days to review the application for compliance with the County's Development Standards and Regulations and the building code.

#### ~~4-15-06-024-16-06-02~~ CRITERIA FOR ISSUANCE OF A SIGN PERMIT

Any application for a sign permit to place or construct a sign may be issued only upon finding the sign meets the following criteria:

1. The size, height, design, location, duration, and characteristics of each sign shall comply with the standards in this Section 4-14.
2. Any light used to illuminate a sign shall be arranged to reflect light away from nearby residential properties and away from the vision of passing motorists. Internal illumination is encouraged.
3. The sign or attractive device provides for on-premise commercial advertising or other non-commercial messages. The sign or attractive device does not permit off-premise commercial advertising, see section 4-15.
4. All signs shall be located completely within an enclosed sign cabinet (except individual letters or graphics against a wall, fascia, or parapet of a building or surface of another structure as allowed by these regulations, that has been painted, textured, or otherwise altered to provide a distinctive background for a sign copy) or other approved method by the Director of Community and Economic Development.

#### ~~4-15-06-034-16-06-03~~ ELECTRONIC SIGN STANDARDS\*

##### ~~4-15-06-03-014-16-06-03-01~~ DEFINITION OF ELECTRONIC SIGN\*

An electronic sign is a sign which displays electronic static images, static graphics, or static pictures, with or without textual information. Such a sign may be changed or altered by electronic means on a fixed display screen composed of a series of lights including light emitting diodes (LED's), fiber optics, light bulbs, or other illumination devices within the display area where the message is displayed.

All electronic on-premise signs shall only contain information and/or advertising for goods and services specifically available on site. Any advertising for goods and services not located on the site shall conform to the off-premise (billboard) regulations.

~~4-15-06-03-024-16-06-03-02~~ **ELECTRONIC SIGN RESTRICTIONS**

An electronic sign is permitted to be incorporated into a permanent freestanding or permanent wall sign subject to the following restrictions:

1. *Duration of Message:* Each message displayed shall remain motionless for a minimum of four (4) seconds, with ten (10) seconds optimal. All such signs shall have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion.
2. *Transition of Message:* Each message shall transition to the next message instantaneously.
3. *Prohibited Electronic Signs:* Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sound, employs stereopticon, or includes motion picture projection. Any sign or attractive device which displays its message or portion thereof for less than four (4) seconds before a change occurs shall be considered flashing or intermittent.
4. *Brightness / Luminance:* Electronic signs shall be equipped with and employ the use of light monitors and controls that allow sign brightness to automatically adjust to outside conditions. Electronic signs shall not exceed a maximum of 0.3 foot-candles over ambient lighting conditions when measured at the required distance. A foot-candle is a unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot. The required distance shall be calculated using the following formula:

$$\begin{aligned} & \text{distance measuring maximum brightness in linear feet} \\ & = \sqrt{(\text{sign area in square feet} \times 100)} \end{aligned}$$

~~4-15-06-044-16-06-04~~ **FREESTANDING SIGN STANDARDS**

~~4-15-06-04-014-16-06-04-01~~ **DEFINITION OF FREESTANDING SIGN**

A freestanding sign is a sign which is erected or mounted on its own self-supporting permanent structure or base detached from any supporting elements of a building.

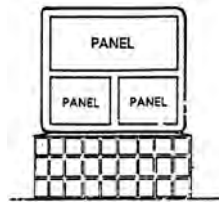
~~4-15-06-04-024-16-06-04-02~~ **FREESTANDING SIGN RESTRICTIONS**

Freestanding signs are permitted subject to the following restrictions:

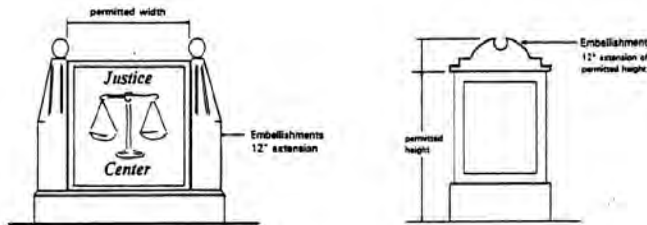
1. *Number of Freestanding Signs:* One (1) freestanding sign is permitted for lots or parcels with zero (0) feet to four hundred

ninety-nine (499) feet of street frontage; one (1) additional freestanding sign is permitted for lots or parcels with five hundred (500) feet of street frontage or more. Additional freestanding signs may be permitted at the discretion of the Director of Community and Economic Development at permitted accesses to enhance wayfinding.

2. *Sign Design:* The permanent sign base of a freestanding sign shall be reviewed at the time of a sign and/or building permit submittal.
3. *Sign Landscaping:* A landscaped area located around the base of the sign equal to two and one-half (2.5) square feet for each square foot of sign area, is required for all freestanding signs. The landscaped area shall contain living landscape material consisting of shrubs, and/or perennial ground cover plants placed throughout the required landscaped area having a spacing of not greater than three (3) feet on center. Where appropriate, deciduous or evergreen trees shall be planted in a manner, which frames or accents the sign structure.
4. *Number of Sign Panels:* A freestanding sign may consist of more than one (1) sign panel provided all such sign panels are consolidated into one common integrated sign structure. In the event a sign is installed which does not utilize the maximum sign area permitted, any supplemental additions shall conform within, and be compatible with the existing sign structure.



5. *Embellishments:* Freestanding sign structures may extend above the allowable height and/or permitted horizontal dimension for the purposes of sign structure enhancement or embellishment, provided such extension does not exceed a maximum of twelve (12) inches on any side.



6. **Setback:** The leading edge of any freestanding sign is required to be set back a minimum of eight (8) feet from the front property or right-of-way line, and a minimum of fifteen (15) feet or the height of the sign from any side or rear lot line, whichever is greater.
7. **Sign Height:** The maximum height of any freestanding sign shall be twenty-four (24) feet for signs in the C-0, C-1, C-2, C-3, C-4, C-5, I-1, I-2, and I-3 Zone Districts, and twelve (12) feet for signs in the R-E, R-1-A, R-1-C, R-2, R-3, R-4, A-1, A-2, A-3, M-H, CO, and PL Zone Districts. For uses permitted by Conditional Use Permit, Special Use Permit, Temporary Use Permit or legal, non-conforming uses, the Director of Community and Economic Development shall determine which sign height allowance best suits the use. In making this determination, the Director of Community and Economic Development shall find one or more of the following: 1) The proposed sign height is compatible with the surrounding area; 2) The type of use and associated sign height is more consistent with a different Zone District; or 3) The Zone District where the use is a principally permitted use is more consistent for the basis of sign height.
8. **Sign Area:** The maximum area of any freestanding sign face shall be one-hundred-sixty (160) square feet for signs in the C-3, C-4, and C-5 Zone Districts, one hundred (100) square feet for signs in the A-1, A-2, A-3, C-0, C-1, C-2, I-1, I-2, and I-3, NP, and RP Zone Districts, and forty (40) square feet for signs in the R-E, R-1-A, R-1-C, R-2, R-3, R-4, M-H, NA, CO, and PL Zone Districts. For uses permitted by Conditional Use Permit, Special Use Permit, Temporary Use Permit, or legal, non-conforming uses, the Director of Community and Economic Development shall determine which sign area allowance best suits the use. In making this determination, the Director of Community and Economic Development shall find one or more of the following: 1) The proposed sign area is compatible with the surrounding area; 2) The type of use and associated sign area is more consistent with a different Zone District; or 3) The Zone District where the use is a

principally permitted use is more consistent for the basis of sign area.

9. *Clearance*: No freestanding sign shall project over any sidewalk, private drive, parking lot, or public road.
10. *Sight Distance Triangle*: Freestanding signs are prohibited in the sight distance triangle as calculated in Chapter 7 of these regulations.
11. *Subdivision Signs*: Permanent subdivision or neighborhood identification signs for neighborhoods which have adopted an Adams County Neighborhood Plan shall be constructed of brick, or other approved material by the Director of Community and Economic Development and reviewed as part of a new subdivision and/or sign permit request. Subdivision or neighborhood identification sign(s) shall not exceed forty (40) square feet in area and shall not exceed twelve (12) feet in height. All subdivision or neighborhood identification signs shall be setback a minimum of eight (8) feet from the front property line and a distance equal to the height of the sign from the side and rear property lines. All subdivision or neighborhood identification signs on the same side of a road or highway shall be separated by a minimum of one thousand three hundred twenty (1,320) linear feet. All subdivision or neighborhood identification signs shall be maintained by a homeowners association, lot owners association, or other County approved management entity. Permanent subdivision or neighborhood identification signs shall also conform to the sign landscaping, clearance, and sight distance triangle provisions of this Section 4-14-06-04-02.

#### ~~4-15-06-05~~~~4-16-06-05~~ BUILDING-MOUNTED SIGNS

##### ~~4-15-06-05~~~~014-16-06-05-01~~ DEFINITION OF BUILDING-MOUNTED SIGN

A building-mounted sign is a sign, which is attached to any supporting elements of a building. Building mounted signs include canopies, marquees, projecting, suspended, wall, and window signs.

##### ~~4-15-06-05~~~~024-16-06-05-02~~ BUILDING-MOUNTED SIGN RESTRICTIONS

Building-mounted signs are permitted subject to the following restrictions:

1. *Total Number of Signs*: No more than one (1) building-mounted sign shall be permitted per frontage or commercial/industrial user in the 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, [NP, RP, NA](#), CO, and PL Zone Districts.



2. *Projecting and Suspended Signs:* Projecting and suspended signs which extend less than four (4) feet and are hung at least six (6) inches away from the building and clear the sidewalk by at least eight (8) feet in height are permitted. Such signs are permitted to be placed perpendicular to the building face or corner of the building. Projecting and suspended signs are limited to one (1) sign not to exceed sixteen (16) square feet per business and do not count against the total number of permitted building mounted signs. Projected and suspended signs are counted against the total building mounted sign area.
3. *Building-Mounted Sign Placement:* No building mounted signs are permitted at a location higher than the cornice line of any building. Sign copy on decorative awnings on second story windows shall not be permitted.
4. *Awning/Canopy Signs:* Awning/canopy signs may be used in lieu of projecting signs and may be used in coordination with flush-mounted wall signs. Awning and canopy signs that exceed twenty (20) square feet shall be counted as a building-mounted sign. All awning/canopy signs shall be limited in area as a building mounted sign.
5. *Building Wall Painting:* Graphics painted directly on the building when the wall surface already has been painted and is presently painted in a uniform manner, are permitted. Signs proposed on unpainted rock or brick are not permitted. Historic ghost graphics shall not be defaced or obscured. Building wall painted signs are counted against the total building mounted sign area.
6. *Sign Area:* The maximum total area of all building-mounted signs shall be fifteen percent (15%) of the building wall area on which the sign(s) is(are) placed for signs in the C-3, C-4, and C-5 Zone Districts, five percent (5%) of the building wall area on which the sign(s) is(are) placed for signs in the A-1, A-2, A-3, C-0, C-1, C-2, I-1, I-2, ~~and I-3~~, NP, and RP Zone Districts, and forty (40) square feet for signs in the R-E, R-1-A, R-1-C, R-2, R-3, R-4, M-H, NA, CO, and PL Zone Districts. For uses permitted by Conditional Use Permit, Special Use Permit, Temporary Use Permit or legal, non-conforming uses, the Director of Community and Economic Development shall determine which sign area allowance best suits the use. In making this determination, the Director of Community and Economic Development shall find one or more of the following: 1) The proposed sign area is compatible with the surrounding area; 2) The type of use and associated sign area are more consistent with a different Zone District; or 3) The Zone

District where the use is a principally permitted use is more consistent for the basis of sign area.

7. *Window Signs:* Window signs shall not exceed fifteen percent (15%) of the total window area per building face. Window signs are counted against the total building mounted sign area. Window signs or attractive devices shall be placed so as not to prevent or inhibit free ingress to or egress from any window, door, or any exit way required by the building and fire codes as adopted by Adams County.
8. *Clearance:* Building-mounted signs shall be located so there is a minimum of nine (9) feet of vertical clearance over any sidewalk, private drive, or parking lot and twelve (12) feet of vertical clearance over any public road.

## **4-16-17 OFF-PREMISE ADVERTISING DEVICES (BILLBOARD)**

### **4-16-014-17-01 PURPOSE**

The Purpose of this section is to advance the County's legitimate and substantial interest in limiting the number and area of off-premise advertising devices permitted to maintain the visual appearance of scenic corridors, avoid clutter, and protect the health, safety, and welfare of the citizens of Adams County by mitigating traffic distractions.

### **4-16-024-17-02 APPLICABILITY**

Off-premise advertising devices are permitted with an approved Conditional Use Permit in the C-5 and industrial zone districts. All off-premise advertising devices shall meet the standards contained in this Section 4-15.

A Conditional Use Permit or a Major Amendment to an existing Conditional Use Permit or Planned Unit Development shall be required to display, erect, relocate, or alter any off-premise advertising device excluding indirect lighting traditionally used and attached to a sign, but not internally located.

Provided any Off-Premise Advertising Device complies with all standards in this Section and allows off-premise commercial messages, the Off-Premise Advertising Device shall also be permitted to allow non-commercial messages to the same extent.

In conjunction with these Development Standards and Regulations, the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. seq, and the Colorado Rules and Regulations promulgated thereunder by the Colorado Department of Transportation shall be adhered to. Nothing in these Standards and Regulations shall be construed to allow advertising devices which are prohibited, or otherwise non-conforming with the Colorado Outdoor Advertising Act.

### **4-16-034-17-03 MAXIMUM NUMBER OF SIGNS**

Only one (1) two-faced off-premise advertising device shall be permitted per lot.

### **4-16-044-17-04 MAXIMUM SIZE**

No off-premise advertising device shall exceed three hundred (300) square feet per face.

### **4-16-054-17-05 MAXIMUM HEIGHT AND MINIMUM CLEARANCE**

No off-premise advertising device shall exceed forty (40) feet in height. Height shall be determined as the distance from the grade of the right-of-way on which the sign fronts to the top of the sign including all projections. If located within one thousand

(1,000) feet of an intersection of two (2) or more public rights-of-way, the lowest point of the sign face(s) shall be at least eight (8) feet above the ground.

#### ~~4-16-064-17-06~~ ELECTRONIC SIGN STANDARDS\*

##### ~~4-16-06-014-17-06-01~~ DEFINITION OF ELECTRONIC SIGN\*

An electronic sign is a sign which displays electronic static images, static graphics, or static pictures, with or without textual information. Such a sign may be changed or altered by electronic means on a fixed display screen composed of a series of lights including light emitting diodes (LED's), fiber optics, light bulbs, or other illumination devices within the display area where the message is displayed.

##### ~~4-16-06-024-17-06-02~~ ELECTRONIC SIGN RESTRICTIONS\*

An electronic sign is permitted to be incorporated into an off-premise sign subject to the following restrictions:

1. *Duration of Message:* Each message displayed shall remain static for a minimum of four (4) seconds, with ten (10) seconds optimal. All such signs shall have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion.
2. *Transition of Message:* Each message shall transition to the next message instantaneously.
3. *Prohibited Electronic Signs:* Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sound, employs stereopticon, or includes motion picture projection. Any sign or attractive device which displays its message or portion thereof for less than four (4) seconds before a change occurs shall be considered flashing or intermittent.
4. *Brightness / Luminance:* Electronic signs shall be equipped with and employ the use of light monitors and controls that allow sign brightness to automatically adjust to outside conditions. Electronic signs shall not exceed a maximum of 0.3 foot-candles during nighttime hours from sunset to sunrise. A foot-candle is a unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot. The required distance shall be calculated using the following formula:

$$\begin{aligned} & \textit{distance measuring maximum brightness in linear feet} \\ & = \sqrt{(\textit{sign area in square feet} \times 100)} \end{aligned}$$

~~4-16-074-17-07~~ **OTHER LIMITATIONS**

All off-premise signs shall meet the following requirements:

1. All off-premise signs on the same side of a road or highway shall be separated by a minimum of two thousand (2,000) linear feet.
2. The minimum right-of-way and property line setback requirements shall be equal to the height of the billboard as measured from the leading edge of the sign face. Variations in the setback requirement may be granted with the issuance of a Conditional Use Permit.
4. All off-premise signs may be illuminated.
5. Off-premise signs which contain, include, or are illuminated by a changeable message including electronic, digital, LED, fiber optics, light bulbs, or other illumination devices are allowed and shall remain motionless for periods not less than four (4) seconds, with ten (10) seconds optimal. A Conditional Use Permit, Major Amendment to an existing Conditional Use Permit or Planned Unit Development shall be required prior to installing any electronic means to any off-premise sign.
6. Where an off-premise sign has two (2) faces that are designed to be back-to-back, the faces shall not be more than three and one half (3.5) feet from one another. Where an off-premise sign has two (2) faces arranged in a V-shape, the faces shall be: a maximum of 45 degrees at the interior angle, or a maximum of 15 feet apart at its widest point, whichever is less.
7. Before any off-premise sign is erected, a building permit must be approved and issued by the Director of Community and Economic Development.

\*Electronic Sign Regulations were adopted by the Board of County Commissioners on May 3, 2010

~~4-16-084-17-08~~ **OTHER USES**

An off-premise sign may be classified as a principal or accessory use on the property.

~~4-16-094-17-09~~ **REVIEW PROCESS**

The review process for an off-premise sign is as follows:

1. The applicant submits a Conditional Use Permit application to the Adams County Community and Economic Development Department.
  - a. The Director of Community and Economic Development will inform the applicant of the completeness of their Conditional Use Permit application within ten (10) business days after the date an application is received.
  - b. Once the application is deemed complete, the County will review for compliance with the County's Development Standards and Regulations. The County will inform the applicant within ten (10) business days after the completeness determination of a recommended approval, denial, or requirement of resubmittal of the application, unless the applicant agrees to an extension. The applicant will have thirty (30) days to respond to the County's request for resubmittals. Once resubmitted, the County will have

- an additional (10) business days to review the application for compliance with the County's Development Standards and Regulations.
- c. Once reviewed, the County will schedule the application for the next available Planning Commission after all notice requirements are met in accordance with Section 2-01-06.
  2. If the Conditional Use Permit is approved by the Board of County Commissioners, the applicant submits a sign permit application and a Roadside Sign Permit Application from the Colorado Department of Transportation, if applicable, to the Adams County Community and Economic Development Department.
  3. The Adams County Community and Economic Development Department reviews the sign permit application for compliance with the Development Standards and Regulations and executes the local jurisdiction approval section of the Roadside Sign Permit Application.
  4. If approved by Adams County, the applicant submits the issued sign permit as well as the executed Roadside Sign Permit Application to the Colorado Department of Transportation.
  5. Once the Colorado Department of Transportation has issued a Roadside Advertising Permit, the applicant returns the sign permit and Roadside Advertising Permit to Adams County for review, approval, and issuance of a building permit.

#### ~~4-16-104-17-10~~ **ADVERTISING BILLBOARD (HORIZONTAL BILLBOARD)**

An Advertising Banner is an 'off-premise sign', horizontal to the ground and of sufficient size to be seen by air passengers either landing or departing Denver International Airport. It must not be legible to the general public at ground level and is solely intended to be viewed by air passengers.

All Advertising Banners shall meet the standards contained in this Section 4-15.

Advertising Banner may be approved by issuance of an approved Conditional Use Permit (CUP) by the Board of County Commissioners. In addition to the general performance standards for Advertising Banners the Board of County Commissioners may impose additional condition, and/or conditions precedent in order to mitigate negative externalities associated with the location or operation of the advertising banner to ensure compatibility with the surrounding area.

#### ~~4-16-114-17-11~~ **LOCATION**

Advertising Banners are permitted with an approved Conditional Use Permit in the A-3, agriculture zone district. Advertising Banners are permitted within a five (5) mile perimeter of Denver International Airport. In addition, advertising banners may be located within the area delineated by the Adams County Board of County

Commissioners. All Advertising Banners shall be separated by a minimum of two thousand (2,000) linear feet.

~~4-16-124-17-12~~ **MAXIMUM SIZE OF AN ADVERTIZING BANNER AND MINIMUM SIZE OF PROPERTY**

The area of an Advertising Banner shall be a maximum of ten (10) acres. An Advertising Banner shall not be located on A-3 zoned property which is less than two and a half (2.5) acres in size.

~~4-16-134-17-13~~ **MAXIMUM HEIGHT OF AN ADVERTIZING BANNER**

The maximum height of an Advertising Banner shall be a maximum of six (6) feet.

~~4-16-144-17-14~~ **OTHER LIMITATIONS**

All Advertising Banners shall meet the following requirements:

1. The minimum setback requirements for Advertising Banners shall be consistent with the minimum setback requirements of the A-3 Zone District.
2. An Advertising Banner shall not be legible from adjacent public roadways, freeways or adjacent properties. Where the property on which an Advertising Banner is located fronts a public roadway and the Advertising Banner is attached to the ground, the Advertising Banner shall be screened from the public roadway by a wood or brick screen fence, a minimum of six (6) feet high, along the portion of the Advertising Banner that is adjacent to the public roadway. No Advertising Banner may be located within five hundred (500) feet of a residentially zoned or used property (measured from the property line to the leading edge of an Advertising Banner) unless a waiver is obtained from the affected property owner(s) and the waiver is recorded with the Adams County Clerk and Recorder.
3. Advertising Banners may be illuminated provided that such illumination (1) shall not present a hazard to pilots of any type of aircraft, (2) is not directed upward, and (3) has been approved by the County. The FAA and DIA will be important referral agencies and their comments will be considered by the Board of County Commissioners in their decision regarding the issuance of a Conditional Use Permit.
4. Before any Advertising Banner is erected, a building permit and a sign permit must be approved and issued by the County.
5. Advertising Banners shall be made of a non-reflective, flame- retardant material (i.e. mesh) as approved by the County. The FAA and DIA will be important referral agencies and their comments will be considered by the Board of County Commissioners in their decision regarding the issuance of a Conditional Use Permit.

6. Advertising Banners shall be securely fastened to the ground and/or an appropriate support structure shall be constructed to County specifications.
7. Advertising Banners shall be constructed of material which does not allow collection of rainwater or other significant amounts of precipitation which may cause a nuisance to aircraft pilots.

~~4-16-154-17-15~~ **OTHER USES**

Once an Advertising Banner is established on a lot, all other use or accessory use of the lot shall cease and no use or accessory use shall be established until such Advertising Banner is removed from the property.



## **4-174-18 LANDSCAPING**

### **4-17-014-18-01 PURPOSE**

The purpose of this Section is to provide landscaping and performance standards which:

1. Enhance and promote a unique image for Adams County.
2. Protect the public health, safety and welfare by:
  - a. Increasing parking lot traffic safety by guiding the circulation of cars and people and lowering traffic speeds;
  - b. Minimizing noise, air, water and visual pollution;
  - c. Screening and buffering incompatible land uses;
  - d. Reducing the amount of reflected glare and heat absorbed in and around developments;
  - e. Breaking up large expanses of parking lots;
  - f. Preserving property values and neighborhood characteristics by lessening the impacts of potentially incompatible uses; and
  - g. Providing screening from wind.
3. Conserve water resources by:
  - a. Promoting the use of xeriscaping and drought-tolerant native plantings; and
  - b. Promoting the utilization of stormwater detention as an irrigation source.
4. Ensure landscaping is an integral part of the site design and development process.

### **4-17-024-18-02 APPLICABILITY**

Development which satisfies one (1) of the following criteria shall be exempt from this section:

1. Agricultural uses.
2. Submitted or approved plans, building permits and/or development existing prior to the effective date of this Section shall comply with the regulations which were in effect at the time of approval.

The provisions of this article shall apply to development, which meets one (1) of the following and is not exempt:

1. All new development which has not applied for a building permit before the effective date of this Section; or
2. Existing development which requires a change in use permit as determined within the Change in Use Section of Chapter 4.

When there is a change in use, as determined within the Change in Use Section of Chapter 4\*, all of the applicable landscape requirements that can reasonably be complied with shall be complied with. Compliance is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure on a permanent foundation. Mere financial hardship caused by the cost of meeting the landscaping requirement does not constitute grounds for finding compliance is not reasonably possible.

The Screening and Fencing Standards of Chapter 4, as amended, determine additional standards and regulations for screening and fencing performance standards.

#### **4-17-034-18-03 EXISTING VEGETATION**

Existing valuable trees, shrubs and grasses shall be preserved within natural drainage areas and areas not needed for development. Healthy, mature trees and younger plants, which would normally succeed older plants, shall be preserved. Trees, which are decayed, diseased, or reaching the end of their natural life span should not be preserved. If valuable trees are destroyed by the development, new trees shall be installed to replace the destroyed trees. Existing vegetation, which is retained as part of the development, may be counted as part of the landscaping requirement, unless prohibited by Section 4-17, Weeds and Dangerous Trees, of these standards and regulations.

#### **4-17-044-18-04 LANDSCAPE MATERIALS & LOCATION**

All landscape materials shall conform to these standards and regulations. All landscape materials shall be healthy and compatible with the local climate and the site soil characteristics, drainage, and water supply.

#### **4-17-04-014-18-04-01 LANDSCAPE MATERIALS**

All landscape materials shall conform to these standards and regulations. All landscape materials shall be healthy and compatible with the local climate and the site soil characteristics, drainage, and water supply.

No artificial trees, plants, or turf shall be used as a landscape material. If an applicant is interested in using artificial turf in their development, they shall meet the minimum standards for required plant materials and submit a request for an alternative turf design with drainage specifications to the Director of Community and Economic Development. Areas for cultivation of crops or pasture shall not be considered landscaped. No noxious weeds, as defined by the Colorado Department of Agriculture, will be permitted in any area designated for landscaping.

~~4-17-04-024-18-04-02~~ **LANDSCAPE LOCATION**

Landscaped areas shall not be enclosed by a fence, which limits its visibility. If a sight obscuring fence is required, it shall be set back from the landscaped area. This will have the effect of having the landscaped area adjacent to the right-of-way and the fence will be located behind the landscaped area.

All landscaping shall be located so it does not interfere with utilities, easements, road lighting or fire hydrants.

~~4-17-054-18-05~~ **XERISCAPING**

Xeriscaping is encouraged in all areas of the county. When xeriscaping is proposed, the xeriscape landscape plans shall be developed to assure a successful, low water and low maintenance landscape. The following fundamental principles should be followed in proposing a xeriscape landscape plan:

1. *Planning and Design:* In addition to aesthetics and function of plants, the soils, drainage patterns, exposure to heat and wind, and the manner in which the site is irrigated, must be considered.
2. *Limited Turf Areas:* Where feasible, use less water demanding materials, such as ground covers, low water usage plants, or mulches instead of turf, and locate turf only in areas where it provides functional benefits.
3. *Turf Species:* Areas close to the building or where uniform turf is desired are best planted with fine-bladed, sod-forming turf varieties such as Buffalo grass or Bluegrass. Outlying areas, where soil cover is needed, but foot traffic is limited, can be planted with various coarse grasses such as Tall Fescue, Smooth Brome, and Wheatgrasses. Species of grass, which grow with the average rainfall received by Adams County per year, include Tall Fescue, Smooth Brome Fairway Crested Wheatgrass, Ephraim Crested Wheatgrass, Buffalograss, Blue Gramma, and others. Some varieties of Bluegrass, which are relatively drought tolerant, include Majestic, America, and Merion. The above listed drought tolerant grasses need water to become established. They also need occasional irrigation during a prolonged dry spell. The key to drought tolerance is deep root development. This is brought about by deep, thorough soil preparation and deep, infrequent watering.
4. *Soil Improvements:* Soil improvement allows for better absorption of water and improved water-holding capacity of the soil. Soils with organic matter also provide nutrients to plants. Improve the soil prior to planting and installation of any irrigation system by digging in a minimum of three (3) cubic yards of organic matter per one thousand (1,000) square feet to

be planted. Organic matter could include aged manure, sphagnum peat moss, humus, compost or aged sawdust.

5. *Efficient Irrigation:* When used, well-planned sprinkler systems can save water. For efficient water use, irrigate turf areas separately from other plantings. Landscape plantings should be grouped according to similar water needs. Turf areas are best watered with sprinklers. Trees, shrubs, and groundcovers can be watered efficiently with low volume drip or spray systems.
6. *Mulches:* Mulched planting beds are an ideal replacement for turf areas. Mulches cover and cool the soil, minimize evaporation, reduce weed growth and slow erosion. Mulches also provide landscape interest. Mulches should be placed over geo-textile fabric (filter fabric) where ground cover or shrubs are to be used in order to allow water and air to pass through the fabric and discourage weed growth.
7. *Low Water Use Plants:* Low water use plants can serve nearly every landscape function. Section 4-16-14 includes recommended guides on xeriscape plants for the Front Range area.

**4-17-064-18-06** **BUFFERYARDS**

**4-17-06-014-18-06-01** **BUFFERYARDS**

The exterior boundaries of the lot which do not abut a public road right-of-way shall meet the bufferyard requirements shown below, depending upon the adjacent land use. All lesser intensity uses shall be buffered from higher intensity uses with a plant material bufferyard. If the adjacent land use is a vacant building or ground, then the zoning shall be used in place of the land use. Plant material used for bufferyards between uses differing in intensity is in addition to the total landscaping requirement.

The following bufferyards and plantings shall be required between the identified land uses at the time of occupancy:

Land Use	Existing Residential Uses	Existing Commercial Uses	Existing Industrial Uses	Existing Institutional Uses	Existing Agricultural Uses
New Residential Uses	A	C	D	A	A
New Commercial Uses	C	A	B	B	C
New Industrial Uses	D	B	none	D	D
New Institutional Uses	A	B	D	A	A

**Note:** If a use does not conform to one (1) of the above categories, the Director of Community and Economic Development shall determine which category best matches the use.

Bufferyard Classification Requirements:

1. **Bufferyard A:** Five (5) foot minimum bufferyard width with one (1) tree per eighty (80) linear feet of lot line.
2. **Bufferyard B:** Ten (10) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line.
3. **Bufferyard C:** Fifteen (15) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line and six (6) foot high sight obscuring fence or wall located on the interior line of the bufferyard.\*
4. **Bufferyard D:** Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard.\*

*\*A continuous hedge may be substituted for the required fence or wall in Bufferyards C and D, as long as it has a minimum height at installation of three (3) feet and will reach six (6) feet or more at maturity.*

**4-17-06-024-18-06-02 SPECIAL BUFFERYARDS**

Any new development abutting any portion of the designated Adams County Trail System, a public park, or limited access highway, shall be buffered from the trail, or park, using a Type C Bufferyard, unless increased or decreased by the Director of Community and Economic Development.

**4-17-074-18-07 REQUIRED LOT LANDSCAPING**

In addition to the required bufferyards and bufferyard landscaping, the following site landscaping shall also be required:

1. **Minimum Landscape Area:** All developments shall be required to landscape a minimum of ten (10) percent of the lot area. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public rights-of-way, excluding alleys and drives.
2. **Other Requirements:** The placement and design of the landscaping shall be at the discretion of the developer but shall be approved by the Director of Community and Economic Development. In addition to the plantings required under this Section, both Section 4-16-08, Off-Road Parking Lot Landscaping, and Section 4-16-06, Bufferyards, shall apply. The bufferyard landscaping requirements and the required landscaping adjacent to the front of a lot are required even if the 10% lot coverage is exceeded. The landscape area depth is measured from the property line (generally, the right-of-way line) inward. In eastern Adams County, no shrubs shall be required.

3. All applicants not able to meet the landscaping requirements may submit an Appeal from Administrative Decision. **\*Adopted by the BoCC on December 13, 2010**
4. The applicant/owner of land where landscaping is placed with or without County approval is responsible for relocation, alteration, and/or removal if required by the County at the owner's expense. Any landscaping within the right-of-way will not be used in the assessment of the land as part of right-of-way acquisition.

#### ~~4-17-07-014-18-07-01~~ STREET FRONTAGE LANDSCAPING

The area along any property line abutting a public road right-of-way shall be landscaped using one (1) or any combination of the following landscape options:

1. *Option 1:* Install a twenty-five (25) foot wide area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.
2. *Option 2:* Install a twenty (20) foot landscape area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.
3. *Option 3:* Install a ten (10) foot landscape area along the road right-of-way. Within the landscape area, two (2) trees and five (5) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.
4. *Option 4:* Install a five (5) foot landscape area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be placed per forty (40) linear feet of frontage. A thirty (30) inch high decorative wall or the building shall be located between the parking area and the road frontage. Drive aisles shall be counted as zero (0) feet in depth.
5. *Option 5:* Install a landscape berm with a two (2) foot minimum average height. The berm shall have a slope of no greater than one (1) foot of rise to every four (4) feet of run. Within the landscape area, one (1) tree and five (5) shrubs shall be planted per sixty (60) linear feet of frontage.

#### ~~4-17-07-024-18-07-02~~ OFF-ROAD PARKING LOT LANDSCAPING

The following landscaping requirements can be used to satisfy the 10% total lot landscaping requirement and shall be consistent with the following:

1. *Trees:* There shall be one (1) tree provided for every ten (10) parking stalls.
2. *Internal Landscape Area:* Depending on the number of spaces, the following square feet of landscaped area must be placed within the vehicle use areas. The required landscaped area shall be "stepped" up based on the number of stalls, which will be provided. For example, a parking lot with fifty-two (52) stalls shall provide twenty-five (25) square feet per stall.

<b>Number of Parking Stalls</b>	<b>Required Landscaped Area</b>
0-9	None required
10-25	15 sq. ft. per stall
26-50	18 sq. ft. per stall
51-99	25 sq. ft. per stall
100 or more	35 sq. ft. per stall

3. *Distance to Landscaping:* No parking stall shall be more than one-hundred-twenty (120) feet from a required internal landscaped area.
4. *Terminal Islands:* The developer is encouraged to utilize landscaped terminal islands at the end of parking rows and/or divider strips between parking rows to help disperse the required landscaping throughout the entire parking lot.
5. *Curbs:* Landscaped areas within parking lots or along the perimeter of the property must be protected from vehicular traffic through the use of continuous concrete curbs, extruded asphalt or other approved permanent barriers.
6. *Clear Vision Area:* Clear vision areas within the off-road parking area must be established at road intersections by maintaining a maximum height for shrubs and ground cover of thirty (30) inches. Within a clear vision area, tree branches must be trimmed up eight (8) feet from the ground.
7. *Minimum Landscape Islands:* The minimum width or length of any landscaped area shall be five (5) feet, however the recommended minimum size is eight (8) feet. All of the required landscaped areas must contain a minimum of seventy-five (75) percent living landscaping material, with a maximum of twenty-five (25) percent nonliving landscaping material. In eastern Adams County, the percentages of living landscaping material may be reduced to fifty (50) percent. Sidewalks abutting public rights-of-way are not counted toward the nonliving landscape material percentage.
8. *Splitting Parking Lots:* Parking lots containing between 200-750 parking stalls are required to be divided into two (2) or more lots, separated by a landscaped strip which may be counted toward the required off-road parking landscaping area. Parking lots with more than 750 stalls are required to divide the lot into at least two parking lots with a landscaped

- strip separating them. The minimum width of these landscaping strips shall be ten (10) feet.
9. *Sidewalks Counted*: A landscaped divider strip within a parking lot which separates either parking rows or parking lots shall be allowed to count a sidewalk located within this divider strip toward a part of the required off-road parking lot landscaping. The intent of this sidewalk is to help facilitate safe pedestrian movement. This sidewalk must meet the following criteria if it is to be counted toward the required landscaping:
    - a. The sidewalk has a five (5) foot wide walking path and shall add two (2) feet for vehicle overhang, if the sidewalk abuts a parking stall.
    - b. The sidewalk runs the entire length of the divider strip.
    - c. The sidewalk is bordered on at least one (1) side by landscaping, of which the sidewalk cannot account for more than fifty percent (50%) of the area of the divider strip.
  10. *Other Vehicle Areas*: Areas used for vehicle service, parking, and business transactions such as areas adjacent to gasoline pumps (even if under a canopy) and areas for drive up service, shall be considered parking areas and shall comply with the parking lot landscaping requirements. Drive areas shall be calculated at a rate of one (1) parking space per two hundred (200) square feet of vehicle service area.
  11. *Vehicle Sales Lots*: Vehicle sales lots shall provide trees at the rate of one (1) tree per one hundred (100) lineal feet, and shrubs at the rate of one (1) shrub per ten (10) lineal feet of display area fronting a public right-of-way. Plants may be grouped together, provided at least two-hundred-fifty (250) square feet of contiguous growing area, not encroached upon by shrubs or impervious surfaces, surrounds each planted tree.

#### ~~4-17-084-18-08~~ GENERAL PERFORMANCE STANDARDS FOR ALL USES

#### ~~4-17-08-014-18-08-01~~ COVER IN LANDSCAPED AREAS

All required landscaped areas and bufferyards must contain a minimum of seventy-five percent (75%) organic landscaping material, with a maximum of twenty-five percent (25%) non-living landscaping materials. All required landscaped areas and bufferyards shall be irrigated, maintained and kept free of weeds, debris and litter. In eastern Adams County, the percentages of living landscaping material shall be reduced to fifty percent (50%) and an automatic irrigation system is not required. Eastern Adams County is defined as that portion of Adams County outside the definition of Urban Adams County as defined in Chapter 11. In eastern Adams County, single-family residential land uses are not required to install landscaping and no landscaping is required for commercial and industrial land uses, which are serviced exclusively by wells and which are restricted



by the Colorado Division of Water Resources to inside use only. In addition, xeriscaping is encouraged in all areas of the County.

~~4-17-08-01-01~~ ~~014-18-08-01-01~~ **MINIMUM SIZE REQUIREMENTS FOR TREES AND SHRUBS**

Landscaping materials shall comply with the following minimum size standards at the time of planting, with caliper measurements taken six (6) inches above grade.

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Size at Planting</i>
Ornamental	Less than 20'	1" to 1-1/2" cal.
Large Deciduous	Over 20'	2" to 2-1/2" cal.
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gal. container
Upright Shrubs	3' to 10'	5 gal. container

~~4-17-08-01-01~~ ~~014-18-08-01-01-01~~ **GRADING STANDARD**

The following grading standard shall apply to all new landscaping and buffering areas:

<i>Landscaping</i>	<i>Maximum Slope</i>	<i>Minimum Slope</i>
Lawn and grassed areas	4:1	100:1
Berms and Mounds		
Grassed	4:1	20:1
Non-Maintenance	2:1	N/A

~~4-17-08-024-18-08-02~~ **MAINTENANCE STANDARDS**

All landscaping and required buffering shall be continually maintained including irrigation if applicable, weeding, pruning and replacing in a substantially similar manner as originally approved. The following survival standards shall apply to all landscaping and required buffering:

1. *Living Ground Covers:* Living ground covers must be fifty percent (50%) established after the first growing season, and ninety percent (90%) established thereafter.
2. *Non-Living Ground Covers:* Non-living ground covers, such as rock or mulch must be one hundred percent (100%) intact after one (1) year and eighty percent (80%) intact thereafter.
3. *Trees and Shrubs:* Trees and shrubs must have a one hundred percent (100%) survival rate after one (1) year and a ninety percent (90%) survival rate thereafter.

## ~~4-17-094-18-09~~ LANDSCAPING PERFORMANCE STANDARDS FOR SPECIFIC USES

### ~~4-17-09-014-18-09-01~~ RESIDENTIAL USES

#### ~~4-17-09-01-014-18-09-01-01~~ SINGLE FAMILY DWELLING LANDSCAPING

1. *Front and Side Setbacks:* The entire front and side setbacks shall be landscaped, except for driveways.
2. *Back Yard Setback:* A minimum thirty percent (30%) of the back yard shall be landscaped.
3. *Required Ground Cover:* A minimum of thirty percent (30%) of the required front and side landscape area must be covered by living ground material, such as low growing ground cover, shrubs, or grass, within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one-hundred-twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping. Single-family residential uses in eastern Adams County are not required to install landscaping or automatic irrigation systems.
4. *Required Trees and Shrubs:* A minimum of one (1) large tree and five (5) shrubs, or two (2) ornamental trees and five (5) shrubs, shall be required for each lot. Evergreens shall be considered ornamental.
5. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

~~4-17-09-01-024-18-09-01-02~~ **SINGLE FAMILY ATTACHED LANDSCAPING**

1. *Front and Side Setbacks:* The entire front and side setbacks shall be landscaped, except for driveways.
2. *Back Yard Setback:* A minimum of thirty percent (30%) of the back yard shall be landscaped.
3. *Required Ground Cover:* A minimum of thirty percent (30%) of the required front and side landscape area must be covered by living ground material, such as low growing ground cover, shrubs, or grass, within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one-hundred-twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
4. *Required Trees and Shrubs:* A minimum of one (1) large tree and five (5) shrubs, or two (2) ornamental trees and five (5) shrubs, shall be required for each lot. Evergreens shall be considered ornamental.
5. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

~~4-17-09-01-034-18-09-01-03~~ **DWELLING, TOWNHOUSE LANDSCAPING**

1. *Minimum Landscaped Area:* Not less than 30% of the site area shall be landscaped.
2. *Required Ground Cover:* A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and

Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.

3. *Required Trees and Shrubs:* A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required for each increment of fifteen hundred (1,500) square feet in western Adams County and three thousand (3,000) square feet in eastern Adams County.
4. *Parking Lot Landscaping:* All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
5. *Required Tree Mix:* The selection of trees shall be a mix of large deciduous (30% - 70%) and ornamental (30% - 70%) trees. Evergreens shall be considered ornamental.
6. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

7. *Irrigation System Required:* A fully automatic irrigation system is required.

#### 4-17-09-01-044-18-09-01-04 **DWELLING, MULTI-FAMILY LANDSCAPING**

1. *Minimum Landscaped Area:* Not less than thirty percent (30%) of the site area shall be landscaped.
2. *Required Ground Material:* A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting

season, the County may proceed against the bond to complete the landscaping.

3. *Required Trees and Shrubs:* A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required for each increment of fifteen hundred (1,500) square feet in western Adams County and three thousand (3,000) square feet in eastern Adams County.
4. *Parking Lot Landscaping:* All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
5. *Required Tree Mix:* The selection of trees shall be a mix of large deciduous (10% - 50%) and ornamental (10% - 50%). Evergreens shall be considered ornamental.
6. Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

7. *Irrigation System Required:* A fully automatic irrigation system is required.

~~4-17-09-01-054-18-09-01-05~~ **DWELLING, MANUFACTURED HOME PARK**

A twenty (20) foot strip around the boundary must be landscaped to provide a visual screen. All open spaces and other unimproved areas must be suitably landscaped. All landscaping must be maintained and furnished with an automatic sprinkler system.

~~4-17-09-01-064-18-09-01-06~~ **DWELLING, MOBILE HOME PARK**

A landscaping plan shall be submitted for review and approval. The setbacks of the development and any other area not covered by mobile homes, driveways, ingress and egress, or other structures, shall be landscaped.

**4-17-09-024-18-09-02 COMMERCIAL USES****4-17-09-02-014-18-09-02-01 AUTOMOBILE SERVICE STATIONS**

1. *Screening*: Service stations shall be separated from abutting residential properties by a six (6) foot high masonry wall and a Bufferyard as required in Section 4-16-06.
2. *Landscaping*: In addition to all other required landscaping, boundary landscaping is required for a minimum depth of ten (10) feet along all property lines abutting roads, except for the area required for road openings. Permanent irrigation facilities shall be provided for all landscaped areas.

**4-17-09-02-024-18-09-02-02 BED & BREAKFAST ESTABLISHMENTS**

1. *Screened Parking*: Off-road parking for the guest rooms shall be screened with landscaping meeting the requirements of a Type C Bufferyard.

**4-17-09-02-034-18-09-02-03 CAMPGROUNDS, COMMERCIAL**

In addition to all other required landscaping, interior landscaping of the campground shall require at least one (1) tree and two (2) shrubs per campsite. Each tree shall be at least two (2) inch caliper in size when planted. Shrubs shall be a minimum of five (5) gallon size when planted.

**4-17-09-02-044-18-09-02-04 DRIVE-IN ESTABLISHMENTS, INCLUDING DRIVE-THRU RESTAURANTS**

1. *Landscaping*: Planting requirements for the drive-up window and access lanes shall be the same as those required for parking area landscaping in accordance with the Parking Performance Standards in Section 4-13 of these standards and regulations.

**4-17-09-02-054-18-09-02-05 GUN AND ARCHERY RANGES**

Two (2) Type D Bufferyards shall encircle the perimeter of the gun range to provide a natural noise barrier. A ten (10) foot berm shall be incorporated into the bufferyard around the site.

**4-17-194-18-10 LANDSCAPING PLAN REQUIRED**

A landscaping plan shall be required as a condition of building permit approval. The Director of Community and Economic Development shall determine if the plan meets the requirements of these standards and regulations. At a minimum, a landscaping plan shall contain the following items:

1. Scale - written and graphic;
2. North arrow;

3. Label the zoning of subject property and adjacent properties;
4. Label the current land use of subject property and all adjacent properties;
5. Existing plant material, if applicable;
6. Plants to be removed or relocated, if applicable;
7. Existing and proposed structures, overhangs, and pavings, if applicable;
8. Planting details specifying mulching materials;
9. Details of berms, walls, or any other structural buffering device if required by these standards and regulations;
10. Title block with name of project, name of person preparing plan and date;
11. A written statement describing type of irrigation system proposed - detail the proposed irrigation system or method of irrigation;
12. Plant schedule showing the following:
  - a. Number and location of plants of each species; and,
  - b. Plant name (common name, botanical name and variety name); and,
  - c. Size and condition of plants - size be expressed in terms of size of container, height of plant, or caliper of tree; condition to be expressed in terms of size of container, ball and burlap, and/or bare root plant division (list shall be divided according to trees, shrubs and ground covers, and turf types); and,
13. Cost estimate including materials and cost of installation, when installation of landscaping is deferred.

**4-17-114-18-11 LANDSCAPING INSTALLATION AND CERTIFICATE OF OCCUPANCY**

All required landscaping and buffering shall be installed prior to issuance of a Certificate of Occupancy. If weather conditions necessitate a delay in installation of landscaping, a Certificate of Occupancy may be issued only if collateral is filed with the County in an amount designated by the Director of Community and Economic Development, along with a schedule of completion, and a development agreement. The amount of the collateral will reflect one-hundred-twenty five percent (125%) of the estimated cost of purchasing and installing the landscaping. In eastern Adams County, single-family residential land uses are not required to install landscaping and no landscaping is required for commercial and industrial land uses, which are serviced exclusively by wells and which are restricted by the Colorado Division of Water Resources to inside use only.

**4-17-124-18-12 LANDSCAPING PHASING**

A development agreement will be accepted in partial lieu of landscape if the applicant chooses to install landscape in phases. In the case of phased landscaping, a Certificate of Occupancy may be issued only if collateral is filed with the County in an amount designated by the Director of Community and Economic Development, along

with a schedule of completion, and a development agreement. The amount of the collateral will reflect one-hundred-twenty five percent (125%) of the estimated cost of purchasing and installing the landscaping. All landscape phasing shall be approved at the discretion of the Director of Community and Economic Development.

#### **4-17-134-18-13 DEVELOPMENT ABUTTING ADAMS COUNTY TRAIL SYSTEM**

Any new development abutting any portion of the designated Adams County Trail System, a public park, or limited access highway, shall be buffered from the trail, or park, using a Special Bufferyard (Type C), unless increased or decreased by the Director of Community and Economic Development.

#### **4-17-144-18-14 REQUIRED LOT LANDSCAPING**

In addition to the required bufferyards and bufferyard landscaping, the following site landscaping shall also be required:

#### **4-17-154-18-15 ADMINISTRATIVE RELIEF**

Administrative relief is provided to add flexibility in the application of the landscaping regulations in this Section 4-16 when a standard is inapplicable or inappropriate to a specific use or design proposal. However, the granting of administrative relief should not always mean a requirement is reduced without mitigation – be it landscaping combined with urban design elements (i.e. architectural elements within a parking lot that screen parking to provide shade pavement, sidewalk/tree lawn area, gathering space or plaza, or natural areas), concentrated/denser plant material within a reduced buffer yard width, or demonstrations of concepts that are equal to or superior in fulfilling the purpose of the landscaping requirements).

A written request for administrative relief shall be submitted to the Director of Community and Economic Development either before or in conjunction with the building permit review process. The written request shall:

Include a justification in terms of the findings necessary to grant administrative relief; and the written request shall close with a section for the Director of Community and Economic Development's use, which will include a block for the decision of approval/denial, the Director of Community and Economic Development's signature, and decision date.

The written request with decision shall be attached to the plan or retained in the applicable file, as appropriate. An example of this written request shall be available from the Director of Community and Economic Development.



The Director of Community and Economic Development must make all of the following findings in order to grant administrative relief:

The strict application of the regulations in question is unreasonable given the development proposal or the measures proposed by the applicant or the property has extraordinary or exceptional physical conditions or unique circumstances which do not generally exist in nearby properties in the same general area and such conditions will not allow a reasonable use of the property in its current zone in absence of relief;

The intent of the landscaping section and the specific regulations in question is preserved, and;

The granting of the administrative relief will not result in an adverse impact upon surrounding properties.

The Director of Community and Economic Development shall render a decision on the request within ten (10) working days of receipt of the request and all required information.

An appeal of the decision of the Director of Community and Economic Development may be made to the Board of Adjustment within ten (10) days after the decision. At this time, the appeal will be placed on the agenda for the next Board of Adjustment meeting. The Landscape Appeal shall be processed in the same manner as a Variance request.

The Board of Adjustment shall grant the appeal, modify the administrative decision, or deny the appeal based on consideration of the staff report, the evidence from the public hearing, and compliance with the criteria for approval.

#### ~~4-17-15-014-18-15-01~~ ADMINISTRATIVE RELIEF POLICIES

The County recognizes the specific landscape requirements in this Section cannot and do not anticipate all possible landscape situations. In addition, the County recognizes there may be landscape proposals that conform to the purpose, intent and objectives of the landscape standards, but were not anticipated in the specific regulations. Therefore, the County may grant administrative relief in the event of these situations and proposals.

The County recognizes a proposed development of a relatively small commercial or industrial lot, which was created prior to the current landscape requirements, or the expansion or remodeling of an existing commercial site may present unusual difficulties in complying with the current requirements. Therefore, the

County may grant administrative relief in the event of these situations and proposals.

The County shall attempt to balance the reasonable use of such a lot with the provisions of required landscaping. This balance will be affected by the site's characteristics, as well as the proposed development plan.

The County recognizes in order to allow reasonable development; there should be an upper limit to the amount of the site, which is required to be landscaped. As a general guideline for relatively small commercial or industrial lots (such as one (1) acre or less), the requirements should not exceed twenty-five (25) percent of the site.

The reasonable development of a site may require the granting of administrative relief to some of the requirements. Although all of the categories of landscape requirements are considered important, the County generally assigns the following priorities for compliance with the landscape requirements:

Adjacent residential uses should be buffered;

An attractive appearance of the project should be provided along adjacent roads by landscaped setbacks and trees, and;

The parking areas and building elevations which form major public views of the project should be visually softened and enhanced by trees and other plantings. Compliance with the requirements, such as the third priority above, should not be "forced" into a site design. For both visual effect and ease of maintenance, relatively few, but larger landscaped areas, which are integrated with the other elements of the site design, are generally encouraged. In addition, relatively numerous and smaller landscaped areas, which are not integrated with the other elements of the site design, are generally discouraged.

#### ~~4-17-164-18-16~~ **RECOMMENDED PLANT MATERIALS**

The following is a reference list of agencies and local jurisdictions that have plant material recommendation lists that are most compatible with the Adams County area:

- Denver Water Wise Landscape Handbook (Denver Water)
- Colorado Native Plant Society Low-Water Native Plants for Colorado Gardens: Front Range & Foothills (West Adams County)
- Colorado Native Plant Society Low-Water Native Plants for Colorado Gardens: Prairie and Plains (Central and East Adams County)
- Colorado State University Extension Office Publications

- A Plant Select guide to plants for smart, stunning, successful western gardens (partnership with CSU and Denver Botanic Gardens)

## **4-184-19 WEEDS AND DANGEROUS TREES**

### **4-18-014-19-01 WEEDS AND OFFENDING VEGETATION**

1. *Definition of Weed:* Any underbrush, bush, shrub, or plant material greater than nine inches in height which: 1. ordinarily grows without cultivation; not in planting beds or otherwise in a controlled manner; or not for the purpose of food production; and 2. is allowed to grow in such a manner or extent that it causes or is likely to cause a public hazard or nuisance, or is unacceptably offensive in light of community standards of cleanliness or generally accepted neighborhood aesthetics.
2. *Duty to Control Weeds:* It is the duty of every owner or occupant to abate weeds and offending vegetation on all premises.
3. *Maximum Height of Weeds:* Weeds and offending vegetation greater than twelve (12) inches in height, on all premises, shall be cut to and maintained at a height of six (6) inches or less according to the following:
  - a. In Residential (except RE), Commercial, and Industrial Zone Districts, within the entire lot or parcel.
  - b. In the A-1 and RE Zone Districts, within the established front building setback and within the required side and rear setback for principal dwellings. If no structure exists on the property, then the minimum required principal dwelling setbacks. In the A-2 and A-3 Zone Districts, within the required or established principal dwelling setbacks. In all Agricultural and the RE Zone Districts a minimum of a twenty (20) foot perimeter around the existing principal dwelling and all accessory structures.
  - c. In CO, PL, AV, and DIA Zone Districts, no requirements.
  - d. Notwithstanding the forgoing, any weeds classified as noxious by the State of Colorado or Adams County must be completely abated in accordance with the requirements of the State of Colorado or Adams County, as applicable.

### **4-18-024-19-02 DANGEROUS TREES**

1. *Duty to Control Dangerous Trees:* Any owner or occupant of a lot shall cause to be cut or removed any dangerous trees located on the lot which may be considered troublesome, a hindrance to the general public, or which in any way endangers the security and usefulness of any public road, highway, aviation facility, alley, utility, sidewalk, or bicycle trail.
2. *Tree Branch Clear Height*
  - a. *Roads, Alleys, and Highways:* All trees located on a lot shall be trimmed to a clear height of twelve (12) feet above the surface of public roads,

- alleys or highways when the branch extends into the established right-of-way or existing roadway.
- b. *Public Sidewalks and Bicycle Trails:* All trees shall be trimmed to a clear height of eight (8) feet above public sidewalks or bicycle trails when the branch extends into or over the sidewalk or trail. All tree limbs shall be trimmed so as not to interfere with sight distance triangles in accordance with these standards and regulations.
  3. *Duty to Control Interfering Roots:* Dangerous trees upon a lot whose roots are causing interference with public sidewalks or utilities shall be controlled or removed.

## **4-194-20 MARIJUANA BUSINESSES**

### **4-19-014-20-01 PURPOSE**

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance to be applied to all marijuana businesses in Adams County. Any use-specific performance standards contained in these standards and regulations shall also be applied. Where a use-specific performance standard conflicts with a general performance standard, the use-specific standard shall apply.

### **4-19-024-20-02 LICENSING**

Prior to the operation of any marijuana business, a license must be obtained from the state of Colorado, and a local license must be obtained from Adams County, as applicable. Uses established pursuant to this section shall at all times be in complete compliance with the terms and conditions of its marijuana businesses license.

### **4-19-034-20-03 PERFORMANCE STANDARDS**

#### **4-19-03-014-20-03-01 PERFORMANCE STANDARDS FOR ALL MARIJUANA BUSINESSES**

1. No marijuana business shall be allowed as a home occupation use.
2. No marijuana business shall be located in a residentially zoned or used building, or in a movable or mobile structure.
3. Where a retail marijuana store and a retail marijuana cultivation facility are located on the same site in a commercial zone district, the cultivation facility shall be no more than twice the size of the store.
4. All marijuana businesses shall develop properties in harmony with the surrounding area and shall enhance design elements of buildings and properties accordingly.
5. Inspections of marijuana businesses may occur at any time with or without notice.
6. Best industrial practices to mitigate odor, noise, lights, vapors, fumes, and dust, such as scrubbers and filters, shall be utilized and functioning at all times.
7. These standards and regulations recognize the protections afforded by Article XVIII, Section 14 of the Colorado Constitution, and desires to affirm the ability of patients and primary caregivers to otherwise be afforded the protections of Article XVIII, Section 14 of the Colorado Constitution and §25-1.5-106, C.R.S. (2009).
8. These standards and regulations shall in no way limit application and enforcement of any statutes of the state of Colorado.

9. All distances shall be measured from property line to property line.

~~4-19-03-024~~-20-03-02 **PERFORMANCE STANDARDS FOR MEDICAL MARIJUANA STORE**

1. Permitted Zone Districts: Medical Marijuana Stores are only permitted in the C-3, C-4, C-5, I-1, I-2, and I-3 zone districts.
2. Location:
  - a. No Medical Marijuana Store shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, and public housing facility.
  - b. No Medical Marijuana Store shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
  - c. No Medical Marijuana Store shall be located within 50 feet of any residentially zoned or used property.
  - d. No Medical Marijuana Store shall be located within 750 feet of any other Medical Marijuana Center or Retail Marijuana Store.

~~4-19-03-034~~-20-03-03 **PERFORMANCE STANDARDS FOR RETAIL MARIJUANA STORE**

1. Permitted Zone Districts: Retail Marijuana Stores are only permitted in the C-3, C-4, C-5, I-1, I-2, and I-3 zone districts.
2. Location:
  - a. No Retail Marijuana Store shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, and public housing facility.
  - b. No Retail Marijuana Store shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
  - c. No Retail Marijuana Store shall be located within 50 feet of any residentially zoned or used property.
  - d. No Retail Marijuana Store shall be located within 750 feet of any other Retail Marijuana Store or Medical Marijuana Center.

~~4-19-03-044~~-20-03-04 **PERFORMANCE STANDARDS FOR MEDICAL MARIJUANA PRODUCT MANUFACTURING FACILITY**

1. Permitted Zone District: Medical Marijuana Product Manufacturing

- Facility is permitted in the I-1, I-2, and I-3 zone districts.
2. Location:
    - a. No Medical Marijuana Product Manufacturing Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
    - b. No Medical Marijuana Product Manufacturing Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
    - c. No Medical Marijuana Product Manufacturing Facility shall be located within 50 feet of any residentially zoned or used property.

#### ~~4-19-03-054-20-03-05~~ RETAIL MARIJUANA PRODUCT MANUFACTURING FACILITY

1. Permitted Zone District: Retail Marijuana Product Manufacturing Facilities are permitted in the I-1, I-2, and I-3 zone districts.
2. Location:
  - a. No Retail Marijuana Product Manufacturing Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based information provided to the County by the State of Colorado), playground, park, and public housing facility.
  - b. No Retail Marijuana Product Manufacturing Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
  - c. No Retail Marijuana Product Manufacturing Facility shall be located within 50 feet of any residentially zoned or used property.

#### ~~4-19-03-064-20-03-06~~ PERFORMANCE STANDARDS FOR MEDICAL MARIJUANA CULTIVATION FACILITY

1. Permitted Zone District: Medical Marijuana Cultivation Facilities are permitted in the C-3, C-4, and C-5 zone districts for dual operations, the I-1, I-2, and I-3 zone districts for stand-alone operations, and the A-3 zone district on parcels of at least 35 acres in size for indoor stand-alone operations west of Imboden Road from the northern border of Adams County south to the intersection of Imboden Road and E. 56<sup>th</sup> Avenue; then south of E. 56<sup>th</sup>



Avenue between Imboden Road and Pass-Me-By Road; then west of Pass-Me-By Road from E. 56<sup>th</sup> Avenue to the southern border of Adams County.

2. Location:

- a. No Medical Marijuana Cultivation Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
- b. No Medical Marijuana Cultivation Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
- c. No Medical Marijuana Cultivation Facility shall be located within 50 feet of any residentially zoned or used property.

~~4-19-03-074~~-20-03-07 **PERFORMANCE STANDARDS FOR RETAIL MARIJUANA CULTIVATION FACILITY**

1. Permitted Zone District: Retail Marijuana Cultivation Facilities are permitted in the C-3, C-4, and C-5 zone districts for dual operations, the I-1, I-2, and I-3 zone districts for stand-alone operations, and the A-3 zone district on parcels of at least 35 acres in size for indoor stand-alone operations west of Imboden Road from the northern border of Adams County south to the intersection of Imboden Road and E. 56<sup>th</sup> Avenue; then south of E. 56<sup>th</sup> Avenue between Imboden Road and Pass-Me-By Road; then west of Pass-Me-By Road from E. 56<sup>th</sup> Avenue to the southern border of Adams County.
2. Location:
  - a. No Retail Marijuana Cultivation Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
  - b. No Retail Marijuana Cultivation Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
  - c. No Retail Marijuana Cultivation Facility shall be located within 50 feet of any residentially zoned or used property.

~~4-19-03-084~~-20-03-08 **PERFORMANCE STANDARDS FOR MARIJUANA TESTING FACILITY**

1. Permitted Zone District: Retail Marijuana Testing Facilities are permitted in

the I-1, I-2, and I-3 zone districts.

2. Location:
  - a. No Retail Marijuana Testing Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high, or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
  - b. No Retail Marijuana Testing Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
  - c. No Retail Marijuana Testing Facility shall be located within 50 feet of any residentially zoned or used property.

#### ~~4-19-03-094-20-03-09~~ PERFORMANCE STANDARDS FOR MARIJUANA HOSPITALITY BUSINESS

1. Permitted Zone District: Marijuana Hospitality Businesses are permitted in the C-3, C-4, C-5, I-1, I-2, and I-3 zone districts.
2. Location:
  - a. No Marijuana Hospitality Business shall be located within 1,000 feet of any existing public or private elementary, middle junior high or high school, state licensed daycare home and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, or public housing facility.
  - b. No Marijuana Hospitality Business shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house, or correctional facility.
  - c. No Marijuana Hospitality Business shall be located within 50 feet of any residentially zoned or used property.
  - d. No Marijuana Hospitality Business allowing for outdoor consumption shall be located within 500 feet of any residentially zoned or used property.
  - e. No Marijuana Hospitality Business shall be located within five miles of any other Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business.
3. Mobile Premises: A Marijuana Hospitality Business with a Mobile Premises shall designate and maintain a fixed place of business in unincorporated Adams County this is separate from the Mobile Premises.
4. A Marijuana Hospitality Business may be allowed as an accessory use to any established Commercial Uses, as defined in Chapter 11, in any zone

district where a Marijuana Hospitality Business is still required, even if operating as an accessory use. The accessory use must comply with all requirements of Section 4-03, Accessory Uses Performance Standards, as well as this Section.

5. If any outdoor consumption area is permitted as part of the Marijuana Hospitality Business, it shall be no greater in size than fifty percent (50%) of the indoor consumption area. The outdoor consumption area shall be concealed by an eight (8) foot solid screen fence or other effective screening material, as approved by the Director of Community and Economic Development.

~~4-19-03-104-20-03-10~~ **PERFORMANCE STANDARDS FOR RETAIL MARIJUANA HOSPITALITY AND SALES BUSINESSES**

1. Permitted Zone Districts: Marijuana Hospitality Businesses are permitted in the C-3, C-4, C-5, I-1, I-2, and I-3 zone districts.
2. Location:
  - a. No Marijuana Hospitality Business shall be located within 1,000 feet of any existing public or private elementary, middle junior high or high school, state licensed daycare home and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, or public housing facility.
  - b. No Marijuana Hospitality Business shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house, or correctional facility.
  - c. No Marijuana Hospitality Business shall be located within 50 feet of any residentially zoned or used property.
  - d. No Marijuana Hospitality Business allowing for outdoor consumption shall be located within 500 feet of any residentially zoned or used property.
  - e. No Marijuana Hospitality Business shall be located within five miles of any other Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business.
  - f. The consumption area within a Retail Marijuana Hospitality and Sales Business shall not exceed fifty percent (50%) of the total floor area of the retail establishment, but in no case more than one thousand five hundred (1,500) square feet.
  - g. If any outdoor consumption area is permitted as part of the Retail Marijuana Hospitality and Sales Business, it shall be no greater in size than fifty percent (50%) of the indoor consumption area. The outdoor consumption area shall be concealed by an eight (8) foot solid screen

fence or other effective screening material, as approved by the Director of Community and Economic Development.

#### **4-204-21 SEXUALLY ORIENTED BUSINESSES**

##### **4-20-014-21-01 SEXUALLY ORIENTED BUSINESSES BY ZONE DISTRICT**

A person commits a misdemeanor if he operates or causes to be operated a Sexually Oriented Business outside of the C-4, C-5, I-1, I-2, or I-3 Zone Districts.

##### **4-20-024-21-02 MISDEMEANOR OFFENSES**

A person commits a misdemeanor if he operates or causes to be operated a sexually oriented business within fifteen hundred (1,500) feet of:

1. Any church;
2. Any school meeting all requirements of the compulsory education laws of the state;
3. The boundary of any residential district;
4. A dwelling unit (single or multiple);
5. A public park adjacent to any residential district; or
6. Another sexually oriented business.

A person commits a misdemeanor if he causes or permits the operation, establishment, or maintenance of more than one sexually oriented business within the same building, structure, or portion thereof.

##### **4-20-034-21-03 MEASUREMENTS AND DISTANCES**

For purposes of this Section, distance between any two (2) sexually oriented businesses or between a sexually oriented business and any church, school, public park, dwelling unit (single or multiple) or residential district shall be measured in a straight line, without regard to intervening structures or objects, from the nearest property line of the property on which the sexually oriented business is conducted, to the nearest property line of the premises of another sexually oriented business, a church, school, or dwelling unit (single or multiple), or the nearest boundary of an affected public park, or residential district.

##### **4-20-044-21-04 NONCONFORMING USE**

1. Any sexually oriented business lawfully operating on February 1994 that is in violation of this Section will be deemed a nonconforming use as provided for in Chapter 5 (Nonconforming Conditions) of these Regulations.

2. A sexually oriented business lawfully operating is not rendered in violation of this Section by the subsequent location of a church, school, dwelling unit (single or multiple), public park, or residential district, within fifteen hundred (1,500) feet of the sexually oriented business.

~~4-20-054-21-05~~ **EXCLUSIONS**

The provisions of this Section regulating nude model studios do not apply to:

1. A college, junior college, or university supported entirely or partly by taxation.
2. A private college or university which maintains and operates, educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
3. A business located in a structure which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and where, in order to participate in a class a student must enroll at least three (3) days in advance of the class; and where no more than one (1) nude model is on the premises at any one (1) time.

## 4-214-22 SITE DESIGN CONSIDERATIONS

### 4-21-014-22-01 LOT DESIGN STANDARDS

#### 4-21-01-014-22-01-01 LOT DIMENSIONS

1. *Lot Dimension to Conform to Zoning:* Lot dimensions shall conform to the requirements of the zone district in which the property is located.
2. *Lot Depth Ratio:* No lot shall have an average depth greater than three (3) times the average width unless the lot width exceeds four-hundred-forty (440) feet.

#### 4-21-01-024-22-01-02 LOT CONFIGURATION

1. *Double Fronting Lots:* Lots with double frontage shall be avoided except where necessary to provide separation of residential development from arterials, to provide ingress and egress in commercial and industrial lots, or to overcome specific disadvantages of topography and orientation. Double frontage lots shall be permitted in rural areas where the lot size is five (5) acres or greater. Access for double fronting lots shall be taken from interior roads not perimeter collectors or arterials.
2. *Flag Lots:* Flag lots shall be allowed in all zone districts but shall only be used where all other lot alternatives are impractical. If a reasonable development alternative exists, flag lots shall not be utilized even though their use might allow more lots to be created than other alternatives. In addition, no flag lot shall be approved where the flag lot is being used as a means of avoiding the construction of public roads or the extension of utilities. The minimum width of the pole of any flag lot shall be thirty (30) feet where the lot fronts a local road, arterial, or collector or meet the required minimum lot width of the pertinent zone district. The maximum depth of the pole shall be six hundred (600) feet. In all cases where a flag lot fronts a highway, arterial, or collector, only one (1) access shall be approved for every two-hundred-fifty (250) feet of road frontage. Lots shall be required to share access where inadequate frontage exists for multiple accesses to be provided.
3. *Wedge-Shaped Lots:* In the case of irregular or wedge-shaped lots, no lot shall be less than thirty (30) feet in width at the front property line where a lot fronts on a local road, a highway, arterial, or collector or meet the required minimum lot width of the pertinent zone district. The width at the front property line can be reduced to thirty (30) feet where a shared driveway is provided. In all cases, where a wedge-shaped lot fronts a highway, arterial, or collector, only one access shall be approved for

every two-hundred-fifty (250) feet of road frontage. Lots shall be required to share access where inadequate frontage exists for multiple accesses to be provided.

4. *Split Lots*: No single lot shall be divided by a road, alley or other lot without creation of two (2) or more separate lots.
5. *Side Lot Lines*: Side lot lines shall be substantially at right angles or radial to road right-of-way lines or road centerlines.

#### ~~4-21-024-22-02~~ ACCESS

##### ~~4-21-02-014-22-02-01~~ ACCESS SUBJECT TO APPROVAL

All accesses are subject to approval of the Director of Public Works or the Colorado Department of Transportation for state highways. In cases where an access point would impede or interfere with the planned traffic flow of a road, or create a traffic hazard, an access permit may be denied.

##### ~~4-21-02-024-22-02-02~~ ACCESS DESIGN AND CONSTRUCTION

All access shall meet the requirements of these standards and regulations.

#### ~~4-21-034-22-03~~ DRAINAGE

##### ~~4-21-03-014-22-03-01~~ DRAINAGE DEVELOPMENT DESIGN

All developments shall be designed and constructed in compliance with the drainage criteria listed in Chapter 9 of these regulations.

##### ~~4-21-03-024-22-03-02~~ DRAINAGE DESIGN AND CONSTRUCTION PLANS SUBJECT TO APPROVAL

All drainage plans are subject to approval of the Director of Public Works or Director of Community and Economic Development and are required for any building or other permit. All drainage facilities shall meet the requirements of these standards and regulations.

#### ~~4-21-044-22-04~~ UTILITIES

##### ~~4-21-04-014-22-04-01~~ UTILITIES SUBJECT TO APPROVAL

All utility locations and installations are subject to approval by the applicable public agency and/or private utility company. Utilities shall meet the minimum requirements of the utility company and any public agency including but not limited to these standards and regulations.

**4-21-04-024-22-04-02 UNDERGROUND UTILITIES**

All site utilities shall be underground.

**4-21-04-034-22-04-03 CONNECTION TO EXISTING SYSTEMS**

Utilities shall tie into existing sanitary and storm sewer and water main stubouts, if possible, to avoid disturbance to existing pavement.

**4-21-04-044-22-04-04 CUTTING, BACKFILLING, AND PAVING**

Where cuts in existing roads are made for utility work, all cutting, backfilling, and paving shall be done in accordance with the applicable public agency's specifications and procedures. Where a cut is made to a County road, a permit shall be obtained from the Director of Public Works. All cuts to County roads shall be completed in accordance with these standards and regulations.

**4-21-05-4-22-05 SITE GRADING****4-21-05-014-22-05-01 NON-ENGINEERED APPEARANCE**

The aesthetic goal of grading is to imitate natural landforms. Long, monotonous, unchanging slopes with severe breaks in slope have an unnatural, man-made appearance and shall be avoided.

**4-21-05-024-22-05-02 GRADE CHANGE DESIGN**

Grade changes shall be designed imaginatively, accenting or de-emphasizing the change in grade as appropriate. Circulation elements, such as trails and sidewalks, can effectively respond to grade conditions by meandering in long gentle curves.

**4-21-05-034-22-05-03 AREA OF SITE GRADING**

The area to be graded shall be kept as small as is practical in order to avoid large undeveloped graded areas. After grading, all areas not to be built within the same construction season shall be revegetated and other erosion control measures taken as appropriate. All revegetation and erosion control measures shall meet the requirements of these standards and regulations and be approved by the Director of Community and Economic Development.

**4-21-05-044-22-05-04 OVERLOT GRADING**

Overlot grading will be done to preserve existing topographic features where possible and to provide positive drainage.



~~4-21-05-054-22-05-05~~ **SLOPE STANDARDS**

Unless otherwise specified by these standards and regulations, all site grading shall be designed to meet the following standards:

1. Planting Areas
  - a. Minimum Slope: 2%
  - b. Maximum Slope: 30%
2. Parking Lot Pavement
  - a. Minimum Slope: 2%
  - b. Maximum Slope: 4%
3. Pedestrian Plaza Areas
  - a. Minimum Slope: 1%
  - b. Maximum Slope: 2%
4. Private driveways, public roads, and sidewalks shall comply with the slope requirements outlined in Chapter 7 of these regulations.

~~4-21-064-22-06~~ **PEDESTRIAN AND BICYCLE AMENITIES**

~~4-21-06-014-22-06-01~~ **PEDESTRIAN AND BICYCLE ACCESS TO SITE**

Pedestrian and bicycle access onto the site shall be maximized in all proposed projects. This may be accommodated through the provision of on-site walkways, trails, paths or sidewalks and bike lanes or trails, which originate at the property boundary.

~~4-21-06-024-22-06-02~~ **INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION**

Internal pedestrian and bicycle circulation shall be facilitated through appropriately sealed walkways, paths, trails or sidewalks and bike lanes or trails. Special emphasis shall be placed on providing pedestrian and bicycle access to proposed recreational and/or open space areas.

~~4-21-06-034-22-06-03~~ **BICYCLE PARKING**

Bicycle parking shall be provided for all commercial development. Bicycle parking areas should be located near structure entries but should not encroach into pedestrian walkways.

~~4-21-06-044-22-06-04~~ **SIDEWALKS**

1. *Minimum Width*: The minimum width of all sidewalks shall be 5½ feet measured from the flowline.
2. *Sidewalk Design and Construction*: Sidewalks shall be designed and constructed in accordance with these standards and regulations.
3. *Open Space Connections*: Sidewalks should occur along roadways and extend into major open space areas.

4. *Sidewalk Maintenance:* The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting the property including snow removal for pedestrian access.

~~4-21-06-05~~~~4-22-06-05~~ **BICYCLE PATH OR TRAILS**

1. *Minimum Width:* Bicycle path or trails shall serve both pedestrians and bicycles and shall be at least eight (8) feet wide.
2. *Bicycle Path Design and Construction:* Bicycle paths and trails shall be designed and constructed in accordance with these standards and regulations.
3. *Open Space Connections:* Bicycle paths and trails should occur along roadways and extend into major open space areas.
4. *Bicycle Paths and Trails Maintenance:* The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of bicycle trails along the right-of-way abutting the property including snow removal for access.

#### **4-224-23 OFF-ROAD UTILITY, DUMPSTER, RECYCLING, AND TRASH HANDLING FACILITIES**

All off-road utility, dumpster, recycling, and trash handling facilities serving commercial and industrial uses shall meet the following requirements:

1. *Location:* All utilities (including heating and air conditioning units), dumpsters, and trash handling facilities shall be located on the same lot as the use served unless shared facilities are approved by the Community and Economic Development Department. All utility, dumpster, and trash handling facilities including the occupant's recycling facilities shall be completely screened from public view, and from the view of any development on any adjoining property. A wall, solid wood fence, evergreen hedge, earth berm, or any combination thereof shall be provided to obscure these facilities. However, when the service side of the particular facility faces any property line, a wall or solid wood fence with gates or doors must be provided. If shrubs are used as the screening material, they shall be a minimum of five (5) feet in height, spaced no farther than four (4) feet apart. If a wall, solid wood fence, or berm is used as the screening material, its minimum height shall be six (6) inches above the proposed facility.
2. *Recycling Facilities:* Public recycling drop off sites shall be encouraged and are permitted as an accessory use in all nonresidential zone districts. The drop off site shall be kept free of litter, residue and debris by the party responsible for the maintenance and management of the drop off facility. One (1) freestanding or wall sign is allowed up to twenty-five (25) square feet in area upon issuance of a building permit. The drop off site containers must be durable, waterproof, covered and well maintained. The name and phone number of the party responsible for maintenance shall be posted on the container. Containers on the site shall have uniform colors. The Community and Economic Development Department may impose additional conditions if necessary to protect adjacent properties.
3. *Access:* All required dumpster, recycling, and trash handling facilities shall be designed with appropriate means of access to a road or alley in a manner which will least interfere with traffic movement, and which will most facilitate the service of the facilities.
4. *Utilization:* Space allocated to any off-road dumpster and trash handling facilities shall not be used to satisfy the space requirements for off-road parking and/or loading facilities, nor shall any parking or loading spaces be used to satisfy the space requirements for any dumpster or trash handling facility.

## 4-23-24 ANIMAL KEEPING

### 4-23-01-24-01 HOUSEHOLD PETS AND OTHER ANIMALS

Household pets shall be subject to the following limitations:

1. *Allowed:* Household pets shall be allowed as an accessory use in all Agricultural and Residential Zone Districts according to Table 4-23-01-1.
2. *Penned:* Except in agricultural zone districts, all household pets shall be penned or otherwise confined to their owner's property except when on a leash and in the control of the owner. Unconfined animals are a violation of the "Pet Animal Licensing and Control Regulations", as adopted December, 2016, as amended.
3. *On Agricultural Lands:* The keeping of household pets shall not be regulated in agricultural zone districts of more than thirty-five (35) acres. However, the keeping of more than ten (10) dogs and/or cats, shall conform to the standards listed in Section 4-23-04 for Private Kennels and/or Catteries.
4. *Pigeons:* Pigeons are allowed in Agricultural, Residential Estate, Single-Family Residential, Duplex/Mobile Home, and Multi-Family Zone Districts, in conformance with Table 4-23-01-1 and the standards contained in Section 4-23-03.

### 4-23-02-24-02 GUARD DOGS

Guard Dogs, patrolling for the protection of property, shall be allowed in all Commercial and Industrial Zone Districts, subject to the following:

1. *Number of Guard Dogs Permitted:* See the Animal Density Table in Section 4-20 to calculate the number of permitted household pets.
2. *Confinement of Guard Dog(s):* The area being patrolled by a guard dog(s) shall be fenced with a minimum seventy-two (72) inch high chain link or solid screen fence.
3. *Notice of Guard Dog(s):* A sign warning of the presence of said dog(s) stating what hours the dog(s) is on patrol shall be posed in plain view of the public around the perimeter of the fenced area. The sign must also state the name of the owner and the handler of the dog(s), with a phone number where the handler can be reached.
4. *Garbage Disposal:* All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
6. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.
7. *Care of Animals:* All dogs shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Management.

~~4-23-034-24-03~~ **PIGEON KEEPING**

In addition to the limitations imposed by Animal Density Table 4-23-01-1, pigeon keeping shall be required to meet the following standards:

1. *Permitted Number of Pigeons:* See Table 4-23-01-1.
2. *Loft Floor Space:* There shall be at least one (1) square foot of loft floor space for each mature pigeon.
3. *Loft Design:* The pigeon loft shall be of such sufficient size and design, and constructed of such material, it can be easily maintained in a clean and sanitary condition.
4. *Loft Compliance:* The loft shall be in compliance at all times with all applicable Tri-County Health regulations.
5. *Setback from Residential Structure:* The loft shall be set back a minimum of twenty-five (25) feet from any residential structure.
6. *Lot Line Setbacks:* The loft shall be set back from all lot lines in accordance with the accessory setbacks for the zone district in which it is located.
7. *Pigeon Feed:* All pigeon feed shall be stored in such containers as to protect against intrusion by rodents and other vermin.
8. *Pigeon Feeding:* All pigeons shall be fed within the confines of the loft.
9. *Pigeon Release for Flying:* Pigeons will not be released for flying for four (4) hours after feeding.
10. *Pigeon Confinement:* All pigeons shall be confined to the loft, except for limited periods necessary for exercise, training and competition. At no time shall pigeons be allowed to perch or linger on the buildings or property of individuals other than the owner of the pigeons.

~~4-23-044-24-04~~ **PRIVATE KENNELS AND CATTERIES**

In all Agricultural, Residential Estate, Single Family Residential, and Duplex/Mobile Home Zone Districts, private kennels and catteries may be maintained according to the following conditions:

1. A Special Use Permit must be obtained unless the use is not regulated (NR) in the Animal Density Table in Table 4-23-01-1.
2. *Permitted Number of Dogs and/or Cats:* See the Animal Density Table in Table 4-23-01-1 to calculate the number of permitted household pets.
3. *Building Permit Required:* A building permit shall be obtained for all kennels, pens, shelters or other similar structures.
4. *Prohibited Animals:* Boarding dogs and/or cats other than those animals owned by the resident and/or owner and immediate family shall be prohibited.
5. Minimum Space Requirements

- a. *Dogs*: Each dog shall be provided a minimum space equal to the following equation:
  - (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
  - (2) Length of Kennel = Width of Kennel + 2 feet.
  - (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.
- b. *Cats*: Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
6. *Garbage Disposal*: All animal and food garbage shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
7. *Pest Control*: Environmental and/or chemical and scientific controls shall be provided for pest control.
8. *Drainage*: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
9. *Mixing of Dogs and Cats*: Dogs and cats shall not be housed in the same primary enclosure.
10. *Care of Animals*: All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Management.
11. *Other Standards*: All animal keeping shall conform to Section 4-20 of these standards and regulations.

#### **4-23-054-24-05** COMMERCIAL KENNEL AND CATTERIES

The operation of Commercial kennels and/or catteries is allowed in Agricultural, Commercial and Industrial Zone Districts. Commercial kennels and/or catteries shall not be conducted without first having obtained a conditional use permit and approval of a management plan from the Board of County Commissioners.

1. *Offspring Not Limited*: The total number of dogs and/or cats allowed under the Conditional Use Permit shall not apply to offspring under five (5) months of age, belonging to one of the adult animals.
2. *Management Plan Required*: A management plan detailing how the facility will be operated shall be submitted prior to issuance of a Conditional Use Permit.
3. *Minimum Standards*: In addition to the requirements of Section 4-23-04, commercial kennels shall meet the following minimum standards:
  - a. A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers.
  - b. All breeding and boarding kennel operators shall be licensed by the appropriate governmental authority.

- c. A person responsible for the commercial kennel or cattery, whether the owner of the facility or an employee, shall reside permanently on the subject property. If a responsible party is not available on site, the kennel shall be posted with the name and phone number of a responsible party.
- d. Any dwelling unit newly constructed to house the owner or employee shall meet the applicable zone district requirements.
- 4. *Exemptions:* Those operations exempt from obtaining a conditional use permit shall be as follows:
  - a. A public or private zoological park; or
  - b. A public animal pound; or
  - c. A veterinary hospital operated by a licensed veterinarian; or
  - d. A research institution using animals for scientific research; or
  - e. An animal shelter operated by an organized humane society; or
  - f. A pet shop; or
  - g. A circus.

Although exempt from obtaining a conditional use permit, these operations shall meet all of the requirements for a private kennel as outlined in Section 4-23-04.

~~4-23-064-24-06~~ **NON-COMMERCIAL ANIMAL FEEDING OPERATION (AFO) AND CONCENTRATED ANIMAL FEEDING OPERATION (CAFO), LIVESTOCK**

The keeping of poultry and/or livestock, except chickens, is only allowed in the Agricultural and Residential Estate Zone Districts. Livestock may be kept on property in the Residential Estate Zone District only if the owner of said livestock resides on the property and is a registered member of a 4-H or FFA or other agricultural education program. This does not apply to horses kept for recreational purposes.

The keeping of non-commercial livestock and poultry, except chickens, is allowed in accordance with Table 4-23-01-1, Tabulation of Animal Unit Densities. The maximum number of allowable livestock per lot does not apply to young animals below weaning age, or six (6) months of age, whichever is less.

On those properties where livestock and poultry, except chickens, are allowed, the following standards shall be observed:

1. *Manure:* All manure shall be removed periodically or incorporated into the soil on a regular basis so the manure does not draw flies, or other insects, or cause obnoxious odors.
2. *Drainage:* Adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.

3. *Feed*: Spillage and left-overs from livestock feedings must be removed or so disposed of as to prevent fly, bird, or rodent propagation, or creation of odors.
4. *Pens*: Any new shed, shelter, pen or enclosure for livestock shall not be closer than one hundred (100) feet to any off-property residence or place of business and shall be set back twenty-five (25) feet from the side lot line and fifty (50) feet from the front lot line.
5. *Insects and Rodents*: All sheds or other shelter for livestock shall be kept reasonably free of rodents and insects and shall be kept in good repair.
6. *Fenced*: In subdivided areas, all livestock shall be kept within a fenced area.
7. *Colorado Rules*: Adherence to the Colorado Confined Animal Feeding Regulations, promulgated by the Colorado Department of Public Health and Environment, Water Quality Control Commission.

In agricultural zone districts of greater than thirty-five (35) acres, the number of livestock is not regulated, unless the operation meets the definition of a Livestock Confinement Operation. However, the keeping of such livestock must comply with the performance standards listed above except the keeping of livestock shall be exempt from the manure and feed requirements on parcels greater than thirty-five (35) acres in size.

#### ~~4-23-074-24-07~~ **NON-COMMERCIAL ANIMAL FEEDING OPERATION (AFO) AND CONCENTRATED ANIMAL FEEDING OPERATION (CAFO), CHICKENS**

##### ~~4-23-07-014-24-07-01~~ **PURPOSE**

The purpose of these regulations is to permit limited small animal husbandry uses within residential environments to promote access to fresh food and the associated health benefits as well as encourage sustainability through reduced vehicle trips for food and energy consumption associated with food production. The regulations below are intended to permit the keeping of chickens for household purposes, and not for a profit, while preventing negative impacts associated with this use.

##### ~~4-23-07-024-24-07-02~~ **APPLICABILITY**

The keeping of chickens is only allowed as an accessory use with any legal detached, single family residential use, excluding where the single-family residence is a mobile home or as otherwise regulated by State law. Accessory dwelling units are also allowed to keep chickens so long as the cumulative number of chickens on the property does not exceed the allowance. The keeping of chickens is allowed in accordance with Table 4-22-01-1. The maximum number of allowable chickens per lot does not apply to chicks not yet at egg-bearing age, or six (6) months of age, whichever is less.



~~4-23-07-034-24-07-03~~ PERFORMANCE STANDARDS

1. *Allowed number of chickens:* No more than six (6) domestic chicken hens are permitted per each detached, single family residential use. Three (3) chickens shall equal one (1) household pet.
2. *Shelter Requirements:*
  - a. Type: Chickens must be provided with a covered, predator-resistant shelter structure that is properly ventilated and heated, with nesting boxes, designed to be easily accessed, cleaned and maintained.
  - b. Size: The shelter structure shall provide at least three (3) square feet per chicken. The shelter structure shall not exceed one-hundred twenty (120) square feet.
3. *Perimeter Fencing:*
  - a. In addition to the shelter requirements described above, chickens shall be confined to areas that are fully enclosed with adequate perimeter fencing to prevent the chickens from escaping when not in their shelters, to prevent predators' entry, and from coming into contact with wild ducks, geese or their excrement. Each chicken shall be provided at least 10 square feet of area within the perimeter fencing.
  - b. Fences required by this subsection shall comply with the provisions of Section 4-07-01-02-02 (Residential Use Fencing, Walls, and Screening) and shall be resistant to predators.
  - c. Adequate fencing material for purpose of this subsection shall include wood, wire and stone. Fencing with openings that would allow chickens to pass through, such as a split rail or wrought iron fence with wide openings, will not be deemed adequate for purposes of this subsection.
4. *Location of Shelter Structures and Perimeter Fences:* Chicken structures and perimeter fencing shall be located in the rear or backyard of the lot as determined by street frontage, and not the orientation of the residence. Chickens shall be kept within such facilities and are not permitted within any other portions of the lot.
5. *Setbacks:* Neither the shelter structure nor perimeter fencing shall be located less than five (5) feet from any abutting property line.
6. *Access:*
  - a. During daylight hours, the chickens must have access to the shelter structure, located adjacent to the shelter, which is adequately fenced with perimeter fencing as required by this Section to protect them from predators.
  - b. From dusk till dawn, the chickens must be further protected from predators by being closed inside the shelter structure.

**4-23-07-044-24-07-04 PROVISION OF FOOD, WATER, AND SANITATION**

1. *Water:* Fresh water must be available at all times in adequate receptacles.
2. *Food:* Sufficient nutritive food must be provided daily and must be stored in a resealable, airtight, metal, rodent proof container to discourage attracting mice, rats, and other vermin.
3. *Cleanliness:* The shelter and surrounding area must be kept clean from accumulation of excrement and debris so as to not create a nuisance and be compliant with the County's stormwater regulations.
4. *Compliance with Current Stormwater Regulations:* The use of excrement as applied fertilizer shall only be allowed in conformance with the County's stormwater regulations.

**4-23-07-054-24-07-05 NUISANCE PREVENTION**

1. *Nuisance-Free Facilities As Prerequisite:* A permit to keep chickens within the County shall not be granted or renewed unless the owner or keeper provides facilities which will reasonably assure the Director of Community and Economic Development that the premises will be maintained in a sanitary condition, free from insects and rodents, offensive odors, excessive noise or any other conditions which constitute a public nuisance.
2. *Dust, Odors, and Waste Prohibited:* All coops and runs shall be regularly cleaned and maintained to control dust, odor, and waste and to prevent the facilities from constituting a nuisance, safety hazard, or health problem to surrounding properties. Odors associated with the coop shall be contained within the owner's property boundary.
3. *Slaughtering Prohibited:* The chickens may not be slaughtered by the owner or keeper thereof, except pursuant to the lawful order of State or County health officials or for the purpose of euthanasia when surrendered to a licensed veterinarian.
4. *Disposal:* Dead animal carcasses shall be properly and safely disposed of within 24 hours as recommended by the applicable health department.
5. *Roosters prohibited:* Roosters are not permitted, except where allowed in Agricultural zone districts as described in these regulations.

**4-23-07-064-24-07-06 PERMITTING (ANNUAL REGISTRATION OF USE)****4-23-07-06-014-24-07-06-01 REQUIREMENTS**

1. Any person keeping chickens pursuant to this Section must obtain a permit from the County.
2. The Permit Application shall include:

- a. A plan or drawing showing the proposed locations of all chicken facilities to be located upon the property for which the permit is requested.
- b. Details demonstrating the applicant's compliance with the requirements of this Section.
3. No property with outstanding code violations will be issued a permit.
4. Prior to the issuance of a permit, the County may inspect the parcel for which the permit is requested. per
5. A permit issued pursuant to this Section shall allow the keeping of chickens on the specific property identified in the permit. The permit shall be personal to the permittee and is non-transferrable.
6. A permit issued pursuant to this section shall be in effect for twelve (12) months after which the permittee may reapply or will expire.

~~4-23-07-06-024-24-07-06-02~~ **DENIAL OR REVOCATION OF PERMIT**

1. The County may deny or revoke a permit to keep, maintain or possess chickens within the County if determined that any provision of this Section is being violated or if the County finds that maintenance of chicken(s) interferes with the reasonable and comfortable use and enjoyment of property.
2. Removal of Shelter: [Upon] expiration, revocation or denial of a permit, all chicken facilities shall be removed from the property within 14 days of such expiration, revocation or denial.

~~4-23-084-24-08~~ **KEEPING OF BEES**

~~4-23-08-014-24-08-01~~ **PURPOSE**

The purpose of these regulations is to permit limited small animal husbandry uses within residential environments to promote access to fresh food and the associated health benefits as well as encourage sustainability through reduced vehicle trips for food and energy consumption associated with food production. The regulations below are intended to permit beekeeping for household purposes, and not for a profit, while preventing negative impacts associated with this use.

~~4-23-08-024-24-08-02~~ **APPLICABILITY**

The keeping of bees is only allowed as an accessory use with any detached, single family residential use, excluding mobile homes. Other accessory uses, such as accessory dwelling units, are also allowed to keep bees so long as the cumulative number of colonies on the property does not exceed the total allowance for the single-family residential use.

**4-23-08-03-24-08-03 DEVELOPMENT REGULATIONS****~~4-23-08-03-014-24-08-03-01~~ ALLOWED NUMBER OF BEE COLONIES**

1. No more than two (2) bee colonies are permitted per detached, single family residential use in residential, commercial and industrial zone districts as determined by Table 4-22-01-1. Animal Densities and Uses.
2. Two (2) bee colonies shall equal one (1) household pet.

**~~4-23-08-03-024-24-08-03-02~~ PERFORMANCE STANDARDS**

1. *Type:* Bee colonies must be provided with a predator-resistant structure, or hive, that is properly ventilated and elevated from the ground and designed to be easily accessed, cleaned and maintained.
2. *Size:* The hive shall not exceed eight (8) square feet.
3. *Number:* One (1) colony per hive. A maximum of two (2) hives are allowed, as applicable.
4. *Location:* Bee keeping structures shall be located in the rear or backyard of the lot. They shall not be located between the rear of the dwelling and the front yard lot line.
5. *Orientation:* The entrance/exit of the structure shall be oriented away from the closest adjacent property line(s).
6. *Access:*
  - a. All bee colonies shall be kept in inspectable hives with removable combs.
7. *Setbacks:* The structure shall be setback at least fifteen (15) feet from any abutting property line.
8. *Flyway Barriers:*
  - a. A flyway barrier constructed at least six (6) feet in height around the structure consisting of a fence or vegetation. This barrier must be designed so that the bees are forced to fly at an elevation of at least six (6) feet above the ground level over the property line.
  - b. Fences shall comply with the provisions of Section 4-07-01-02-02 (Residential Use Fencing, Walls, and Screening) of this Code.

**~~4-23-08-03-034-24-08-03-03~~ PROVISION OF FOOD, WATER, AND SANITATION**

1. *Water:* Freshwater must always be available in adequate receptacles in order to prevent swarming near water sources where they may cause human, bird or domestic pet interactions.
2. *Cleanliness:* The shelter and surrounding area must be kept clean from colony-produced materials, such as honey, honeycomb and brood comb, and debris so as to not create a nuisance.

~~4-23-08-03-044-24-08-03-04~~ **NUISANCE PREVENTION**

1. *Nuisance-Free Facilities as Prerequisite:* A permit to keep bees within the County shall not be granted unless the owner or keeper provides facilities which will reasonably assure the Director that the premises will be maintained in a sanitary condition, free from colony-produced materials, such as honeycomb and brood comb, or any other conditions which constitute a public nuisance.
2. *Removal of Materials from the Colony:* Any materials removed from the colony shall be immediately moved away from the colony and enclosed in a bee and predator-proof location that is inaccessible to bees or their predators.
3. *Prohibited Attributes:*
  - a. Aggressive or Africanized bees are not permitted. Africanized, hybrid bee species, *Apis mellifera scutellata*, or bees displaying abnormally aggressive behavior are not permitted.
  - b. Aggressive queens are not permitted. Aggressive queens shall be removed, and the colony shall be re-queened with a non-aggressive species.
  - c. Bees not residing in a structure are not permitted. Bee colonies living outside of a designated colony structure as determined by these regulations are not permitted.

~~4-23-08-044-24-08-04~~ **PERMITTING (ANNUAL REGISTRATION OF USE)**

~~4-23-08-04-014-24-08-04-01~~ **REQUIREMENTS**

Any person keeping bees pursuant to this Section must first have been issued a permit by the County.

1. Permitting is subject to the following requirements:
  - a. The application shall include a plan or drawing showing the proposed locations of all bee facilities to be located upon the property for which the permit is requested.
  - b. Such plan or drawing shall include details demonstrating the applicant's compliance with the requirements of this Section.
  - c. No outstanding code violations exist on the subject property.
2. Prior to the issuance of a permit, the County may inspect the parcel for which the permit is requested.
3. A permit issued pursuant to this Section shall allow the keeping of bees on the specific property identified in the permit. The permit shall be personal to the permittee and is non-transferrable.
4. A permit issued pursuant to this section shall be in effect for twelve (12) months after which the permit will expire unless the permittee reapplies.

~~4-23-08-04-024-24-08-04-02~~ **DENIAL OR REVOCATION OF PERMIT**

1. The County may deny or revoke a permit to keep, maintain or possess bees within the County if it is determined that any provision of this Section is being violated or if the County finds that maintenance of bees interferes with the reasonable and comfortable use and enjoyment of property.
2. *Removal of Colony:* Upon expiration, revocation or denial of a permit, all bees and bee keeping-related facilities shall be removed from the property within 14 days of such expiration, revocation or denial.

~~4-23-094-24-09~~ **TABULATION OF ANIMAL UNIT DENSITIES**

The types and densities of animals allowed in each zone district are detailed in Table 4-23-01-1. Any combination of allowed animals may be kept, but at no time shall the maximum number of any specific type of animal be exceeded, nor shall the total maximum number of household pets or the total maximum number of livestock be exceeded. Where allowed, the number of livestock is in addition to the number of household pets permitted, and the number of household pets is in addition to the number of livestock permitted.

For animals not listed or not clearly fitting within one (1) or more the categories listed, the Director of Community and Economic Development shall determine in what zone district(s) the animal is allowed and in what lot size categories the keeping of such an animal is appropriate. Should the property owner disagree with the determination of the Director of Community and Economic Development, the matter shall be referred to the Planning Commission for a recommendation to resolve the issue.

The following are acronyms used in Table 4-23-01-1 and their meaning:

- NR = Not Regulated
- NA = Not Allowed
- AC = Acre
- CUP = Conditional Use Permit

Table 4-23-01-1. Animal Densities and Uses

A-1, A-2 and A-3 ZONE DISTRICTS	Up to .50 AC	>.5 - 1 AC	>1 - 2 AC	>2 - 5 AC	>5 - 10 AC	>10 -35 AC	>35 AC
Maximum Number of Household Pets Allowed	10	10	20	20	20	20	NR <sup>1</sup>
Maximum Number of Livestock Units Allowed	NA	4/AC	4/AC	4/AC	4/AC	NR	NR <sup>1</sup>

Type of Animal	Livestock Unit Equivalents	Number of Animals Equivalent to One Livestock Unit	Maximum Number of Animals Per Acre			
			Lot size 0.5 - <5.0 AC	Lot size 5 - <10 AC	Lot size 10 - <35 AC	Lot size 35 AC or greater
Alpacas	1	1	4	4	NR	NR <sup>1</sup>
Beefalo	1	1	4	4	NR	NR <sup>1</sup>
Bees (Colonies)	0.2	5	20	20	NR	NR
Buffalo	1	1	4	4	NR	NR <sup>1</sup>
Cats	1	1	4 <sup>2</sup>	5 <sup>2</sup>	8 <sup>2</sup>	NR <sup>1</sup>
Cattle	1	1	4	4	NR	NR <sup>1</sup>
Chickens (Hens/Roosters)	.02	50	200	200	NR	NR <sup>1</sup>
Chinchillas	.02	50	2	200	NR	NR <sup>1</sup>
Deer	1	1	4	4	NR	NR <sup>1</sup>
Dogs	1	1	4 <sup>2</sup>	6 <sup>2</sup>	8 <sup>2</sup>	NR <sup>1</sup>
Ducks/Geese	.02	50	200	200	NR	NR <sup>1</sup>
Elk	1	1	4	4	NR	NR <sup>1</sup>
Emus	.066	15	60	60	NR	NR <sup>1</sup>
Ferrets	.02	50	200	200	NR	NR <sup>1</sup>
Game Fowl	--	--	NR	NR	NR	NR <sup>1</sup>
Goats	.125	8	32	32	NR	NR <sup>1</sup>
Guinea Pigs	.02	50	200	200	NR	NR <sup>1</sup>
Horses	1	1	4	4	NR	NR <sup>1</sup>
Llamas	1	1	4	4	NR	NR <sup>1</sup>
Mules	1	1	4	4	NR	NR <sup>1</sup>
Ostriches	.066	15	60	60	NR	NR <sup>1</sup>
Peafowl	--	--	See Note 3	NR	NR	NR <sup>1</sup>
Pigeons	--	--	See Note 3	NR	NR	NR <sup>1</sup>
Rabbits	0.08	12.5	See Note 3	50	NR	NR <sup>1</sup>
Sheep	0.25	4	16	16	NR	NR <sup>1</sup>
Swine	0.25	4	16	16	NR	NR <sup>1</sup>
Turkeys	.02	50	200	200	NR	NR <sup>1</sup>
<b>Type of Use</b>						
Private Kennel/Cattery <sup>4</sup>	--	--	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	NR
Commercial Kennel	--	--	See Note 5	See Note 5	See Note 5	See Note 5
LCO	--	--	NA	NA	NA	CUP

NOTES:

- <sup>1</sup> The numbers of animals on property over 35 acres in size shall not be regulated, unless the definition of a Livestock and/or Poultry Confinement Operation is met.
- <sup>2</sup> This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.
- <sup>3</sup> Allowed by Special Use Permit.
- <sup>4</sup> Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use by Right.
- <sup>5</sup> Allowed by Conditional Use Permit.

**Chapter 4—Design Requirements and Performance Standards  
Animal Keeping**

December 8, 2020

*Animal Densities and Uses, Cont.*

<b>RE, RESIDENTIAL ESTATE ZONE DISTRICT</b>	<b>&lt;1.0 AC</b>	<b>1-2 AC</b>	<b>&gt;2 – 5 AC</b>	<b>&gt;5-10 AC</b>	<b>&gt;10-35 AC</b>	<b>&gt;35 AC</b>
Maximum Number of Household Pets Allowed	10	20	20	20	30	30
Maximum Number of Livestock Units Allowed	NA	2/AC	2/AC	2/AC	2/AC	2/AC

<i>Type of Animal</i>	<i>Livestock Unit Equivalents</i>	<i>Number of Animals Equivalent to One Livestock Unit</i>	<i>Lot size &lt;1.0 AC</i>	<i>Lot size 1 - 2 AC</i>	<i>Lot size &gt;2 - 5.0 AC</i>	<i>Lot size &gt;5 - 10 AC</i>	<i>Lot size &gt;10-35 AC</i>	<i>Lot size &gt;35 AC</i>
Alpacas	1	1	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Beefalo	1	1	NA	2/AC	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Bees (Colonies) <sup>7</sup>	0.2	5	NA	5 <sup>3</sup>	5 <sup>3</sup>	5	10	25
Buffalo	1	1	NA	2/AC	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Cats	1	1	3 <sup>2</sup>	4 <sup>2</sup>	4 <sup>2</sup>	5 <sup>2</sup>	5 <sup>2</sup>	5 <sup>2</sup>
Cattle	1	1	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Chickens (Hens/Roosters)	.02	50	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	4/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>
Chickens (Hens) <sup>6</sup>	.02	50	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	4/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>
Chinchillas	.02	50	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	4 <sup>2</sup>	4 <sup>2</sup>	4 <sup>2</sup>
Deer	1	1	NA	2/AC	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Dogs	1	1	2 <sup>2</sup>	3 <sup>2</sup>	3 <sup>2</sup>	4 <sup>2</sup>	4 <sup>2</sup>	5 <sup>2</sup>
Ducks/Geese	.02	50	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	4/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>
Elk	1	1	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Emus	.066	15	NA	5/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>
Ferrets	.02	50	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	5 <sup>2</sup>	5 <sup>2</sup>	5 <sup>2</sup>
Game Fowl	--	--	10 <sup>3</sup>	15 <sup>3</sup>	25 <sup>3</sup>	30	35	40
Goats	.125	8	NA	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>
Guinea Pigs	.02	50	10 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	30 <sup>2</sup>	30 <sup>2</sup>
Horses	1	1	NA	2/AC	2/AC	2/AC	2/AC	2/AC
Llamas	1	1	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Mules	1	1	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Ostriches	.066	15	NA	2/AC <sup>1</sup>	5/AC <sup>1</sup>	5/AC <sup>1</sup>	5/AC <sup>1</sup>	5/AC <sup>1</sup>
Peafowl	--	--	10 <sup>3</sup>	15 <sup>3</sup>	25 <sup>3</sup>	30	35	40
Pigeons	--	--	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3
Rabbits	0.08	12.5	10 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	30 <sup>2</sup>	30 <sup>2</sup>
Sheep	0.25	4	NA	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>
Swine	0.25	4	NA	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>
Turkeys	.02	50	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	4/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>
<i>Type of Use</i>								
Private Kennel/Cattery <sup>4</sup>	--	--	4	22	22	22	22	22
Commercial Kennel	--	--	NA	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5
LCO	--	--	NA	NA	NA	NA	NA	NA

**NOTES:**

<sup>1</sup> These livestock are permitted only if the owner or resident is a registered member of a 4-H or FFA or another agricultural educational program.

<sup>2</sup> This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.

<sup>3</sup> Allowed by Special Use Permit.

<sup>4</sup> Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use by Right.

<sup>5</sup> Allowed by Conditional Use Permit.

<sup>6</sup> Detached, Single Family Uses may keep up to six (6) chickens for household purposes in accordance with Section 4-23-07.

<sup>7</sup> Detached, Single Family Uses may keep up to two (two) bee colonies for household purposes in accordance with Section 4-23-08.



Animal Densities and Uses, Cont.

R-1-A, R-1-C, SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS	<1.0 AC	>1 – 2 AC	>2 – 5 AC	>5 – 10 AC	>10 -35 AC	>35 AC
Maximum Number of Household Pets Allowed	10	20	20	20	30	30

Type of Animal	Lot size <1.0 AC	Lot size 1 - 2 AC	Lot size >2 - 5 AC	Lot size >5 - 10 AC	Lot size >10 – 35 AC	Lot size >35 AC
Alpacas	NA	NA	NA	NA	NA	NA
Beefalo	NA	NA	NA	NA	NA	NA
Bees (Colonies) <sup>5</sup>	NA	5 <sup>2</sup>	5 <sup>2</sup>	5	10	25
Burros	NA	NA	NA	NA	NA	NA
Buffalo	NA	NA	NA	NA	NA	NA
Cats	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>	5 <sup>1</sup>	5 <sup>1</sup>
Cattle	NA	NA	NA	NA	NA	NA
Chickens (Hens) <sup>4</sup>	NA	NA	NA	NA	NA	NA
Chickens (Roosters)	NA	NA	NA	NA	NA	NA
Chinchillas	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Deer	NA	NA	NA	NA	NA	NA
Dogs	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Ducks/Geese	NA	NA	NA	NA	NA	NA
Elk	NA	NA	NA	NA	NA	NA
Emus	NA	NA	NA	NA	NA	NA
Ferrets	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Game Fowl	NA	NA	NA	NA	NA	NA
Goats	NA	NA	NA	NA	NA	NA
Guinea Pigs	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Horses	NA	NA	NA	NA	NA	NA
Llamas	NA	NA	NA	NA	NA	NA
Mules	NA	NA	NA	NA	NA	NA
Ostriches	NA	NA	NA	NA	NA	NA
Peafowl	NA	NA	NA	NA	NA	NA
Pigeons	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2
Rabbits	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Sheep	NA	NA	NA	NA	NA	NA
Swine	NA	NA	NA	NA	NA	NA
Turkeys	NA	NA	NA	NA	NA	NA
Type of Use						
Private Kennel/Cattery <sup>2</sup>	4	22	22	22	22	22
Commercial Kennel	NA	NA	NA	NA	NA	NA
LCO	NA	NA	NA	NA	NA	NA

NOTES:

<sup>1</sup> This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.

<sup>2</sup> Allowed by Special Use Permit.

<sup>3</sup> Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use by Right.

<sup>4</sup> Detached, Single Family Uses may keep up to six (6) chickens for household purposes in accordance with Section 4-23-07.

<sup>5</sup> Detached, Single Family Uses may keep up to two (two) bee colonies for household purposes in accordance with Section 4-23-08.

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*Animal Densities and Uses, Cont.*

<b>R2, DUPLEX ZONE DISTRICT AND MH, MOBILE HOME ZONE DISTRICTS</b>	<b>&lt;1.0 AC</b>	<b>&gt;1 - 2 AC</b>	<b>&gt;2 - 5 AC</b>	<b>&gt;5 - 10 AC</b>	<b>&gt;10 - 35 AC</b>	<b>&gt;35 AC</b>
Maximum Number of Household Pets Allowed	8	15	15	15	25	25
<i>Type of Animal</i>						
Alpacas	NA	NA	NA	NA	NA	NA
Beefalo	NA	NA	NA	NA	NA	NA
Bees (Colonies) <sup>6</sup>	NA	NA	NA	NA	NA	NA
Burros	NA	NA	NA	NA	NA	NA
Buffalo	NA	NA	NA	NA	NA	NA
Cats	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Cattle	NA	NA	NA	NA	NA	NA
Chickens (Hens) <sup>5</sup>	NA	NA	NA	NA	NA	NA
Chickens (Roosters)	NA	NA	NA	NA	NA	NA
Chinchillas	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Deer	NA	NA	NA	NA	NA	NA
Dogs	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Ducks/Geese	NA	NA	NA	NA	NA	NA
Elk	NA	NA	NA	NA	NA	NA
Emus	NA	NA	NA	NA	NA	NA
Ferrets	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Game Fowl	NA	NA	NA	NA	NA	NA
Goats	NA	NA	NA	NA	NA	NA
Guinea Pigs	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Horses	NA	NA	NA	NA	NA	NA
Llamas	NA	NA	NA	NA	NA	NA
Mules	NA	NA	NA	NA	NA	NA
Ostriches	NA	NA	NA	NA	NA	NA
Peafowl	NA	NA	NA	NA	NA	NA
Pigeons	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2
Rabbits	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Sheep	NA	NA	NA	NA	NA	NA
Swine	NA	NA	NA	NA	NA	NA
Turkeys	NA	NA	NA	NA	NA	NA
<i>Type of Use</i>						
Private Kennel/Cattery <sup>2</sup>	4	22	22	22	22	22
Commercial Kennel	NA	NA	NA	NA	NA	NA
LCO	NA	NA	NA	NA	NA	NA
<b>NOTES:</b>						
<sup>1</sup> This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.						
<sup>2</sup> Allowed by Special Use Permit.						
<sup>3</sup> Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use by Right.						
<sup>4</sup> Within the MH Zone District, the numbers listed above apply to individual mobile home lots or spaces.						
<sup>5</sup> Detached, Single Family Uses may keep up to six (6) chickens for household purposes in accordance with Section 4-23-07.						
<sup>6</sup> Detached, Single Family Uses may keep up to two (two) bee colonies for household purposes in accordance with Section 4-23-08.						

*Animal Densities and Uses, Cont.*

<b>R-3, R-4, MULTI-FAMILY ZONE DISTRICTS</b>	
Maximum Number of Household Pets Allowed	5

<i>Type of Animal</i>	
Alpacas	NA
Beefalo	NA
Bees (Colonies) <sup>5</sup>	NA
Buffalo	NA
Burros	NA
Cats	1 <sup>2</sup>
Cattle	NA
Chickens (Hens) <sup>4</sup>	NA
Chickens (Roosters)	NA
Chinchillas	2 <sup>2</sup>
Deer	NA
Dogs	1 <sup>2</sup>
Ducks/Geese	NA
Elk	NA
Emus	NA
Ferrets	2 <sup>2</sup>
Game Birds	NA
Goats	NA
Guinea Pigs	2 <sup>2</sup>
Horses	NA
Llamas	NA
Mules	NA
Ostriches	NA
Peafowl	NA
Pigeons	See Note 3
Rabbits	2 <sup>2</sup>
Sheep	NA
Swine	NA
Turkeys	NA
<i>Type of Use</i>	
Private Kennel/Cattery <sup>4</sup>	NA
Commercial Kennel	NA
LCO	NA

**NOTES:**

- <sup>1</sup> All Restrictions noted in this table are on a "per unit" basis and apply to each individual unit in a multi-family development.
- <sup>2</sup> This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.
- <sup>3</sup> Allowed by Special Use Permit.
- <sup>4</sup> *Detached, Single Family Uses may keep up to six (6) chickens for household purposes in accordance with Section 4-22-07.*
- <sup>5</sup> *Detached, Single Family Uses may keep up to two (two) bee colonies for household purposes in accordance with Section 4-22-08.*

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*Animal Densities and Uses, Cont.*

<b>C-0, C-1, C-2, C-3, C-4, C-5, I-1, I-2, AND I-3 ZONE DISTRICTS</b>	<b>&lt;1.0 AC</b>	<b>&gt;1 -2 AC</b>	<b>&gt;2 -5 AC</b>	<b>&gt;5 – 10 AC</b>	<b>&gt;10 – 35 AC</b>	<b>&gt;35 AC</b>
<i>Type of Animal</i>						
Alpacas	NA	NA	NA	NA	NA	NA
Beefalo	NA	NA	NA	NA	NA	NA
Bees (Colonies) <sup>5</sup>	NA	5	5	10	25	25
Burros	NA	NA	NA	NA	NA	NA
Buffalo	NA	NA	NA	NA	NA	NA
Cats	NA	NA	NA	NA	NA	NA
Cattle	NA	NA	NA	NA	NA	NA
Chickens (Hens) <sup>4</sup>	NA	NA	NA	NA	NA	NA
Chickens (Roosters)	NA	NA	NA	NA	NA	NA
Chinchillas	NA	NA	NA	NA	NA	NA
Deer	NA	NA	NA	NA	NA	NA
Dogs	NA	NA	NA	NA	NA	NA
Dogs, Guard	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>
Ducks/Geese	NA	NA	NA	NA	NA	NA
Elk	NA	NA	NA	NA	NA	NA
Emus	NA	NA	NA	NA	NA	NA
Ferrets	NA	NA	NA	NA	NA	NA
Game Fowl	NA	NA	NA	NA	NA	NA
Goats	NA	NA	NA	NA	NA	NA
Guinea Pigs	NA	NA	NA	NA	NA	NA
Horses	NA	NA	NA	NA	NA	NA
Llamas	NA	NA	NA	NA	NA	NA
Mules	NA	NA	NA	NA	NA	NA
Ostriches	NA	NA	NA	NA	NA	NA
Peafowl	NA	NA	NA	NA	NA	NA
Pigeons	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3
Rabbits	NA	NA	NA	NA	NA	NA
Sheep	NA	NA	NA	NA	NA	NA
Swine	NA	NA	NA	NA	NA	NA
Turkeys	NA	NA	NA	NA	NA	NA
<i>Type of Use</i>						
Private Kennel/Cattery <sup>2</sup>	NA	NA	NA	NA	NA	NA
Commercial Kennel	NA	NA	NA	NA	NA	NA
LCO	NA	NA	NA	NA	NA	NA
<b>NOTES:</b>						
<sup>1</sup> Non-conforming single-family residences located in these zone districts will be required to conform to the requirements of for the R-1-A and R-1-C Zone Districts.						
<sup>2</sup> An additional three (3) guard dogs, over the two (2) allowed as a Use-by-Right, may be allowed by Special Use Permit.						
<sup>3</sup> Allowed by Special Use Permit.						
<sup>4</sup> Detached, Single Family Uses may keep up to six (6) chickens for household purposes in accordance with Section 4-23-07.						
<sup>5</sup> Detached, Single Family Uses may keep up to two (two) bee colonies for household purposes in accordance with Section 4-23-08.						

## **4-244-25 MANAGEMENT PLANS**

### **4-24-034-25-01 PURPOSE**

Management plans are intended to provide for the long-term maintenance and care of open space and other large tracts of land created through the subdivision or Planned Unit Development process.

### **4-24-034-25-02 APPLICABILITY**

Any subdivision or Planned Unit Development including a conservation area, common open space, agricultural land or tracts that are not building sites, shall include a management plan as part of the Development Agreement and/or Subdivision Improvements Agreement for that project.

### **4-24-034-25-03 PROCESS**

The first application for any sketch plan, preliminary plat or preliminary development plan including conservation area, common open space, agricultural land or tracts that are not building sites, shall include a proposed preliminary management plan. The preliminary plan may be composed of text, graphics and/or photographs and shall include, as a minimum, the following elements:

1. The name of the project;
2. The name, address and phone number of the person preparing the management plan;
3. The name, address and phone number of the person(s) responsible for maintaining the property included in the management plan;
4. The precise, proposed use(s) of the property to be included in the management plan;
5. The goals of the management plan;
6. The legal description of the property included in the management plan;
7. The availability of irrigation water, and if available, the amount of water, the name of the ditch company and the method of delivering the water to the site;
8. A brief narrative describing the methods to be used to control runoff, wind and water erosion, noxious weeds and pests;
9. A description of the current condition of the property, including photographs or other graphic representations of any areas having been identified as needing reclamation, restoration or other special attention;
10. A description by common name and scientific name of any species of plants or animals to be introduced to the site and an explanation of the reasons for such introduction;

11. A description by common name and scientific name of any species of plants or animals to be eliminated from the site, the reasons for such elimination and the timetable for elimination;
12. A plan for financing current improvements;
13. A plan for long term maintenance and monitoring of the property; and
14. A contingency plan for maintenance of the property if irrigation water is removed from the site.

#### **4-24-044-25-04 REVIEW CRITERIA**

The Board of County Commissioners shall consider the following criteria when reviewing a proposed management plan:

1. The proposed management plan includes all the elements described in Section 4-24-03;
2. The management plan provides for best available practices to maintain the property for the uses(s) specified in the management plan;
3. Noxious weeds shall be properly controlled on the property;
4. Wetlands and wildlife habitat included in the property shall be properly protected;
5. An individual or organization is designated to provide an adequate funding mechanism to ensure maintenance and annual monitoring of the property for the life of the project;
6. An adequate mechanism is included in the management plan to keep the County informed of any changes in ownership or responsibility for the management of the property and to report the results of the annual monitoring to the Director of Community and Economic Development; and
7. The contingency plan is adequate to provide for the long-term maintenance of the site if irrigation water is removed from the site or the use of the site changes significantly.

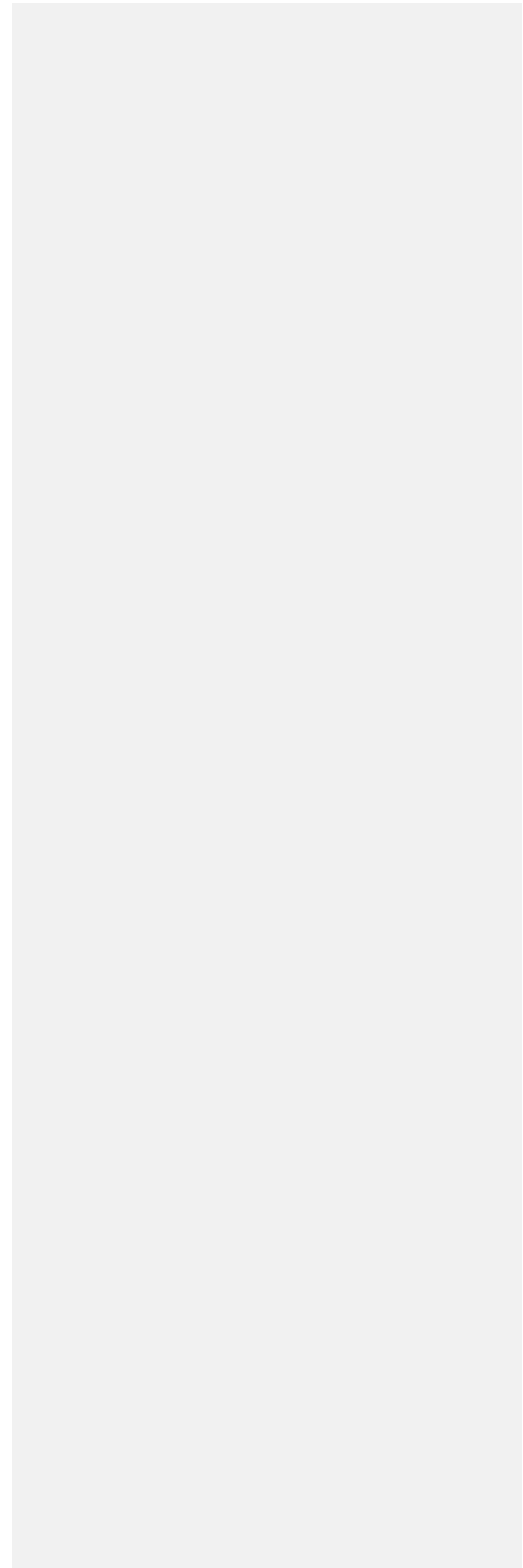
#### **4-24-054-25-05 FINAL APPROVAL**

Final approval of any applicable subdivision or Planned Unit Development by the Board of County Commissioners shall include consideration of the final management plan for the site. The management plan shall be included in the Development Agreement or Subdivision Improvements Agreement for the project.

#### **4-24-064-25-06 AMENDMENTS**

Minor adjustments to management plans may be authorized by the Director of Community and Economic Development upon a finding the original intent and purpose of the management plan is preserved. If the Director of Community and Economic Development determines the adjustments are not minor or they will change the intent and purpose of the original management plan, the plan shall be

reviewed by the Board of County Commissioners at a public hearing with notice as required for a final plat.



## **4-25-26 NONCONFORMING CONDITIONS**

### **4-25-014-26-01 CONTINUATION OF USE**

A nonconforming use may be continued and a nonconforming building may continue to be occupied, except as both of the foregoing are otherwise provided for in Section 4-25.

### **4-25-024-26-02 REPAIR, MAINTENANCE AND RECONSTRUCTION OF NONCONFORMING STRUCTURES OR USES**

#### **4-25-02-014-26-02-01 MINOR REPAIRS PERMITTED**

Minor repairs to and routine maintenance of property where nonconforming conditions exist are permitted and encouraged. Such work may require a building permit.

#### **4-25-02-024-26-02-02 MAJOR REPAIRS REQUIRES ZONING APPROVAL**

Major repairs (i.e., work or renovation estimated to cost more than fifty percent (50%) of the market value of the structure to be renovated) may be done only in accordance with a zoning review approval and building permit. Major repair work requires approval by the Director of Community and Economic Development. Major repair work must meet the requirements of Section 4-25-03.

#### **4-25-02-034-26-02-03 DETERMINATION OF THE VALUE OF REPAIRS**

In determining the value of repairs for purposes of application of Sections 4-25-02-01 and 4-25-02-02, the following definitions and procedures shall apply:

1. The costs of renovation or repair or replacement shall mean the fair market value of the materials and labor necessary to accomplish the renovation, repair or replacement.
2. The cost of renovation or repair or replacement shall mean the total cost of all intended work. No person may seek to avoid the intent of this Section by doing work incrementally.
3. The market value shall mean either the market value for property for tax purposes, updated as necessary by the increase in the consumer price index since the date of the last valuation, or the valuation determined by an independent qualified appraiser, mutually selected by the Director of Community and Economic Development and the property owner. A qualified appraiser shall be a Member of the Appraisal Institute (M.A.I.) or an Accredited Rural Appraiser (A.R.A.). If a disagreement concerning the valuation occurs, an appraisal shall be requested by the Director of



Community and Economic Development. The property owner shall pay the cost of an appraisal.

~~4-25-02-044-26-02-04~~ **ZONING REVIEW APPROVAL PROCEDURE AND CRITERIA**

The Director of Community and Economic Development shall approve issuance of a zoning review approval if the Director of Community and Economic Development finds, in completing the renovation, repair or replacement work:

1. No violation of Section 4-25-03 will occur; and
2. The property owner will comply to the extent reasonably possible with all provisions of these standards and regulations applicable to the existing use with the following limitations:
  - a. The property owner shall not lose the right to continue a nonconforming use.
  - b. Compliance with a requirement of these standards and regulations is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure placed on a permanent foundation.

~~4-25-034-26-03~~ **EXTENSION OR ENLARGEMENT OF NONCONFORMING CONDITIONS**

~~4-25-03-014-26-03-01~~ **NO INCREASE IN NONCONFORMITY**

Except as specifically provided in this Section 4-25-03, no person may engage in any activity causing an increase in the extent of nonconformity of a nonconforming situation. In particular, physical alteration of structures or the placement of new structures on open land is unlawful if such activity results in:

1. An increase in the total amount of space devoted to a nonconforming use; or
2. Greater dimensional nonconformity with respect to restrictions such as setback requirements, height limitations, density requirements; or
3. Increase in exposure to natural or man-made hazards restricting development. Requirements or restrictions of each applicable overlay zone district must be met prior to allowing any expansion or enlargement of a nonconforming situation.

~~4-25-03-024-26-03-02~~ **NONCONFORMING USE MAY BE EXPANDED INTO OTHER PORTIONS OF THE SAME BUILDING**

A nonconforming use may be extended throughout any portion of a completed building which, when the use was made nonconforming, was manifestly designed or arranged to accommodate such use. However, a nonconforming use

may not be extended to additional buildings or to land outside the original building.

~~4-25-03-034-26-03-03~~ **NONCONFORMING USE MAY NOT BE EXPANDED TO COVER MORE LAND**

A nonconforming use of open land may not be extended to cover more land than was occupied by said use when it became nonconforming.

~~4-25-03-044-26-03-04~~ **NONCONFORMING USE MAY BE INCREASED IN INTENSITY**

The volume, intensity, or frequency of use of property where a nonconforming situation exists may be increased and the equipment or processes used at a location where a nonconforming situation exists may be changed if these or similar changes amount only to changes in the degree of activity rather than changes in kind and the increase in activity does not result in a violation of any other provision contained in Section 4-25. In addition, such increases in activity may not violate other requirements of these standards and regulations.

~~4-25-03-054-26-03-05~~ **SINGLE-FAMILY HOMES MAY BE EXPANDED**

Any structure used for single family residential purposes and maintained as a nonconforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities, that is, nonconformities not in existence at the time of such enlargement or replacement, or increase the extent of existing nonconformities with respect to such matters as setback and parking requirements. The intent is to allow, for example, a room addition for a home, which may have a nonconforming setback. Extension of the nonconforming wall would be allowed as long as the degree of setback encroachment was not increased or a new setback encroachment did not occur. Also, this would allow replacement of a home, which is a primary use (and nonconforming) in an industrial zone district. The replacement or expansion of a single-family residence is subject to the limitations established by Section 4-25-05.

~~4-25-03-064-26-03-06~~ **ADMINISTRATIVE REMEDIES FOR EXTENSION OR ENLARGEMENT OF NONCONFORMING CONDITIONS**

~~4-25-03-06-014-26-03-06-01~~ **REQUEST PERMIT OR REZONING**

Those persons owning properties, which have nonconforming uses, may apply for a Special Use Permit, Conditional Use Permit or Rezoning, as appropriate, in an effort to come into compliance with the requirements of these standards and regulations.

~~4-25-03-06-024-26-03-06-02~~ **REQUEST VARIANCE**

Those persons owning properties with structures or uses with dimensional nonconformities, but a conforming use of land or buildings, may apply to the Board of Adjustment for a variance if they wish to expand or enlarge the structure or use of land.

~~4-25-03-06-034-26-03-06-03~~ **APPEAL DETERMINATION TO BOARD OF ADJUSTMENT**

Those owners or developers of land who disagree with the interpretation of an administrative official regarding a determination that a nonconforming situation exists may appeal the administrative decision to the Board of Adjustment.

~~4-25-03-06-044-26-03-06-04~~ **APPEAL TO DISTRICT COURT**

Final decisions of the Board of County Commissioners or Board of Adjustment may be appealed to the District Court in accordance with the provisions of State Statutes.

~~4-25-03-074-26-03-07~~ **NONCONFORMING MOBILE HOME PARK**

~~4-25-03-07-014-26-03-07-01~~ **CONTINUATION OF USE OF EXISTING MOBILE HOMES IN A NONCONFORMING MOBILE HOME PARK**

Continued use of those owner-occupied mobile homes existing within a nonconforming mobile home park shall be allowed regardless of whether or not past approval of a building permit or occupancy permit was granted by the County, and regardless of whether or not the mobile home meets the general requirements of the mobile home dwelling zone district, provided the following minimum standards are met:

1. The mobile home remains in its existing location within a nonconforming mobile home park.
2. The mobile home is not subject to a condition which constitutes an immediate public health and/or safety problem for the residents of the mobile home park as determined by the Director of Community and Economic Development. Examples of an immediate public health and safety problems include but are not limited to the following: improper installation of gas lines, unstable blocking or tie downs which could cause the unit to collapse, additions to mobile homes considered dangerous structures under provisions of the County Building Code, mobile homes located in a public right of way, mobile homes located over a slope that is considered unstable or excessively steep, inadequate water pressure for fire protection at a particular mobile home or inadequate access within the nonconforming mobile home park which would hinder the ability to reach a particular mobile

home for firefighting purposes, contaminated well water, and blocked or failed on-site wastewater treatment systems.

~~4-25-03-07-024-26-03-07-02~~ **RECREATIONAL VEHICLES NOT TO BE USED AS DWELLING UNITS**

Residences, which do not meet the definition of mobile home, but are instead considered recreational vehicles or travel trailers, are not considered to be nonconforming under this provision and are not allowed to be used as dwelling units in nonconforming mobile home parks.

~~4-25-03-07-034-26-03-07-03~~ **PLACEMENT OR REPLACEMENT OF A MOBILE HOME IN A NONCONFORMING MOBILE HOME PARK**

Placement of a mobile home on a vacant space or replacement of an existing mobile home within a nonconforming mobile home park is allowed under the following conditions:

1. The mobile home park has placed on file with the County the following:
  - a. A complete site plan which establishes the location of mobile home spaces and utility hookups and the total number of mobile home spaces allowed historically.
  - b. A fire protection plan approved by the applicable fire district addressing the following items: adequate water pressure for fire protection, adequate minimum distance for fire hydrants, and adequate access for fire protection purposes.
  - c. Demonstration of adequacy of water and sewer service through approval of the Water and Sanitation District serving the park (or approval of well and on-site wastewater treatment systems by the Division of Water Resources and Tri-County Health Department).
  - d. No mobile homes within the mobile home park have been determined to be subject to a condition, which constitutes an immediate public health, and/or safety problem for the residents as described in Section 4-25-03-07-01.
  - e. Provision of screening or buffering of adjacent less intense uses if determined necessary by the Director of Community and Economic Development.
2. The new mobile home meets the following placement requirements:
  - a. Mobile Home Setbacks

- (1) *Side Setback*: The minimum required distance between homes, not including any attached structures, is ten (10) feet. The distance between units is measured from the longest dimension side of one unit to the longest dimension side of the other unit.
  - (2) *Rear Setback*: The minimum required distance between homes, not including any attached structures, is six (6) feet. The distance between units is measured from the most narrow dimension side of one unit to the most narrow dimension side of another unit.
  - (3) *Rear to Side Setback*: If the homes are placed such that a most narrow dimension side of one unit is placed in proximity to a longest dimension side of another unit, the setback between these units on those sides, not including any attached structures, is six (6) feet.
  - (4) *Front Setback*: The minimum required distance between a home including any attached structures and the road is three (3) feet.
- b. Attached or Detached Accessory Structures
- (1) *Minimum Required Distance Between a Mobile Home and a Detached Accessory Structure*: Three (3) feet from a noncombustible structure and six (6) feet from a combustible structure.
  - (2) *Minimum Required Distance Between a Mobile Home and an Attached Accessory Structure Not Used for Living Quarters on an Adjacent Mobile Home*: Three (3) feet from a noncombustible attached structure and six (6) feet from a combustible attached structure.
  - (3) *Minimum Required Distance Between a Mobile Home and an Attached Accessory Structure Used for Living Quarters on an Adjacent Mobile Home*: Ten (10) feet.
- c. *Off Road Parking*: Two (2) off road parking spaces of nine (9) feet by nineteen (19) feet dimensions are provided for each mobile home, unless the road fronting the mobile home is thirty-five (35) feet or more in width, in which case one (1) on road parking space and one (1) off road parking space of nine (9) feet by nineteen (19) feet dimensions per mobile home is required.
- d. *Setbacks from Property Lines*: The minimum required setbacks for those mobile homes placed on spaces adjacent to a property boundary line is five (5) feet. A greater setback may be required in those circumstances where a utility

easement exists along the property boundary line. If a utility easement exists along the property boundary line, the setback shall be as established by the utility companies. In no case, can the setback be reduced to less than five (5) feet.

- e. *Minimum Floor Area*: two-hundred-fifty-six (256) square feet.
3. Installation and construction of attached and detached accessory structures are subject to the provisions of the County Building Code.
4. Set up and tie down provisions of the County Building Code and standards for placement of manufactured homes of the mobile home dwelling zone district shall be met.

#### 4-25-044-26-04 CHANGE IN USE

##### 4-25-04-014-26-04-01 CHANGE IN USE TO CONFORM TO SECTION 4-25-03

A change in use of property where a nonconforming situation exists may not be made except in accordance with Section 4-25-03.

##### 4-25-04-024-26-04-02 CHANGE IN USE TO CONFORMING USE PERMITTED

If the intended change in use is a principal use permissible in the zone district where the property is located, and if all of the other requirements of these standards and regulations can be complied with, permission to make the change must be obtained in the same manner as permission to make the initial use of a vacant lot. Once conformity with the provisions of these standards and regulations is achieved, the property may not revert to its nonconforming status.

##### 4-25-04-034-26-04-03 CHANGE IN USE TO CONFORM TO SECTION 4-25-03

If the intended change in use is to a principal use permissible in the zone district where the property is located, but all of the requirements of these standards and regulations cannot reasonably be complied with, then the change is permissible if the entity authorized to issue a permit for that particular use issues the required permit which would authorize the change. Conditions may be placed on any permit issued in order to mitigate any impact, which would result from not meeting these standards and regulations. This permit may be issued if the permit issuing authority finds, in addition to any other findings which may be required by these standards and regulations, that:

1. The intended change will not result in a violation of Section 4-25-03; and
2. All of the applicable requirements of these standards and regulations can reasonably be complied with will be complied with. Compliance is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is

maintained or moving a substantial structure placed on a permanent foundation. In no case may an applicant be given permission to construct a building or add to an existing building if additional nonconformities would be created.

~~4-25-04-04~~~~4-26-04-04~~ **CHANGE IN USE TO CONFORM TO SECTION 4-25-03**

If the intended change in use is to another principal use, which is nonconforming in the zone district in which the property is located, then the change is permissible if the permit issuing authority formally approves the change. Conditions may be placed on any permit issued in order to mitigate any impact, which would result from not meeting these standards and regulations. The permit issuing authority may issue the permit if it finds, in addition to other findings which may be required by these standards and regulations, that:

1. The use requested is one which is permissible in some zone districts with either a zoning review approval and building permit, special use, or conditional use permit;
2. The intended change will not result in a violation of Section 4-25-03;
3. All of the applicable requirements of these standards and regulations, which can reasonably be complied with will be complied with. Compliance is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure placed on a permanent foundation. In no case may an applicant be given permission to construct a building or add to an existing building if additional nonconformities would be created; and
4. The proposed development will have less of an adverse impact on those most affected by it and will be more compatible with the surrounding neighborhood than the use in operation.

~~4-25-05~~~~4-26-05~~ **ABANDONMENT OF USE AND DISCONTINUANCE OF NONCONFORMING SITUATION**

If active and continuous operations are not carried on in a nonconforming use during a continuous period of six (6) months, the building, other structure or tract of land where such nonconforming use previously existed shall thereafter be occupied and used only by a conforming use. Intent to resume active operations shall not affect the foregoing. The burden of proof an operation has been continuous rests with the owner or operator of the use. The evidence an operation has been continuous must be clear, indicate that at the specific time in question the use was in operation, and must be conclusive.

**4-25-064-26-06 NONCONFORMING LOT****4-25-06-014-26-06-01 NONCONFORMING LOTS USING WELL AND SEPTIC**

No lot existing at the time of passage of these standards and regulations or any amendment thereto, shall be required to be reduced or enlarged to conform to the requirements on lot sizes, except those requirements pertaining to the use of individual wells and septic systems.

**4-25-06-024-26-06-02 NONCONFORMING LOTS CREATED PRIOR TO JULY 1, 1972**

On tracts of land in the A-3 and A-2 zone districts created prior to July 1, 1972, which do not meet the minimum lot size requirement, construction of a single-family dwelling shall be allowed subject to the minimum requirements of the A-1 zone district.

**4-25-074-26-07 NON-CONFORMING USES, STRUCTURES, AND NATURAL OBJECTS LOCATED WITHIN THE AVIATION INFLUENCE AREA**

This Section shall not be construed to require the removal, or alteration of any lawful constructed building, structure, or use in existence at the time this regulation is adopted. Nor shall this section be construed to require any change in the construction, alteration, or intended use of any structure in cases where a building permit for the construction or alteration of a structure was issued prior to the adoption of this Section.

**4-25-07-014-26-07-01 NON-CONFORMING USES LOCATED IN NOISE OVERLAY****4-25-07-01-014-26-07-01-01 EXISTING SINGLE-FAMILY HOMES MAY CONTINUE**

Previously approved and lawfully constructed single family homes may continue, but are subject to the provisions regarding enlargement or reconstruction of the single family homes as cited below.

**4-25-07-01-024-26-07-01-02 EXISTING UNDEVELOPED LAND ENCOURAGED TO CHANGE USES**

Previously zoned and platted residential areas which are vacant are encouraged to change land uses in order to ensure future compatibility with this overlay zone district.

**4-25-07-01-034-26-07-01-03 NEW SINGLE-FAMILY HOMES MAY BE CONSTRUCTED**

New single-family dwellings may be constructed on parcels or lots created prior to the effective date of these standards and regulations, or as allowed by State Statute, or when located on previously zoned and platted residential areas, provided appropriate interior noise level reduction measures are employed during construction.



Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon building permit application.

~~4-25-07-01-044-26-07-01-04~~ **ENLARGEMENT AND REPLACEMENT OF SINGLE-FAMILY HOMES**

Proposals to enlarge, or reconstruct non-conforming single-family residences must employ interior noise level reduction measures for the structure or portion of the structure subject to the building permit.

Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon building permit application.

~~4-25-07-01-054-26-07-01-05~~ **ENLARGEMENT AND REPLACEMENT OF NON-RESIDENTIAL STRUCTURES**

Proposals to reconstruct non-conforming office, commercial, or other non-residential structures must employ interior noise level reduction measures for the structure, or portion of the structure occupied by members of the public.

Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon building permit application.

~~4-25-07-024-26-07-02~~ **NON-CONFORMING USES LOCATED OUTSIDE THE NOISE OVERLAY ZONE DISTRICT AND IN THE AVIATION INFLUENCE AREA**

~~4-25-07-02-014-26-07-02-01~~ **AIRCRAFT ACTIVITY COVENANT WITH DISCLOSURE REQUIRED**

Aircraft Activity Covenant with Disclosure, which acknowledges and permits the creation of noise by aviation operations shall be signed and recorded prior to issuance of a building permit for a residence within the noise overlay zone district.

~~4-25-07-02-024-26-07-02-02~~ **LIGHTS AND MARKER INSTALLATION**

The owner of any existing nonconforming structure is required to permit the installation, operation, and maintenance of markers and lights as deemed necessary by the aviation authority or operator, to

\_\_\_\_\_ indicate to the operators of aircraft in the vicinity of the aviation facilities the presence of aviation hazards.

# CHAPTER 11—DEFINITIONS

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## Chapter 11—DEFINITIONS

### 11-01 RULES OF CONSTRUCTION

This chapter contains definitions of words, terms, and phrases used in these standards and regulations.

The following rules of construction apply:

1. All words, terms, and phrases shall be construed and understood according to the common and approved usage of the language, unless otherwise defined;
2. Words, terms, and phrases used in the present include the future tense, and words, terms, and phrases used in the future tense include the present tense;
3. The word “shall” is mandatory;
4. The word “may” is permissive;
5. Words, terms, and phrases used in the singular include the plural, and words, terms, and phrases used in the plural include the singular; and
6. Words, terms, and phrases used in the masculine include the feminine, and words, terms, and phrases in the feminine include the masculine.

11-02 **WORDS, TERMS, AND PHRASES**

The following listed words, terms, or phrases are defined as follows.

**11-02-01 100-YEAR FLOOD**

A flood having a recurrence interval that has a one-percent chance of being equaled or exceeded during any given year (1-percent-annual-chance-flood). The terms "base flood", "one-hundred-year flood" and "one percent chance flood" are synonymous with the term "100-year flood." The term does not imply that the flood will necessarily happen once every one hundred years.

\*Adopted by the BOCC on June 27, 2011.

**11-02-02 100-YEAR FLOODPLAIN**

The area of land susceptible to being inundated as a result of the occurrence of a one-hundred-year flood.

\*Adopted by the BOCC on June 27, 2011.

**11-02-03 500-YEAR FLOOD**

A flood having a recurrence interval that has a 0.2-percent chance of being equaled or exceeded during any given year (0.2-percent-chance-annual-flood). The term does not imply that the flood will necessarily happen once every five hundred years.

\*Adopted by the BOCC on June 27, 2011.

**11-02-04 500-YEAR FLOODPLAIN**

The area of land susceptible to being inundated as a result of the occurrence of a five-hundred-year flood.

\*Adopted by the BOCC on June 27, 2011.

**11-02-05 ABANDONMENT OF USE**

If active and continuous operations are not carried on in a nonconforming use during a continuous period of six months, the building, other structure or tract of land where such nonconforming use previously existed shall thereafter be occupied and used only for a conforming use. Intent to resume active operations shall not affect the forgoing. The burden of proof that an operation has been continuous rests with the owner or operator of the use. The evidence an operation has been continuous must be clear,

indicate at the specific time in question the use was in operation, and must be conclusive.

**11-02-06 ACCESS**

Provision for the passage of vehicles by a public or private street, or by a driveway connected to a public or private street, such that delivery of people, goods, and services is possible to individual properties or buildings.

**11-02-07 ACCESSORY STRUCTURE (OR BUILDING)**

An ancillary or subordinate structure which the use of is incidental to and customary in connection with the principal building or use and which is located on the same zoning lot as the principal building or use.

**11-02-08 ACCESSORY USE**

A subordinate use, which is incidental and customary in connection with the principal building or use and is located on the same zoning lot as the principal building or use.

**11-02-09 ADJACENT LOT**

A lot or parcel of land, which shares all, or part of a common lot or property line with another lot.

**11-02-10 ADJACENT PROPERTY OWNERS (IN REGARD TO NOTIFICATION)**

Lots containing existing residences, grounds, or other types of structures located on the same street frontage as the subject lot and is located within one- hundred-fifty (150) feet of the opposite side of the street for an equal distance. If there are no structures within this area, structures within a distance of five hundred (500) feet from all property lines will be considered adjacent properties.

**11-02-11 ADULT ARCADE**

An establishment where one (1) or more still or motion picture projectors, slide projectors, or other image producing machines, for viewing by five (5) or fewer persons each, are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical area”.

**11-02-12 ADULT BOOKSTORE**

See “Adult Novelty Store”.

**11-02-13 ADULT CABARET**

A nightclub, bar, restaurant “pop shop”, or similar commercial establishment which features: (a) persons who appear nude or in a state of nudity or seminude; (b) live performances which are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities”, or films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas”.

**11-02-14 ADULT MOTEL**

A motel, hotel or similar commercial establishment which: (a) offers public accommodations and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas” and which advertises the availability of this sexually -oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television, or (b) offers a sleeping room for rent for a period of time of less than ten (10) hours, or allows a tenant or occupant to sub-rent a sleeping room for a time period of less than ten (10) hours.

**11-02-15 ADULT MOTION PICTURE THEATER**

A commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions depicting or describing “specified sexual activities” or “specified anatomical areas” are regularly shown.

**11-02-16 ADULT NOVELTY STORE**

A commercial establishment which: (a) devotes a significant or substantial portion of its stock-in-trade or interior floor space to; (b) receives a significant or substantial portion of its revenues from; or (c) devotes a significant or substantial portion of its advertising expenditures to the promotion of: the sale, rental or viewing of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by



the depiction or description of “specified sexual activities” or “specified anatomical area”.

An establishment may have other principal business purposes that do not involve the offering for sale, rental or viewing of materials depicting or describing “specified sexual activities” or “specified anatomical areas”, and still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishment from being categorized as an adult bookstore, adult novelty store or adult video store so long as the provisions of the first paragraph of this section are met.

**11-02-17 ADULT THEATER**

A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of “specified anatomical area” or by “specified sexual activities.”

**11-02-18 ADULT VIDEO STORE**

See “Adult Novelty Store”.

**11-02-19 ADVERTIZING BANNER**

An Advertising Banner is an ‘off-premise sign’, horizontal to the ground and of sufficient size to be seen by air passengers either landing or departing Denver International Airport or other areas near commercial airports as approved by the Board of County Commissioners. It must not be legible to the general public at ground level and is solely intended to be viewed by air passengers. All Advertising Banners shall meet the standards contained in this Section 4-16.

**11-02-20 AFFIDAVIT OF CORRECTION**

A recorded document correcting minor changes and/or errors in a recorded plat such as boundary, directional or distance mistakes.

**11-02-21 AGRICULTURE (OR FARM)**

The use of land for agricultural purposes, including farming, dairying, floriculture, horticulture pasturage, viticulture, grazing, animal and poultry husbandry, and the necessary accessory uses for packing, treating, storing, and shipping of farm products.

**11-02-22 AGRICULTURAL BUSINESS**

This use category includes: dairies, poultry farms, fur farms, exotic animal farms, and animal confinement operations.

**11-02-23 AGRICULTURAL SUPPORT BUSINESS AND SERVICE USES**

This use category includes business or commercial uses operated primarily for the support of agricultural needs, which may consist of products, materials, and equipment servicing and sales; storage or processing of agricultural products or animals; veterinary services; or technical support services. Examples include, but are not limited to, farm machinery sales and service, farm supply sales, and underground fuel storage for use on the property.

**11-02-24 AGRICULTURAL USES**

Agricultural uses include agricultural support businesses and services; agricultural business; equestrian arena, commercial; equestrian arena, personal; farming; nurseries; and ranching.

**11-02-25 AGRI-TAINMENT USES**

A land use that supports and enhances agriculture as an attraction for education and entertainment related purposes. Examples include farm tours, educational offerings, corn mazes, interactive animal displays, and the like. Accessory uses to agri-tainment may include: parking, limited concession stands, pick your own produce, play grounds and activity fields, and signage in compliance with the Signage regulations.

**11-02-25 11-02-26 AIRCRAFT ACTIVITY COVENANT WITH DISCLOSURE**

A covenant signed by landowner(s) and recorded at the Office of the Adams County Clerk and Recorder to notify present and future landowners of the aircraft flight activity that will occur in the airspace above the property.

**11-02-26 11-02-27 AIRPORT**

A facility, which provides space for aircraft to take off and land usually equipped with a control tower, hangars, and accommodations for passengers and cargo.

1. Private: Airport used for an individual or corporate private use and is not open to the public.

2. Public: Airport open to the general public.

~~11-02-27~~11-02-28 **AIRPORT, LANDING STRIP AND HELIPORT USES**

This use category includes: all airports, as well as landing strips and heliports, including those for private use including those used by ultra-light aircraft.

~~11-02-28~~11-02-29 **ALLEY**

A public or private thoroughfare that affords only a secondary means of access to an abutting property and primarily used to provide vehicular access to the rear or side of properties.

~~11-02-29~~11-02-30 **AMENDED PLAT**

A plat which contains modifications to an existing approved and recorded plat which do not significantly affect the land use of an area and/or are technical in nature as determined by the Director of Community and Economic Development, which does not involve the construction of public improvements, or an increase in density in a subdivision. Amended Plats may be processed under the terms of either a Major or Minor Subdivision, subject to the terms of Chapter 2.

~~11-02-30~~11-02-31 **AMUSEMENT CENTER**

A commercial establishment with three (3) or more machines of amusement.

~~11-02-31~~11-02-32 **AMUSEMENT PARK**

An outdoor commercial establishment, which may include structures where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, and structures for shows and entertainment.

~~11-02-32~~11-02-33 **ANIMAL FEEDING OPERATION (AFO) AND CONCENTRATED ANIMAL FEEDING OPERATION (CAFO)**

An operation for the growing, feeding, and fattening of livestock and/or poultry for commercial purposes, where:

1. The animals are confined within a closed structure and/or the animals are kept within permanent corrals, pens, or yards;

2. Food is supplied by means other than grazing, foraging, or other natural means; and
3. These animals have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) consecutive days or more in any twelve (12) month period.

A CAFO is a large or medium AFO, as defined by the United States Environmental Protection Agency, National Pollutant Discharge Elimination System (NPDES) regulations.

~~11-02-33~~11-02-34 **ANIMAL HOSPITAL**

An establishment for the care of sick or injured animals. Such facilities may include veterinarian offices, administrative offices, space for examination, surgery, recovery, and may include boarding of animals while under treatment, but does not include animal boarding generally.

~~11-02-34~~11-02-35 **ANIMAL SLAUGHTERHOUSE**

An establishment or area for the purpose of slaughtering animals for commercial purposes.

~~11-02-35~~11-02-36 **ANIMATED SIGN**

Any sign or part of a sign which changes physical position by any rotation or which gives the visual impression of such movement or rotation through special effects including, but not limited to, lights.

~~11-02-36~~11-02-37 **ANNUAL REPORT, SPECIAL SERVICE DISTRICT**

An annual report requiring certain information about a Special District required to be submitted each year at the request of the Adams County Community and Economic Development Department.

~~11-02-37~~11-02-38 **APPLICANT**

A person submitting an application for permit or approval, and may be referred to as the *Permittee*.

~~11-02-38~~11-02-39 **APPURTENANT FACILITIES**

Any buildings, structures, or other property, which are clearly essential to, and customarily found in connection with major energy facilities at the site of the major facility, excluding the federal government and its agencies.

**11-02-3911-02-40 AQUACULTURE FACILITY**

Any structure, lake, pond, tank, tanker truck, or the like used or intended to be used for the controlled propagation, growth, and harvest of cultured aquatic stock including, but not limited to, fish and other aquatic vertebrates, mollusks, crustaceans, and algae and other aquatic plants. This definition includes fish hatcheries.

**11-02-41 AQUARIUM**

An establishment where aquatic organisms are housed and exhibited.

**11-02-4011-02-42 AREA OF SHALLOW FLOODING**

An area of shallow, indeterminate flooding not related to the flood profile where a clearly defined channel does not exist and the path of flooding is unpredictable and indeterminate and velocity flow may be evident.

**11-02-4111-02-43 AREA OF SPECIAL FLOOD HAZARD**

The land located within the area subject to a one (1) percent or greater chance of flooding in any given year.

**11-02-4211-02-44 ARTERIAL STREET (INCLUDING MAJOR AND MINOR)**

A street that has limited access control designed to provide continuity throughout the metropolitan area. An arterial street may form boundaries for neighborhoods, may have signals at major intersections, and may have limited access. Intersections occur at grade, and in some cases, direct access to abutting property is provided. However, access should be limited to allow for more efficient traffic flow.

**11-02-4311-02-45 ASPHALT MIXING PLANTS**

An industrial establishment or plant where gravel or sand are combined with a mixture of bitumens to create a substance for paving, roofing, and waterproofing.

**11-02-4411-02-46 ASPHYXIATION**

Death caused by exposure to an atmosphere with less than 10% oxygen.

~~11-02-45~~11-02-47 **ATTRACTIVE DEVICES**

Any device intended to attract attention including, but not limited to fixed aerial displays, balloons, pennants, strings of flags, streamers, devices affected by the movement of the air, devices utilizing light or sound, or inflatable or inflated devices.

~~11-02-46~~11-02-48 **AUCTION**

A sale at which property or goods are sold to the highest bidder.

~~11-02-47~~11-02-49 **AUCTION HOUSE**

A completely enclosed commercial establishment at which an auction takes place, excluding the sale of livestock.

~~11-02-48~~11-02-50 **AUCTION YARD**

A commercial establishment or area at which an auction takes place at which livestock sale rings are permitted.

~~11-02-49~~11-02-51 **AUTOCLAVE**

A pressurized, steam heated vessel used for sterilization.

~~11-02-50~~11-02-52 **AUTOMOBILE PARKING LOT**

An area used for parking of motor vehicles.

1. Accessory: A parking lot associated with a residential or nonresidential building or use which is primarily for the use of residents living in the development or their guests or for the use of customers or employees of a nonresidential building.
2. Commercial: A parking lot, which is not associated with either a particular residential or nonresidential development but is made available for parking by the general public for a fee.

~~11-02-51~~11-02-53 **AUTOMOBILE RACE DRAG STRIP**

A paved strip or race course where automobile drag races are held.

~~11-02-52~~11-02-54 **AUTOMOBILE RENTAL (OR LEASING)**

A commercial establishment offering the temporary use of automobiles or trucks in exchange for payment. Such establishments may include office space, parking areas for rental vehicles, parking areas for customers and

employees, and servicing and repair facilities, but shall not include facilities for bodywork, painting, or restoration.

~~11-02-53~~11-02-55 **AUTOMOBILE SALES**

The use of any structure or land for a business involving the sale of new or used motor vehicles and recreational vehicles. Such establishments may include office space, parking lots for the display and storage of vehicles available for sale, parking areas for customers and employees, vehicle repair facilities, facilities for bodywork, painting, or restoration, and sale of parts.

~~11-02-54~~11-02-56 **AUTOMOBILE SERVICE STATIONS**

This use category includes fueling stations, car washes, and fueling service stations that may include a convenience store.

~~11-02-55~~11-02-57 **AUTO TOWING AND STORAGE YARD**

A parcel of land used for the temporary storage of vehicles which have been towed by a towing company or for impounded vehicles, but which does not include permanent vehicle storage or dismantling of vehicles.

~~11-02-56~~11-02-58 **AVERAGE TRIP LENGTH**

The average length in miles of trips on the County's major road system.

~~11-02-57~~11-02-59 **AVIGATION EASEMENT**

A right generally established by deed or recorded plat to permit the unobstructed passage of all aircraft to an infinite height, together with the right to cause in all airspace above the surface of the grantor's property such noise, frequent overflights, vibrations, fumes, dust, fuel particles, radio energy emissions, and all other effects that may be caused by the operation of aircraft landing, or taking off, or operating at an aviation facility.

~~11-02-58~~11-02-60 **BAKERY, RETAIL**

A structure, room, or place used for making, preparing, or baking, bread, biscuits, pastry, cakes, doughnuts, crullers, noodles, macaroni, or spaghetti to be sold on-premises at retail and consumed on or off premises.

~~11-02-59~~11-02-61 **BAKERY, WHOLESALE**

A structure, room, or place used for making, preparing, or baking, bread, biscuits, pastry, cakes, doughnuts, crullers, noodles, macaroni, or spaghetti to be sold on or off premises at wholesale and consumed off premises.

~~11-02-60~~11-02-62 **BANK**

See “Financial Institution”.

~~11-02-61~~11-02-63 **BANNER**

Any sign of lightweight fabric or similar material that is mounted to a pole or a structure.

~~11-02-62~~11-02-64 **BARN**

An accessory building associated with agricultural zoning or use.

~~11-02-63~~11-02-65 **BASE FLOOD ELEVATION**

The elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

\*Adopted by the BOCC on June 27, 2011.

~~11-02-64~~11-02-66 **BEACON**

Any light with one (1) or more beams directed into the atmosphere or directed at one (1) or more points not on the same lot as the light source; also, any light with one (1) or more beams that rotate, flash or move.

~~11-02-65~~11-02-67 **BED AND BREAKFAST ESTABLISHMENTS**

Any residential structure used for commercial lodging purposes while also being occupied by either an owner or resident manager.

~~11-02-66~~11-02-68 **BEE COLONY**

A community of live bees having a queen, some thousands of workers, and, during part of the year, a number of drones who live together as one (1) family in a hive and all the offspring, inputs and byproducts, including comb(s), honey, pollen, and brood.



**~~11-02-67~~11-02-69 BEE**

Any stage of the domestic honeybee, *Apis Mellifera*, species.

**~~11-02-68~~11-02-70 BEEHIVE**

Structure intended for the housing of a bee colony usually composed of brood frame(s) and attached bees that are also used to create a new bee colony.

**~~11-02-69~~11-02-71 BERM**

A mound of soil, either natural or manmade, used to obstruct views or direct the flow of stormwater.

**~~11-02-70~~11-02-72 BEST MANAGEMENT PRACTICES (BMP)**

Technique, process, activity, schedule of activities, control measures, structures, prohibitions of practices, maintenance procedures, and other management practices utilized during construction or post-construction to prevent, reduce or eliminate pollution or degradation of Waters of the State to the maximum extent practicable based on available technology and economically practicable solutions that are achievable in light of best industry practices. BMPs can be temporary or permanent. BMPs can also be structural (engineered structures designed to treat runoff) or non-structural (source control practices).

Structural BMPs are designed to manage or treat stormwater runoff before it reaches a waterway, pond or lake. Examples of construction structural BMPs include, but are not limited to; silt fence, inlet protection, sediment basins, extended detention basins, etc.

Non-structural BMPs focus on management of pollutants at their source by minimizing exposure to runoff, rather than treating runoff in constructed facilities. Non-structural BMPs are used as source controls. Examples of construction non-structural BMPs include, but are not limited to; construction phasing, good housekeeping practices, spill prevention and response, employee education and training, mulch and seeding, soil roughening, vegetation buffers, operation and maintenance procedures to control site runoff, spills, sludge, waste, and drainage from raw material storage, etc.

BMPs must be selected for the specific activity and applicable pollutant source, designed, installed, implemented prior to the start of the activity to control potential pollutants, and maintained in effective operating condition in accordance with good engineering, hydrologic, and pollution control practices.

~~11-02-71~~11-02-73 **BEVERAGE MANUFACTURING**

An establishment or area for the purpose of manufacturing beverages, excluding alcoholic beverages.

~~11-02-72~~11-02-74 **BILLBOARD**

A permanent large sign characterized by a single or double sign face structure to direct attention to a business, commodity, service, activity or product sold, conducted, or offered off the premises where such sign is located. The owner of the sign usually sells use of the sign to an advertiser on a time-contract basis.

~~11-02-73~~11-02-75 **BIOSOLIDS**

The accumulated treated residual product resulting from a domestic wastewater treatment works. Biosolids does not include grit or screenings from a wastewater treatment works, commercial or industrial sludges (regardless of whether the sludges are combined with domestic sewage), sludge generated during treatment of drinking water, or domestic or industrial septage.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-74~~11-02-76 **BOARD OF ADJUSTMENT**

The Board of Adjustment of Adams County.

~~11-02-75~~11-02-77 **BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners of Adams County.

~~11-02-76~~11-02-78 **BOARDING HOUSE**

A structure where lodging and/or meals are offered for a fee, and where the length of residence may continue for an extended period of time, as distinguished from a motel or hotel.

~~11-02-77~~11-02-79 **BOAT SALES**

A commercial establishment or area for the purpose of boat sales.

~~11-02-78~~11-02-80 **BOOK BINDING**

An industrial establishment or area for the purpose of binding books.

**11-02-81 BOTANTICAL GARDEN**

An establishment where plants are grown for display to the public. Gardens are typically labeled and grown for identification purpose and indicating its scientific name and its family.

**11-02-7911-02-82 BROOM (OR BRUSH) MANUFACTURING**

An industrial establishment or area for the purpose of manufacturing brooms and/or brushes.

**11-02-8011-02-83 BUFFERING**

Buffering shall mean the installation of plant materials, fencing, or landforms (or a combination of these measures), between two (2) or more properties which inhibits visibility and/or mitigates the transmission of noise, dust, lights, and other nuisances from one property to another.

**11-02-8111-02-84 BUILDING HEIGHT**

See “Structure Height”.

**11-02-8211-02-85 BUILDING INSPECTOR**

The Chief Building Official of Adams County or his designee (See Section 11-02-88).

**11-02-8311-02-86 BUILDING MATERIAL SALES AND STORAGE**

A commercial establishment or area for the purpose of providing building material at retail or wholesale.

**11-02-8411-02-87 BUILDING MARKER**

Any sign indicating the name of a building, date, and incidental information about its construction, which is cut into a masonry surface or made of bronze or other permanent material.

**11-02-8511-02-88 BUILDING PERMIT**

A development permit issued by the Adams County Community and Economic Development Department before any building or construction activity can be initiated on a parcel of land.

~~11-02-86~~11-02-89 **BUILDOUT RATE**

Actual or projected amount of development which has been built, sold, or leased or is expected to be built, sold, or leased as presented in a ratio of units of development to time, such as residential dwelling units per year or square feet of commercial space per year.

~~11-02-87~~11-02-90 **BULK STORAGE AND/OR BULK SALES**

Bulk Storage and/or Bulk sales (fuel, oil, gasoline and petroleum products) (as defined by the Colorado Division of Oil and Public Safety) covers that portion of a property where liquids are received by tank vessel, pipelines, tank car, or tank vehicle and are stored or blended in bulk for the purpose of distributing such liquids by tank vessel, pipeline, tank car, tank vehicle, portable tank or portable container. [Note: A bulk plant is normally a wholesale facility where petroleum products are stored prior to resale or redistribution.]

~~11-02-88~~11-02-91 **BUS REPAIR AND STORAGE**

An establishment or area for the purpose of bus repair, service, and storage.

~~11-02-89~~11-02-92 **BUS TERMINAL**

An establishment, which provides space for arrival and departure of busses offering transportation to the public usually equipped with accommodations for passengers and for fueling and servicing of busses.

~~11-02-90~~11-02-93 **BUSINESS PARK USES**

This use category includes research and production and certain light industry uses. Examples of business park uses include: apparel and other finished products made from fabrics and similar materials; measuring, analyzing, and controlling instrument manufacturing; photographic; medical and optical goods; watches and clocks; musical instruments and sporting/athletic goods manufacturing; united states postal service; arrangement of transportation of freight and cargo; communications; motion picture production and allied services; research; development and testing services; space research and technology; bakeries; and moving companies.

**~~11-02-91~~11-02-94 CABINET SHOP**

A commercial establishment for the purpose of sales, refinishing, or repair of cabinets.

**~~11-02-92~~11-02-95 CAMPGROUNDS, COMMERCIAL**

This use category includes: camps; recreational vehicle parks; campsites; tents; and trailer parks.

**~~11-02-93~~11-02-96 CANOPY SIGN**

Any sign, which is a part of or attached to an awning or a canopy; or any other fabric, plastic, or protective cover over a door, entrance, window, or outdoor service area.

**~~11-02-94~~11-02-97 CAPACITY**

The maximum number of vehicles which have a reasonable expectation of passing over a given section of a road during a given time period, under prevailing traffic conditions, expressed in terms of vehicles per hour. Capacity is measured in this Regulation and the Road Impact Fee Study during the evening peak hour.

**~~11-02-95~~11-02-98 CAR WASHING AND WAXING**

A commercial establishment or area containing facilities for washing or waxing automobiles.

**~~11-02-96~~11-02-99 CARNIVAL**

A traveling amusement show typically having various devices for entertainment, including rides and booths for the conduct of games or sale of items.

**~~11-02-97~~11-02-100 CEMETERIES**

A place for burying or housing the dead; includes mausoleum.

**~~11-02-98~~11-02-101 CHANNEL**

The physical confine of stream or waterway consisting of a bed and stream banks, existing in a variety of geometries. Channels may be natural or man-made

\*Adopted by the BOCC on June 27, 2011.

~~11-02-99~~11-02-102 **CHANNELIZATION**

The artificial creation, enlargement or realignment of a stream channel.

\*Adopted by the BOCC on June 27, 2011.

~~11-02-100~~11-02-103 **CHIEF BUILDING OFFICIAL**

The Director of Community and Economic Development or his or her assigned representative.

~~11-02-101~~11-02-104 **CHRISTMAS TREE LOT**

An area for the temporary retail sale of Christmas trees usually set up in the parking lot of a large commercial business.

~~11-02-102~~11-02-105 **CHURCH**

See “Place of Worship”.

~~11-02-103~~11-02-106 **CIRCUS**

A traveling amusement show typically performed in large tents featuring daring acts, performing animals, and clowns.

~~11-02-104~~11-02-107 **CLINIC, MEDICAL (OR DENTAL)**

An establishment providing health services, medical, or surgical care for patients where overnight stays are on an emergency basis only.

~~11-02-105~~11-02-108 **COLD STORAGE PLANT**

An establishment for the storage of items in an artificially cooled environment.

~~11-02-106~~11-02-109 **COLLECTOR STREET**

A street designed as a main interior street that collects and distributes traffic between local and arterial streets, typically with stop signs on side streets and traffic signals at arterials.

~~11-02-107~~11-02-110 **COLORADO DISCHARGE PERMIT SYSTEM (CDPS)**

The state of Colorado’s system of permitting discharges (e.g., stormwater, wastewater) to waters of the state which corresponds to the federal nodes permits under the federal clean water act.

~~11-02-108~~11-02-111 **COLORADO MARIJUANA CODE**

Sections 14 and 16 of Article XVIII of the Colorado Constitution and C.R.S. §44-10-101, et seq., as amended, and any rules promulgated pursuant thereto.

~~11-02-109~~11-02-112 **COMBUSTIBLE**

A material, which will ignite or burn when exposed to fire and is not capable of supporting its design load under the attack of fire for an extended time period without failure.

~~11-02-110~~11-02-113 **COMMERCIAL COMPOSTING OPERATION**

A commercial establishment or area where organic matter is degraded through a controlled process by microorganisms.

~~11-02-111~~11-02-114 **COMMERCIAL AND/OR INDUSTRIAL COMPLEX**

A commercial and/or industrial multi-structure development or an establishment where multiple principle uses exist within a single commercial or industrial structure on one (1) lot.

~~11-02-112~~11-02-115 **COMMERCIAL MESSAGE**

Any sign wording, logo, or other representation directly or indirectly, names, advertises, or directs attention to a business, product, service or other commercial activity.

~~11-02-113~~11-02-116 **COMMERCIAL RETAIL**

This use category includes: building supplies; general merchandise stores; food stores; apparel and accessory stores; furniture and home furnishings stores; greenhouses (retail) and greenhouses with garden supplies; miscellaneous retail except fuel dealers; health services; legal services; social services except care facilities; membership organizations; miscellaneous services; engineering and management services; dry cleaners; cabinet sales. This use does not include bars, restaurants, pawnshops or drive-in facilities.

~~11-02-114~~11-02-117 **COMMERCIAL USES**

This use includes airports, landing strips and heliports; animal hospitals; automobile service stations; bed and breakfast establishments; campgrounds, commercial; communications towers, commercial;

commercial retail; convenience retail stores; drive-in establishments; golf courses and driving ranges; heavy retail and heavy services; indoor commercial recreation/entertainment; kennels, commercial; lodging, commercial; massage business; off-premise advertising devices; offices; outdoor commercial recreation; parking lots, commercial; racing facilities; restaurants; services; sexually oriented business; and trade schools.

~~11-02-115~~11-02-118 **COMMISSION**

The Adams County Planning Commission.

~~11-02-116~~11-02-119 **COMMISSIONERS**

The Board of County Commissioners of Adams County.

~~11-02-117~~11-02-120 **COMMON PLAN OF DEVELOPMENT OR SALE**

A contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules but remain related. “Contiguous” means construction activities located in close proximity to each other, within ¼ mile.

~~11-02-118~~11-02-121 **COMMUNICATIONS TOWERS, COMMERCIAL**

This use category includes radio or TV broadcasting towers; telecommunications towers or other types of telecommunications facilities; and antenna arrays (satellite dishes).

~~11-02-119~~11-02-122 **COMPARABLE BASIS**

Generally equivalent in terms of costs, timelines, and quality of service.

~~11-02-120~~11-02-123 **COMPATIBLE**

Uses or structures although not identical, are similar, show some resemblance to each other, are related in appearance, are harmonious, and/or are congenial in combination.

~~11-02-121~~11-02-124 **CONCRETE MIXING PLANT**

An industrial establishment or plant where a material made from sand, pebbles, and/or crushed stone is held together by a mass of cement or mortar.



**11-02-12211-02-125** **CONDITIONAL LETTER OF MAP REVISION (CLOMR)**

FEMA's comment on a proposed project, which does not revise an effective floodplain map, that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

\*Adopted by the BOCC on June 27, 2011.

**11-02-12311-02-126** **CONDITIONAL USE**

A use which may be suitable, as determined by the Board of County Commissioners, in a zone district, but which would impair the integrity and character of the zone district in which it is located, or in an adjoining zone district, unless restrictions on location, size, extent and character of performance are imposed.

**11-02-12411-02-127** **CONSERVATION PLAN**

A written plan submitted to the appropriate soil conservation district, which describes measures designed to prevent, to the extent possible, soil erosion from occurring on the land for which the plan was developed.

**11-02-12511-02-128** **CONSERVATION PLAN PERMIT**

The approved Conservation Plan signed by all parties concerned and recorded with the Office of the Adams County Clerk and Recorder.

**11-02-12611-02-129** **CONSTRUCTION ACTIVITIES**

Any ground surface land disturbing activity associated with construction that occurs from initial groundbreaking to final stabilization, regardless of ownership of the construction activities. Construction activities include, but are not limited to; clearing, grading, excavation, demolition, utility work, paving, building, installing new or improved roads and access roads, haul roads, staging areas, stockpiling of fill materials, and borrow areas. Construction activities also include repaving activities where underlying or surrounding soil is exposed, graded or excavated as part of the repaving operation; and activities to conduct repairs or replacements that are not part of regular and routine maintenance. Construction activities do not include routine maintenance performed to maintain original line grade, hydraulic capacity, or original purpose of the facility.

~~11-02-127~~11-02-130 **CONSTRUCTION TRAILER**

A temporary structure for the storage of construction materials and a construction office to be used for managing a construction job.

~~11-02-128~~11-02-131 **CONSUMPTION AREA**

A designated and secured area within the Licensed Premises of a Hospitality Business where consumers can use and consume marijuana and where no one under the age of 21 is permitted.

~~11-02-129~~11-02-132 **CONTINUOUS SOUND**

A steady, fluctuating or impulsive noise which exists essentially without interruption for a period of five (5) minutes or more, or for an accumulation of fifteen (15) minutes or more for any one (1) hour period.

~~11-02-130~~11-02-133 **CONTOUR TILLAGE/CONTOUR FARMING**

A conservation tillage and planting system in which farming is conducted on sloping land and the land is prepared, planted, and cultivated on the contour by following established grades of terraces, diversions, or contour strips.

~~11-02-131~~11-02-134 **CONVALESCENT HOME**

See “Nursing Home”.

~~11-02-132~~11-02-135 **CONVENIENCE RETAIL STORE**

A small commercial establishment selling packaged food and other convenience items, which may include gasoline. This use category includes any retail establishment selling consumer products and having a gross floor area of less than two thousand (2,000) square feet.

~~11-02-133~~11-02-136 **CORNICE**

Any prominent, continuous, horizontally projecting feature crowning a building, or dividing it horizontally for architectural design purposes.

~~11-02-134~~11-02-137 **CREMATORY**

An establishment containing a furnace or other means used to reduce human remains to ashes or its equivalent.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-135~~ 11-02-138 **CRITICAL FACILITY OR CRITICAL FACILITIES**

1. This a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado (2 CCR 408-1), that if flooded may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood. Critical Facilities are classified under the following categories: (1) Essential Services; (2) Hazardous Materials; (3) At-risk Populations; and (4) Vital to Restoring Normal Services. Essential services facilities include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities, and transportation lifelines.

These facilities consist of:

- a. Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and, emergency operation centers);
- b. Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctors offices, and non-urgent care medical structures that do not provide these functions);
- c. Designated emergency shelters;
- d. Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables, and conduits);
- e. Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but not including towers, poles, power lines, buried pipelines, transmission lines, distribution lines, and service lines); and
- f. Air Transportation lifelines (airports (municipal and larger), helicopter pads and structures serving emergency functions, and associated infrastructure (aviation control towers, air traffic control centers, and emergency equipment aircraft hangars).

Specific exemptions to this category include wastewater treatment plants (WWTP), Non-Potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenances. Owners of these facilities are encouraged to meet the spirit of Rule

6(D) when practicable in order to protect their own infrastructure and to avoid system failures during extreme flood events. Emergency restoring plans following major flood events should be considered as a prudent addition to operation and maintenance plans for those facilities.

Public utility plant facilities may be exempted if it can be demonstrated to the satisfaction of the Board that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the 100-year floodplain or are compliant with this rule, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Board on an as-needed basis upon request.

2. Hazardous materials facilities include facilities that produce or store highly volatile, flammable, explosive, toxic and/or water-reactive materials.

These facilities may include:

- a. Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);
- b. Laboratories containing highly volatile, flammable, explosive, toxic and/or water-reactive materials;
- c. Refineries;
- d. Hazardous waste storage and disposal sites; and
- e. Above ground gasoline or propane storage or sales centers.

Facilities shall be determined to be Critical Facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the work place, AND the chemical(s) is stored in quantities equal to or greater than the Threshold Planning Quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the 356 chemicals listed under 40 C.F.R. § 302 (2010), also known as Extremely Hazardous Substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910 (2010). The Environmental Protection Agency (EPA) regulation "Designation, Reportable

Quantities, and Notification,” 40 C.F.R. § 302 (2010), available at [http://www.access.gpo.gov/nara/cfr/waisidx\\_03/40cfr302\\_03.html](http://www.access.gpo.gov/nara/cfr/waisidx_03/40cfr302_03.html), and OSHA regulation “Occupational Safety and Health Standards,” 29 C.F.R. § 1910 (2010), available at [http://www.access.gpo.gov/nara/cfr/waisidx\\_99/29cfr1910\\_99.html](http://www.access.gpo.gov/nara/cfr/waisidx_99/29cfr1910_99.html), are incorporated herein by reference and include the regulations in existence at the time of the promulgation of these Rules, but exclude later amendments to or editions of the regulations.

Specific exemptions to this category include: a) Finished consumer products within retail centers and households containing hazardous materials intended for household use, and agricultural products intended for agricultural use. b) Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the local authority having jurisdiction by hazard assessment and certification by a qualified professional (as determined by the local jurisdiction having land use authority) that a release of the subject hazardous material does not pose a major threat to the public. c) Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products. These exemptions shall not apply to buildings or other structures that also function as Critical Facilities under another category outlined in these Standards and Regulations.

3. At-risk population facilities include medical care, congregate care, and schools.

These facilities consist of:

- a. Elder care (nursing homes);
- b. Congregate care serving 12 or more individuals (day care and assisted living);
- c. Public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children);

4. Facilities vital to restoring normal services including government operations.

These facilities consist of:

- a. Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers);
- b. Essential structures for public colleges and universities (dormitories, offices, and classrooms only).

These facilities may be exempted if it is demonstrated to the Board that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall

be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with this rule, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Floodplain Administrator on an as-needed basis upon request.

\*Adopted by the BOCC on June 27, 2011.

~~11-02-136~~11-02-139 **CROP FARM**

Land used for the growing, processing, storage, and/or packing of agricultural products such as, but not limited to, vegetables, fruits, grains, seeds, flowers, ornamental crops, trees, sod, or the like. This includes associated crop preparation, harvesting, and processing activities, such as mechanical soil preparation, irrigation system construction, spraying, and crop processing. Types of crop farms include, but are not limited to, hemp farms, nurseries, sod farms, and tree farms.

~~11-02-137~~11-02-140 **CUL-DE-SAC**

A local street with only one (1) outlet, which terminates in a vehicular turnaround and having an appropriate terminal for the safe and convenient reversal of traffic movement.

~~11-02-138~~11-02-141 **CULVERT**

A drain, ditch or conduit not incorporated in a closed system that carries drainage water under a driveway, roadway, pedestrian walk, or public right-of-way.

~~11-02-139~~11-02-142 **CURB**

A vertical or sloping edge of a roadway.

~~11-02-140~~11-02-143 **DAIRY FARM**

An agricultural operation where milk and milk products are produced, processed, packaged, and/or stored.

**~~11-02-141~~11-02-144 DAIRY PRODUCTS PROCESSING**

An establishment that converts raw dairy into a finished packaged form and distributes the product to be sold for consumption offsite.

**~~11-02-142~~11-02-145 DANGEROUS TREES**

Those trees or their parts within the boundaries of any lot or open area which may be considered troublesome, a hindrance to the general public, or endanger the security and usefulness of any public street, highway, alley, sewer or sidewalk.

**~~11-02-143~~11-02-146 DAY**

One calendar day.

**~~11-02-144~~11-02-147 DAY CARE CENTER, ADULT**

A facility which provides services to individuals who cannot be left alone during the day because of health care and social need, confusion or disability. An alternative to long-term facility care.

\*Adopted by BOCC on December 13, 2010.

**~~11-02-145~~11-02-148 DAY CARE CENTER, CHILD**

An establishment for the care and supervision of children for periods of less than twenty-four (24) hours per day. Day care centers include preschools and nursery schools.

**~~11-02-146~~11-02-149 DAY CARE HOME, ADULT**

A facility which provides services to no more than four (4) individuals who cannot be left alone during the day because of health care and social need, confusion or disability. An alternative to long-term facility care.

\*Adopted by the BOCC on December 13, 2010.

**~~11-02-147~~11-02-150 DAY CARE HOME, CHILD**

A private residence used for the care of twelve (12) or fewer children including the occupant's own children for a period of less than twenty-four (24) hours per day. The operator must possess a license from the Colorado Department of Social Services.

~~11-02-148~~11-02-151 **DEDICATION**

Gift or donation of property by the owner to another party.

~~11-02-149~~11-02-152 **DEMOLITION AND CONSTRUCTION DEBRIS LANDFILL**

A disposal site for metal, plastic, glass, concrete, asphalt, brick, wood, dirt, and limited amounts of paper products if such paper is an integral part of materials used for construction purposes.

~~11-02-150~~11-02-153 **DENSITY**

The permitted number of dwelling units per gross acre of land to be developed.

~~11-02-151~~11-02-154 **DEVELOPMENT**

Man-made change to alter or improve real estate including, but not limited to; any land disturbing activity, excavation, grading, fill, alteration, land subdivision, change in land use, or structural development, including but not limited to; construction or installation of a building or structure, creation of impervious surfaces for a site that does not meet the definition of “Redevelopment”, which affects the quantity or quality of the discharge of stormwater runoff. Depending on the scale of the development activity, a Stormwater Quality (SWQ) Permit and/or Post-Construction Stormwater requirements may be required.

~~11-02-152~~11-02-155 **DEVELOPMENT PERMIT**

A preliminary or final approval of an application for rezoning, planned unit development, conditional or special use permit, subdivision, building permit, development or site plan, or similar application for new construction.

~~11-02-153~~11-02-156 **DEVELOPMENTALLY DISABLED**

Persons having cerebral palsy, multiple sclerosis, mental retardation, autism, or epilepsy.

~~11-02-154~~11-02-157 **DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT**

The Director of Community and Economic Development is empowered to render interpretations, establish application requirements, provide advice, review applications, maintain the comprehensive plan, administer



standards and regulations, promulgate administrative forms, make administrative decisions, and issue administrative permits.

~~11-02-155~~11-02-158 **DIRECTOR OF PUBLIC WORKS**

The Director of Public Works is empowered to provide advice, review applications, administer agreements, administer and enforce standards and regulations, promulgate administrative forms, make administrative decisions, render interpretations, establish application requirements, and issue administrative permits.

~~11-02-156~~11-02-159 **DISTRICT REVIEW TEAM (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

Staff representatives from departments within Adams County government who are responsible for the review of Special District service plans and the writing of staff reports to the Planning Commission and the Board of County Commissioners.

~~11-02-157~~11-02-160 **DISTURBED AREA**

Any construction activity that results in a change of the existing land (both vegetative and non-vegetative). Disturbed area does not include routine maintenance to maintain original line and grade, hydraulic capacity or original purpose of the facility, normal farming, tillage, fanning, or plowing of land that is zoned agricultural, nor does it include the performance of emergency work necessary to remedy or prevent an immediate threat to life, property or the environment. However, any person performing such emergency work shall immediately notify the Department of the emergency situation and the actions taken in response to such emergency. The Department may require such person to obtain a Stormwater Quality (SWQ) Permit in order to implement such emergency remedial measures.

~~11-02-158~~11-02-161 **DOG TRACK**

An establishment where live dogs are raced, or live broadcasts of dog races are televised. Typically, bets are placed and paid out within the establishment.

~~11-02-159~~11-02-162 **DOUBLE-FRONTING LOT**

A lot that borders a road right-of-way on opposite sides. Within residential or agricultural zone districts, accessory structures on double-fronting lots

shall be required to meet the minimum setbacks for the primary structure of the particular zone district.

~~11-02-160~~11-02-163 **DRIVE-IN ESTABLISHMENT**

An establishment which by design, physical facilities, service or by packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicle.

~~11-02-161~~11-02-164 **DRIVING RANGE**

A tract of land and the related facilities for practicing golf shots.

~~11-02-162~~11-02-165 **DRUG MANUFACTURING**

An industrial establishment or area used for the purpose of manufacturing pharmaceutical and non-illicit drugs.

~~11-02-163~~11-02-166 **DRY CLEANERS, RETAIL**

A commercial establishment or area where customers drop off, pick up, and pay for garments to be dry-cleaned.

~~11-02-164~~11-02-167 **DRY CLEANING PLANT**

An industrial establishment or area for the purpose of cleaning garments and fabrics with any of a variety of nonaqueous agents.

~~11-02-165~~11-02-168 **DWELLING**

A structure or portion thereof used exclusively for human habitation including mobile homes, manufactured homes, one-family, two-family, multiple family, but not including hotels, motels, or similar establishments.

~~11-02-166~~11-02-169 **DWELLING, ACCESSORY**

Living quarters provided for the sole use of persons (and their families) employed on the premises where a principal use exists.

~~11-02-167~~11-02-170 **DWELLING, CONDOMINIUM**

A building or group of buildings in which units are owned individually, and the structure, common areas and facilities are owned by all the owners.

**~~11-02-168~~11-02-171 DWELLING, MULTI-FAMILY**

A dwelling containing more than two (2) dwelling units.

**~~11-02-169~~11-02-172 DWELLING, SINGLE-FAMILY (ATTACHED)**

A single-family residence attached in any way to another residence.

**~~11-02-170~~11-02-173 DWELLING, SINGLE-FAMILY (DETACHED)**

A single-family residence located on a single lot, being the principal use of the lot, and not connected to any other residence.

**~~11-02-174~~11-02-174 DWELLING, TOWNHOUSE**

An attached single family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more common fire resistant walls.

**~~11-02-172~~11-02-175 DWELLING, TWO-FAMILY**

A residence designed, arranged or used exclusively by two (2) families living independently of each other in a single structure, excluding Accessory Dwelling Units.

**~~11-02-173~~11-02-176 DWELLING UNIT**

One (1) or more rooms used by one (1) family for living or sleeping purposes, which contains kitchen and bathroom facilities for the sole use of the resident family.

**~~11-02-174~~11-02-177 DWELLING UNIT, ACCESSORY (ADU)**

A subordinate dwelling unit added to, created within, or detached from a single-family structure with a separate entrance that provides basic requirements for living, sleeping, eating, cooking and sanitation. As the purpose of an ADU is to be an accessory use/structure to a primary dwelling, an ADU shall not be separated to a different parcel or conveyed to different ownership from the primary dwelling's parcel or owner. A single-family structure with an accessory dwelling unit is not considered to be a two-family dwelling or duplex. If the ADU is adjoined to or placed atop an unoccupied structure, such as a garage or covered porch, the garage or covered porch shall not be included in the gross floor area counted towards the ADU. Storage and mechanical space, including utility rooms

and closet space, associated with the ADU shall be counted towards the floor area calculation.

~~11-02-175~~11-02-178 **EASEMENT**

A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures.

~~11-02-176~~11-02-179 **EATING ESTABLISHMENT**

A retail establishment for selling food and drink for consumption on the premises, including lunch counters and refreshment stands selling prepared food and drink for immediate consumption. See also “Restaurant”.

~~11-02-177~~11-02-180 **ECONOMICAL SERVICE**

Service equivalent in terms of cost to the service proposed in a Special Service District Plan.

11-02-181 **EDUCATIONAL TOURS**

A visit that may include tours and site visits. It provides hands-on learning opportunities to a place away from normal places of study. Educational tours are built around clear learning objectives to provide an experience outside of classrooms or labs.

~~11-02-178~~11-02-182 **ELECTION SIGN**

A sign advocating or advertising the election of any candidate for public office or any question upon which a public vote is being taken.

~~11-02-179~~11-02-183 **ELECTRONIC MANUFACTURING**

An industrial establishment or area for the purpose of manufacturing electronics. This includes the manufacturing and assembly of small electronic appliances.

~~11-02-180~~11-02-184 **ELECTROPLATING**

The process of plating or coating objects with a metal through electrolysis or an industrial establishment or where such processing occurs.

**~~11-02-181~~11-02-185 ENAMELING, LACQUERING, OR GALVANIZING OF METAL**

The process of bonding a glassy substance, usually opaque, to the surface of metal through the process of fusion or an industrial establishment or area where such processing occurs.

**~~11-02-182~~11-02-186 ENCROACHMENT LINES**

Limits of obstruction to flood flows. These lines are generally parallel to the stream. The lines are established by assuming the area landward (outside) of the encroachment lines may be ultimately developed in such a way it will not be available to convey flood flows. The stream channel and adjoining floodplains between these lines will be maintained as open space and will be adequate to flood heights, such increase under any condition not exceeding one-half (1/2) foot.

**~~11-02-183~~11-02-187 ENVIRONMENTALLY SENSITIVE AREAS**

Environmentally sensitive areas include, but are not limited to, wetlands, biological resources, habitats, national parks, archaeological/historic sites, natural heritage areas, tribal lands, drinking water sources, intakes, marinas/boat ramps, and wildlife areas.

**~~11-02-184~~11-02-188 EQUAL DEGREE OF ENCROACHMENT**

Equal degree of encroachment is determining the loss of hydraulic carrying capacity due to encroachment on each side of the floodplain such that the loss of capacity on one side equals the loss of capacity due to encroachment on the other. Determination of the equal degree of encroachment on the floodplain shall be performed along a significant reach of the stream.

**~~11-02-185~~11-02-189 EQUESTRIAN ARENA, COMMERCIAL**

An area where activities including, but not limited to, horseback riding, a rodeo, a charreada, calf roping and/or riding, bulldogging and barrel racing, excluding horse racing, practice and/or training are conducted on premises. User fees, dues, admission fees, or other compensation may be paid. Food and/or alcohol may be bought or sold on the premises.

**~~11-02-186~~11-02-190 EQUESTRIAN ARENA, PERSONAL**

An area where activities including, but not limited to, horseback riding, a rodeo, a charreada, calf roping and/or riding, bulldogging and barrel racing are conducted for practice, competition or entertainment for the private,

non-commercial enjoyment of the owner. No more than twenty persons in addition to those residing on the property are permitted at any given time. Activities exceeding twenty persons in addition to those residing on the property are considered commercial equestrian arenas. User fees, dues, admission fees, or other compensation are not permitted.

~~11-02-187~~11-02-191 **EROSION**

Process by which soil particles are detached and transported by wind, water, and gravity to a downwind, down slope or downstream location.

~~11-02-188~~11-02-192 **EROSION CONTROL (EC) PLAN**

Civil construction drawing depicting the project site with the locations of all erosion and sediment control BMPs, including the associated BMP details, which will be installed and maintained during construction. It also includes final stabilization practices that will be implemented after construction is completed.

~~11-02-189~~11-02-193 **EROSION AND SEDIMENT CONTROL PLAN (ESCP)**

Detailed written plan required to obtain a Stormwater Quality Permit. This plan identifies measures that will be implemented to control erosion, prevent sediment from traveling outside the construction site's permitted area, and minimize the discharge of pollutants in stormwater from the commencement of construction activities until Final Stabilization is achieved. The narrative ESCP also includes the EC Plan. Also referred to as "Stormwater Management Plan" (SWMP) by the State of Colorado, or "Stormwater Pollution Prevention Plan" (SWPPP) for construction activities by EPA.

~~11-02-190~~11-02-194 **ESSENTIAL FACILITIES**

Water dependent uses shall be located in or adjacent to water bodies and/or in floodplains and/or in wetland areas.

~~11-02-191~~11-02-195 **ESTABLISHMENT**

A place of business together with its employees, merchandise, and equipment.

**~~11-02-192~~11-02-196** **EVENT CENTER**

A facility consisting of structures or premises used to accommodate the assembly of persons for private or public meetings, parties, weddings, wedding receptions, reunions, birthday celebrations, charitable fundraisers, and any other social engagement purposes, or similar such uses. Such use may include the provision of food, beverages, and entertainment.

**~~11-02-193~~11-02-197** **EVIDENCE**

Any map, table, chart, contract, or any other document or testimony given, prepared, or certified by a qualified person to attest to a specific fact.

**~~11-02-194~~11-02-198** **EXCAVATION AND HAULING OPERATION, MAJOR**

Any significant disturbance and removal of soils from a property that will affect an area of more than ten (10) acres or have a term in excess of three-hundred-sixty-five (365) days.

**~~11-02-195~~11-02-199** **EXCAVATION AND HAULING OPERATION, MINOR**

Any significant disturbance and removal of soils from a property that will affect a maximum area of ten (10) acres and have a term less than three-hundred-sixty-five (365) days.

**~~11-02-196~~11-02-200** **EXEMPTION FROM PLATTING**

A release from the requirements of platting by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations.

**~~11-02-197~~11-02-201** **EXISTING TRAFFIC-GENERATING DEVELOPMENT**

The most intense use of land within the twelve-(12) months prior to the time of commencement of Traffic-Generation Development.

**~~11-02-198~~11-02-202** **EXOTIC ANIMAL FARM**

An agricultural operation where animals native to a foreign country or of foreign origin or character, not native to the United States, or introduced from abroad are kept, raised, bred, or slaughtered for the purposes of commercial sale.

~~11-02-199~~ 11-02-203 **EXPLOSION**

The rapid oxidation of a combustible creating heat and fire, and displacing large amounts of air.

~~11-02-200~~ 11-02-204 **EXPLOSIVE MANUFACTURING AND STORAGE**

An industrial establishment or area for the purpose of manufacturing and storage of explosives.

~~11-02-201~~ 11-02-205 **EXPLOSIVES**

Materials or products, which decompose by detonation when in sufficient concentration.

~~11-02-202~~ 11-02-206 **EXTRACTION AND DISPOSAL USES**

This use category includes: extraction uses such as mining, quarrying, drilling, and pumping, and disposal uses such as junk, scrap, or salvage yards, landfills, sludge disposal or storage, construction material stockpiling, resource recovery facilities, and trash compaction or transfer stations, and any other form of waste management facilities and all extraction uses, not including oil and gas well drilling and production as defined within this chapter. These uses create major disruptions to the area's environment even when carefully regulated. Dust, dirt, noise, and unsightly conditions can be anticipated. None of these uses is an acceptable neighbor in a residential environment.

~~11-02-203~~ 11-02-207 **EXTRAORDINARY COSTS**

Unique and/or one-time costs defined as such according to Generally Accepted Accounting Principles (GAAP).

~~11-02-204~~ 11-02-208 **FAA AERONAUTICAL STUDY ON OBSTRUCTIONS**

A study conducted by the Federal Aviation Administration to examine the effects of buildings and structures on such factors as aircraft operational capabilities; electronic and procedural requirements; and airport hazard standards.

~~11-02-205~~ 11-02-209 **FACT FINDING REVIEW**

An investigation by the Director of Community and Economic Development as to the facts regarding compliance of an operator with a permit approved by the Director of Community and Economic Development.



**11-02-210 FAIRGROUNDS**

An area of land used to hold events, fairs, trade shows, activities focused on agriculture, and the like, which are generally open to the public with or without an admission charge and which may include as an accessory use the sale of goods to the public as gifts or for their own use. Fairgrounds may include structures to support these activities.

**~~11-02-206~~11-02-211 FAMILY**

An individual or three (3) or more persons related by blood, marriage, or legal adoption, living together in a dwelling unit as a single housekeeping unit. Persons not related by blood, marriage, or legal adoption shall be deemed to constitute a family where they are living and cooking together as a single housekeeping unit, but shall not include unrelated students attending colleges or universities.

**~~11-02-207~~11-02-212 FARMING**

This use category includes farming and other supporting agricultural uses. Farming includes traditional farming, sod farming, tree farming, and animal farming in unconfined operations.

**~~11-02-208~~11-02-213 FARM MACHINERY MANUFACTURING AND ASSEMBLY**

An industrial establishment or area for the purpose of farm machinery manufacturing and assembly.

**~~11-02-209~~11-02-214 FARM MACHINERY SALES**

A business or commercial use where agricultural equipment such as, but not limited to, tractors, cultivators, plows, sprayers, spreaders, mowers, balers, front end loaders, and skid loaders, is repaired, maintained, or offered for sale.

**~~11-02-210~~11-02-215 FARM SUPPLY SALES**

A business or commercial use operated primarily for the support of agricultural needs through the sale of farm tools and implements, animal feed, grain, tack, plants and seeds, horticultural supplies, and similar products. This definition excludes the sale of large implements, such as tractors and combines.

~~11-02-216~~ **FARMERS MARKET**

A structure or place where agricultural produce is brought for the purposes of retail sales. (Note: A farmers market differs from a produce stand in that there may be more than one (1) seller allowed per parcel of land and the structure from which produce is sold at a farmers' market need not be portable or capable of being dismantled or removed from the site.)

~~11-02-214~~~~11-02-217~~ **FEEDLOTS**

A commercial establishment where livestock are kept confined in a compound or fenced area in order to be fattened for sale or slaughter.

~~11-02-212~~~~11-02-218~~ **FEEPAYER**

A person commencing traffic generating land development activity who is obligated to pay a Regional Traffic impact fee in accordance with the terms of these regulations.

~~11-02-213~~~~11-02-219~~ **FENCE**

Any wall or structure constructed for the purpose of enclosing, screening, restricting access to, or providing decoration to any lot, building or structure. Except where otherwise required in this Code, regulations governing the height, location and opacity of fences also apply to walls, hedges or landscaping used in lieu of a fence or in combination with a fence. A fence includes all elements of the structure, including the base, footings, supporting columns, post, braces, gates, structural members, or any other of its appendages.

~~11-02-214~~~~11-02-220~~ **FERTILIZER MANUFACTURING AND PROCESSING**

Any place where a commercial fertilizer, soil conditioner, plant amendment, or compost is manufactured, produced, compounded, mixed, blended, or in any way altered chemically or physically.

~~11-02-215~~~~11-02-221~~ **FINAL PLAT**

The final map of all or a portion of a subdivision, which is presented for final approval.

**11-02-21611-02-222 FINAL STABILIZATION**

Condition reached when all ground surface disturbing activities at the site have been completed, and uniform vegetative cover has been established with an individual plant density of at least seventy percent (70%) of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods have been employed.

**11-02-21711-02-223 FINANCIAL INSTITUTION**

A business engaged in monetary transactions including banks, savings and loans, thrifts, and lending institutions.

**11-02-21811-02-224 FIRE CHIEF**

The chief of staff or top employee of a fire protection district.

**11-02-21911-02-225 FIRE DISTRICT**

A special district created according to state statutes to provide fire protection and prevention services to property within Adams County.

**11-02-22011-02-226 FIRE STATION**

An establishment used for the storage of fire trucks and emergency medical vehicles, which also contains office space and living quarters for firefighting personnel.

**11-02-22111-02-227 FIREWOOD SALES, STORAGE, AND SPLITTING**

A commercial establishment or area for the purpose of firewood sales, splitting, and storage.

**11-02-22211-02-228 FIREWORKS**

Only those items not prohibited by Colorado Law (See C.R.S. Section 12-28-101) which include toy caps which do not contain more than twenty five hundredths of a grain of explosive compound per cap, sparklers, trick matches, cigarette loads, trick noise makers, toy smoke devices, and novelty auto alarms.

**11-02-22311-02-229 FIREWORKS STAND**

A temporary structure permitted by these standards and regulations for the sale of or dispensing of fireworks.

~~11-02-224~~11-02-230 **FISH HATCHERY**

A commercial establishment where fish eggs are hatched and fish are raised and sold for use in stocking streams and lakes, or for food.

~~11-02-225~~11-02-231 **FLAG**

Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols.

~~11-02-226~~11-02-232 **FLAMMABLE GAS**

Gas that has no flash point and will ignite without preheating of any kind.

~~11-02-227~~11-02-233 **FLEA MARKET**

An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.

~~11-02-228~~11-02-234 **FLOOD CONTROL OVERLAY DISTRICT VARIANCE**

A grant of relief from the requirements of the Flood Control regulations, which permit construction in a manner that would otherwise be prohibited by these standards and regulations.

~~11-02-229~~11-02-235 **FLOOD CONTROL REGULATIONS APPEAL**

A request for a review of the interpretation of any provision of the flood control regulations or a request for a determination or variance.

~~11-02-230~~11-02-236 **FLOOD INSURANCE RATE MAP (F.I.R.M.)**

The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zone applicable to the community.

~~11-02-231~~11-02-237 **FLOOD INSURANCE STUDY**

The official report provided in which the Federal Emergency Management Agency has provided flood profiles, as well as the flood boundaries, floodway map, and the water surface elevation of the base flood.

**11-02-23211-02-238 FLOOD HAZARD AREA**

The land in the floodplain subject to one (1) percent or greater chance of flooding in any given year. It normally consists of the floodway and the flood fringe areas.

**11-02-23311-02-239 FLOOD HAZARD AREA, DEVELOPMENT IN A**

Any man-made change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

**11-02-23411-02-240 FLOOD OR FLOODING**

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.

**11-02-23511-02-241 FLOOD PROFILE**

A graph or a longitudinal profile drawing showing the relationship of the water surface elevation of a flood event to location along a stream or river.

**11-02-23611-02-242 FLOOD PROOFING**

A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damage to properties, water and sanitary facilities, structures, and contents of buildings.

**11-02-23711-02-243 FLOOD PROTECTION ELEVATION**

An elevation one (1) foot above the elevation or flood profile of the 100-year flood under existing channel and floodplain conditions. Critical facilities, as identified by the Board of County Commissioners pursuant to these Standards and Regulations, shall be subject to a flood protection elevation of two (2) feet above the base flood elevation or flood profile of the 100-year flood under existing channel and floodplain conditions.

**11-02-23811-02-244 FLOOD STORAGE AREA**

The fringe area of the floodplain in which flows are characteristically of shallow depths and low velocities.

~~11-02-239~~11-02-245 **FLOODPLAIN**

Land adjacent to a watercourse subject to flooding as a result of the occurrence of the 100-year or one percent (1%) frequency flood of a watercourse. This term is synonymous with the term “flood hazard area”.

~~11-02-240~~11-02-246 **FLOODPLAIN ADMINISTRATOR**

The person designated by these standards and regulations to administer the provisions of the Flood Control Overlay Zone District Regulations and subject to the provisions of Section 3-34-04-03 Floodplain Administrator.

~~11-02-241~~11-02-247 **FLOODWAY**

The area of the floodplain required for the reasonable passage or conveyance of the 100-year flood which will convey the base flood with not more than a one-half (0.5) foot rise in the water surface elevation based on the assumption there will be an equal degree of encroachment extended for a significant segment on both sides of the water course.

~~11-02-242~~11-02-248 **FLOOR AREA, COMMERCIAL/INDUSTRIAL**

The total area of floor space within interior walls of a structure, excluding basement.

~~11-02-243~~11-02-249 **FLOOR AREA, RESIDENTIAL**

Total area of a dwelling excluding basement, carport or garage.

~~11-02-244~~11-02-250 **FLOUR MILL**

A mill for grinding grain into flour.

~~11-02-245~~11-02-251 **FOOD PROCESSING AND STORAGE**

An industrial establishment used to process, package, and store food product, excluding the killing and dressing of any flesh or fowl. Retail sales of food product are permitted as an accessory use for off premise consumption.

~~11-02-246~~11-02-252 **FOSTER FAMILY CARE**

A home designated by the Courts, Social Service Department, or other competent authority for care and/or education of children under the age

of eighteen (18) years unrelated to the foster parents by blood, adoption, or marriage.

~~11-02-247~~11-02-253 **FORESTRY AND SILVICULTURE**

This use category includes uses related to the management, cultivation, harvest, and/or reforestation of forests.

~~11-02-248~~11-02-254 **FRAGILE SOILS**

Those soils which (1) have not been under tillage within the five (5) years previous to the filing of an application for a permit to till fragile soils under these regulations and (2) are designated as Class VI or Class VII soils in the Soil Survey of Adams County, Colorado published by the United States Department of Agriculture in cooperation with the Colorado Agricultural Experiment Station in October, 1974, and any other subsequent soil survey of Adams County issued by the above-named agency.

~~11-02-249~~11-02-255 **FREESTANDING SIGN**

Any sign supported by structures or supports placed on or anchored in the ground and are independent from any building or other structure.

~~11-02-250~~11-02-256 **FRONTAGE ROADS**

Those roads lying between a controlled access street or highway and adjacent property that provide access to said property.

~~11-02-251~~11-02-257 **FUELING STATION**

A structure or property on or in which the principal use is the retail sale of gasoline, oil, or other fuel for motor vehicles and which may include, as an incidental use, a convenience store, the retail sale and installation of vehicle accessories, the making of minor repairs, and facilities for washing and servicing of not more than three (3) vehicles completely enclosed in a structure.

~~11-02-252~~11-02-258 **FUNERAL HOME / FUNERAL PARLOR**

An establishment with facilities for the preparation of the deceased for burial or cremation to include embalming, for the viewing of the body, and for funerals. Also known as a Mortuary.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-253~~11-02-259 **FUR FARM**

An agricultural operation where fur-bearing animals are kept, raised, bred, or slaughtered for the purposes of commercial sale.

~~11-02-254~~11-02-260 **GALVANIZING OF METAL**

See “Enameling, Lacquering, or Galvanizing of Metal”.

~~11-02-255~~11-02-261 **GARAGE, MOTOR VEHICLE REPAIR AND SERVICE**

An establishment or area used for the repair, rebuilding, reconstruction, painting, inside storage, or servicing of vehicles or a portion thereof up to 1-1/2 ton factory rated capacity, but which does not include the storage or dismantling of wrecked motor vehicles or storage of junk.

~~11-02-256~~11-02-262 **GARAGE, PRIVATE**

A structure that is accessory to a dwelling and which is used for the parking and storage of vehicles owned and operated by the residents of the dwelling, and which is not a separate commercial enterprise available to the public.

~~11-02-257~~11-02-263 **GARAGE SALE**

A sale of old or used belongings held at a private residence.

~~11-02-258~~11-02-264 **GARDEN PLOT**

An assigned space reserved for the use of an organized group of community members for the purpose of gardening. The garden plot shall be managed and maintained by the active participation of the gardeners themselves.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-259~~11-02-265 **GAS OR LIQUIFIED PETROLEUM GAS STORAGE**

An industrial establishment or area for the storage of gas or liquefied petroleum gas in approved portable metal cylinders for above ground storage.

~~11-02-260~~11-02-266 **GAS MIGRATION**

The movement of combustible gases through porous soil.



**~~11-02-261~~11-02-267** **GAS PROCESSING PLANT**

Any establishment and appurtenant facilities utilized in the gas stripping process or coal gasification process to obtain a refined product.

**~~11-02-262~~11-02-268** **GOLF COURSE**

A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters.

**~~11-02-263~~11-02-269** **GOLF, MINIATURE**

A tract of land for playing miniature golf which is played with a putter and golf ball in which each hole constitutes an obstacle course consisting of alleys, tunnels, bridges and the like through which the ball must be driven to hole it.

**~~11-02-264~~11-02-270** **GRAFFITI**

Any writing, printing, marks, signs, symbols, figures, designs, inscriptions or other drawings which are scratched, scrawled, painted, drawn, or otherwise placed on any exterior surface of a structure, wall, fence, sidewalk, curb, or other permanent structure on public or private property which have the effect of defacing the property.

**~~11-02-265~~11-02-271** **GRAIN ELEVATOR**

A structure in which grain is stored and handled by means of mechanical elevator and conveyor devices, for the eventual transferal to trucks, train cars, or other forms of transportation.

**~~11-02-266~~11-02-272** **GRAIN MILL**

A facility where grain, such as corn, wheat, rye, oats, or barley, is ground into flour.

**~~11-02-267~~11-02-273** **GRASSED WATERWAY / SOD WATERWAY**

A natural or constructed waterway or outlet shaped or graded and established in suitable vegetation as needed for the safe disposal of runoff from a field, diversion, terrace, or other structure.

~~11-02-268~~11-02-274 **GREENHOUSE**

A structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants.

~~11-02-269~~11-02-275 **GROSS USABLE AREA**

The total floor area within a building excluding storage area, common hallways, etc.

~~11-02-270~~11-02-276 **GROUND FLOOR AREA OF PRINCIPAL BUILDING**

The area, in square feet, of the ground floor of the principal building on the lot measured by the extreme outside dimensions of the structure.

~~11-02-274~~11-02-277 **GROUP LIVING FACILITY**

A facility licensed by the Courts, Social Service Department, or other competent governmental authority for housing residents in a group home which include a group home for the aged, residential treatment center, group home for the mentally ill, home for social rehabilitation, group home for the developmentally disabled, communal home, specialized group facility, receiving home for more than four (4) foster home residents, residential child care facility, or shelter for domestic violence.

~~11-02-272~~11-02-278 **GUARD DOGS**

Any dog placed within an enclosure, on a commercial or industrial zoned lot, for the protection of persons or property by attacking or threatening to attack any unauthorized person found within the enclosure patrolled by the dog.

~~11-02-273~~11-02-279 **GUN AND ARCHERY RANGE**

An establishment designed to provide practice in the use of firearms and bow and arrow under controlled conditions so public health and safety are protected. Gun and archery ranges may include the sale of firearms, bows, arrows, associated equipment or supplies, food, and sanitary facilities.

~~11-02-274~~11-02-280 **HALFWAY HOUSE**

A facility which houses residents which have been sent subject to criminal corrective action by means of any sentence, suspended sentence,

probation, parole, work release, conditional release from prison, jail, or other correction facility, deferred judgment, deferred prosecution, criminal diversion program, or similar order, program, condition, or requirements imposed, arranged, or ordered by any referring agency resulting from any criminal charge or conviction. Also known as: transitional house or diversion center.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-275~~11-02-281 **HAZARDOUS MATERIALS**

Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts and all radioactive materials and wastes.

~~11-02-276~~11-02-282 **HAZARDOUS WASTE**

Any hazardous material so defined in C.R.S. Section 25-15-101 (9), and any waste that requires special handling to avoid illness or injury to persons or damage to property.

~~11-02-277~~11-02-283 **HAZARDOUS WASTE DISPOSAL SITE**

A disposal site as defined in C.R.S. Section 25-15-200.3 (5).

~~11-02-278~~11-02-284 **HEALTH SPA**

A commercial establishment providing instruction or equipment designed to promote or improve the health of clients.

~~11-02-279~~11-02-285 **HEAVY INDUSTRIAL**

This use category includes: construction, manufacturing, processing, transportation, and public utilities, and those uses with severe potential for negative impact on any uses located relatively close to them. It includes uses that require unenclosed structures that are large, tall and unsightly, such as concrete batch plants. Heavy industrial uses have enormous potential for generation of dust, noise and odor and may require large areas of exterior storage. The following uses are permitted: heavy construction contractors; heavy logistics center; meat processing, packing, packaging, and slaughter; alcoholic beverages; sawmills; paper, pulp, or paperboard mills; chemicals and allied products manufacturing except drugs; petroleum products manufacturing; rubber and miscellaneous

plastics manufacturing; stone and clay products; transportation equipment; railroad transportation; utility production or processing facilities, but not offices or transmission or distribution; the storage and disassembly of vehicles and the re-assembly of various parts; asphalt and concrete production facilities; chemical manufacturing; manufactured homes, trailers, truck, and automobile manufacturing; auction yards with livestock; and salvage yards.

~~11-02-280~~11-02-286 **HEAVY MANUFACTURING OR PROCESSING**

Manufacturing and processing in which operations are carried on which will be likely to create smoke, fumes, noise, odor, vibration, or dust, or which may be detrimental to the health, safety, or general welfare of the community. The following uses are examples of heavy manufacturing or processing: abrasive manufacturing, acid manufacturing; asbestos products manufacturing; boiler or tank manufacturing; bone reduction; caustic soda manufacturing; celluloid manufacturing; coal, coke yards, or coal classifications, felt manufacturing; fossil fuel manufacturing; detergent, soap and by-products manufacturing using animal fat; disinfectant, insecticide, or poison manufacturing; distillation of bone, refuse, grain, and wood; dye manufacturing; fuel, oil, gasoline, and petroleum products (bulk storage and/or sale); hazardous waste treatment facility; linseed oil, shellac, and turpentine manufacturing and refinery; lubrication and grease manufacturing; lumber mills, planing mills, and storage of logs; oil compounding; paint and enamel manufacturing; pickle manufacturing; scrap processing or shredding yard; smelting or refining of metal; sugar and beet refining; tar and waterproofing (materials manufacturing, treatment, and bulk storage).

~~11-02-284~~11-02-287 **HEAVY RETAIL AND HEAVY SERVICES**

Heavy retail and heavy service uses include retail and/or service activities that have large amounts of exterior service or storage areas or partially enclosed structures and may generate more off-site impacts such as: automobile dealers; automotive repair except top, body, upholstery repair, paint, and tire retreading shops; automotive services except wrecking or towing storage yards; mobile home and manufactured housing dealers with mobile home sales office; auto/truck rental/leasing; cold storage; cabinet manufacturing with sales; radio and TV broadcasting station; flea market; firewood sales, storage, and splitting; and pawn shops.

**~~11-02-282~~11-02-288 HELIPORT**

An area, either at ground level or elevated on a structure, licensed and approved for the landing and takeoff of helicopters, and any appurtenant structures or facilities which may include parking, waiting room, refueling, maintenance, repair, or storage facilities.

**~~11-02-283~~11-02-289 HEMP FARM**

Land used for the growing, cutting, baling storage, and packaging of industrial hemp.

**~~11-02-284~~11-02-290 HEMP MANUFACTURING AND EXTRACTION**

The act of taking the cultivated hemp plant and extracting cannabidiol (CBD) oil to then add said oil to already manufactured products and/or manufacturing products containing the CBD oil. This use also includes the manufacture of products from cultivated hemp such as rope and textiles. Hemp for these purposes shall be industrial hemp as defined in CRS Article 61, section 35-61-101(7) that means a plant of the genus Cannabis and any part of the plant, whether growing or not, containing a delta-9 tetrahydrocannabinol (THC) concentration of no more than three-tenths of one percent (0.3% THC) on a dry weight basis.

**~~11-02-285~~11-02-291 HIGH OCCUPANCY BUILDING UNIT**

Means any School, Nursing Facility as defined in C.R.S. § 25.5-4-103(14), hospital, life care institutions as defined in C.R.S. § 12-13-101, or correction facility as defined in C.R.S. § 17-1-102(1.7), provided the facility or institution regularly serves 50 or more persons; or an operating child care center as defined in C.R.S. § 26-6-102(1.5).

**~~11-02-286~~11-02-292 HIGH RISE**

A multifamily dwelling greater than three (3) stories in height and requiring an elevator for access to upper floors.

**~~11-02-287~~11-02-293 HOME OCCUPATION**

A business, profession, occupation or trade conducted for personal gain or support of the residential occupation and conducted within a residential building or accessory structure to a residential use.

~~11-02-288~~11-02-294 **HORSE TRAILER SALES AND RENTAL**

A commercial establishment or area for the purpose of horse trailer sales and rental.

~~11-02-289~~11-02-295 **HOSPITAL**

An establishment that provides medical or surgical care and treatment for the sick and the injured, where overnight stays are routine, and may include necessary accessory facilities such as laboratories, outpatient, or training facilities.

~~11-02-290~~11-02-296 **HOSPITALITY BUSINESS**

A Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business, as defined.

~~11-02-294~~11-02-297 **HOTEL OR MOTEL**

A commercial establishment, which offers lodging accommodations to the general public and provides additional services such as restaurants, meeting rooms, and recreation facilities. A hotel or motel shall provide a minimum of six (6) guestrooms.

~~11-02-292~~11-02-298 **HOUSEHOLD PETS**

Domesticated dogs and cats, small animals (rabbits, guinea pigs, hamsters, chinchillas, mice, and fish), reptiles (non-venomous only), and birds (parakeets, canaries, cockatiels, parrots) kept in cages, which are customarily kept in the home.

~~11-02-293~~11-02-299 **ILLICIT / ILLEGAL DISCHARGE**

Any direct or indirect discharge to the storm drainage system that is not composed entirely of stormwater as defined in Adams County Ordinance No.11, as amended.

~~11-02-294~~11-02-300 **IMPACT FEE ADMINISTRATION**

The person or persons designated by the County Administrator to administer the Regional Traffic Impact Fee Regulations.

**~~11-02-295~~11-02-301 IMPERVIOUS AREA**

Developed area with covering or pavement that prevents the land's natural ability to absorb and infiltrate typical precipitation and irrigation events. Impervious areas include, but are not limited to; roof tops, walkways, patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous non-pervious pavement or covering.

**~~11-02-296~~11-02-302 IMPROVEMENT**

Any man-made, immovable item that becomes part of, is placed upon, or is affixed to a structure or lot.

**11-02-303 INCIDENTAL SALES**

Retail sales and the sale of food on the premises where retail activities and food sales is not a primary reason to frequent the establishment, but where goods and food is offered for purchase as a convenience to the customer.

**~~11-02-297~~11-02-304 INCIDENTAL SIGN**

A sign without a commercial message, usually informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," telephone," and other similar directives.

**~~11-02-298~~11-02-305 INCINERATOR**

An engineered apparatus used to burn waste substances and in which all the combustion factors, temperature, retention time, turbulence and combustion air, can be controlled.

**~~11-02-299~~11-02-306 INCLUSION**

The process by which a Special District's boundaries are altered through the addition of real property.

**~~11-02-300~~11-02-307 INCREASING THE EXISTING DESIGN CAPACITY**

The addition of any buildings, structures, or other property which creates an increase in the capacity of the facility, beyond which was approved in the original application, but shall not apply to technological modifications

or minor apparatus which increase capacity without an increase in resource consumption, pollutant discharge, or noise levels.

~~11-02-304~~11-02-308 **INDOOR COMMERCIAL RECREATION/ENTERTAINMENT**

This use category includes: all indoor commercial amusement facilities (except “Sexually Oriented Businesses”) including, but not limited to: bowling alleys; indoor sports arenas; physical fitness facilities; movie theaters; Event Centers; video arcades; and pool arcades.

~~11-02-302~~11-02-309 **INDUSTRIAL USES**

Industrial uses include business park uses; extraction and disposal uses; heavy industry; heavy manufacturing or processing; landscape storage yards; light industry; light manufacturing or processing; major energy facilities; moderate manufacturing or processing; and outdoor storage.

~~11-02-303~~11-02-310 **INERT FILL MATERIAL FOR GRADING**

Untamated, natural earthen material including sand, loam, crushed rock, soil, and/or rock or stones either singularly or in combination, that does not contain putrescible or hazardous matter, liquid or hardened cementitious material, brick, concrete, metal materials, asphalt or asphalt pieces, or any chemical substance in concentrations of residential screen levels for soil contaminants as specified by Colorado Department of Public Health and Environment.

~~11-02-304~~11-02-311 **INERT FILL MATERIAL FOR LANDFILLING**

As defined in C.R.S. Section 25-15-101(14), non-water soluble, non-putrescible, stable, inorganic, non-hazardous, non-leaching solid material that is uneconomic or impractical to reuse or recycle and that is visibly free of oil, adhesives, stains, paint, metal materials, and free of contaminants based on the knowledge of the source of the material or on representative sampling and analysis of such material. Inert fill material for landfilling purposes includes brick, ceramic, cement cured for more than 60 days, concrete, masonry, bituminous concrete, asphalt fragments which are not located within the water table, rock and dirt. Street sweepings from street cleaning machines are not considered inert material and are instead considered solid waste.



**~~11-02-305~~11-02-312** **INFECTIOUS WASTE**

Any material as defined in C.R.S. Section 25-15-402 (1). This includes waste capable of producing an infectious disease and requires the consideration of certain factors as described in state statutes necessary for induction of disease. Generally, the waste must contain pathogens with sufficient virulence and quantity so that exposure to the waste by a susceptible host could result in disease.

**~~11-02-306~~11-02-313** **INSTITUTIONAL CARE**

This use category includes: convents or monasteries; nursing homes; hospitals/clinics; foster homes; sanitariums; convalescent homes; protective living facilities; boarding/rooming houses; and sheltered care homes.

**~~11-02-307~~11-02-314** **INSTITUTIONAL USES**

Institutional uses include institutional care; jails and prisons; neighborhood indoor uses; outdoor public uses; places of worship; public service; and universities.

**~~11-02-308~~11-02-315** **INSULATION MATERIAL SALES AND STORAGE**

A commercial establishment or area for the sale and/or storage of insulation materials.

**~~11-02-309~~11-02-316** **INTERNATIONAL AIRPORT CLEAR ZONE**

An area devoted to those uses identified in Article IV of the Intergovernmental Agreement on a New Airport.

**~~11-02-310~~11-02-317** **JAILS AND PRISONS**

This use category includes jails; prisons; penal institutions; or other facilities for the processing and confinement of persons held in lawful custody.

**~~11-02-311~~11-02-318** **JUNK**

Any manufactured goods, appliances, fixtures, furniture, machinery, motor vehicle or trailer which is abandoned, demolished or dismantled, and such discarded or generally unusable material as scrap metal, scrap material, waste, bottles, tin cans, paper, garbage, boxes, crates, rags, used lumber,

building materials, motor vehicles, machinery parts, and used tires (these are by way of example and not by way of limitation).

~~11-02-312~~11-02-319 **KENNEL/CATTERY, COMMERCIAL**

This use category includes facilities where four (4) or more animals of the canine or feline family are kept, maintained, sheltered or boarded for compensation.

~~11-02-313~~11-02-320 **KENNEL/CATTERY, PRIVATE**

Premises where more than the maximum allowable number of dogs and/or cats are kept for the private, non-commercial enjoyment of the owner(s). This does not include offspring less than five (5) months of age belonging to one of the adult animals. Boarding dogs and/or cats other than those animals owned by the resident and/or owner and immediate family is prohibited.

~~11-02-314~~11-02-321 **LANDSCAPE STORAGE YARD**

An unenclosed portion of the lot or parcel upon which a landscape business owner maintains a principal office or a permanent business. Designation of the lot or parcel as a landscape storage yard would allow this area to be used to store and maintain construction equipment and other materials customarily used in the trade.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-315~~11-02-322 **LANDSCAPED AREA**

Land set aside for the purpose of planting and maintaining trees, shrubs, ground cover or grasses, as well as associated ornamental nonliving materials.

~~11-02-316~~11-02-323 **LANDSCAPING**

Landscaping shall mean those plants and associated nonliving ornamental materials, which are permitted in Section 4-15.

~~11-02-317~~11-02-324 **LARGER COMMON PLAN OF DEVELOPMENT OR SALE**

Contiguous area where multiple, separate and distinct construction activities may be taking place at different times on different schedules but remain related. Contiguous means construction activities located in close proximity to each other, within ¼ mile. This includes phased projects,

projects with multiple filings or lots, and projects in a contiguous area that may be unrelated but still under the same contract or same plan. If a construction project disturbs less than one acre, but is part of a common plan of development or sale, the disturbed area of the entire plan within the MS4 Permitted Area must be considered in determining SWQ Permit and/or Post-Construction Stormwater requirements, and all portions of the project must be covered.

~~11-02-318~~11-02-325 **LEVEL OF SERVICE**

A qualitative measure describing operational conditions, from “A” (best) to “F” (worst), within a traffic stream or at intersections, which is quantified for road segments by determination of a volume to capacity ratio (V/C), which is a measurement of the amount of capacity of a road which is being utilized by traffic.

~~11-02-319~~11-02-326 **LETTER OF MAP REVISION (LOMR)**

A Letter of Map Revision is an official revision to the currently effective FEMA map. It is issued by FEMA and changes flood zones, delineations, and elevations.

~~11-02-320~~11-02-327 **LETTER OF MAP REVISION BASED ON FILL (LOMR-F)**

FEMA’s modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.

~~11-02-324~~11-02-328 **LIBRARY, PUBLIC**

An establishment operated by a public agency or nonprofit organization used to keep literary and artistic materials, such as books, periodicals, newspapers, pamphlets, and prints, for reading, reference, or borrowing.

~~11-02-322~~11-02-329 **LICENSE**

Means: (a) to grant a license or registration pursuant to these Regulations; and (b) (i) Official or legal permission to do a specific thing; (ii) Proof of permission granted in the form of a document.

~~11-02-323~~11-02-330 **LICENSED HOSPITALITY BUSINESS**

A Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business.

**11-02-32411-02-331 LICENSED PREMISES**

The premises specified in an application for a license under these Regulations, which are owned or in possession of the licensee and within which the licensee is authorized to cultivate, manufacture, distribute, consume or sell marijuana in accordance with the provisions of these Regulations and in accordance with the provisions of the Colorado Marijuana Code and any rules adopted pursuant thereto.

**11-02-32511-02-332 LICENSEE**

a person licensed or registered pursuant to these Regulations.

**11-02-32611-02-333 LICENSING REGULATIONS**

The Adams County Licensing Regulations as adopted by the Adams County Board of County Commissioners.

**11-02-32711-02-334 LIGHT INDUSTRIAL**

This use category includes: manufacturing, assembly, processing, storage transportation, construction, repair and wholesale uses such as: general building contractors; special trade contractors; dairy and food processing and manufacturing facilities; textiles and apparel; logistics center; lumber, building materials, and wood products; furniture and fixtures; paper products, except mills; printing and publishing; drug manufacturing; leather and leather products, including tanning and finishing; fabricated metal, sheet metal shops, metal products manufacturing; electric and electronic equipment, including electronic distribution and electrical industrial; instruments and related products; meat processing and packaging, excluding meat packing and slaughter; miscellaneous manufacturing industries; local and interurban passenger transit; trucking and general warehousing; mini-storage; transportation services; wholesale trade (durable and non-durable); fuel and ice dealers; welding repair; automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops; special warehousing and storage; recreational vehicle storage; dry cleaning plants; auction houses without livestock; and bus repair. Light industrial uses shall have limited outdoor storage and are those uses where no effects from noise, smoke, glare, vibration, fumes or other environmental factors are measurable at the property line.

**11-02-32811-02-335 LIGHT MANUFACTURING OR PROCESSING**

Manufacturing and processing in which no operations are carried on which will be likely to create smoke, fumes, noise, odor, vibration, or dust, or

which will be detrimental to the health, safety, or general welfare of the community. The following are examples of light manufacturing or processing: beverage manufacturing; book binding; canvas products manufacturing; clothing or cloth manufacturing; office and computing machines; electronics manufacturing; furnace installation, repair, and cleaning; hosiery manufacturing; machine shops; machine tool manufacturing; machinery sales; public utility storage, yards, and service installments; shoe manufacturing; sign manufacturing, repair, and maintenance.

~~11-02-329~~11-02-336 **LIMITED ACCESS AREAS**

Subject to the provisions of C.R.S. §44-10-1001, means a building, room or other contiguous area upon the licensed premises where regulated marijuana is consumed, grown, cultivated, stored, weighed, packaged, sold, or possessed for sale, under control of the licensee, with limited access to only those persons licensed by the State Licensing Authority and those visitors escorted by a person licensed by the state licensing authority. All areas of ingress or egress or limited access areas must be clearly identified as such by a sign as designated by the state licensing authority.

~~11-02-330~~11-02-337 **LINSEED OIL, SHELLAC, AND TURPENTINE MANUFACTURING OR REFINERY**

An industrial establishment or area for the purpose of manufacturing or refining linseed oil, shellac, or turpentine.

~~11-02-334~~11-02-338 **LIVESTOCK AND POULTRY**

Domestic animals of types customarily raised or kept on farms or ranches for profit or other productive purposes.

~~11-02-332~~11-02-339 **LIVESTOCK AND POULTRY CONFINEMENT OPERATION**

An operation for the growing, feeding and fattening of livestock and/or poultry for commercial purposes, where the animals are confined within a closed structure; and/or the animals are kept within permanent corrals, pens, or yards; and these animals have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) consecutive days or more in any twelve (12) month period.

~~11-02-333~~11-02-340 **LIVESTOCK UNIT**

A term and number used to establish an equivalency for various species of livestock. Any combination of livestock species shall not exceed the maximum number of livestock units allowed in the applicable zone district.

~~11-02-334~~11-02-341 **LOADING OR UNLOADING SPACE**

An off-street area used for the temporary parking of a commercial vehicle for the loading or unloading of merchandise or materials.

~~11-02-335~~11-02-342 **LOCAL LICENSING AUTHORITY**

The Board of County Commissioners of the County of Adams, Colorado, or its designee.

~~11-02-336~~11-02-343 **LOCAL STREET (RESIDENTIAL OR INDUSTRIAL)**

A street designed for local service with no through traffic that may have stop signs or traffic signals.

~~11-02-337~~11-02-344 **LOCATION**

A particular parcel of land that may be identified by an address or other descriptive means.

~~11-02-338~~11-02-345 **LODGES, FRATERNAL AND SOCIAL ORGANIZATIONS**

An establishment used by an organization of persons joined together for a common purpose or interest.

~~11-02-339~~11-02-346 **LODGING, COMMERCIAL**

This use category includes hotels; motels; and convention centers.

~~11-02-340~~11-02-347 **LOGISTICS CENTER, HEAVY**

A wholesaling, warehousing, and/or distribution use that provides a central location for receiving, storing and distributing raw materials, semi-finished goods, or finished goods. Heavy logistic centers may be warehouses in which goods are stored (a.k.a. “product warehouses”), or truck terminals in which goods are transferred between trucks or between trucks and trains or other transportation modes (a.k.a. “truck terminals”), or moving warehouses (including indoor storage of portable on-demand

storage containers), or wholesaling operations (but not wholesale membership clubs in which memberships are available to the general public). Heavy logistic centers are expected to generate at least 50 truck trips per day.

~~11-02-341~~11-02-348 **LOGISTICS CENTER, LIGHT**

A wholesaling, warehousing, and/or distribution use that provides a central location for receiving, storing and distributing raw materials, semi-finished goods, or finished goods. A logistic center may be warehouses in which goods are stored (a.k.a. “product warehouses”), or wholesaling operations (but not wholesale membership clubs in which memberships are available to the general public). Logistic centers are expected to generate fewer than 50 truck trips per day.

~~11-02-342~~11-02-349 **LOT**

A single designated parcel, tract, or area of land established by a recorded subdivision plat or a separate parcel of land that existed as such prior to July 1, 1972.

~~11-02-343~~11-02-350 **LOT AREA**

The total area of a horizontal plane bounded by the lot lines but not including any areas occupied by right-of-way, floodplains, the waters of any lake, river, canal, or major drainage ditch.

~~11-02-344~~11-02-351 **LOT, CORNER**

A lot or parcel of land abutting two (2) or more streets at their intersection, or upon two (2) parts of the same streets forming an interior angle of less than one-hundred-thirty-five (135) degrees. The setback shall be the same as a front setback for all corner lots.

~~11-02-345~~11-02-352 **LOT COVERAGE**

The portion of a lot that can be legally occupied by the ground floor of the principal structure and use and all permitted accessory uses, buildings or structures.

~~11-02-346~~11-02-353 **LOT DEPTH**

The horizontal distance between the front lot line to the rear lot line measured from the midpoint of the front lot line to the midpoint of the rear lot line.

~~11-02-347~~11-02-354 **LOT, DOUBLE FRONTAGE**

A lot, other than a corner lot, which has frontage on more than one (1) street.

~~11-02-348~~11-02-355 **LOT, FLAG**

A lot where access to the public road is by a narrow, private, right-of-way.

~~11-02-349~~11-02-356 **LOT FRONTAGE**

Any lot line of a lot abutting a street or public right-of-way.

~~11-02-350~~11-02-357 **LOT, INTERIOR**

A lot with one frontage on a dedicated public right-of-way, other than an alley.

~~11-02-351~~11-02-358 **LOT LINE**

A line of record bounding a lot, which divides one lot from another lot or from a public or private street or any other public space.

~~11-02-352~~11-02-359 **LOT LINES, FRONT**

The lot line separating a lot from a street right-of-way. For corner or double frontage lots, there shall be as many front lot lines as there are frontages on street rights-of-way.

~~11-02-353~~11-02-360 **LOT LINES, REAR**

The lot line opposite and most distant from the front lot line; or in the case of triangular or otherwise irregularly shaped lots, the Chief Building Official shall designate the rear and side lot lines by address.

~~11-02-354~~11-02-361 **LOT WIDTH**

The horizontal distance between the side lot lines of a lot, measured at the established or minimum front setback line.



**11-02-35511-02-362 LOT, ZONING**

A lot or a series of contiguous lots, not separated by a street or other right-of-way, designated by their owner as a tract to be used, developed, built upon as a unit, under single ownership and control.

**11-02-35611-02-363 LOWEST FLOOR**

The lowest floor of the lowest enclosed area including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, structure access or storage, in an area other than a basement area, is not considered lowest floor of a structure, provided said enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of the regulation.

**11-02-35711-02-364 LUMBER MILL**

A commercial establishment or area equipped with machinery for the purpose of dressing logs or lumber or modifying the shape or size of the lumber in any way.

**11-02-35811-02-365 MALODOROUS CONDITION**

An odor reading greater than the permitted odor standard allowed by state statutes or regulations. Odor readings will be taken to determine whether such conditions exist. The odor readings shall be made by an agent certified in Odor Intensity Rating by the Colorado Department of Public Health and Environment by use of a Barneby Cheney Scentometer. The reading shall be taken at any location on or outside the permit boundary.

**11-02-35911-02-366 MAJOR ENERGY FACILITIES**

Transmission lines, power plants, and substations; gas processing plants, and related storage areas providing fossil fuels, manufactured gas, or other petroleum derivatives; microwave installations; and pipelines above ground in excess of one (1) mile in length.

**11-02-36011-02-367 MAJOR ENERGY FACILITY OPERATION APPLICANT**

Any individual, partnership, corporation, association, company, or other public or corporate body, including any political subdivision, agency, instrumentality, or corporation of the state, engaged in the operation of a public utility and/or major energy facilities.

~~11-02-361~~11-02-368 **MAJOR REPAIRS**

Work or renovation estimated to cost more than fifty percent (50%) of the market value of the structure to be renovated. The costs of renovation or repair or replacement shall mean the fair market value of the materials and services necessary to accomplish such renovation, repair or replacement and no person may seek to avoid the intent of Section 4-22-02 by doing such work incrementally. The market value shall mean either the market value for property tax purposes, updated as necessary by the increase in the consumer price index since the date of the last valuation, or the valuation determined by an independent qualified appraiser, mutually selected by the Director of Community and Economic Development and the applicant. A qualified appraiser shall be a Member of the Appraisal Institute (M.A.I.) or an Accredited Rural Appraiser (A.R.A.).

~~11-02-362~~11-02-369 **MAJOR ROAD SYSTEM**

All arterial roads within unincorporated Adams County, excluding state and federal highways.

~~11-02-363~~11-02-370 **MANUFACTURED HOME**

A structure manufactured pursuant to the authority of the “National Manufactured Housing Construction and Safety Standards Act (42 U.S.C 4501 et seq., as amended) that is transferable in one (1) or more sections and which is built on a permanent chassis off site, with wheels and axles that are a temporary means of transport of the unit to its site. Manufactured homes are designed to be used with or without a permanent foundation. The sections of the home when assembled must have dimensions of at least eight (8) by forty (40) feet, excluding hitches and transport apparatus. All mobile homes manufactured after June 15, 1976, and meet federal standards are considered manufactured homes.

~~11-02-364~~11-02-371 **MANUFACTURED HOME PARK**

A tract of land under individual or corporate ownership with two (2) or more spaces for lease or rent upon which individual manufactured home residences are placed and used for residential purposes.

~~11-02-365~~11-02-372 **MANUFACTURED HOME SALES LOT**

An establishment or area for the sales of manufactured homes.

**11-02-36611-02-373 MANUFACTURED HOME SUBDIVISION**

A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

**11-02-36711-02-374 MANUFACTURING, GENERAL**

Establishments engaged in the mechanical or chemical transformations of materials or substances into new products including the assembling of components, parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins, or liquors.

**11-02-36811-02-375 MANUFACTURING OF SMALL COMPONENTS AND INSTRUMENTS**

An establishment or area for the purpose of assembly and production of small components and instruments.

**11-02-36911-02-376 MARIJUANA**

Medical Marijuana and Retail Marijuana as those terms are defined herein.

**11-02-37011-02-377 MARIJUANA BUSINESS**

A “Medical Marijuana Business” and/or a “Retail Marijuana Business” as defined by the Colorado Department of Revenue Marijuana Enforcement Division (1 CCR 212-2).

**11-02-37411-02-378 MARIJUANA HOSPITALITY BUSINESS**

An entity licensed pursuant to these Regulations and pursuant to C.R.S. § 44-12-101, et seq., to permit the use or consumption of marijuana within a Consumption Area.

**11-02-37211-02-379 MARIJUANA HOSPITALITY MOBILE LICENSE**

An entity licensed to permit the use or consumption of marijuana within a Mobile Premises.

**11-02-37311-02-380 MARQUEE**

Any permanent roof-like structure projecting beyond, and supported by the wall of a structure, generally designed and constructed to provide protection from the weather.

~~11-02-374~~11-02-381 **MARQUEE SIGN**

Any sign attached to, in any manner, or made part of a marquee.

~~11-02-375~~11-02-382 **MASSAGE**

A method of treating the body for remedial or hygienic purposes, including, but not limited to rubbing, stroking, kneading, or tapping with the hand or an instrument or both.

~~11-02-376~~11-02-383 **MASSAGE BUSINESS**

An establishment providing massage, but does not include training rooms of public and private schools accredited by the state board of education or approved by the division charged with the responsibility of approving private occupational schools, training rooms of recognized professional or amateur athletic teams, and licensed health care facilities. A facility which is operated for the purpose of massage therapy performed by a massage therapist is a massage business.

~~11-02-377~~11-02-384 **MASSAGE THERAPIST**

A person who has graduated from a massage therapy school accredited by the state board of education or division charged with the responsibility of approving private occupational schools, or from a school with comparable approval or accreditation from another state with transcripts indicating completion of at least five hundred (500) hours of training in massage therapy. A massage therapy school may include an equivalency program approved by the state board of education or division charged with the responsibility of approving private occupational schools.

~~11-02-378~~11-02-385 **MATERIAL MODIFICATION (SPECIAL DISTRICT SERVICE PLANS)**

A basic or essential change to the method of providing services including the exclusion or addition of services.

~~11-02-379~~11-02-386 **MATURITY**

For the purposes of these standards and regulations, maturity shall mean five (5) years after planting for shrubs, ten (10) years after planting for trees, and one (1) year after planting for ground covers. Large trees shall be those which typically reach a height of over twenty (20) feet at maturity, and ornamental trees shall mean those which typically reach a height of twenty (20) feet or under at maturity.

**~~11-02-380~~11-02-387 MEDICAL MARIJUANA**

Marijuana that is grown and sold pursuant to the provisions of these regulations, the Colorado Marijuana Code and Section 14 of Article XVIII of the Colorado Constitution.

**~~11-02-381~~11-02-388 MEDICAL MARIJUANA BUSINESA**

A medical marijuana store, medical marijuana products manufacturing operation, or an optional premise cultivation operation.

**~~11-02-382~~11-02-389 MEDICAL MARIJUANA PRODUCT**

A product infused with medical marijuana that is intended for use or consumption other than by smoking, including, but not limited to edible products, ointments, and tinctures.

**~~11-02-383~~11-02-390 MEDICAL MARIJUANA PRODUCTS MANUFACTURER**

A person licensed pursuant to these Regulations and to C.R.S. §44-10-101, et seq. to operate a business as described in these regulations and as is also described in C.R.S. § 44-10-503

**~~11-02-384~~11-02-391 MEDICAL MARIJUANA STORE**

A person licensed pursuant to these Regulations and pursuant to C.R.S. §1044-10-101, et seq., to operate a business as described in these Regulations and as is further described in C.R.S. § 44-10-501 that sells medical marijuana to registered patients or primary caregivers as defined in Section 14 of Article XVIII of the Constitution of the State of Colorado, but is not a primary caregiver.

**~~11-02-385~~11-02-392 MICROWAVE INSTALLATION**

Any non-mobile facility and appurtenant facilities transmitting or receiving microwave energy to a location, or from a location other than the structure to which the device is attached, and any addition thereto increasing the existing design capacity. Microwave installations with towers less than ninety (90) feet in height and/or utilizing less than one (1) acre in size for tower installation shall be exempt from this definition.

~~11-02-386~~11-02-393 **MINERAL DEPOSITS OF COMMERCIAL QUANTITY AND QUALITY**

Natural mineral deposits of limestone, coal, gravel, sand, and quarry aggregate for which extraction is or will be commercially feasible and for which it can be demonstrated by geologic, mineralogical, or other scientific data, the deposit is of significant value to the County.

~~11-02-387~~11-02-394 **MOBILE HOME**

A structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation, and which has not been certified under the “National Manufactured Housing Construction and Safety Standards Act” (42 U.S.C. 4501 et seq., as amended). Mobile homes have not been produced since 1976. See also “Manufactured Home”.

~~11-02-388~~11-02-395 **MOBILE HOME PARK**

This use category includes: a parcel of land, under single ownership, planned and improved for the placement of mobile homes, where each mobile home is designed, arranged and intended to be occupied by one (1) living unit, located on a single or multiple lots, being the principal use of the lot, and not connected to any other residence.

~~11-02-389~~11-02-396 **MOBILE PREMISES**

A licensed premises operated by a Marijuana Hospitality Business in a motor vehicle, which includes any self-propelled vehicle that is designed primarily for travel on the public highways and that is generally and commonly used to transport persons and property over the public highways or a low-speed electric vehicle; but does not include electrical assisted bicycles, electric scooters, low-power scooters, wheelchairs, or vehicles moved solely by human power.

~~11-02-390~~11-02-397 **MODERATE MANUFACTURING OR PROCESSING**

Manufacturing and processing in which operations are carried on which may be likely to create smoke, fumes, noise, odor, vibration, or dust, but which are not detrimental to the health, safety, or general welfare of the community. The following uses are considered medium manufacturing or processing for the purpose of these standards and regulations:

1. Can Manufacturing
2. Candy Product Manufacturing (for sale off premises)

3. Cement, Cinder Block, Concrete, Lime or Plaster Manufacturing
4. Cosmetic and Perfume Manufacturing
5. Creosote Manufacturing or Treatment Plant
6. Fat Rendering Production (of edible fats and oils from animal or vegetable products)
7. Forging Plant and Foundry
8. Glass or Glass Product Manufacturing
9. Metal Ingots, Casting Sheets or Bearings, Forging or Rolling Mills
10. Millinery Manufacturing
11. Mobile Homes Manufacturing and Storage
12. Vacation Camper Manufacturing

~~11-02-394~~11-02-398 **MORTUARY**

An establishment with facilities for the preparation of the deceased for burial or cremation to include embalming, for the viewing of the body, and for funerals. Also known as Funeral Home or Funeral Parlor.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-392~~11-02-399 **MOSQUE**

See “Place of Worship”.

~~11-02-393~~11-02-400 **MOVER**

The drilling contractor or trucking contractor actually transporting the drilling rig for the operator.

~~11-02-394~~11-02-401 **MOVING AND TRANSFER COMPANY**

A commercial establishment, which moves and transfers items.

~~11-02-395~~11-02-402 **MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4)**

Any public owned conveyance or system of conveyances of stormwater that discharge to State Waters and is designed for or used for collecting or conveying stormwater. The MS4 is not a combined sewer, and is not part of a Publicly Owned Treatment Works (POTW). Examples include, but are not limited to; roads with drainage systems, roadside ditches, curbs, gutters, man-made channels, ditches, catch basins, municipal streets, storm drainage facilities (detention or retention ponds) storm sewer infrastructure (pipes, manholes, culverts, inlets/drains), and conveyances that are owned or operated by the County through agreement, contract, direct ownership, easement or right-of-way and are for the purpose of

managing floodplains, stream banks and channels. This term may also be referred to as “storm drainage system”.

~~11-02-396~~11-02-403 **MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT**

State or federal stormwater discharge permit that regulates discharges from Municipal Separate Storm Sewer Systems (MS4) for compliance with Clean Water Act regulations.

~~11-02-397~~11-02-404 **MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMITTED AREA, ADAMS COUNTY**

Area within unincorporated Adams County’s Urbanized Area, including projected Adams County’s Growth Area (if applicable), designated based on census information, which is revised and adopted as part of the Adams County’s MS4 Permit application and renewal permit process.

11-02-405 **MUSEUM**

A parcel, building, or structure that serves as a repository for a collection of items, objects, or curiosities of interest that are arranged and intended for public viewing with or without an admission charge and which may include as an accessory use the sale of goods to the public as gifts or for their own use.

~~11-02-398~~11-02-406 **NATIONAL FLOOD INSURANCE PROGRAM (NFIP)**

FEMA’s program of flood insurance coverage Program (NFIP) and floodplain management administered in conjunction with the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The NFIP has applicable Federal regulations promulgated in Title 44 of the Code of Federal Regulations. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

~~11-02-399~~11-02-407 **NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)**

The national program under Section 402 of the Clean Water Act that regulates of discharges of pollutants from point sources to waters of the U.S.



**11-02-40011-02-408 NATURAL HAZARD**

A geologic, wildlife, or flood condition which is adverse to past, current, or foreseeable construction or land use and constitutes a significant hazard to public health and safety or to property.

**11-02-40111-02-409 NEIGHBORHOOD INDOOR USES**

This use category includes: neighborhood community or recreational centers; day care centers (day or nursery schools); gymnasiums; branch libraries; indoor recreational centers; public or private primary and secondary schools (excluding trade schools); indoor skating rinks (ice or roller); indoor swimming pools; tennis; racquetball; handball; handball courts; and all other indoor institutional uses.

**11-02-40211-02-410 NO TILL OR SLOT PLANTING**

A conservation tillage system in which the soil is left undisturbed prior to planting. Planting is completed in a narrow seedbed approximately one (1) to three (3) inches wide. Weed control is accomplished primarily with herbicides. Residue from the preceding crop is to be retained on the soil surface with the exception of that buried by the drill.

**11-02-40311-02-411 NONCOMBUSTIBLE BUILDING CONSTRUCTION**

A material of which no part will ignite and burn when subjected to fire. Any material conforming to Uniform Building Code Standard No. 4-1 as adopted in the County Building Code shall be considered noncombustible, or a material having a structural base of noncombustible materials as defined above, with a surfacing material not over 1/8 inch thick which has a flame spread rating of fifty (50) or less.

**11-02-40411-02-412 NONCONFORMING CONDITIONS**

An activity of a building, sign, fence, structure, or a portion thereof which lawfully existed before the adoption or amendment of these standards and regulations, but which does not conform to all of the regulations contained in these standards and regulations, or amendments thereto, which pertain to the zone district in which it is located.

**11-02-40511-02-413 NONCONFORMING LOT**

A lot, the area, dimensions or location of which were lawful at the time the lot was created, but which fail to conform to the current standards and regulations due to adoption, revision or amendment.

~~11-02-406~~11-02-414 **NONCONFORMING MOBILE HOME PARK**

A mobile home park lawfully created prior to January 1, 1980, that may or may not be located in the Mobile Home Dwelling Zone District and is recognized as an established mobile home park by the County Treasurer's Office.

~~11-02-407~~11-02-415 **NONCONFORMING SIGN**

Any sign, the area, dimensions or location of which were lawful at the time the sign was erected, but which fail to conform to the current standards and regulations due to adoption, revision or amendment.

~~11-02-408~~11-02-416 **NONCONFORMING STRUCTURE**

Any structure for which the size, dimensions or location of which was lawful when erected or altered, but which fails to conform to the current standards and regulations due to adoption, revision or amendment.

~~11-02-409~~11-02-417 **NONCONFORMING USE**

A use or activity, which was lawful when, originally established, but which fails to conform to the current standards and regulations due to adoption, revision or amendment.

~~11-02-410~~11-02-418 **NONCONFORMITY, DIMENSIONAL**

A nonconforming situation that occurs when any one of the following items does not conform to the standards and regulations applicable to the district in which the property is located:

1. The height, size, or minimum floor area of a structure;
2. The relationship between an existing structure or structures and other structures; or
3. The lot lines of a parcel.

~~11-02-411~~11-02-419 **NONHAZARDOUS MATERIALS**

Materials not defined as "Hazardous Materials" or "Hazardous Waste" in this document.

~~11-02-412~~11-02-420 **NONLIVING MATERIAL**

Material associated with landscaping such as lava rock, washed river rock, wood chips, and other similar nonliving decorative material.

**11-02-41311-02-421 NON-SITE RELATED IMPROVEMENTS**

Road capital improvements and right-of-way dedications for roads on the County's major roadway system. Roadway improvements identified in the Regional Traffic Impact Fee Section are not site-related improvements.

**11-02-41411-02-422 NUDE MODEL STUDIO**

Any place where a person appears in a state of nudity or displays "specified anatomical areas" and is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons.

**11-02-41511-02-423 NUDITY OR STATE OF NUDITY**

The appearance of human bare buttock, anus, male genitals, or the areola or nipple of the female breast; or a state of dress which fails to opaquely and fully cover human buttocks, anus, male or female genitals, pubic region or areola or nipple of the female breast.

**11-02-41611-02-424 NURSERIES**

Land and/or greenhouses used to raise flowers, shrubs, trees, grass, and/or other plants for the primary purpose of commercial sale.

**11-02-41711-02-425 NURSERY SCHOOL**

See "Day Care Center".

**11-02-41811-02-426 NURSING HOME**

A health establishment, which provides nursing care under the direction of a Colorado, licensed physician to patients who, for reason of illness or physical infirmities, are unable to care for themselves.

**11-02-41911-02-427 OBSTRUCTION**

Any dam, wall, embankment, levee, dike, pile, abutment, soil material, bridge, conduit, culvert, building, wire, fence, refuse, fill, structure or other matter in, along, across, or projecting into any channel which may impede, retard, or change the direction of the flow of water, either in itself or by catching debris carried by such water, or that is placed where the flow of water might carry the same downstream.

~~11-02-420~~11-02-428 **OFF-PREMISE ADVERTISING DEVICES**

This use category includes: signs advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which the sign is located. These signs are commonly referred to as billboards.

~~11-02-424~~11-02-429 **OFFENDING VEGETATION**

Noxious weeds as defined by the Colorado Department of Agriculture and/or as identified for mandated control and enforcement by the County Weed Manager. Areas for cultivation of crops shall not be considered landscaping or offending vegetation.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-422~~11-02-430 **OFFICES**

This use category includes: banking and other credit agencies (offices only); security, commodity brokers and services; insurance carriers; real estate; holding and other investments; business services; and medical offices.

~~11-02-423~~11-02-431 **OFF-SITE DIRECTIONAL SIGN**

A sign, which directs attention to a business, commodity, service, activity or product, sold, conducted, or offered off the premises where such sign is located. An Off-Site Directional Sign shall be used to advertise a business, commodity, service, campaign, drive, or special event, which is located within one thousand (1,000) feet of the property on which the sign is placed.

~~11-02-424~~11-02-432 **OFF-STREET PARKING SPACE**

An area of three hundred (300) square feet, which shall include the parking space and the necessary area for ingress and egress.

~~11-02-425~~11-02-433 **OIL AND GAS FACILITY**

Oil and Gas Facility means an oil and gas facility as defined by the rules and regulations of the Colorado Oil and Gas Conservation Commission.

~~11-02-426~~11-02-434 **OIL AND GAS WELL DRILLING AND PRODUCTION**

The drilling for and production of gas and oil, along with the installation of pumps, tanks, pits, treaters, and separators and other equipment.

**~~11-02-427~~11-02-435 ON-SITE WASTEWATER TREATMENT SYSTEM**

An absorption system of any size or flow, or a system or facility for collecting, storing, treating, neutralizing, stabilizing, or disposing of sewage which is not part of or connected to a sewage treatment works. An on-site wastewater treatment system with a design hydraulic capacity equal to or greater than 2,000 gallons per day is considered to be a domestic wastewater treatment works and subject to State Health and Tri-County Health Regulations.

**~~11-02-428~~11-02-436 OPEN AREA**

Any real property in single or joint ownership with no structures.

**~~11-02-429~~11-02-437 OPEN SPACE**

Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such lands.

**~~11-02-430~~11-02-438 OPEN SPACE, ACTIVE**

Open space that may be improved and set aside, dedicated, designated, or reserved for recreational facilities such as swimming pools, play equipment for children, ball fields, court games, picnic tables, etc.

**~~11-02-431~~11-02-439 OPERATIONS**

The business activities that a Hospitality Business engages in to provide a service to their customers.

**~~11-02-432~~11-02-440 OPERATOR**

The mineral estate owner, the mineral estate lessee, drilling contractor, production company, or any party or parties acting on behalf of any of the above.

**~~11-02-433~~11-02-441 OUTDOOR ADVERTISING SIGN**

See "Billboard".

~~11-02-434~~11-02-442 **OUTDOOR COMMERCIAL RECREATION**

This use category includes: outdoor commercial amusement facilities; music arenas; theme parks; amusement parks; go-cart establishments; miniature golf establishments; ice and roller skating rinks; water slides; batting cages; archery ranges; pistol and shooting ranges; and drive-in theaters.

~~11-02-435~~11-02-443 **OUTDOOR CONSUMPTION AREA**

A Consumption Area that is outdoors and surrounded by a sight-obscuring wall, fence, hedge, or other opaque or translucent barrier.

~~11-02-436~~11-02-444 **OUTDOOR CONCERTS AND EVENTS**

An outdoor establishment or facility used to accommodate an audience at public meetings or artistic performances, which usually includes a stage and seating.

~~11-02-437~~11-02-445 **OUTDOOR STORAGE**

The storage of materials or inventory naturally and normally incidental to the primary use of a property limited to the primary user of the property and located on the same lot with the primary use. Accessory storage shall not include vehicles, which can be driven off the property under their own power and are licensed to be driven on public rights-of-way. Merchandise for sale or lease shall not be considered accessory storage, except storage of gravel, rock, recycled asphalt, or other landscaping materials shall be considered outdoor storage.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-438~~11-02-446 **OVERALL DEVELOPMENT PLAN**

A plan, map, and supporting materials required by these standards and regulations that outlines general, rather than detailed, development intentions and depicts a proposed subdivision in schematic form.

~~11-02-439~~11-02-447 **OUTDOOR PUBLIC USES**

This use category includes: public areas for active recreational activities including, but not limited to, jogging, cycling, tot lots, playing fields, playgrounds, outdoor swimming pools, tennis courts, public campgrounds, and publicly operated golf courses. Also included are recreational uses such as: arboretums; areas for hiking; nature areas; wildlife sanctuaries; picnic areas; garden plots; recreation-oriented parks; and other public

open spaces. Cemeteries, with or without caretaker residences, are also considered outdoor public uses.

~~11-02-440~~11-02-448 **OWNER**

Any person who alone, jointly, or severally with others:

1. Has a legal, possessory or equitable interest in a dwelling unit, with or without accompanying actual possession thereof; or
2. Acts as the agent of a person having a legal, possessory or equitable interest in a dwelling or dwelling unit thereof; or
3. Is the general representative or fiduciary of an estate through which a legal or equitable interest in a dwelling unit is administered.

~~11-02-441~~11-02-449 **PAINTING AND BODY SHOP**

An establishment or area for the purpose of the replacement, painting, restoration, welding, rebuilding or refinishing of vehicle parts or body components of automobiles, trucks, and other motor vehicles.

~~11-02-442~~11-02-450 **PARKING GARAGE**

A multi-level covered structure that provides primary parking to the public.

~~11-02-443~~11-02-451 **PARKING LOT, COMMERCIAL**

This use category includes: a parking lot or parking garage for public parking for a fee, not including parking lots or garages operated as an accessory use in association with a residential, commercial, or industrial business. See “Automobile Parking Lot”.

~~11-02-444~~11-02-452 **PARKS, PUBLIC**

A tract of land designed for and used by the public for active or passive recreation, which may include structures containing athletic facilities, cooking facilities, and restrooms. [Incidental sales related to active uses or temporary uses are permitted.](#)

~~11-02-445~~11-02-453 **PAWNBROKER**

Defined in accordance with C.R.S. Section 12-56-101. Used motor vehicles, used clothing, and nonprofit establishments are excluded from the provisions of this definition.

~~11-02-446~~11-02-454 **PAWNSHOPS**

A retail sales establishment where a pawnbroker regularly engages in or solicits business.

~~11-02-447~~11-02-455 **PENNANT**

Any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

~~11-02-448~~11-02-456 **PERCENT OF NEW TRIPS FACTOR**

The percentage of peak hour trips which a proposed land use will generate that constitutes new or additional trips added to the County's major roadway system. Those trips that do not represent additional trip ends shall not be counted as new or additional trips. Pass-by trips and diverted trips do not constitute new trips.

~~11-02-449~~11-02-457 **PERMANENT**

For the purpose of these standards and regulations, the term "permanent" shall mean any use or structure lasting for a period of five (5) years or longer.

~~11-02-450~~11-02-458 **PERMANENT GRASS**

A conservation system in which native grass has been left untilled or reseeded to native or adapted/introduced grasses.

~~11-02-451~~11-02-459 **PERMANENT MONUMENT**

Any structure of masonry and/or metal placed on or in the ground, including those exclusively placed for surveying reference, which meet the requirements of state law.

~~11-02-452~~11-02-460 **PERMANENT STRUCTURES**

Existing structures constructed after issuance of a valid building permit(s) by Adams County and occupied after the issuance of a valid Certificate(s) of Occupancy by Adams County.



**11-02-45311-02-461 PERMIT**

An express written and formal approval, including any conditions of approval, to conduct a use allowed by a Certificate of Designation, Conditional Use, Special Use Temporary Use, Domestic Sewage Sludge Application Permit, or other written and formal approvals adopted as a part of these standards and regulations.

**11-02-45411-02-462 PERMIT ISSUING AUTHORITY**

The entity authorized by these standards and regulations to issue a permit for a particular type of land use (the Director of Community and Economic Development for zoning review approval and temporary uses, Board of Adjustment for special uses, or Board of County Commissioners for conditional uses).

**11-02-45511-02-463 PERMITTED USE**

A use permitted by right in a zone district. The use must comply with all applicable performance standards for the use or uses and all County and State regulations to be permitted.

**11-02-45611-02-464 PERSON**

An individual, corporation, partnership, association, firm, other legal entity, state or political subdivision thereof, federal agency, state agency, municipality, commission, interstate body or other organization recognized by law and acting as either the owner or as the owner's agent.

**11-02-45711-02-465 PLACE OF WORSHIP**

A structure, or group of structures, which is intended for the conducting of organized religious services and associated activities such as religious classes, childcare during services, and committee and office work. For purposes of these standards and regulations, references to churches include all of these facilities.

**11-02-45811-02-466 PLAINS AREA OF ADAMS COUNTY**

For purposes of these standards and regulations, the Plains Area of Adams County shall mean those areas east of the areas designated for urban uses in the Airport Environs Plan. Separated by a line as follows: I-76 from the Weld County line to 152nd Avenue, then east to Watkins Mile Road, then south to 124th Avenue, then east to Quail Run Mile Road, then south to 80th Avenue, then east to Manila Mile Road, then south to 72nd Avenue,

then east to Schumaker Mile Road, then south to the Arapahoe County line.

~~11-02-459~~11-02-467 **PLANNED UNIT DEVELOPMENT (P.U.D.)**

In accordance with the Planned Unit Development Act of 1972, the objective of a Planned Unit Development is to establish an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-460~~11-02-468 **PLANNING COMMISSION**

Planning Commission shall mean the Adams County Planning Commission, appointed by the Board of County Commissioners pursuant to C. R. S. Section 30-28-103, as amended.

~~11-02-461~~11-02-469 **PLAT**

A map or maps together with supporting documentation of certain described land prepared in accordance with these standards and regulations as an instrument which shall be filed with the Adams County Clerk and Recorder for providing a permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels of land within a subdivision. The plat, when recorded by the Adams County Clerk and Recorder, becomes the legal instrument whereby the location and boundaries of separate parcels of land within a subdivision are identified.

~~11-02-462~~11-02-470 **PLUGGING**

As defined by the State of Colorado Oil and Gas Conservation Commission Rules and Regulations.

11-02-471 **PLAYGROUNDS AND PLAYFIELDS**

Designated play areas and/or fields to be used for active and passive recreation for all ages including amenities such as swings, slides, sand

[boxes, water “spray grounds”, volleyball sand courts, hard court play surfaces, open fields, and the like.](#)

~~11-02-463~~[11-02-472](#) **POLICE STATION**

An establishment used for administration of police operations, the dispatch of police personnel and vehicles, and the incarceration of criminals.

~~11-02-464~~[11-02-473](#) **POLLUTANT**

Pollutants may include, but are not limited to, any dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, sediment, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, wrecked or discharged equipment, rock, sand, or any industrial, municipal or agriculture waste, paints, varnishes, and solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes; yard wastes including grass clippings and leaves; refuse, rubbish, garbage, litter, or other discarded or abandoned objects; accumulations that may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; pet wastes; wastes and residues that result from constructing a building or structure, concrete washout waste; wastes and residues that result from mobile washing operations; noxious or offensive matter of any kind, and any soil, mulch, or other type of landscaping material.

~~11-02-465~~[11-02-474](#) **POLLUTION**

Man-made, man-induced, or natural alteration of the physical, chemical, biological, and/or radiological integrity of water. Pollution includes the presence of any foreign substance (organic, inorganic) in water or wastewater which in sufficient concentration tends to degrade its quality so as to constitute a hazard or impair the usefulness or quality of the water to a degree which may not create an actual hazard to the public health but which does adversely and unreasonably affect such waters for their designated use.

~~11-02-466~~[11-02-475](#) **PORTABLE SIGN**

A sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted

to A-or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

~~11-02-467~~11-02-476 **POST OFFICE**

An office or station of a government postal system at which mail is received and sorted, from which it is dispatched and distributed, and at which stamps are sold or other services rendered.

~~11-02-468~~11-02-477 **POULTRY FARM**

An agricultural operation where chickens, turkeys, ducks, geese, or other domestic fowl are kept, raised, bred, or slaughtered for eggs or meat for the purposes of commercial sale.

~~11-02-469~~11-02-478 **POWER PLANT**

Any electrical energy generating facility and appurtenant facilities which utilize a substation prior to distribution to a consumer, or any addition thereto, increasing the existing design capacity, except portable generators used in emergency situations.

~~11-02-470~~11-02-479 **PRE-APPLICATION CONFERENCE (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

A scheduled meeting between the applicant and one (1) or more members of the District Review Team. The representative of the District Review Team and one (1) staff person from the Development Review Section of the Community and Economic Development Department must attend this meeting. At the pre-application conference, the proposed District, the state statutes, and these regulations shall be discussed in detail.

~~11-02-471~~11-02-480 **PREMESIS**

A distinct and definite location, which may include a building, a part of a building, a room or any other definite contiguous area.

~~11-02-472~~11-02-481 **PRESCHOOL**

See “Day Care Center”.

**11-02-47311-02-482 PRIMARY RESIDENCE**

Primary residence means a residence which is the usual place of return for housing as documented by at least two of the following: motor vehicle registration, driver's license, Colorado state identification card, voter registration, tax documents, or a utility bill. A person can only have one primary residence.

**11-02-47411-02-483 PRINCIPAL STRUCTURE OR USE**

The main or primary purpose for which a structure or land is used, and to which all other uses on the property are accessory.

**11-02-47511-02-484 PRIVATE ROOM**

A room in an adult motel that is not a peep booth, has a bed and a bath in the room or adjacent room, and is used primarily for lodging.

**11-02-47611-02-485 PRIVATE STREETS**

Those streets located on private land maintained by private entities and generally restricted to private use.

**11-02-47711-02-486 PRO FORMA (SPECIAL DISTRICT SERVICE PLAN)**

A presentation of all projected expenses to be incurred and revenues to be generated by a proposed Special District showing the year-end financial status of the Special District for each year from the organization of the Special District until the repayment of all proposed debt.

**11-02-47811-02-487 PROFESSIONALLY PREPARED (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

Meeting the standards set for Special District service plans by the District Review Team, to include, but not limited to, quality of map preparation, organization, and readability.

**11-02-47911-02-488 PROHIBITED ANIMAL**

Any animal which is ordinarily found in an unconfined state and is usually not kept as a household pet, including, but not limited to, lions, tigers, cheetahs, panthers, leopards, cougars, mountain lions, ocelots, any wild members of the genus felis, lynx, bobcats, foxes, minks, skunks, raccoons, bears, non-human primates, wolves and coyotes; poisonous lizards,

poisonous and/or constrictor snakes; lethal toads and arachnids (spiders, scorpions and tarantulas). "Prohibited Animal" shall not include domestic ferrets (*Mustelia furo*), livestock, or household pets as defined herein. Alleged domestication of any prohibited animal shall not affect its status under this definition. The determination of prohibited animal status for an animal not listed herein will be made by the Director of Community and Economic Development.

~~11-02-480~~11-02-489 **PROJECTING SIGN**

Any sign affixed to a structure or wall in such a manner so that its leading edge extends more than six (6) inches beyond the surface of such structure or wall. Signs affixed to the structure that extend less than six (6) inches beyond the surface are considered to be wall signs.

~~11-02-481~~11-02-490 **PUBLIC IMPROVEMENT**

Any improvement, facility or service together with its associated public site or right-of-way necessary to provide transportation, drainage, public or private utilities, energy or similar essential services.

~~11-02-482~~11-02-491 **PUBLIC SERVICE**

This use category includes: emergency service buildings or garages (e.g. ambulance; fire; police; rescue); utility substations or transmission and distribution facilities; government offices; and all government-owned facilities except landfills or mining facilities.

~~11-02-483~~11-02-492 **PUBLIC STREETS**

Any streets or highways recognized by the public agency having jurisdiction over them.

~~11-02-484~~11-02-493 **PUBLIC UTILITY STORAGE AND YARD**

An area used for storage for establishments engaged in public services or utilities.

~~11-02-485~~11-02-494 **PUTRESCIBLE WASTE**

Those solid wastes that contain organic matter capable of being decomposed by microorganisms, and of such character and proportion as to be capable of attracting or providing food for birds or disease vectors.

**11-02-48611-02-495 RACING FACILITIES**

This use category includes automobile racing; horse racing; truck racing; and dog tracks.

**11-02-48711-02-496 RADIO AND TV BROADCASTING STATION**

A structure with electronic equipment that generates and amplifies a carrier radio or TV wave, modulates it, and radiates the resulting signal from an antenna.

**11-02-48811-02-497 RADIO AND TV TOWER, COMMERCIAL**

A structure intended for transmitting or receiving radio or television communications that may include parabolic dishes or microwave relay dishes mounted on the tower.

**11-02-48911-02-498 RAILROAD YARD**

An area of land, a portion of which is covered by a system of train tracks, used for the classifying, switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of train cars, trains, engines, locomotives, and rolling stock.

**11-02-49011-02-499 RANCHING**

Land used for grazing livestock for the primary purpose of obtaining a monetary profit.

**11-02-49111-02-500 REACH**

A hydraulic engineering term to describe longitudinal segments of a stream or river. A reach will generally include the segment of the floodplain where flood heights are primarily controlled by manmade or natural floodplain obstructions or restrictions. In an urban area, the segment of a stream or river between two (2) consecutive bridge crossings would most likely be a reach.

**11-02-49211-02-501 REAL ESTATE SALES SIGN**

A temporary sign erected to advertise the sale or lease of the premises on which the sign is located or the location of an open house, and does not require a sign permit or application fee.

~~11-02-493~~11-02-502 **REAR LOT LINE**

See “Lot Line, Rear”.

11-02-503 **RECREATIONAL USES**

Recreational uses include active and passive recreational services and parcels open to the public, such as parks, open spaces, trails, playfields, and the like. Incidental sales associated with recreational uses is permitted. These recreational opportunities are meant to serve the recreational and social interaction needs of the residents of all ages, economic situations, and physical conditions, and include publicly owned lands, open spaces, trails, playfields, and the like.

11-02-504 **RECREATIONAL, INDOOR USES**

An enclosed facility which offers active recreation opportunities, such as indoor swimming, tennis courts, racquetball, handball, and the like. This use may include incidental eating and drinking areas, incidental sales, and staff offices.

11-02-505 **RECREATIONAL, OUTDOOR USES**

An area or facility where any portion of the recreation activity takes place outside including swimming pools, game courts, and playgrounds. This use may include incidental eating and drinking areas, incidental sales, and staff offices.

~~11-02-494~~11-02-506 **RECREATIONAL VEHICLE**

A vehicle which is (1) built on a single chassis; (2) four hundred (400) square feet or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

~~11-02-495~~11-02-507 **RECYCLABLE MATERIALS**

A type of material subject to reuse or recycling. Recyclable materials include metal, glass, cloth, paper, plastic, or any other material which presently has a commercial use or value as a commodity, raw material, or



feedstock and is intentionally separated from a waste stream for reprocessing or remanufacture. Recyclable materials do not include any material meeting the definition of a hazardous waste under Section 25-15-101(6), CRS, any material meeting the definition of an infectious waste under Section 25-15-402(1), CRS, any material meeting the definition of a putrescible waste, or any other materials likely to contaminate ground water, create off-site odors, or otherwise pose a threat to human health or the environment as a result of processing, reclaiming, recycling, storage prior to recycling, or use of the material.

~~11-02-496~~11-02-508 **RECYCLING FACILITY**

Operators and owners claiming exclusion from Certificate of Designation Regulations by operating facilities, or sites receiving solid waste materials, for the purpose of processing, reclaiming, or recycling solid waste materials. The exclusion requires submittal of a design and operations plan to the Community and Economic Development Department, which will be reviewed in accordance with the recyclable materials criteria.

~~11-02-497~~11-02-509 **REDEVELOPMENT**

Improvements to a site that is already substantially developed with 35% or more of existing impervious area. Improvements include the creation or addition of impervious area (including removal and/or replacement), to include the expansion of a building footprint or addition or replacement of a structure; structural development including construction, replacement of impervious area that is not part of a routine maintenance activity; and land disturbing activities. Depending on the scale of the redevelopment activity, a Stormwater Quality (SWQ) Permit and/or post-construction stormwater requirements may be required.

~~11-02-498~~11-02-510 **REDUCED-TILL (MINIMUM-TILL)**

A tillage and planting system that meets at least one thousand (1,000) pounds flat small grain residue equivalent for wind erosion control and at least thirty percent (30%) ground cover for water erosion control.

~~11-02-499~~11-02-511 **RESIDENCE**

A place of primary habitation. For the purposes of these standards and regulations, the terms residence and dwelling are interchangeable.

~~11-02-500~~11-02-512 **RESIDENTIAL SIGN**

A freestanding or building sign located in a district zoned for residential uses that contains non-commercial messages or commercial advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of these standards and regulations.

~~11-02-504~~11-02-513 **RESIDENTIAL USES**

Residential uses include manufacture home parks, mobile home parks; single-family dwellings, attached; single-family dwellings, detached; two-family dwellings; multi-family dwellings; and group homes.

~~11-02-502~~11-02-514 **RESTAURANTS**

This use category includes: all establishments primarily oriented to serving food and/or beverages (including alcoholic beverages). This category does not include those restaurants serving to customers in vehicles.

~~11-02-503~~11-02-515 **RESTRICTED ACCESS AREA**

A designated and secure area within a Licensed Premises in a Retail Marijuana Hospitality and Sales business where Retail Marijuana is sold to consumers, processed for sale, and displayed for sale, and where no one under the age of 21 is permitted.

~~11-02-504~~11-02-516 **RETAIL MARIJUANA**

Marijuana that is grown, tested, manufactured, and/or sold pursuant to the provisions of these regulations, the Colorado Marijuana Code and Section 16 of Article XVIII of the Colorado Constitution, that is cultivated, manufactured, distributed, or sold by a licensed retail marijuana business. If the context requires, retail marijuana includes retail marijuana concentrate and retail marijuana products.

~~11-02-505~~11-02-517 **RETAIL MARIJUANA BUSINESS**

A retail marijuana store, a retail marijuana cultivation facility, a retail marijuana product manufacturing facility, a retail marijuana hospitality and sales business, a marijuana hospitality business, or a retail marijuana testing facility as set forth in Section 16 of Article XVIII of the Colorado Constitution and as may be more fully defined in the Colorado Marijuana Code.

**~~11-02-506~~11-02-518 RETAIL MARIJUANA CULTIVATION FACILITY**

A person licensed pursuant to these Regulations and the Colorado Code as defined therein and in Section 16 of the Colorado Constitution.

**~~11-02-507~~11-02-519 RETAIL MARIJUANA HOSPITALITY AND SALES BUSINESS**

An entity licensed to (1) purchase Retail Marijuana from a Retail Marijuana Business, (2) Transfer Retail Marijuana to consumers, and (3) permit the use or consumption of Retail Marijuana Transferred to a consumer within the Restricted Access Area

**~~11-02-508~~11-02-520 RETAIL MARIJUANA PRODUCTS MANUFACTURER**

A person licensed pursuant to these Regulations and the Colorado Marijuana Code as defined therein.

**~~11-02-509~~11-02-521 RETAIL MARIJUANA STORE**

a person licensed pursuant to these Regulations and the Colorado Marijuana Code as defined therein.

**~~11-02-510~~11-02-522 RETAIL SALES**

Establishments engaged in the sale of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. A retail sales establishment is usually a place of business and is engaged in activity to attract the general public to make purchases.

**~~11-02-511~~11-02-523 RETIREMENT HOME**

An establishment used as a multiple dwelling residence for retired persons in separate dwelling units with limited accessory services such as recreation and other common facilities, and may include nursing or hospital care.

**~~11-02-512~~11-02-524 REVEGETATION**

The reseeded or planting of native or introduced plant species adapted to the land site and have been approved by the Soil Conservation District Board.

~~11-02-513~~11-02-525 **RIDING STABLE OR ACADEMY**

Any establishment where horses are boarded and cared for; where instruction in riding, jumping, and showing is offered; and/or where horses may be hired for riding. A riding stable or academy may also be an accessory use in the operation of a club, association, ranch, or similar establishment.

~~11-02-514~~11-02-526 **RIGHT-OF-WAY**

A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees or for another special use.

~~11-02-515~~11-02-527 **ROAD CAPITAL IMPROVEMENT**

Includes transportation planning, preliminary engineering, engineering design studies, land surveys, alignment studies, right-of-way acquisition, engineering, permitting, and construction of all necessary features for any road construction project on an arterial road on the County's major road system, undertaken to accommodate traffic resulting from new traffic-generating land development activity. Road capital improvements shall include but not be limited to: (a) construction of new through lanes, (b) construction of new bridges, (c) construction of new drainage facilities in conjunction with new road construction; (d) purchase and installation of traffic signals, including new and upgraded signalization, (e) construction of curbs, gutters, sidewalks, medians and shoulders, (f) construction of turn lanes, and (g) widening of existing roads.

~~11-02-516~~11-02-528 **ROADSIDE STAND**

A temporary structure used primarily to sell products produced on the property.

~~11-02-517~~11-02-529 **RODEO**

See Equestrian Arena, Commercial and Equestrian Arena, Personal.

~~11-02-518~~11-02-530 **ROOF SIGN**

Any sign painted, erected, or constructed wholly on and over the roof of a structure, supported by the roof structure, or extending vertically above the highest portion of the roof.

**~~11-02-519~~11-02-531 RURAL STREET**

Section line roads function in similar capacity to arterials, although may not have the levels of traffic. Paved and gravel rural roads can function in a similar manner as collector or local streets in rural areas.

**~~11-02-520~~11-02-532 SALE OR SELL**

Includes to exchange, barter, or traffic in, to solicit or receive and order except through a licensee licensed under these Regulations, to deliver for value in any way other than gratuitously, to peddle or possess with intent to sell, or to traffic in for any in for any consideration promised or obtained directly or indirectly.

**~~11-02-524~~11-02-533 SALES AND OFFICE TRAILER**

A temporary residential sales office used in conjunction with a residential development or subdivision.

**~~11-02-522~~11-02-534 SALVAGE YARD**

An industrial use contained within a structure, or parcel of land where junk, waste, discarded, or salvage materials are bought, sold, exchanged, stored, baled, packed, assembled, or handled, including automobile wrecking yards, but not including scrap processing or shredding.

**~~11-02-523~~11-02-535 SANATORIUM**

A hospital used for treating chronic and long-term illness and various nervous and mental disorders.

**~~11-02-524~~11-02-536 SANITARY LANDFILL/SOLID WASTE DISPOSAL**

A site for the disposal of refuse on land without creating a nuisance or hazard to public health and safety by utilizing the principles of engineering to confine the refuse to the smallest practical area, reduce it to the smallest practical volume, and regularly cover it with a layer of earth on a daily or more frequent basis.

**~~11-02-525~~11-02-537 SAVINGS AND LOAN INSTITUTIONS**

See “Financial Institutions”.

~~11-02-526~~11-02-538 **SCENIC VIEW**

A view from a highway or from private property of a natural setting that contains one (1) or more of the following: mountains, valleys, rivers, wetlands, farmlands, or other open spaces.

~~11-02-527~~11-02-539 **SCHOOL, COLLEGE OR UNIVERSITY**

A public or private institution of higher learning (beyond grade 12) providing courses as approved by the Colorado Department of Education.

~~11-02-528~~11-02-540 **SCHOOL, COMMERCIAL**

A structure or group of structures where instruction is given to pupils in arts, religion, crafts, philosophy, or trades, and is operated as a commercial enterprise.

~~11-02-529~~11-02-541 **SCHOOL, PUBLIC, PRIVATE, AND PAROCHIAL**

A school for any grades between the first and twelfth grade teaching accredited courses of instruction as approved by an agency of the State of Colorado.

~~11-02-530~~11-02-542 **SEMI-NUDE**

A state of dress in which clothing covers no more than the genitals, pubic region, and areola of the female breast, as well as portions of the body covered by supporting straps or devices.

~~11-02-531~~11-02-543 **SEPTAGE**

A liquid or semisolid that includes normal household wastes, human excreta, and animal or vegetable matter in suspension or solution generated from a residential, commercial, or industrial septic tank system.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-532~~11-02-544 **SERVICE PLAN**

The documentation submitted to Adams County by an applicant proposing the organization of a Special District, including text, maps, charts, and tables, and containing all the information required in the Colorado Revised Statutes and these standards and regulations.

**11-02-53311-02-545 SERVICE PROVIDER, SPECIAL DISTRICT SERVICE PLAN**

Any municipal or quasi-municipal organization, which currently has or plans to have the ability to provide any or all of the services proposed in the service plan under review.

**11-02-53411-02-546 SERVICES**

This use category includes commercial establishments that provide a wide variety of personal and commercial services to the public on the premises that is not otherwise classified in this code under the Commercial Retail or Office categories. This category does not include those services serving customers in vehicles, such as drive-up banking facilities. This includes, but is not limited to, such things as hair and/or nail salons, day spas, animal grooming services, tattoo parlors/body art establishments, tanning salons, recording studios, dry cleaning and laundry services, and printing/packing/shipping services. Services may also include, but are not limited to, a system supplying a public need such as transport, communications, or utilities such as electricity and water.

**11-02-53511-02-547 SETBACK**

The distance between the street right-of-way line and the front line of a structure or any projection thereof, excluding uncovered steps.

**11-02-53611-02-548 SETBACK LINE**

A line defining the minimum front, side, and rear yard requirements.

**11-02-53711-02-549 SETBACK LINE, FRONT**

The front setback line is established through the construction of a structure.

**11-02-53811-02-550 SETTLEMENT**

The lowering of the top grade of the landfill due to further compaction of the soil and the decomposition of organic matter.

**11-02-53911-02-551 SEWAGE SLUDGE**

A combination of liquid wastes that may include chemicals, house wastes, human excreta, animal or vegetable matter in suspension or solution, and other solids in suspension or solution that is discharged from a dwelling, building, or other establishment.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-540~~11-02-552 **SEXUAL ENCOUNTER ESTABLISHMENT**

A business or commercial establishment, as one of its primary business purposes, offers, for any form of consideration, a place where two (2) or more persons may congregate, associate, or consort for the purpose of “specified sexual activities” or the exposure of “specified anatomical areas” or activities when one (1) or more of the persons is in a state of nudity or seminude. An adult motel will not be classified as a sexual encounter establishment by virtue of the fact it offers private rooms for rent.

~~11-02-541~~11-02-553 **SEXUALLY ORIENTED BUSINESS**

An adult arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, sexual encounter establishment, or nude model studio. The definition of sexually oriented businesses shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

~~11-02-542~~11-02-554 **SHOOTING RANGE**

See “Gun and Archery Range”.

~~11-02-543~~11-02-555 **SHORT-TERM RENTALS**

A residential dwelling which is leased for lodging accommodations in periods of thirty days or fewer. Short-term rentals shall be occupied by (a) primary resident(s) for at least one-hundred eighty (180) calendar days of the year. Short-term rentals shall be an accessory use to a primary use of residential.

~~11-02-544~~11-02-556 **SHOULDER**

The graded part of the right-of-way that lies between the edge of the main pavement (main traveled way) and the curb line.

~~11-02-545~~11-02-557 **SIDE LOT LINE**

Any property line of a lot other than front or rear lot lines.



**11-02-54611-02-558** **SIDEWALK**

A paved path provided for pedestrian use and usually located at the side of a road within the right-of-way, which meets specifications set forth in these standards and regulations.

**11-02-54711-02-559** **SIGN**

Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person, or entity, institution, organization, business, product, event, or location, to communicate information to the public.

**11-02-54811-02-560** **SIGNIFICANT CHANGE**

A change consisting of or relating to the essential nature, fundamental or characteristic part or quality of the approved Certificate of Designation.

**11-02-54911-02-561** **SITE PLAN**

An accurately scaled development plan that illustrates the existing conditions on a land parcel as well as depicting details of a proposed development.

**11-02-55011-02-562** **SITE RELATED IMPROVEMENTS**

Road capital improvements and right-of-way dedications, which provide direct access to the development. Direct access improvements include, but are not limited to the following: (a) driveways and streets leading to and from the development; (b) right and left lanes leading to those driveways and roads; (c) one through lane; (d) curb, gutter and sidewalks where applicable, (e) acceleration and/or deceleration lanes (f) traffic control measures for those driveways; and (g) internal streets. Credit is not provided for site-related improvements under the terms of this Regulation.

**11-02-55111-02-563** **SITE SELECTION**

The process for determining the location of major energy facilities.

**11-02-55211-02-564** **SITE SPECIFIC DEVELOPMENT PLAN**

A land use approval that grants vested rights in accordance with C.R.S. 24-68-103. For the purposes of these regulations and standards, the following

approvals are deemed "site specific development plans": Exemptions from Subdividing, Final Plats, Preliminary Development Plan (PDP), Final Development Plan (FDP), Major Subdivision, Minor Subdivision. In addition, the following approvals are intentionally omitted from the definition of a "site specific development plan": Conditional Use Permits, Overall Development Plan (ODP), Rezoning, Sketch Plan, Special Use Permits, Temporary Use Permits, and Variances.

~~11-02-553~~[11-02-565](#) **SIXTY (60) LDN**

The standard established for maximum noise exposure in the residential areas of Adams County. This measurement of sound is computed by following the methods described in Appendix A of Federal Aviation Regulation, Part 150, and concerning Airport Noise Compatibility Planning.

~~11-02-554~~[11-02-566](#) **SKETCH PLAN**

A rough plan of a proposed subdivision or other development, drawn and submitted in accordance with these standards and regulations, used to evaluate project feasibility and design characteristics at an early stage.

~~11-02-555~~[11-02-567](#) **SOCIAL ORGANIZATIONS**

See "Lodge, Fraternal, and Social Organizations."

~~11-02-556~~[11-02-568](#) **SOD FARM**

Land used for the growing of turfgrass sod for the primary purpose of commercial sale.

~~11-02-557~~[11-02-569](#) **SOIL CONSERVATION DISTRICT**

Soil Conservation District in Adams County organized pursuant to C. R. S. Section 35-70-101(ff).

~~11-02-558~~[11-02-570](#) **SOLAR ENERGY SYSTEM**

Any device or structural design feature whose primary purpose is to provide for the collection, storage, or distribution of solar energy for space heating, space cooling, electricity generation, or water heating.

Roof-mounted solar energy system: A solar energy system that is structurally mounted to the roof of a building or structure not solely designed to support the solar energy system.

Ground-mounted solar energy system: A solar energy system that is structurally mounted to the ground and is not roof-mounted. Ground-mounted systems include parking lot or parking canopy solar.

~~11-02-559~~11-02-571 **SOLAR ENERGY SYSTEM, LARGE-SCALE**

Solar Energy Systems that encompass 320 acres or more of surface area.

~~11-02-560~~11-02-572 **SOLAR ENERGY SYSTEM, MEDIUM-SCALE**

Solar Energy Systems that encompass greater than 35 and less than 320 acres of surface area.

~~11-02-561~~11-02-573 **SOLAR ENERGY SYSTEM, SMALL-SCALE**

Solar Energy Systems that encompass less than 35 acres of surface area.

~~11-02-562~~11-02-574 **SOLID WASTE**

Material such as garbage, refuse, sludge of sewage disposal plants, mill tailings, mining wastes, junk automobiles and parts thereof, and other discarded solid waste material, including solid wastes resulting from industrial, commercial, and community activities, but does not include agricultural wastes. "Solid Waste" does not include any solid or dissolved materials in domestic sewage, or agricultural wastes, or solid or dissolved materials in irrigation return flows, or industrial discharges which are point sources subject to permits under the provisions of the "Colorado Water Quality Control Act," C. R. S. Article 8 of Title 25, or materials handled at facilities licensed pursuant to the provisions on radiation.

~~11-02-563~~11-02-575 **SOLID WASTE DISPOSAL SITE**

The location and facilities at which the collection, storage, treatment, utilization, processing, and/or final disposal of solid wastes occur control in C R. S. Article 11 of Title 25.

~~11-02-564~~11-02-576 **SOLID WASTE DISPOSAL SITE AND FACILITY**

The location and/or facility at which the deposit and final treatment of solid wastes occur.

~~11-02-565~~11-02-577 **SPECIAL DISTRICT**

A special service district organized under and existing by virtue of, the provisions of C. R. S. Title 32.

~~11-02-566~~11-02-578 **SPECIAL SIGN**

Any sign incidental to the development or promotion of real estate properties and subdivisions.

~~11-02-567~~11-02-579 **SPECIAL USE**

A non-permanent exception from these standards and regulations for use of land, structures, or both approved by the Board of Adjustment.

~~11-02-568~~11-02-580 **SPECIFIED ANATOMICAL AREAS**

As used herein means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areola; or
2. Human male genitals in a discernibly turgid state even if completely and opaquely covered.

~~11-02-569~~11-02-581 **SPECIFIED SEXUAL ACTIVITIES**

As used herein means and includes any of the following:

1. The fondling or other intentional touching of human genitals, pubic region, buttocks, anus or female breasts;
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
3. Masturbation, actual or simulated;
4. Human genitals in a state of sexual stimulation, arousal or tumescence; or
5. Excretory functions as part of or in connection with any of the activities set forth in subdivisions (1) through (4) of this subsection.

~~11-02-570~~11-02-582 **STANDARDS, DEVELOPMENT**

Standards and regulations pertaining to the physical development of a site including requirements pertaining to yards, heights, lot area, fences, walls, landscaping area, access, parking, signs, setbacks, and other physical requirements.

**~~11-02-571~~11-02-583 STANDARDS, PERFORMANCE**

Regulations and criteria established to control the operation of a use, including noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, dust, radio-activity, electrical disturbance, heat, glare, or other factors generated by or inherent in uses of land or structure.

**~~11-02-572~~11-02-584 START OF CONSTRUCTION**

This term is to be used for assistance in determination of substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one-hundred-eighty (180) days following the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or, the placement of a mobile home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or as part of the main structure. This definition shall not imply permits are not required for grading or excavation work.

**~~11-02-573~~11-02-585 STATE LICENSING AUTHORITY**

The authority created for the purpose of regulating and controlling the licensing of the cultivation, manufacture, distribution, testing and sale of marijuana in this State pursuant to the Colorado Marijuana Code.

**~~11-02-574~~11-02-586 STOCKYARD**

An enclosure with pens and sheds connected to a slaughterhouse, railroad, or market for the temporary keeping of livestock.

**~~11-02-575~~11-02-587 STORAGE**

The keeping of machinery, equipment, vehicles, including recreational vehicles, parts, materials, or other goods at the same location for a period of time in excess of seventy-two (72) hours.

~~11-02-576~~11-02-588 **STORAGE AREA**

Any non-mobile facility used for keeping possessions, belongings, goods, materials or other items, including appurtenant facilities utilized to store fossil fuels, manufactured gas, or other petroleum derivatives for eventual distribution capacity.

1. Private: Items are stored by the owner on the owner's property.
2. Commercial: A fee is charged for the service of storing items for others.

~~11-02-577~~11-02-589 **STORAGE CAPACITY OF A FLOODPLAIN**

The volume of space above an area of floodplain land that can be occupied by floodwater of a given stage at a given time, regardless of whether the water is moving. Storage capacity tends to reduce downstream flood peaks.

~~11-02-578~~11-02-590 **STORAGE STRUCTURE**

An enclosed structure used for the keeping of possessions, belongings, goods, materials or other items.

1. Private: A structure is used for storing items by the owner on the owner's property.
2. Commercial: A fee is charged for the use of the structure for storing items for others.

~~11-02-579~~11-02-591 **STORAGE YARD**

An outdoor area used for the keeping of possessions, belongings, goods, materials or other items in which the items are screened from view in accordance with these standards and regulations.

~~11-02-580~~11-02-592 **STORMWATER**

Precipitation-induced surface runoff. Stormwater is any surface flow, runoff, or drainage occurring during or following any form of natural precipitation event and resulting there from and consisting entirely of water from natural precipitation events.

~~11-02-581~~11-02-593 **STORMWATER QUALITY (SWQ) PERMIT**

Permit issued by Adams County for the unincorporated portions of the County located within the County's MS4 Permitted Area. The SWQ Permit, when required by County Regulations, is in addition to, and does not replace the State CDPS Stormwater Discharge Permit for Construction Activities.

**11-02-58211-02-594 STORY**

That part of a structure between the surface of a floor and the ceiling immediately above.

**11-02-58311-02-595 STRIP CROPPING**

Growing crops in a systematic arrangement of strips or bands to reduce wind and water erosion. To counteract wind erosion, the rows of wind-resisting crops are arranged at angles to offset adverse wind effects. To counteract water erosion, the strips are on or near the contour of the land. The crops are arranged so that a strip of grass or a close-growing crop is alternated with a no-till, reduced-till, clean-till or fallow strip.

**11-02-58411-02-596 STRUCTURE**

Anything constructed, erected, located or placed on the ground, excepting mailboxes, ornamental light fixtures, flag and utility poles, railroad trackage, or ground covering not more than six (6) inches above ground level.

**11-02-58511-02-597 STRUCTURE HEIGHT**

The vertical distance from the established grade elevation to the highest point of the coping of a flat roof or the deck line of a mansard roof or the mean height level between eaves and ridges for gable, hip, or gambrel roofs. Chimneys, spires, towers, elevator penthouses, tanks, and similar accessory projections shall not be included in calculating the height unless specifically referred to, and shall be considered unoccupied structure features that must meet the standards found within the definition for unoccupied structure features.

**11-02-58611-02-598 STRUCTURE, PERMANENT**

Any structure resting on and attached to its footings or foundation, excluding mobile homes.

**11-02-58711-02-599 SUBDIVIDER**

Any person, firm, partnership, joint venture, association, corporation, or other entity who participates as owner.

~~11-02-588~~11-02-600 **SUBDIVISION**

The division of a lot, tract, or parcel of land into two (2) or more lots, tracts, parcels or other divisions of land for sale or development. The terms "subdivision" or "subdivided land" shall not apply to any division, or any parcel, or interest in land which:

1. Creates cemetery lots;
2. Is created or which could be created by any court in this state pursuant to the law of eminent domain, or by operation of law;
3. Is created by a lien, mortgage, deed of trust, or any other security instrument;
4. Is created by a security unit of interest in any investment trust regulated under the laws of this state or any other interest in an individual entity;
5. Creates an interest in oil, gas, coal, gravel, sand, minerals, or water, which is severed from the surface ownership of real property;
6. Creates or conveys only easements and rights-of-way;
7. Is created by a lease agreement for a base period of less than twenty-five (25) years or which is created by a lease agreement for a structure or a portion of a structure only. This provision applies only to commercial, industrial, and multifamily zoned properties;
8. Creates parcels of land each of which comprise thirty-five (35) or more acres of land;
9. Is granted to or from the United States; the State of Colorado, county, municipality, or quasi-municipality; or
10. The Board of County Commissioners, pursuant to rules and regulations or resolution, exempts from the definition of the terms "subdivision" and "subdivided land" in accordance with state law.

~~11-02-589~~11-02-601 **SUBDIVISION IMPROVEMENT AGREEMENT**

Security arrangements which may be accepted by the County to secure the construction of such public improvements as are required by the County, which shall include collateral, such as, but not limited to, performance or property bonds, private or public escrow agreements, loan commitments, assignments of receivables, liens on property, deposits of certified funds, letters of credit, or other similar financial guarantees. Such collateral shall guarantee one-hundred twenty percent (120%) of the cost of the improvements adjusted for inflationary increases. The expiration date of the collateral shall be a date at least eighteen (18) months beyond the estimated completion or acceptance date, whichever is later, as established by the Department of Public Works.



**11-02-59011-02-602 SUBJECT PROPERTY**

Property for which a Conservation Plan Permit is sought.

**11-02-59111-02-603 SUBSTANTIAL DAMAGE**

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

**11-02-59211-02-604 SUBSTANTIAL IMPROVEMENT**

Any rehabilitation addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred “substantial damage” regardless of the actual repair work performed. The term does not however include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are necessary to assure safe living conditions, or
2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

**11-02-59311-02-605 SUBSTATION**

Any facility designed to provide switching, voltage transformation or voltage control required for the transmission of electricity at 115 kilovolts or more, and any addition thereto increasing the existing design capacity.

**11-02-59411-02-606 SUFFICIENT SERVICE (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

Service adequate in terms of technical, mechanical, organizational, and operational criteria, to meet the public need as proposed in the Special District service plan under review.

**11-02-59511-02-607 SUSPENDED SIGN**

A sign suspended from the underside of a horizontal plane surface and is supported by such surface.

~~11-02-596~~11-02-608 **SYNAGOGUE**

See “Place of Worship”.

~~11-02-597~~11-02-609 **TEMPLE**

See “Place of Worship”.

~~11-02-598~~11-02-610 **TEMPORARY DISPLAY STRUCTURE**

Any structure used only for display of retail sales items and does not require a building permit.

~~11-02-599~~11-02-611 **TEMPORARY SIGN**

Any sign used only temporarily and is not permanently mounted.

~~11-02-600~~11-02-612 **TEMPORARY STANDS**

Those structures permitted by these standards and regulations for the sale or dispensing of fireworks and will be referred to as "Stands".

~~11-02-601~~11-02-613 **TEMPORARY USE**

Use for a maximum ninety (90) day period by a permit from the Community and Economic Development Department or a maximum of one (1) year by the Board of Adjustment.

~~11-02-602~~11-02-614 **TERRACING**

An earth embankment, channel, or combination ridge and channel constructed across the slope.

~~11-02-603~~11-02-615 **TEXTILE OR CLOTH MANUFACTURE**

An establishment or area for the purpose of manufacturing textiles or cloth.

~~11-02-604~~11-02-616 **THEATER**

A structure, room, or outdoor area for the presentation of plays, motion pictures, or other dramatic performances.

1. Indoor: A theater entirely contained within a structure.
2. Outdoor/Drive-in: A theater located partially or entirely outdoors, within a roofed structure having sides open to the outdoors, or within a tent.

**~~11-02-605~~11-02-617** **TILLAGE**

The practice of plowing or disking or any other mechanical or chemical preparation of the land for the purpose of producing a crop for harvest by any means other than grazing of animals.

**~~11-02-606~~11-02-618** **TIMBERING AND LOGGING**

The growth and harvest of forest tree species on a production cycle of ten years or more.

**~~11-02-607~~11-02-619** **TRADE SCHOOLS**

This use category includes: educational facilities which are publicly or privately operated and provide training for trades, such as welding, automobile mechanic, dog grooming, barbers, etc.

**~~11-02-608~~11-02-620** **TOPOGRAPHY**

Configuration of the land surface elevation; the graphic delineation or portrayal of that configuration in map form, as by lines of constant elevation called contour lines.

**~~11-02-609~~11-02-621** **TOTAL MAXIMUM DAILY LOAD (TMDL)**

Calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards, and an allocation of that amount to the pollutant's sources. A TMDL includes Waste Load Allocations (WLAs), Load Allocations (LAs), Margin of Safety (MOS), and accounts for seasonal variations. (Refer to Section 303(d) of the Clean Water Act and 40 C.F.R. 130.2 and 130.7).

**~~11-02-610~~11-02-622** **TRADITIONAL FARMING**

See "Tillage"

**~~11-02-611~~11-02-623** **TRAFFIC-GENERATING DEVELOPMENT**

Land development designed or intended to permit a use of the land containing more dwelling units or floor space than the most intensive use of the land within the twelve (12) months prior to the Commencement of Traffic-Generating Development in a manner, which increases the generation of vehicular traffic. The land development will be in accordance with the application and permitting procedures outlined in these regulations. Commencement of a traffic generating development occurs

upon the issuance of a building permit following approval of a development permit as defined by these regulations.

~~11-02-612~~11-02-624 **TRAILER, TRUCK SALES AND SERVICE**

An establishment or area for the purpose of trailer and truck sales, service, and repair.

~~11-02-613~~11-02-625 **TRANSFER STATION**

A facility at which waste material is stored on an interim basis (less than ninety (90) days) while awaiting transportation to a final disposal or treatment site. The waste is generally brought in on one type of collection vehicle and transferred to a larger vehicle at such a site.

~~11-02-614~~11-02-626 **TRANSMISSION LINES**

Any electric transmission lines and appurtenant facilities which transmits electricity at 115 kilovolts or more and addition thereto, increasing the existing design capacity.

~~11-02-615~~11-02-627 **TRANSMISSION SHOP**

An establishment or area for the purpose of sales, service, repair, or replacement of motor vehicle transmissions.

~~11-02-616~~11-02-628 **TREE FARM**

Land used to raise or harvest trees for wood products, such as lumber, posts and poles, fuel wood, and Christmas trees where forest products are sold on-site or transported to market. Tree farms typically operate on a production cycle of ten years or less.

~~11-02-617~~11-02-629 **TRIP**

A one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end).

~~11-02-618~~11-02-630 **TRIP, DIVERTED**

A trip already on a particular route for a different purpose, diverting travel to a particular land use.

**~~11-02-619~~11-02-631 TRIP GENERATION**

The attraction or production of trips caused by a certain type of land development.

**~~11-02-620~~11-02-632 TRIP, PASS-BY**

A trip already on a particular route for a different purpose which simply stops at another particular land use.

**~~11-02-624~~11-02-633 TRUCK STOP**

A structure or land intended to be used primarily for the sale of fuel for trucks and usually incidental service or repair of trucks. This includes a group of facilities consisting of those uses and attendant eating, sleeping, or truck parking facilities. As used in this definition, the term "truck" includes any vehicle whose maximum gross weight is more than 10,000 pounds.

**~~11-02-622~~11-02-634 UNDERGROUND FUEL STORAGE FOR USE ON THE PROPERTY**

A container located below ground level and designed to hold fuel for vehicles or equipment used on the property where the container is located.

**~~11-02-623~~11-02-635 UNIVERSITIES**

This use category includes universities, colleges, and other institutions of higher learning.

**~~11-02-624~~11-02-636 UNOCCUPIED STRUCTURE FEATURE**

Unoccupied structure features shall only be as large as necessary to achieve the intended function of the feature and shall not exceed the minimum required dimensions as defined in the Adams County Building Code. These features shall not include space for living, sleeping, eating, cooking, bathrooms, storage or similar space. The unoccupied structure feature may exceed the maximum height by no more than twenty (20) feet. The feature shall also be set back from the perimeter of the building at least five (5) feet.

**~~11-02-625~~11-02-637 UPHOLSTERY SERVICE**

An establishment or area for the purpose of sales, service, cleaning, or repair of upholstery.

~~11-02-626~~11-02-638 **URBAN ADAMS COUNTY**

For purposes of these standards and regulations, Urban Adams County shall mean those areas west of the Airport Environs Plan, and including the urban uses identified in the Airport Environs Plan. Separated by a line as follows: I-76 from the Weld County line to 152nd Avenue, then east to Watkins Road, then south to 124th Avenue, then east to Quail Run Road, then south to 80th Avenue, then east to Manila Road, then south to 74th Avenue, then east to Schumaker Road, then south to the Arapahoe County line.

~~11-02-627~~11-02-639 **USE**

Use of property allowed to carry on under these standards and regulations in a particular district.

~~11-02-628~~11-02-640 **USE BY RIGHT**

Use of land, structures, or both, which is authorized by the zone district classification.

~~11-02-629~~11-02-641 **UTILITY PRODUCTION OR PROCESSING FACILITY**

See “Major Energy Facilities”.

~~11-02-630~~11-02-642 **VACATION CAMPGROUND**

An outdoor area providing space for vacationers to live on a temporary basis in either tents, tent trailers, or recreational vehicles. A campground may also include an area with rental cabins, but its primary function is to accommodate visitors providing their own shelter.

~~11-02-631~~11-02-643 **VACATION RENTAL**

A dwelling where the primary use is for the leasing of lodging accommodations for periods of thirty (30) days or fewer. Vacation rentals are not occupied by the same residents for more than one-hundred eighty (180) calendar days per year.

~~11-02-632~~11-02-644 **VACATION OF A PLAT, RIGHT-OF-WAY, OR PUBLIC EASEMENT**

Recorded plats, rights-of-way, or public easements made null and void by action of the Board of County Commissioners pursuant to these standards and regulations.

**~~11-02-633~~11-02-645 VARIANCE**

An exception in the application of the specific physical requirements, not use, of these standards and regulations to a specific piece of property which, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and district, and which adjustment remedies disparity in privileges.

**~~11-02-634~~11-02-646 VEHICLE**

A device capable of moving itself, or of being moved, from place-to-place upon wheels or tracks.

**~~11-02-635~~11-02-647 VEHICLE-MILES OF TRAVEL**

The combination of the numbers of vehicles traveling during a given time period and the distance (in miles) traveled.

**~~11-02-636~~11-02-648 VENDING / PRODUCE STAND**

A concession stand, vending stand, cart service, or other facility at which food, drinks, or other products or related items are sold. Farmer's market also falls under the same category.

\*Adopted by the BOCC on December 13, 2010.

**~~11-02-637~~11-02-649 WALL SIGN**

Any sign attached parallel to, but within eighteen (18) inches of a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any structure, which is supported by such wall or structure, and which displays only one (1) sign surface.

**~~11-02-638~~11-02-650 WAREHOUSING**

Terminal facilities for handling freight with or without maintenance facilities.

**~~11-02-639~~11-02-651 WASTE DISPOSAL SITE**

See "Waste Impoundment".

**~~11-02-640~~11-02-652 WASTE IMPOUNDMENT**

Any pit, pond, lagoon, trench, or basin used for the storage, treatment, or disposal of solid waste.

~~11-02-641~~11-02-653 **WASTE PROCESSING FACILITY**

A site or structure in which waste materials are collected, stored on a temporary basis, separated by material, compacted and/or treated in preparation for some use or for shipment to a final disposal or additional treatment site. Such facilities may include, but are not limited to, transfer stations; operations where sorting, crushing, grinding, chipping, and baling occur; and sterilizers, incinerators, and composting operations. Disposal, intentional or not, is not permitted at such a facility unless the disposal activity is separately addressed in a permit. In addition, all of the definitions listed in C. R. S. 30-20-101 and the regulations promulgated pursuant to the Solid Waste Disposal Sites and Facilities Act, and C. R. S. 25-15-101, and the Colorado Hazardous Waste Regulations as promulgated by the Colorado Department of Public Health and Environment are hereby incorporated in these standards and regulations.

~~11-02-642~~11-02-654 **WATER BODIES**

Water Bodies means Waters of the State of Colorado as defined in Section 11-02-600.

~~11-02-643~~11-02-655 **WATER AND SEWER TREATMENT PLANT**

A facility for the treatment of water to ensure health standards are met prior to its distribution for human use which complies with state and federal standards.

~~11-02-644~~11-02-656 **WATER QUALITY CONTROL VOLUME (WQCV)**

The volume equivalent to the runoff from an 80<sup>th</sup> percentile storm; meaning that 80% of the most frequently occurring storms are fully captured and treated while larger events are partially treated.

~~11-02-645~~11-02-657 **WATER STORAGE**

A closed facility for the storage of water.

~~11-02-646~~11-02-658 **WATER SURFACE ELEVATION**

The height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.



**11-02-64711-02-659 WATER SURFACE PROFILE**

A water surface profile is a graph that shows the relationship between the vertical elevation of the top of the floodwater and of the streambed with the horizontal distance along the stream channel or other watercourse.

**11-02-64811-02-660 WATERCOURSE**

A channel, natural depression, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir, or lake in which storm runoff and flood water flows either regularly or infrequently. This includes major drainageways for carrying urban storm runoff.

**11-02-64911-02-661 WATERS OF THE STATE OF COLORADO**

Any and all surface waters which are contained in or flow in or through the State of Colorado, including, but not limited to, streams, lakes, rivers, ponds, wells, impounding reservoirs, watercourses, watercourses that are usually dry, springs, drainage systems, and irrigation systems, all sources of water such as snow, ice, and glaciers; and all other bodies or accumulations of water, surface and underground, natural or artificial, public or private, located wholly or partially within or bordering upon this state and within the jurisdiction of this state. This does not include waters in sewerage systems, waters in treatment works of disposal systems, waters in potable water distribution systems, and all water withdrawn for use until use and treatment have been completed. This definition includes water courses that are usually dry.

**11-02-65011-02-662 WELDING SHOP**

An establishment or area for the purpose of welding.

**11-02-65111-02-663 WHOLESALING**

An establishment or place of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, professional business users, or other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals as companies.

**11-02-65211-02-664 WINDOW SIGN**

Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event,

sale, or service that is placed inside a window or upon the windowpane or glass and is visible from the exterior of the window.

~~11-02-653~~11-02-665 **XERISCAPE**

A reduced water usage landscape achieved through the use of good planning and design, limited turf areas, soil improvements, efficient irrigation, mulching, low water use plants, and appropriate turf material.

~~11-02-654~~11-02-666 **YARD SALE**

See “Garage Sale”.

~~11-02-655~~11-02-667 **ZONING REVIEW**

A review performed by planners in the Development Review Section of the Community and Economic Development as part of the building permit or change in use review process to determine conformity with the requirements of these standards and regulations. This review is under the authority of the Director of Community and Economic Development and the approval of building permits requires a positive zoning review approval.

11-02-668 **ZOO**

A facility with indoor and outdoor settings where living, typically wild, animals are kept especially for public exhibition.



## Request for Comments

Case Name: Text Amendments to the Adams County Development Standards and Regulations.

Case Number: PLN2021-00009

August 26, 2021

The Adams County Community and Economic Development is requesting comments on the following case: **Parks and Open Space Zone Districts Code Amendment. The specific request will include an amendment to Chapters 3, 4 and 11 from the Adams County Development Standards and Regulations.** The specific changes include the proposal of three new open space categories (Neighborhood Park, Regional Park, Natural Area), new dimensional requirements, new uses, performance standards, and definitions.

For detailed redline mark-ups of the Development Standards and Regulations, please visit the County's website at <http://www.adcogov.org/regulation-amendments>

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) 523-6878 by 08/15/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [NEagleson@adcogov.org](mailto:NEagleson@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.

Nick Eagleson  
Planner III

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BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

## **PUBLICATION REQUEST**

**Case Name:** Text Amendments to the Adams County Development Standards and Regulations

**Case Number:** PLN2021-00009

**Planning Commission Hearing Date:** 10/14/2021

**Board of County Commissioners Hearing Date:** 10/26/2021

**Case Manager:** Nick Eagleson, Senior Strategic Planner, [neagleson@adcogov.org](mailto:neagleson@adcogov.org) 720.523.6878

**Request:** An amendment to Chapters 3, 4 and 11 from the Adams County Development Standards and Regulations to include specific changes to the Parks and Open Space Zone Districts.

**Location:** Unincorporated Adams County

**Applicant:** Adams County

**Owner:** N/A

**Legal Description:** N/A

**Public Hearings Location:** 4430 S. Adams County Pkwy., Brighton, CO 80601

Please visit <http://www.adcogov.org/bocc> for up to date information. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).



**Referral Listing**  
**Case Number PLN2021-00009**  
**Text Amendments to the Adams County Development**  
**Standards and Regulations.**

<b>Agency</b>	<b>Contact Information</b>
27J Schools	Kerrie Monti 1850 Egbert St Suite 140, Box 6 Brighton CO 80601 303-655-2984 kmonti@sd27j.net
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Administrative	Gina Maldonado 4430 S Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County Constiuent Services	Matt Gorenc 4430 S Adams County Pkwy Brighton CO 80220 720.523.6997 mgorenc@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org

**Agency****Contact Information**

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Adams County POSCA Director

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Adams County POSCA Natural Resource Specialist

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Adams County Sheriff

Rick Reigenborn  
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Brighton CO 80601  
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Adams County Sheriff

Community Connections  
4430 S Adams County Pkwy  
Brighton CO 80601  
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CommunityConnections@adcogov.org

BRIGHTON FIRE DISTRICT

Elizabeth Bednarcik  
500 S 4th Ave  
3rd Floor  
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City of Thornton

James Kaiser  
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Thornton CO 80241  
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jim.kaiser@thorntonco.gov

CITY OF THORNTON

JASON O'SHEA  
9500 CIVIC CENTER DR  
THORNTON CO 80229  
0

METRO WASTEWATER RECLAMATION

CRAIG SIMMONDS  
6450 YORK ST.  
DENVER CO 80229  
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CSIMMONDS@MWRD.DST.CO.US

**Agency****Contact Information**

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North Metro Fire District

Steve Gosselin  
101 Spader Way  
Broomfield CO 80020  
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sgosselin@northmetrofire.org

Public Service Company of Colorado (PSCo) dba Xcel Energy

Donna George  
1123 W 3rd Ave  
DENVER CO 80223  
303-571-3306  
Donna.L.George@xcelenergy.com

Public Service Company of Colorado (PSCo) dba Xcel Energy

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1123 W 3rd Ave  
Denver CO 80223  
303.571.3306  
bdrco@xcelenergy.com

Regional Transportation District (RTD)

Paul Von Fay  
1560 Broadway  
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engineering@rtd-denver.com

Riverdale Peaks Metro District

Lisa Johnson  
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Lakewood CO 80228  
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ljohnson@sdmsi.com

South Adams County Fire District

Fire Prevention Division  
6050 Syracuse St  
Commerce City CO 80022  
303-288-0835  
planreview@sacfd.org

South Adams County Fire District

Randall Weigum  
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Commerce City CO 80022  
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rweigum@sacfd.org

FAX: 303-288-5977

South Adams County Water &amp; San Dist

Abel Moreno  
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South Adams County Water &amp; San Dist

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smaier@sacwsd.org

South Adams County Water &amp; Sanitation District

Nelson Jeff  
10200 E 102nd Avenue  
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jnelson@sacwsd.org

720.530.8396

**Agency****Contact Information**

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**STRASBURG PARKS AND REC DIST.****Angie Graf  
P.O. BOX 118  
STRASBURG CO 80136  
(303) 622-4260  
angie@strasburgparks.org****Thornton Fire Department****Stephanie Harpring  
9500 Civic Center Dr  
Thornton CO 80229-4326  
303-538-7602  
firedept@cityofthornton.net****Town of Bennett****Deb Merkle  
355 4th St  
Bennett CO 80102  
303 644-3249  
dmerkle@bennett.co.us****Town of Bennett - Water & Sanitation District****. .  
355 4th St.  
BENNETT CO 80102  
303-644-3249****United Power****Samantha Riblett  
500 Cooperative Way  
Brighton CO 80603  
303-659-0551  
platreferral@unitedpower.com**

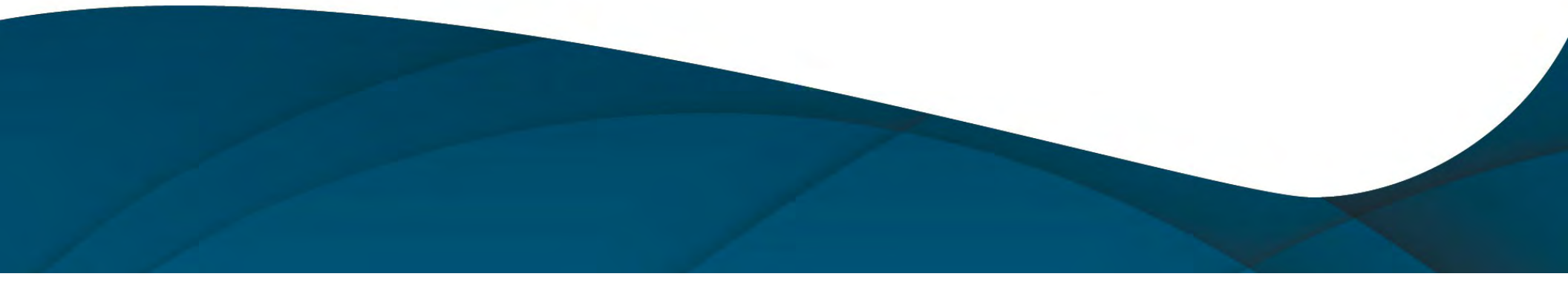


# Adams County Parks and Open Space Text Amendments

PLN2021-00009

October 26, 2021

Board of County Commissioners Public Hearing  
Community and Economic Development Department  
Case Manager: Nick Eagleson

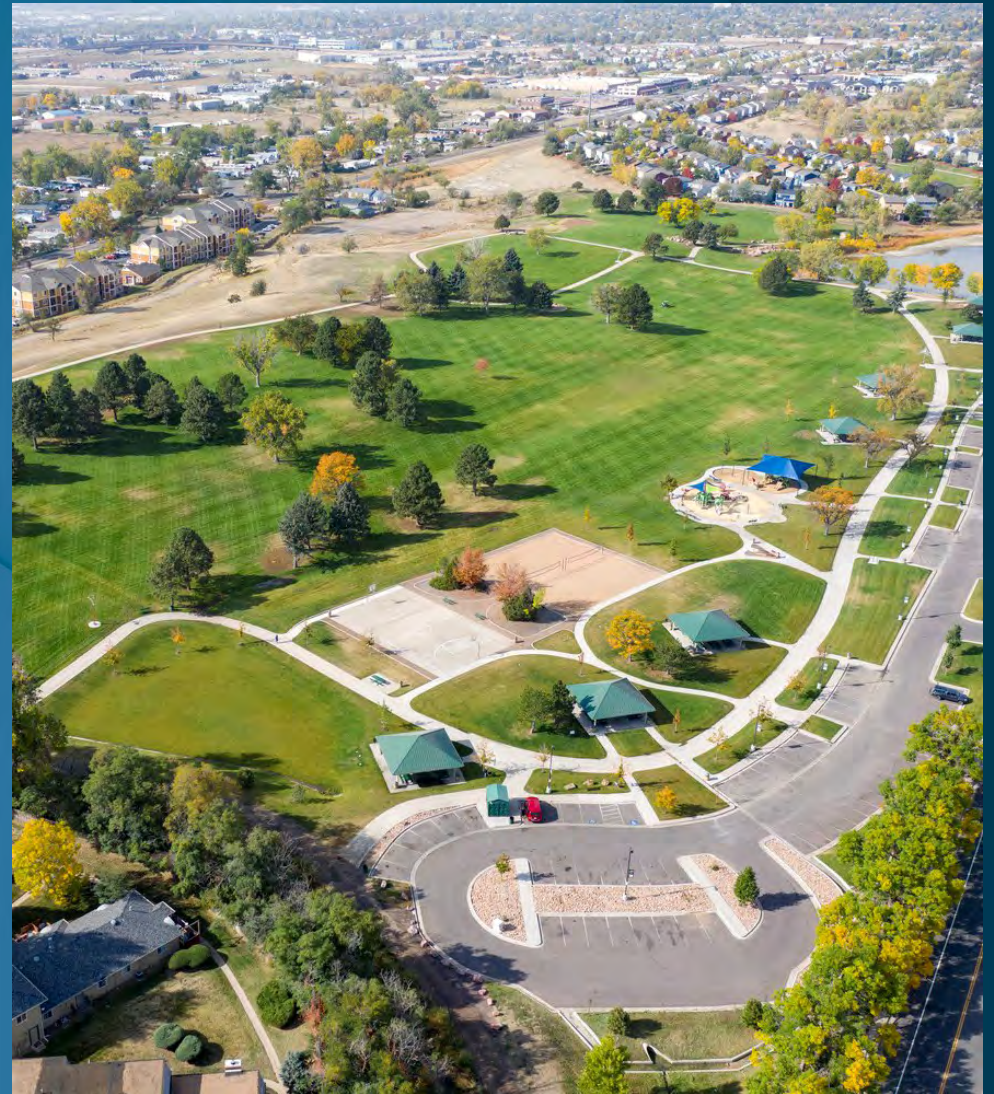


# Request

- Text Amendments to modify the Adams County Development Standards & Regulations

# Background

- Fall 2020 – Began process and preliminary stakeholder outreach
- January 2021 – Staff met with the Board of County Commissioners to discuss timeline and topics
- June 2021 – Review final draft & revisions to Code Language
- August 2021 – Staff met again with the Board of County Commissioners and Planning Commission to discuss timeline and topics
- August 2021 – Public and additional stakeholder meetings



*Rotella Park*



# Project Purpose

- Review the current and future uses in parks and open space in Adams County
- Create Parks and Open Space Zone Districts to better address those land uses
- Update Parks Performance Criteria
- Update Agriculture Performance Criteria
- Address Temporary and Special Uses through the Parks Zone Districts

# Proposed Code Changes

- Proposed 3 open space categories:
  - Neighborhood Park
  - Regional Park
  - Natural Area
- Existing and new uses:
  - Permitted
  - Conditional
  - Prohibited
- Dimensional requirements
- New definitions





# Chapter 03

## Neighborhood Park:

- Focused on open space, park, and recreational uses that are compatible in a residential or mixed-use setting.
- Active and passive recreational uses are permitted.
- Neighborhood parks are owned and operated by a public or quasi-public park, open space, or recreation district.



*Pelican Ponds*

# Chapter 03

## Regional Park:

- Provide facilities and recreational amenities for a broader area, drawing users from around the region.
- Unique uses are appropriate in this zone district, including:
  - Fairgrounds
  - Agricultural demonstration areas
  - Agritourism uses
  - Cultural and educational uses
- May protect large areas with natural resource value and regional importance



*Fairgrounds*



# Chapter 03

## Natural Area:

- Provide for the preservation of open space and critical natural areas
- Lot sizes will vary in this zone district for:
  - Effective water conservation
  - Land Preservation
  - Protection of the environment and wildlife
- Development and active uses are limited in this zone district



*South Platte*



# Chapter

## New Uses: Recreational

- Created Recreational Uses category
- Consolidated recreational uses
- Defined new uses:
  - Zoo
  - Aquarium
  - Agri-Tainment
  - Educational tours

<b>Indoor Recreational Uses</b>	P	P	-
Indoor racquet game courts (i.e. Handball, Racquetball, Tennis)	P	P	C
Indoor recreational centers	P	P	-
Indoor swimming pools	P	P	-
Neighborhood community or recreational centers	P	P	-
<b>Outdoor Recreational Uses</b>	P	P	P
Arboretums	P	P	C
Areas for hiking	P	P	P
Garden plots	P	P	P
Nature areas	P	P	P
Picnic areas	P	P	P
Public areas for active recreational activities	P	P	P
Recreation-oriented parks	P	P	P
Playgrounds and Playfields	P	P	-
<b>Institutional Uses</b>			
<b>Neighborhood Indoor Uses</b>	P	P	-
Branch libraries	P	P	-
Gymnasiums	P	P	-
Indoor skating rinks (ice or roller)	P	P	-
<b>Outdoor Public Uses</b>	P	P	P
Aquarium	C	P	-
Botanical Gardens	C	P	C
Garden plots	P	P	P
Nature areas	P	P	P
Picnic areas	P	P	P
Public areas for active recreational activities	P	P	P
Recreation-oriented parks	P	P	P
Playgrounds and Playfields	P	P	-
<b>Institutional Uses</b>			
<b>Neighborhood Indoor Uses</b>	P	P	-
Branch libraries	P	P	-
Gymnasiums	P	P	-
Indoor skating rinks (ice or roller)	P	P	-
<b>Outdoor Public Uses</b>	P	P	P
Aquarium	C	P	-
Botanical Gardens	C	P	C

# Chapter 04

## Performance Standards

- Educational Tours
  - Incidental Use: Shall be clearly incidental and secondary to parcel
  - Activities: Tours may be conducted by foot bike, tractor, animal, and/or other means
  - Employees: Completed by staff working on the parcel, or outside groups
  - No Outdoor Storage
- Agri-Tourism
  - Incidental Use: Shall not change the character of the parcel
  - Activities: Tours may be conducted by staff or outside groups with owner permission
  - No Outdoor Storage
- Animal-Related Uses
  - Property owners who develop near existing park shall maintain landscape character of existing park use
  - Aquarium and botanical: 5 acres
  - Wildlife preserve: 35 acres
  - Zoo: 10 acres
  - No Outdoor Storage
  - No Offensive Impacts

# Chapter 11

## Definitions

- Recreational Uses
- Agri-Tainment
- Educational Tours
- Incidental Sales
- Indoor and Outdoor Recreation
- Public Recreation Center

# Stakeholder/Public Outreach

- Adams County Parks, Open Space, & Cultural Arts Department
- Adams County Special Events Staff
- Hyland Hills Parks and Recreation
- Splendid Valley District Plan Commission
- Strasburg Parks and Recreation
- Public Outreach Meeting August 10<sup>th</sup>



# Planning Commission Update

- Hearing: October 14, 2021
- Voted to recommend approval (6-0) with a condition that the following be modified:
  - Pool Arcade & Video Game Arcade uses in Regional Park zone district
  - Maximum floor area ratio for a Recreation Center in the Neighborhood Park zone district

# Recommendation

Approval of the Text Amendments (PLN2021-00009) based on:

- 3 Findings-of-Fact
- 1 Condition

# 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.

## Condition of Approval

1. The Community and Economic Development Department staff may make minor corrections to these text amendments until November 30, 2021, including but not limited to, typographical errors, to ensure consistency and accuracy throughout the regulations.