



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
July 26, 2022
9:30 AM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

4. AWARDS AND PRESENTATIONS

5. PUBLIC COMMENT

A. Citizen Communication

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

B. Elected Officials' Communication

6. CONSENT CALENDAR

- A.** List of Expenditures Under the Dates of July 11-15, 2022
- B.** Minutes of the Commissioners' Proceedings from July 19, 2022
- C.** Resolution Approving the 2022 Annual Action Plan
- D.** Resolution Accepting a Grant of Easement from Balboa Park Homes Association to Adams County for the Colorado Agricultural Ditch
- E.** Resolution Accepting a Grant of Easement from Joshua A. Salz to Adams County for the Colorado Agricultural Ditch
- F.** Resolution Accepting a Grant of Easement from Pia Silletto to Adams County for the Lower Clear Creek Ditch

- G.** Resolution Accepting a Grant of Easement from Harick Inc to Adams County for the Lower Clear Creek Ditch
- H.** Resolution Approving the Lease Agreement between the Adams County Board of Commissioners on behalf of Adams County Head Start and the Westminster Presbyterian Church 2022-2025
- I.** Resolution Adopting Hearing Officer's Recommendations for Decision Regarding Property Tax Abatement Petitions
- J.** Resolution Authorizing the Distribution of the 2022 Community Enrichment Grant Funds
- K.** Resolution Approving a Lease Agreement between Adams County and Court Appointed Special Advocates for a Portion of the Pete Mirelez Human Services Center
- L.** Resolution Approving Right-of-Way Agreement between Adams County and Leger Investments, LLC for Property Necessary for the York Street Roadway and Drainage Improvements Project from East 78th Avenue to East 88th Avenue
- M.** Resolution Approving an Encroachment Agreement between Todd Creek Village Park and Recreation District and Adams County for Improvements in County Right-of-Way
- N.** Resolution Accepting a Permanent Drainage Easement from Adams County School District No. 1, a/k/a Mapleton Public Schools to Adams County for Storm Water Drainage Purposes
- O.** Resolution Accepting a Warranty Deed from the Max Fisher Trust Dated November 15, 2005, to Adams County for Right-of-Way Purposes for E. 96th Avenue
- P.** Resolution Accepting a Warranty Deed from the Max Fisher Trust Dated November 15, 2005, to Adams County for Right-of-Way Purposes for Prospect Way Road
- Q.** Resolution Approving Ambulance Service License for Greater Brighton Fire Rescue District
- R.** Resolution Approving Ambulance Service License for PVHC, Inc. dba UCHealth LifeLine
- S.** Resolution Approving Amendment One to the Agricultural Lease Agreement with Brad Unruh to Lease the Smith-Heckendorf Open Space
- T.** Resolution Approving Amendment One to the Agricultural Lease Agreement with Richard Larson to Lease the Van Scoyk Open Space
- U.** Resolution Appointing James Newby to the Workforce Development Board as a Wagner Peyser Representative

7. NEW BUSINESS

A. COUNTY MANAGER

- 1.** Resolution Approving an Agreement between Adams County and Impact Security, LLC, in the Amount of \$719,500.00, for Forced Entry Glass Protection Systems for the Justice Center
- 2.** Resolution Approving Change Order Eight (Amendment Four) to the Agreement between Adams County and Jalisco International, Inc., in the Amount of \$143,299.50, for the Lowell Boulevard, Clear Creek Avenue Project

B. COUNTY ATTORNEY

1. Resolution Approving Intergovernmental Agreement – Tri-County Public Health Department Dissolution

8. LAND USE HEARINGS

A. Cases to be Heard

1. EXG2022-00002 Stagecoach Inert Fill CD (Continuance)
2. RCU2020-00003 Cambodian Buddhist of Colorado Place of Worship Conditional Use Permit

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	1,537,630.35
4	Capital Facilities Fund	641,910.02
5	Golf Course Enterprise Fund	145,720.00
6	Equipment Service Fund	203,683.20
7	Stormwater Utility Fund	2,107.46
13	Road & Bridge Fund	2,292,261.81
19	Insurance Fund	32,336.63
27	Open Space Projects Fund	4,646.45
30	Community Dev Block Grant Fund	97,146.53
31	Head Start Fund	6,690.84
35	Workforce & Business Center	5,328.42
43	Colorado Air & Space Port	100,903.08
50	FLATROCK Facility Fund	240.75
		<u>5,070,605.54</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>
00009240	383698	ALLIED UNIVERSAL SECURITY SERV	7/14/2022	66,539.47
00009241	1054420	BAWDEN JANAE A	7/14/2022	468.75
00009242	896689	BUCKEYE CLEANING CENTER - DENV	7/14/2022	11,376.00
00009243	378404	CARUSO JAMES LOUIS	7/14/2022	7,175.00
00009246	95034	GODFREY JOHNSON PC	7/14/2022	4,599.00
00009252	433702	QUANTUM WATER & ENVIRONMENT	7/14/2022	7,080.42
00009253	7967	SKAGGS PUBLIC SAFETY UNIFORM &	7/14/2022	1,347.50
00009254	227044	SOUTHWESTERN PAINTING	7/14/2022	48,719.00
00009257	1284443	VIDCRUITER INC	7/14/2022	4,950.00
00772046	1285746	7 20 MEMORIAL FOUNDATION INC	7/14/2022	500.00
00772051	35974	ADAMS COUNTY TREASURER	7/14/2022	755.12
00772052	35974	ADAMS COUNTY TREASURER	7/14/2022	905.07
00772053	1285628	ADAMS TANZA	7/14/2022	19.00
00772054	91631	ADAMSON POLICE PRODUCTS	7/14/2022	149.85
00772055	1128011	ADT COMMERCIAL LLC	7/14/2022	4,360.27
00772056	630412	ADVANCED LAUNDRY SYSTEMS	7/14/2022	2,604.62
00772058	725672	ALL PRO CEMENT INC	7/14/2022	4,950.00
00772062	77051	ALPINE CREDIT, INC	7/14/2022	19.00
00772064	12012	ALSCO AMERICAN INDUSTRIAL	7/14/2022	1,173.34
00772069	322973	ARMORED KNIGHTS INC	7/14/2022	1,781.95
00772070	43744	AUTOMATED BUILDING SOLUTIONS I	7/14/2022	27,140.00
00772071	1285863	BARTLETT CHRISTINE	7/14/2022	150.00
00772073	3020	BENNETT TOWN OF	7/14/2022	77.60
00772074	3020	BENNETT TOWN OF	7/14/2022	15,000.00
00772075	1281742	BEST STEEL BUILDINGS LLC	7/14/2022	4,000.00
00772077	40942	BI INCORPORATED	7/14/2022	12,663.72
00772078	494250	BLACK ROOFING INC	7/14/2022	3,500.00
00772079	1285944	BMAC LLC	7/14/2022	19.00
00772080	1285861	BOOTHE LORRAINE	7/14/2022	100.00
00772081	50069	BRAMMER LAW OFFICE	7/14/2022	19.00
00772083	1063538	BRENDLE GROUP	7/14/2022	14,300.00
00772084	13160	BRIGHTON CITY OF (WATER)	7/14/2022	6,768.22
00772085	965443	BROOKS NICOLE	7/14/2022	2,500.00
00772086	1285865	BROWN LINDA	7/14/2022	160.00
00772087	8973	C & R ELECTRICAL CONTRACTORS I	7/14/2022	642.00
00772090	37266	CENTURY LINK	7/14/2022	85.00

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>
00772091	255194	CHAMBERS HOLDINGS LLC	7/14/2022	17,467.35
00772093	647801	CML SECURITY LLC	7/14/2022	14,152.50
00772094	80146	COLO DEPT OF PUBLIC HEALTH & E	7/14/2022	500.00
00772095	2157	COLO OCCUPATIONAL MEDICINE PHY	7/14/2022	2,540.00
00772096	1029850	COLORADO HOSPITALITY SERVICES	7/14/2022	50.00
00772097	64269	COLUMBIA SANITARY SERVICE INC	7/14/2022	9,750.00
00772100	463378	CONVERGINT TECHNOLOGIES LLC	7/14/2022	2,060.00
00772101	1285635	CROCFER MARYLYN	7/14/2022	66.00
00772103	96739	CUMMINS ROCKY MOUNTAIN	7/14/2022	1,006.00
00772105	1285620	DELACRUZ CASTRELLON ESTHER LET	7/14/2022	19.00
00772106	1285280	DELGADO ANTHONY	7/14/2022	50.00
00772107	1170225	DENVER WEBSITE DESIGNS	7/14/2022	7,429.20
00772108	101347	DHM DESIGNS	7/14/2022	9,670.05
00772113	378536	ECI SITE CONSTRUCTION MANAGEME	7/14/2022	379,935.98
00772115	1285940	ELIZE PIERRE JORDACHE	7/14/2022	19.00
00772116	25579	ENTRAVISION COMMUNICATIONS	7/14/2022	3,000.00
00772120	47723	FEDEX	7/14/2022	32.71
00772121	1285634	FLORES AMERICA	7/14/2022	66.00
00772122	1285624	FLORES JENIFER	7/14/2022	19.00
00772123	32005	FRONT RANGE COMMUNITY COLLEGE	7/14/2022	1,280.00
00772124	12689	GALLS LLC	7/14/2022	10,541.87
00772125	783632	GAM ENTERPRISES INC	7/14/2022	1,618.12
00772128	1004844	GPS SERVERS LLC	7/14/2022	152.00
00772130	486419	HIGH COUNTRY BEVERAGE	7/14/2022	391.50
00772131	352016	HIGHLAND WAY APARTMENT HOMES	7/14/2022	500.00
00772132	699829	HILL'S PET NUTRITION SALES INC	7/14/2022	2,260.90
00772133	10864	HILLYARD - DENVER	7/14/2022	6,411.78
00772134	350168	HOFFER MICHELLE L	7/14/2022	200.00
00772135	358482	HOLST AND BOETTCHER	7/14/2022	38.00
00772138	1285631	HUTCHINSON COUNYT TREASURER	7/14/2022	19.00
00772139	418327	IC CHAMBERS LP	7/14/2022	7,706.59
00772141	79260	IDEXX DISTRIBUTION INC	7/14/2022	970.39
00772142	32276	INSIGHT PUBLIC SECTOR	7/14/2022	2,424.60
00772143	49248	JAMES G. ANDERSON, P.C.	7/14/2022	19.00
00772144	615519	JCOR MECHANICAL INC	7/14/2022	103,976.30
00772145	1285625	JORGENSON BROWNELL AND PEPIN	7/14/2022	19.00

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>
00772146	33110	JUSTICE BENEFITS INC	7/14/2022	1,232.00
00772147	1285977	KAT WORKS LLC	7/14/2022	1,775.77
00772150	1285632	LIPTAK DAVID GILBERT	7/14/2022	42.00
00772151	350718	LOBATO LAWRENCE JR	7/14/2022	1,800.00
00772154	1278061	MAR CANYON CHASE LP	7/14/2022	500.00
00772156	12816	MATTIE BRIAN S	7/14/2022	147.00
00772158	1285942	MINTZER WILLIAM F	7/14/2022	19.00
00772160	342200	MOORE LAW GROUP, APC	7/14/2022	19.00
00772162	13591	MWI ANIMAL HEALTH	7/14/2022	4,094.19
00772163	8816490	NACO NATL ASSOC OF COUNTIES	7/14/2022	148,719.01
00772164	16428	NICOLETTI-FLATER ASSOCIATES	7/14/2022	1,454.00
00772165	6703	NORTH METRO FIRE RESCUE	7/14/2022	600.00
00772166	470643	ONENECK IT SOLUTIONS LLC	7/14/2022	79,028.42
00772167	496938	OUTDOOR PROMOTIONS OF COLORADO	7/14/2022	4,650.00
00772168	516994	PARK 12 HUNDRED OWNERS ASSOCIA	7/14/2022	16,737.00
00772169	669732	PATTERSON VETERINARY SUPPLY IN	7/14/2022	322.22
00772170	612089	PBC COMMERCIAL CLEANING SYSTEM	7/14/2022	216,524.92
00772172	593447	PIN BUSINESS NETWORK	7/14/2022	7,500.00
00772173	1285943	PODBOY RONALD	7/14/2022	10.50
00772174	192059	POINT SPORTS/ERGOMED	7/14/2022	1,260.00
00772175	435271	PORTER LEE CORPORATION	7/14/2022	5,250.00
00772176	152295	POTESTIO BROTHER EQUIPMENT	7/14/2022	1,361.43
00772180	51032	ROTARY CLUB OF NORTHGLENN THOR	7/14/2022	275.00
00772182	1285626	SALDANA LOPEZ KARLA	7/14/2022	19.00
00772183	574170	SCHULTZ PUBLIC AFFAIRS LLC	7/14/2022	5,416.67
00772184	1018893	SEWALD HANFLING PUBLIC AFFAIRS	7/14/2022	25,714.26
00772185	255505	SHERMAN & HOWARD LLC	7/14/2022	4,054.72
00772186	13538	SHRED-IT	7/14/2022	30.00
00772187	13932	SOUTH ADAMS WATER & SANITATION	7/14/2022	1,081.85
00772188	928073	SQUEEGEE SQUAD	7/14/2022	10,107.72
00772189	33604	STATE OF COLORADO	7/14/2022	32.04
00772190	33604	STATE OF COLORADO	7/14/2022	3.69
00772191	33604	STATE OF COLORADO	7/14/2022	975.48
00772192	42818	STATE OF COLORADO	7/14/2022	267.16
00772193	42818	STATE OF COLORADO	7/14/2022	994.46
00772194	42818	STATE OF COLORADO	7/14/2022	1.04

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>
00772195	42818	STATE OF COLORADO	7/14/2022	6.97
00772196	42818	STATE OF COLORADO	7/14/2022	407.32
00772197	42818	STATE OF COLORADO	7/14/2022	3,892.30
00772198	42818	STATE OF COLORADO	7/14/2022	89.69
00772199	42818	STATE OF COLORADO	7/14/2022	650.72
00772202	4056	STEELOCK GENERAL FENCE CONTRAC	7/14/2022	325.00
00772203	13949	STRASBURG SANITATION	7/14/2022	1,282.50
00772204	599714	SUMMIT FOOD SERVICE LLC	7/14/2022	8,652.92
00772205	426037	SWIRE COCA-COLA USA	7/14/2022	1,001.28
00772206	1027588	SYMMETRY BUILDERS INC	7/14/2022	53,074.64
00772207	47341	T MOBILE	7/14/2022	30.91
00772208	1179365	TAG PROCESS SERVICE	7/14/2022	19.00
00772209	1278874	THE JUNEBUGS LLC	7/14/2022	10,000.00
00772210	498722	THERMAL & MOISTURE PROTECTION	7/14/2022	750.00
00772214	666214	TYGRETT DEBRA R	7/14/2022	180.00
00772215	1007	UNITED POWER (UNION REA)	7/14/2022	95.22
00772216	1007	UNITED POWER (UNION REA)	7/14/2022	48.17
00772217	1007	UNITED POWER (UNION REA)	7/14/2022	1,063.70
00772225	300982	UNITED SITE SERVICES	7/14/2022	624.00
00772228	1285627	VEGA ISIDRO	7/14/2022	19.00
00772232	544338	WESTAR REAL PROPERTY SERVICES	7/14/2022	14,662.82
00772233	1285862	WEYNA SANDRA	7/14/2022	115.00
00772234	1285938	WOLDEGEBRIEL SELAMAWIT	7/14/2022	34.00
00772235	1213118	WORK OPTIONS	7/14/2022	135.10
00772236	152650	WORKPLACE RESOURCE	7/14/2022	42,146.47
00772237	13822	XCEL ENERGY	7/14/2022	1,830.68
00772238	13822	XCEL ENERGY	7/14/2022	170.33
00772239	13822	XCEL ENERGY	7/14/2022	62.32
00772240	13822	XCEL ENERGY	7/14/2022	90.60
00772241	13822	XCEL ENERGY	7/14/2022	54.40
00772242	13822	XCEL ENERGY	7/14/2022	210.15
00772243	13822	XCEL ENERGY	7/14/2022	143.93
00772244	13822	XCEL ENERGY	7/14/2022	142.63
00772245	13822	XCEL ENERGY	7/14/2022	546.22
00772246	13822	XCEL ENERGY	7/14/2022	334.42
00772247	13822	XCEL ENERGY	7/14/2022	64.63

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>
00772248	13822	XCEL ENERGY	7/14/2022	1,090.53
00772249	13822	XCEL ENERGY	7/14/2022	7,456.46
00772250	13822	XCEL ENERGY	7/14/2022	1,147.03
Fund Total				1,537,630.35

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>
00009258	737980	WOLD ARCHITECTS AND ENGINEERS	7/14/2022	1,972.03
00772066	201312	ARAPAHOE SIGN ARTS INC	7/14/2022	20,578.00
00772067	201312	ARAPAHOE SIGN ARTS INC	7/14/2022	3,922.00
00772068	1259957	ARC ABATEMENT INC	7/14/2022	34,230.00
00772119	33577	FCI CONSTRUCTORS INC	7/14/2022	556,985.44
00772155	685674	MARGENAU ASSOCIATES INC	7/14/2022	8,940.00
00772161	986500	MW GOLDEN CONSTRUCTORS	7/14/2022	82.55
00772181	248870	ROTH SHEPPARD ARCHITECTS	7/14/2022	10,700.00
00772211	498722	THERMAL & MOISTURE PROTECTION	7/14/2022	2,700.00
00772229	1270461	VELTRI STEEL LLC	7/14/2022	1,800.00
Fund Total				641,910.02

Net Warrants by Fund Detail

5 Golf Course Enterprise Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009251	6177	PROFESSIONAL RECREATION MGMT I	7/14/2022	59,394.83
00772049	1087	ACUITY SPECIALTY PRODUCTS INC	7/14/2022	276.60
00772065	12012	ALSCO AMERICAN INDUSTRIAL	7/14/2022	182.48
00772089	25288	CEM LAKE MGMT	7/14/2022	494.00
00772102	105402	CULLIGAN	7/14/2022	212.50
00772111	128225	DXP ENTERPRISES INC	7/14/2022	170.09
00772127	160270	GOLF & SPORT SOLUTIONS	7/14/2022	859.38
00772149	11496	L L JOHNSON DIST	7/14/2022	69,424.87
00772179	430098	REPUBLIC SERVICES #535	7/14/2022	979.20
00772218	1007	UNITED POWER (UNION REA)	7/14/2022	26.35
00772219	1007	UNITED POWER (UNION REA)	7/14/2022	3,122.35
00772220	1007	UNITED POWER (UNION REA)	7/14/2022	4,048.78
00772221	1007	UNITED POWER (UNION REA)	7/14/2022	4,564.55
00772222	1007	UNITED POWER (UNION REA)	7/14/2022	1,170.67
00772223	1007	UNITED POWER (UNION REA)	7/14/2022	30.64
00772224	1007	UNITED POWER (UNION REA)	7/14/2022	68.38
00772251	13822	XCEL ENERGY	7/14/2022	694.33
Fund Total				145,720.00

Net Warrants by Fund Detail

6Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00772063	65983	ALSCO	7/14/2022	1,879.26
00772072	32682	BEARCOM WIRELESS WORLDWIDE	7/14/2022	7,245.15
00772118	1253939	ESTATE OF MICHAEL TONY WESTALL	7/14/2022	8,648.00
00772148	5117	KOIS BROTHERS EQUIP CO	7/14/2022	173,886.79
00772177	324769	PRECISE MRM LLC	7/14/2022	12,024.00
Fund Total				203,683.20

County of Adams
Net Warrants by Fund Detail

7

Stormwater Utility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00772047	403402	8148 WASHINGTON ST LLC	7/14/2022	33.46
00772227	1090176	UTILO LLC	7/14/2022	2,074.00
Fund Total				2,107.46

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>
00009247	1180246	HC PECK & ASSOCIATES INC	7/14/2022	71,563.00
00009261	89295	ARVADA CITY OF	7/15/2022	25,284.55
00009262	89296	AURORA CITY OF	7/15/2022	398,014.85
00009263	89297	BENNETT TOWN OF	7/15/2022	19,390.72
00009264	89298	BRIGHTON CITY OF	7/15/2022	229,504.05
00009265	89299	COMMERCE CITY CITY OF	7/15/2022	237,380.56
00009266	89300	FEDERAL HEIGHTS CITY OF	7/15/2022	41,445.48
00009267	89301	NORTHGLENN CITY OF	7/15/2022	111,643.55
00009268	89302	THORNTON CITY OF	7/15/2022	513,896.07
00009269	89304	WESTMINSTER CITY OF	7/15/2022	226,363.27
00772057	13074	ALBERT FREI & SONS INC	7/14/2022	17,613.18
00772059	9507	ALLIED RECYCLED AGGREGATES	7/14/2022	37,646.43
00772076	49497	BFI TOWER ROAD LANDFILL	7/14/2022	220.55
00772082	8909	BRANNAN SAND & GRAVEL COMPANY	7/14/2022	7,063.07
00772117	534975	EP&A ENVIROTAC INC	7/14/2022	121,832.00
00772129	1277429	GREEN DREAM INTERNATIONAL LLC	7/14/2022	35,811.10
00772137	1285971	HUNT BROTHERS PROPERTIES INC	7/14/2022	62,180.00
00772140	1274150	IDAX	7/14/2022	34,750.00
00772159	4880	MOBILE MINI-WAREHOUSING INC	7/14/2022	659.38
00772212	37327	THORNTON CITY OF	7/14/2022	100,000.00
Fund Total				2,292,261.81

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>
00009245	1273344	DENVER COUNSELING & EXECUTIVE	7/14/2022	600.00
00009248	1269642	NEW YOU CREW NUTRITION AND FIT	7/14/2022	4,420.00
00772048	838333	A DEZIGN	7/14/2022	2,319.30
00772088	726898	CA SHORT COMPANY	7/14/2022	8,026.25
00772152	855793	LOCKTON COMPANIES	7/14/2022	10,506.25
00772226	52339	UNITED STATES TREASURY	7/14/2022	4,644.83
00772231	1271804	VERY GOOD COUNSELING	7/14/2022	1,820.00
			Fund Total	32,336.63

County of Adams
Net Warrants by Fund Detail

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Open Space Projects Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00772109	101347	DHM DESIGNS	7/14/2022	4,646.45
Fund Total				4,646.45

Net Warrants by Fund Detail

30 Community Dev Block Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009250	866134	PG CONSTRUCTION SERVICES INC	7/14/2022	4,768.00
00009255	29064	TIERRA ROJO CORPORATION	7/14/2022	9,880.00
00009256	29064	TIERRA ROJO CORPORATION	7/14/2022	14,590.00
00772060	5991	ALMOST HOME INC	7/14/2022	10,101.71
00772061	5991	ALMOST HOME INC	7/14/2022	2,360.58
00772136	286794	HOUSING AUTHORITY THE CITY OF	7/14/2022	47,632.70
00772178	189016	PROJECT ANGEL HEART	7/14/2022	7,813.54
Fund Total				97,146.53

Net Warrants by Fund Detail

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Head Start Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009249	1243279	NUTRITIONKAI	7/14/2022	175.00
00772098	248029	COMMUNITY REACH CENTER FOUNDAT	7/14/2022	6,515.84
Fund Total				6,690.84

County of Adams
Net Warrants by Fund Detail

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Workforce & Business Center

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00772050	252050	ADAMS COUNTY HUMAN SERVICES	7/14/2022	27.43
00772099	1483	COMPUTER SYSTEMS DESIGN	7/14/2022	4,800.00
00772230	8076	VERIZON WIRELESS	7/14/2022	500.99
Fund Total				5,328.42

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>
00009239	977209	ADT COMMERCIAL LLC	7/14/2022	350.00
00009244	709816	CITY SERVICEVALCON LLC	7/14/2022	85,270.39
00772092	852482	CLEARWAY ENERGY GROUP LLC	7/14/2022	3,093.55
00772104	556579	DBT TRANSPORTATION SERVICES LL	7/14/2022	1,204.17
00772110	700466	DIRECT EDGE DENVER LLC	7/14/2022	2,386.00
00772112	13410	EASTERN SLOPE RURAL TELEPHONE	7/14/2022	183.26
00772114	510586	EGAN PRINTING CO	7/14/2022	149.00
00772153	112383	LOTTMAN OIL COMPANY	7/14/2022	897.00
00772157	871154	MEI TOTAL ELEVATOR SOLUTIONS	7/14/2022	531.46
00772171	612089	PBC COMMERCIAL CLEANING SYSTEM	7/14/2022	1,880.00
00772200	33604	STATE OF COLORADO	7/14/2022	3,194.00
00772201	33604	STATE OF COLORADO	7/14/2022	22.59
00772213	80271	TWS AVIATION FUEL SYSTEMS	7/14/2022	1,212.56
00772252	13822	XCEL ENERGY	7/14/2022	529.10
			Fund Total	100,903.08

County of Adams
Net Warrants by Fund Detail

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FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00772126	783632	GAM ENTERPRISES INC	7/14/2022	240.75
Fund Total				240.75

County of Adams
Net Warrants by Fund Detail

Grand Total 5,070,605.54

County of Adams
Vendor Payment Report

<u>99800</u>	<u>All Ofc Shared Direct</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	ADAMS COUNTY HUMAN SERVICES	00035	1022315	422176	7/11/2022	<u>27.43</u>
					Account Total	<u>27.43</u>
					Department Total	<u><u>27.43</u></u>

County of Adams
Vendor Payment Report

<u>2051</u>	<u>ANS - Admin & Customer Care</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Animal Control/Shelter					
	BARTLETT CHRISTINE	00001	1022606	422404	7/13/2022	150.00
	BOOTHE LORRAINE	00001	1022601	422404	7/13/2022	100.00
	BROWN LINDA	00001	1022608	422404	7/13/2022	160.00
	WEYNA SANDRA	00001	1022603	422404	7/13/2022	115.00
					Account Total	<u>525.00</u>
	Merchandise					
	STATE OF COLORADO	00001	1022468	422315	7/12/2022	1.07-
	STATE OF COLORADO	00001	1022468	422315	7/12/2022	.01-
					Account Total	<u>1.08-</u>
					Department Total	<u><u>523.92</u></u>

County of Adams
Vendor Payment Report

<u>1040</u>	<u>Assessor Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	ADAMS COUNTY TREASURER	00001	1022311	422078	7/8/2022	755.12
	ADAMS COUNTY TREASURER	00001	1022312	422078	7/8/2022	905.07
					Account Total	<u>1,660.19</u>
					Department Total	<u><u>1,660.19</u></u>

County of Adams
Vendor Payment Report

<u>1011</u>	<u>Board of County Commissioners</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Special Events					
	7 20 MEMORIAL FOUNDATION INC	00001	1022313	422079	7/8/2022	<u>500.00</u>
					Account Total	<u>500.00</u>
					Department Total	<u><u>500.00</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					
	ARAPAHOE SIGN ARTS INC	00004	1022884	422468	7/14/2022	20,578.00
	ARAPAHOE SIGN ARTS INC	00004	1022884	422468	7/14/2022	3,922.00
	ARC ABATEMENT INC	00004	1022898	422468	7/14/2022	27,730.00
	ARC ABATEMENT INC	00004	1022898	422468	7/14/2022	6,500.00
	FCI CONSTRUCTORS INC	00004	1022873	422468	7/14/2022	586,300.46
	ROTH SHEPPARD ARCHITECTS	00004	1022876	422468	7/14/2022	10,700.00
	THERMAL & MOISTURE PROTECTION	00004	1022879	422468	7/14/2022	1,750.00
	VELTRI STEEL LLC	00004	1022896	422468	7/14/2022	1,800.00
	WOLD ARCHITECTS AND ENGINEERS	00004	1022627	422403	7/13/2022	1,972.03
					Account Total	661,252.49
	Retainages Payable					
	FCI CONSTRUCTORS INC	00004	1022873	422468	7/14/2022	29,315.02-
	MW GOLDEN CONSTRUCTORS	00004	1022913	422468	7/14/2022	82.55
					Account Total	29,232.47-
					Department Total	632,020.02

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>
	Other Personnel Expenses					
	EGAN PRINTING CO	00043	1022487	422388	7/13/2022	74.50
	EGAN PRINTING CO	00043	1022487	422388	7/13/2022	74.50
					Account Total	149.00
	Promotion Expense					
	DIRECT EDGE DENVER LLC	00043	1022488	422388	7/13/2022	2,386.00
					Account Total	2,386.00
					Department Total	2,535.00

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>
	Equipment Maint & Repair					
	ADT COMMERCIAL LLC	00043	1022628	422414	7/13/2022	<u>350.00</u>
					Account Total	<u>350.00</u>
					Department Total	<u><u>350.00</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>
	Fuel Farm					
	TWS AVIATION FUEL SYSTEMS	00043	1022629	422415	7/13/2022	1,212.56
					Account Total	1,212.56
	Misc Revenues					
	STATE OF COLORADO	00043	1022572	422401	7/13/2022	.02-
	STATE OF COLORADO	00043	1022572	422401	7/13/2022	.72-
	STATE OF COLORADO	00043	1022571	422401	7/13/2022	105.00-
	STATE OF COLORADO	00043	1022571	422401	7/13/2022	.32
					Account Total	105.42-
					Department Total	1,107.14

County of Adams
Vendor Payment Report

<u>4304</u>	<u>CASP Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PBC COMMERCIAL CLEANING SYSTEM	00043	1022483	422388	7/13/2022	1,880.00
					Account Total	1,880.00
	Equipment Maint & Repair					
	LOTTMAN OIL COMPANY	00043	1022490	422388	7/13/2022	897.00
					Account Total	897.00
	Gas & Electricity					
	CLEARWAY ENERGY GROUP LLC	00043	1022484	422388	7/13/2022	1,489.56
	CLEARWAY ENERGY GROUP LLC	00043	1022485	422388	7/13/2022	929.98
	CLEARWAY ENERGY GROUP LLC	00043	1022486	422388	7/13/2022	674.01
	XCEL ENERGY	00043	1022498	422390	6/30/2022	1,074.63
	XCEL ENERGY	00043	1022498	422390	6/30/2022	1,360.93-
	XCEL ENERGY	00043	1022498	422390	6/30/2022	1,316.34
	XCEL ENERGY	00043	1022498	422390	6/30/2022	500.94-
					Account Total	3,622.65
	Telephone					
	EASTERN SLOPE RURAL TELEPHONE	00043	1022489	422388	7/13/2022	183.26
					Account Total	183.26
					Department Total	6,582.91

County of Adams
Vendor Payment Report

<u>941018</u>	<u>CDBG 2018/2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Inst.-Pgm. Cst					
	ALMOST HOME INC	00030	1022314	422092	7/8/2022	2,360.58
	ALMOST HOME INC	00030	1020517	420264	6/14/2022	10,101.71
	PROJECT ANGEL HEART	00030	1020264	419866	6/8/2022	7,813.54
					Account Total	20,275.83
	Grants to Other Institutions					
	PG CONSTRUCTION SERVICES INC	00030	1021851	421452	6/30/2022	4,768.00
	TIERRA ROJO CORPORATION	00030	1021514	421069	6/24/2022	9,880.00
	TIERRA ROJO CORPORATION	00030	1021615	421323	6/29/2022	14,590.00
					Account Total	29,238.00
					Department Total	49,513.83

County of Adams
Vendor Payment Report

<u>1020</u>	<u>CLK Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	ROTARY CLUB OF NORTHGLENN THOR	00001	1022369	422268	7/12/2022	<u>275.00</u>
					Account Total	<u>275.00</u>
					Department Total	<u><u>275.00</u></u>

County of Adams
Vendor Payment Report

<u>1022</u>	<u>CLK Elections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	FRONT RANGE COMMUNITY COLLEGE	00001	1022368	422268	7/12/2022	1,280.00
					Account Total	<u>1,280.00</u>
	Postage & Freight					
	STATE OF COLORADO	00001	1022371	422268	7/12/2022	267.16
					Account Total	<u>267.16</u>
	Printing External					
	STATE OF COLORADO	00001	1022372	422268	7/12/2022	994.46
					Account Total	<u>994.46</u>
					Department Total	<u><u>2,541.62</u></u>

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	1022370	422268	7/12/2022	<u>30.00</u>
					Account Total	<u>30.00</u>
					Department Total	<u><u>30.00</u></u>

County of Adams
Vendor Payment Report

<u>43</u>	<u>Colorado Air & Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00043	1022571	422401	7/13/2022	3,298.68
	STATE OF COLORADO	00043	1022572	422401	7/13/2022	23.33
					Account Total	3,322.01
	Received not Vouchered Clrg					
	CITY SERVICEVALCON LLC	00043	1022588	422403	7/13/2022	37,015.96
	CITY SERVICEVALCON LLC	00043	1022589	422403	7/13/2022	48,254.43
	DBT TRANSPORTATION SERVICES LL	00043	1022917	422468	7/14/2022	787.50
	DBT TRANSPORTATION SERVICES LL	00043	1022865	422468	7/14/2022	416.67
	MEI TOTAL ELEVATOR SOLUTIONS	00043	1022916	422468	7/14/2022	531.46
					Account Total	87,006.02
					Department Total	90,328.03

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	1022375	422271	7/12/2022	<u>7,175.00</u>
					Account Total	<u>7,175.00</u>
					Department Total	<u><u>7,175.00</u></u>

County of Adams
Vendor Payment Report

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Court Reporting Transcripts					
	MATTIE BRIAN S	00001	1022623	422405	7/13/2022	147.00
					Account Total	147.00
					Department Total	147.00

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					
	BEARCOM WIRELESS WORLDWIDE	00006	1022864	422468	7/14/2022	7,245.15
	ESTATE OF MICHAEL TONY WESTALL	00006	1022858	422468	7/14/2022	4,324.00
	ESTATE OF MICHAEL TONY WESTALL	00006	1022859	422468	7/14/2022	4,324.00
	KOIS BROTHERS EQUIP CO	00006	1022919	422468	7/14/2022	166,313.00
	KOIS BROTHERS EQUIP CO	00006	1022919	422468	7/14/2022	7,573.00
	PRECISE MRM LLC	00006	1022861	422468	7/14/2022	6,000.00
	PRECISE MRM LLC	00006	1022862	422468	7/14/2022	6,024.00
					Account Total	201,803.15
					Department Total	201,803.15

County of Adams
Vendor Payment Report

<u>50</u>	<u>FLATROCK Facility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00050	1022469	422315	7/12/2022	3.81
					Account Total	<u>3.81</u>
	Received not Vouchered Clrg					
	GAM ENTERPRISES INC	00050	1022897	422468	7/14/2022	240.75
					Account Total	<u>240.75</u>
					Department Total	<u><u>244.56</u></u>

County of Adams
Vendor Payment Report

<u>9111</u>	<u>Fleet - Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Heavy Equipment					
	KOIS BROTHERS EQUIP CO	00006	1022919	422468	7/14/2022	<u>.79</u>
					Account Total	<u>.79</u>
					Department Total	<u><u>.79</u></u>

County of Adams
Vendor Payment Report

<u>9114</u>	<u>Fleet - Commerce City</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Uniforms & Cleaning					
	ALSCO	00006	1022318	422087	7/11/2022	179.55
	ALSCO	00006	1022319	422087	7/11/2022	179.55
	ALSCO	00006	1022320	422087	7/11/2022	190.06
	ALSCO	00006	1022321	422087	7/11/2022	190.06
	ALSCO	00006	1022322	422087	7/11/2022	192.02
	ALSCO	00006	1022323	422087	7/11/2022	223.94
					Account Total	1,155.18
					Department Total	1,155.18

County of Adams
Vendor Payment Report

<u>9115</u>	<u>Fleet - Strasburg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Uniforms & Cleaning					
	ALSCO	00006	1022324	422087	7/11/2022	69.46
	ALSCO	00006	1022325	422087	7/11/2022	69.46
	ALSCO	00006	1022326	422087	7/11/2022	69.46
	ALSCO	00006	1022327	422087	7/11/2022	74.05
	ALSCO	00006	1022328	422087	7/11/2022	74.05
	ALSCO	00006	1022329	422087	7/11/2022	74.05
	ALSCO	00006	1022330	422087	7/11/2022	224.00
	ALSCO	00006	1022331	422087	7/11/2022	69.55
					Account Total	724.08
					Department Total	724.08

County of Adams
Vendor Payment Report

<u>3165</u>	<u>Fleet/Public Works Bldg Constr</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	THERMAL & MOISTURE PROTECTION	00004	1022433	422308	7/12/2022	950.00
					Account Total	950.00
	Gas & Electricity					
	XCEL ENERGY	00004	1022291	422046	7/8/2022	546.22
					Account Total	546.22
					Department Total	1,496.22

County of Adams
Vendor Payment Report

<u>1076</u>	<u>FO - Adams County Svc Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	GAM ENTERPRISES INC	00001	1022350	422258	7/12/2022	933.12
	GAM ENTERPRISES INC	00001	1022351	422258	7/12/2022	100.00
					Account Total	<u>1,033.12</u>
					Department Total	<u><u>1,033.12</u></u>

County of Adams
Vendor Payment Report

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	CHAMBERS HOLDINGS LLC	00001	1022445	422308	7/12/2022	17,467.35
	IC CHAMBERS LP	00001	1022446	422308	7/12/2022	7,706.59
	WESTAR REAL PROPERTY SERVICES	00001	1022447	422308	7/12/2022	14,662.82
					Account Total	39,836.76
	Gas & Electricity					
	Energy Cap Bill ID=13079	00001	1022074	421758	6/27/2022	170.33
					Account Total	170.33
	Other Repair & Maint					
	BENNETT TOWN OF	00001	1022356	422258	7/12/2022	15,000.00
					Account Total	15,000.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=13084	00001	1022341	422257	7/1/2022	77.60
					Account Total	77.60
					Department Total	55,084.69

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>
	Gas & Electricity					
	Energy Cap Bill ID=13074	00001	1022079	421758	6/24/2022	143.93
					Account Total	143.93
					Department Total	143.93

County of Adams
Vendor Payment Report

<u>2090</u>	<u>FO - Flatrock Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=13078	00050	1022080	421758	6/27/2022	142.63
					Account Total	142.63
					Department Total	142.63

County of Adams
Vendor Payment Report

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=13075	00001	1022073	421758	6/24/2022	1,830.68
					Account Total	1,830.68
	Grounds Maintenance					
	POTESTIO BROTHER EQUIPMENT	00001	1022342	422258	7/12/2022	124.25
	POTESTIO BROTHER EQUIPMENT	00001	1022343	422258	7/12/2022	38.99
	POTESTIO BROTHER EQUIPMENT	00001	1022443	422308	7/12/2022	1,198.19
					Account Total	1,361.43
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=13085	00001	1022339	422257	7/1/2022	6,768.22
					Account Total	6,768.22
					Department Total	9,960.33

County of Adams
Vendor Payment Report

<u>1070</u>	<u>FO - Honnen/Plan&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=13088	00001	1022336	422257	6/28/2022	1,090.53
	XCEL ENERGY	00001	1022293	422046	7/8/2022	334.42
					Account Total	1,424.95
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=13082	00001	1022072	421758	6/20/2022	1,081.85
					Account Total	1,081.85
					Department Total	2,506.80

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					
	BLACK ROOFING INC	00001	1022435	422308	7/12/2022	3,500.00
	THERMAL & MOISTURE PROTECTION	00001	1022434	422308	7/12/2022	750.00
					Account Total	4,250.00
	Gas & Electricity					
	Energy Cap Bill ID=13086	00001	1022340	422257	6/29/2022	1,147.03
					Account Total	1,147.03
	Other Repair & Maint					
	PARK 12 HUNDRED OWNERS ASSOCIA	00001	1022357	422258	7/12/2022	16,737.00
					Account Total	16,737.00
	Repair & Maint Supplies					
	HILLYARD - DENVER	00001	1022344	422258	7/12/2022	91.25
	HILLYARD - DENVER	00001	1022345	422258	7/12/2022	1,533.82
	T MOBILE	00001	1022292	422046	7/8/2022	30.91
					Account Total	1,655.98
					Department Total	23,790.01

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					
	ADT COMMERCIAL LLC	00001	1022349	422258	7/12/2022	2,963.00
	STEELOCK GENERAL FENCE CONTRAC	00001	1022441	422308	7/12/2022	325.00
					Account Total	3,288.00
	Repair & Maint Supplies					
	HILLYARD - DENVER	00001	1022346	422258	7/12/2022	125.03
					Account Total	125.03
					Department Total	3,413.03

County of Adams
Vendor Payment Report

<u>1067</u>	<u>FO - Old Human Service Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	CONVERGINT TECHNOLOGIES LLC	00001	1022436	422308	7/12/2022	<u>2,060.00</u>
					Account Total	<u>2,060.00</u>
					Department Total	<u><u>2,060.00</u></u>

County of Adams
Vendor Payment Report

<u>1062</u>	<u>FO - Other Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	ADT COMMERCIAL LLC	00001	1022438	422308	7/12/2022	838.52
	ADT COMMERCIAL LLC	00001	1022439	422308	7/12/2022	281.25
					Account Total	1,119.77
	Gas & Electricity					
	UNITED POWER (UNION REA)	00001	1022352	422258	7/12/2022	95.22
	UNITED POWER (UNION REA)	00001	1022353	422258	7/12/2022	48.17
	UNITED POWER (UNION REA)	00001	1022354	422258	7/12/2022	1,063.70
	XCEL ENERGY	00001	1022334	422176	7/11/2022	64.63
					Account Total	1,271.72
	Water/Sewer/Sanitation					
	COLO DEPT OF PUBLIC HEALTH & E	00001	1022358	422261	7/12/2022	500.00
					Account Total	500.00
					Department Total	2,891.49

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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					
	CUMMINS ROCKY MOUNTAIN	00001	1022347	422258	7/12/2022	1,006.00
					Account Total	1,006.00
	Gas & Electricity					
	Energy Cap Bill ID=13076	00001	1022075	421758	6/27/2022	62.32
	Energy Cap Bill ID=13077	00001	1022076	421758	6/24/2022	90.60
	Energy Cap Bill ID=13080	00001	1022077	421758	6/27/2022	54.40
					Account Total	207.32
					Department Total	1,213.32

County of Adams
Vendor Payment Report

<u>1112</u>	<u>FO - Sheriff HQ/Coroner Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	KAT WORKS LLC	00001	1022444	422308	7/12/2022	1,775.77
					Account Total	<u>1,775.77</u>
	Gas & Electricity					
	Energy Cap Bill ID=13081	00001	1022078	421758	6/27/2022	210.15
					Account Total	<u>210.15</u>
					Department Total	<u><u>1,985.92</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					
	ADT COMMERCIAL LLC	00001	1022348	422258	7/12/2022	277.50
	C & R ELECTRICAL CONTRACTORS I	00001	1022437	422308	7/12/2022	642.00
	JCOR MECHANICAL INC	00001	1022440	422308	7/12/2022	1,078.00
					Account Total	<u>1,997.50</u>
					Department Total	<u><u>1,997.50</u></u>

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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>
	Building Repair & Maint					
	ALL PRO CEMENT INC	00001	1022355	422258	7/12/2022	4,950.00
	BEST STEEL BUILDINGS LLC	00001	1022442	422308	7/12/2022	4,000.00
					Account Total	8,950.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=13083	00001	1022338	422257	7/1/2022	1,282.50
					Account Total	1,282.50
					Department Total	10,232.50

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=13087	00001	1022337	422257	6/28/2022	7,456.46
					Account Total	7,456.46
					Department Total	7,456.46

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Vendor Payment Report

<u>3098</u>	<u>General Capital Improvements</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	MARGENAU ASSOCIATES INC	00004	1022448	422308	7/12/2022	<u>8,940.00</u>
					Account Total	<u>8,940.00</u>
					Department Total	<u><u>8,940.00</u></u>

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00001	1022470	422315	7/12/2022	1,007.86
	STATE OF COLORADO	00001	1022468	422315	7/12/2022	33.12
					Account Total	1,040.98
	Diversion Restitution Payable					
	COLORADO HOSPITALITY SERVICES	00001	1022620	422405	7/13/2022	50.00
	DELGADO ANTHONY	00001	1022619	422405	7/13/2022	50.00
	HIGHLAND WAY APARTMENT HOMES	00001	1022621	422405	7/13/2022	500.00
	MAR CANYON CHASE LP	00001	1022622	422405	7/13/2022	500.00
					Account Total	1,100.00
	Received not Vouchered Clrg					
	ADAMSON POLICE PRODUCTS	00001	1022832	422468	7/14/2022	149.85
	ADVANCED LAUNDRY SYSTEMS	00001	1022827	422468	7/14/2022	2,604.62
	ALLIED UNIVERSAL SECURITY SERV	00001	1022573	422403	7/13/2022	4,665.86
	ALLIED UNIVERSAL SECURITY SERV	00001	1022574	422403	7/13/2022	5,827.05
	ALLIED UNIVERSAL SECURITY SERV	00001	1022575	422403	7/13/2022	5,763.72
	ALLIED UNIVERSAL SECURITY SERV	00001	1022576	422403	7/13/2022	5,820.01
	ALLIED UNIVERSAL SECURITY SERV	00001	1022577	422403	7/13/2022	5,144.41
	ALLIED UNIVERSAL SECURITY SERV	00001	1022578	422403	7/13/2022	5,200.71
	ALLIED UNIVERSAL SECURITY SERV	00001	1022579	422403	7/13/2022	5,200.71
	ALLIED UNIVERSAL SECURITY SERV	00001	1022580	422403	7/13/2022	1,147.12
	ALLIED UNIVERSAL SECURITY SERV	00001	1022580	422403	7/13/2022	1,147.12
	ALLIED UNIVERSAL SECURITY SERV	00001	1022580	422403	7/13/2022	1,147.10
	ALLIED UNIVERSAL SECURITY SERV	00001	1022581	422403	7/13/2022	6,713.78
	ALLIED UNIVERSAL SECURITY SERV	00001	1022582	422403	7/13/2022	1,442.69
	ALLIED UNIVERSAL SECURITY SERV	00001	1022582	422403	7/13/2022	1,442.68
	ALLIED UNIVERSAL SECURITY SERV	00001	1022582	422403	7/13/2022	1,442.69
	ALLIED UNIVERSAL SECURITY SERV	00001	1022583	422403	7/13/2022	5,327.39
	ALLIED UNIVERSAL SECURITY SERV	00001	1022584	422403	7/13/2022	598.16
	ALLIED UNIVERSAL SECURITY SERV	00001	1022584	422403	7/13/2022	598.16
	ALLIED UNIVERSAL SECURITY SERV	00001	1022584	422403	7/13/2022	598.14
	ALLIED UNIVERSAL SECURITY SERV	00001	1022585	422403	7/13/2022	4,989.59
	ALLIED UNIVERSAL SECURITY SERV	00001	1022586	422403	7/13/2022	774.12
	ALLIED UNIVERSAL SECURITY SERV	00001	1022586	422403	7/13/2022	774.13
	ALLIED UNIVERSAL SECURITY SERV	00001	1022586	422403	7/13/2022	774.13

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	ALSCO AMERICAN INDUSTRIAL	00001	1022820	422468	7/14/2022	213.30
	ALSCO AMERICAN INDUSTRIAL	00001	1022821	422468	7/14/2022	47.00
	ALSCO AMERICAN INDUSTRIAL	00001	1022822	422468	7/14/2022	213.30
	ALSCO AMERICAN INDUSTRIAL	00001	1022823	422468	7/14/2022	47.00
	ALSCO AMERICAN INDUSTRIAL	00001	1022824	422468	7/14/2022	213.30
	ALSCO AMERICAN INDUSTRIAL	00001	1022825	422468	7/14/2022	213.30
	ALSCO AMERICAN INDUSTRIAL	00001	1022826	422468	7/14/2022	226.14
	ARMORED KNIGHTS INC	00001	1022854	422468	7/14/2022	356.39
	ARMORED KNIGHTS INC	00001	1022855	422468	7/14/2022	356.39
	ARMORED KNIGHTS INC	00001	1022855	422468	7/14/2022	356.39
	ARMORED KNIGHTS INC	00001	1022855	422468	7/14/2022	356.39
	ARMORED KNIGHTS INC	00001	1022855	422468	7/14/2022	356.39
	AUTOMATED BUILDING SOLUTIONS I	00001	1022899	422468	7/14/2022	1,105.00
	AUTOMATED BUILDING SOLUTIONS I	00001	1022900	422468	7/14/2022	13,200.00
	AUTOMATED BUILDING SOLUTIONS I	00001	1022901	422468	7/14/2022	2,210.00
	AUTOMATED BUILDING SOLUTIONS I	00001	1022902	422468	7/14/2022	5,525.00
	AUTOMATED BUILDING SOLUTIONS I	00001	1022903	422468	7/14/2022	5,100.00
	BAWDEN JANA E A	00001	1022590	422403	7/13/2022	218.75
	BAWDEN JANA E A	00001	1022590	422403	7/13/2022	125.00
	BAWDEN JANA E A	00001	1022591	422403	7/13/2022	125.00
	BI INCORPORATED	00001	1022829	422468	7/14/2022	12,663.72
	BRENDLE GROUP	00001	1022878	422468	7/14/2022	14,300.00
	BUCKEYE CLEANING CENTER - DENV	00001	1022587	422403	7/13/2022	11,376.00
	CML SECURITY LLC	00001	1022830	422468	7/14/2022	14,152.50
	COLUMBIA SANITARY SERVICE INC	00001	1022870	422468	7/14/2022	9,750.00
	DENVER WEBSITE DESIGNS	00001	1022944	422468	7/14/2022	6,900.00
	DENVER WEBSITE DESIGNS	00001	1022944	422468	7/14/2022	529.20
	DHM DESIGNS	00001	1022874	422468	7/14/2022	3,884.20
	DHM DESIGNS	00001	1022875	422468	7/14/2022	4,912.50
	DHM DESIGNS	00001	1022857	422468	7/14/2022	873.35
	ECI SITE CONSTRUCTION MANAGEME	00001	1022889	422468	7/14/2022	399,932.61
	ENTRAVISION COMMUNICATIONS	00001	1022871	422468	7/14/2022	3,000.00
	GALLS LLC	00001	1022833	422468	7/14/2022	209.20
	GALLS LLC	00001	1022834	422468	7/14/2022	36.00
	GALLS LLC	00001	1022835	422468	7/14/2022	359.28
	GALLS LLC	00001	1022836	422468	7/14/2022	157.00

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	GALLS LLC	00001	1022837	422468	7/14/2022	359.28
	GALLS LLC	00001	1022838	422468	7/14/2022	114.00
	GALLS LLC	00001	1022839	422468	7/14/2022	74.05
	GALLS LLC	00001	1022840	422468	7/14/2022	750.00
	GALLS LLC	00001	1022841	422468	7/14/2022	630.00
	GALLS LLC	00001	1022842	422468	7/14/2022	52.78
	GALLS LLC	00001	1022843	422468	7/14/2022	183.36
	GALLS LLC	00001	1022844	422468	7/14/2022	109.00
	GALLS LLC	00001	1022845	422468	7/14/2022	10.89
	GALLS LLC	00001	1022846	422468	7/14/2022	66.00
	GALLS LLC	00001	1022847	422468	7/14/2022	54.65
	GALLS LLC	00001	1022848	422468	7/14/2022	7,376.38
	HIGH COUNTRY BEVERAGE	00001	1022860	422468	7/14/2022	391.50
	HILL'S PET NUTRITION SALES INC	00001	1022921	422468	7/14/2022	2,260.90
	HILLYARD - DENVER	00001	1022880	422468	7/14/2022	1,212.27
	HILLYARD - DENVER	00001	1022881	422468	7/14/2022	108.09
	HILLYARD - DENVER	00001	1022882	422468	7/14/2022	704.53
	HILLYARD - DENVER	00001	1022883	422468	7/14/2022	2,636.79
	IDEXX DISTRIBUTION INC	00001	1022922	422468	7/14/2022	120.54
	IDEXX DISTRIBUTION INC	00001	1022923	422468	7/14/2022	352.25
	IDEXX DISTRIBUTION INC	00001	1022924	422468	7/14/2022	352.25
	IDEXX DISTRIBUTION INC	00001	1022925	422468	7/14/2022	145.35
	INSIGHT PUBLIC SECTOR	00001	1022851	422468	7/14/2022	2,424.60
	JCOR MECHANICAL INC	00001	1022877	422468	7/14/2022	5,358.00
	JCOR MECHANICAL INC	00001	1022877	422468	7/14/2022	31,956.00
	JCOR MECHANICAL INC	00001	1022890	422468	7/14/2022	71,000.00
	MWI ANIMAL HEALTH	00001	1022926	422468	7/14/2022	6.34
	MWI ANIMAL HEALTH	00001	1022927	422468	7/14/2022	274.60
	MWI ANIMAL HEALTH	00001	1022928	422468	7/14/2022	488.20
	MWI ANIMAL HEALTH	00001	1022929	422468	7/14/2022	28.74
	MWI ANIMAL HEALTH	00001	1022931	422468	7/14/2022	244.00
	MWI ANIMAL HEALTH	00001	1022932	422468	7/14/2022	2,229.69
	MWI ANIMAL HEALTH	00001	1022933	422468	7/14/2022	114.07
	MWI ANIMAL HEALTH	00001	1022940	422468	7/14/2022	425.14
	MWI ANIMAL HEALTH	00001	1022941	422468	7/14/2022	38.88
	MWI ANIMAL HEALTH	00001	1022942	422468	7/14/2022	244.53

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	NACO NATL ASSOC OF COUNTIES	00001	1022868	422468	7/14/2022	62,500.00
	NACO NATL ASSOC OF COUNTIES	00001	1022869	422468	7/14/2022	86,219.01
	ONENECK IT SOLUTIONS LLC	00001	1022849	422468	7/14/2022	66,396.51
	ONENECK IT SOLUTIONS LLC	00001	1022850	422468	7/14/2022	12,631.91
	OUTDOOR PROMOTIONS OF COLORADO	00001	1022866	422468	7/14/2022	4,650.00
	PATTERSON VETERINARY SUPPLY IN	00001	1022943	422468	7/14/2022	322.22
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022885	422468	7/14/2022	2,420.00
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	22,149.02
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	4,947.14
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	3,541.20
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	3,941.60
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	1,616.45
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	833.80
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	842.12
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	8,029.69
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	4,499.80
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	974.22
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	705.78
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	1,992.39
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	964.38
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	689.30
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	1,894.34
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	515.02
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	755.60
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	31,966.31
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	1,257.46
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	400.61
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	525.20
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	988.00
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	10,783.03
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022886	422468	7/14/2022	2,240.00
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	22,149.02
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	4,947.14
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	3,541.20
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	3,941.60
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	1,616.45

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	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	833.80
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	842.12
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	8,029.69
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	4,499.80
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	974.22
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	705.78
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	1,992.39
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	964.38
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	689.30
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	1,894.34
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	515.02
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	755.60
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	31,966.31
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	1,257.46
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	400.61
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	525.20
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	988.00
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	10,783.03
	PBC COMMERCIAL CLEANING SYSTEM	00001	1022887	422468	7/14/2022	2,240.00
	PIN BUSINESS NETWORK	00001	1022872	422468	7/14/2022	7,500.00
	PORTER LEE CORPORATION	00001	1022828	422468	7/14/2022	5,250.00
	QUANTUM WATER & ENVIRONMENT	00001	1022594	422403	7/13/2022	7,080.42
	SCHULTZ PUBLIC AFFAIRS LLC	00001	1022810	422468	7/14/2022	5,416.67
	SEWALD HANFLING PUBLIC AFFAIRS	00001	1022811	422468	7/14/2022	4,285.71
	SEWALD HANFLING PUBLIC AFFAIRS	00001	1022812	422468	7/14/2022	4,285.71
	SEWALD HANFLING PUBLIC AFFAIRS	00001	1022813	422468	7/14/2022	4,285.71
	SEWALD HANFLING PUBLIC AFFAIRS	00001	1022814	422468	7/14/2022	4,285.71
	SEWALD HANFLING PUBLIC AFFAIRS	00001	1022815	422468	7/14/2022	4,285.71
	SEWALD HANFLING PUBLIC AFFAIRS	00001	1022816	422468	7/14/2022	4,285.71
	SHERMAN & HOWARD LLC	00001	1022918	422468	7/14/2022	4,054.72
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022602	422403	7/13/2022	94.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022604	422403	7/13/2022	130.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022605	422403	7/13/2022	130.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022607	422403	7/13/2022	130.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022609	422403	7/13/2022	130.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022610	422403	7/13/2022	130.50

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022611	422403	7/13/2022	87.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022612	422403	7/13/2022	134.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022595	422403	7/13/2022	7.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022596	422403	7/13/2022	14.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022597	422403	7/13/2022	130.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022598	422403	7/13/2022	94.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022599	422403	7/13/2022	43.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1022600	422403	7/13/2022	91.00
	SOUTHWESTERN PAINTING	00001	1022613	422403	7/13/2022	32,000.00
	SOUTHWESTERN PAINTING	00001	1022614	422403	7/13/2022	2,066.00
	SOUTHWESTERN PAINTING	00001	1022615	422403	7/13/2022	528.00
	SOUTHWESTERN PAINTING	00001	1022616	422403	7/13/2022	275.00
	SOUTHWESTERN PAINTING	00001	1022617	422403	7/13/2022	13,850.00
	SQUEEGEE SQUAD	00001	1022895	422468	7/14/2022	10,107.72
	STATE OF COLORADO	00001	1022905	422468	7/14/2022	1.04
	STATE OF COLORADO	00001	1022906	422468	7/14/2022	6.97
	STATE OF COLORADO	00001	1022907	422468	7/14/2022	407.32
	STATE OF COLORADO	00001	1022908	422468	7/14/2022	3,892.30
	STATE OF COLORADO	00001	1022909	422468	7/14/2022	89.69
	STATE OF COLORADO	00001	1022910	422468	7/14/2022	650.72
	SUMMIT FOOD SERVICE LLC	00001	1022831	422468	7/14/2022	8,652.92
	SWIRE COCA-COLA USA	00001	1022863	422468	7/14/2022	1,001.28
	SYMMETRY BUILDERS INC	00001	1022894	422468	7/14/2022	51,049.64
	SYMMETRY BUILDERS INC	00001	1022894	422468	7/14/2022	2,025.00
	THE JUNEBUGS LLC	00001	1022802	422467	7/14/2022	10,000.00
	UNITED SITE SERVICES	00001	1022904	422468	7/14/2022	312.00
	UNITED SITE SERVICES	00001	1022853	422468	7/14/2022	312.00
	VIDCRUITER INC	00001	1022618	422403	7/13/2022	4,950.00
	WORKPLACE RESOURCE	00001	1022891	422468	7/14/2022	42,146.47
					Account Total	1,405,723.40
	Retainages Payable					
	ECI SITE CONSTRUCTION MANAGEME	00001	1022889	422468	7/14/2022	19,996.63-
	JCOR MECHANICAL INC	00001	1022877	422468	7/14/2022	1,597.80-
	JCOR MECHANICAL INC	00001	1022877	422468	7/14/2022	267.90-
	JCOR MECHANICAL INC	00001	1022890	422468	7/14/2022	3,550.00-
					Account Total	25,412.33-

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>
					Department Total	<u>1,382,452.05</u>

County of Adams
Vendor Payment Report

<u>9252</u>	<u>GF- Admin/Org Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	GODFREY JOHNSON PC	00001	1022332	422182	7/11/2022	4,599.00
	JUSTICE BENEFITS INC	00001	1022335	422250	7/12/2022	1,232.00
					Account Total	5,831.00
					Department Total	5,831.00

County of Adams
Vendor Payment Report

<u>5</u>	<u>Golf Course Enterprise Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	L L JOHNSON DIST	00005	1022819	422468	7/14/2022	64,346.78
					Account Total	<u>64,346.78</u>
					Department Total	<u><u>64,346.78</u></u>

County of Adams
Vendor Payment Report

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	1022625	422410	7/13/2022	30,078.65
	PROFESSIONAL RECREATION MGMT I	00005	1022625	422410	7/13/2022	3,612.71
					Account Total	33,691.36
	Gas & Electricity					
	UNITED POWER (UNION REA)	00005	1022399	422289	7/12/2022	4,048.78
	UNITED POWER (UNION REA)	00005	1022400	422289	7/12/2022	4,564.55
	UNITED POWER (UNION REA)	00005	1022401	422289	7/12/2022	1,170.67
	UNITED POWER (UNION REA)	00005	1022402	422289	7/12/2022	30.64
	UNITED POWER (UNION REA)	00005	1022403	422289	7/12/2022	68.38
	XCEL ENERGY	00005	1022404	422289	7/12/2022	84.19
					Account Total	9,967.21
	Grounds Maintenance					
	CEM LAKE MGMT	00005	1022381	422289	7/12/2022	494.00
	GOLF & SPORT SOLUTIONS	00005	1022384	422289	7/12/2022	434.09
	GOLF & SPORT SOLUTIONS	00005	1022385	422289	7/12/2022	425.29
	L L JOHNSON DIST	00005	1022395	422289	7/12/2022	1,861.40
					Account Total	3,214.78
	Other Repair & Maint					
	CULLIGAN	00005	1022382	422289	7/12/2022	212.50
					Account Total	212.50
	Repair & Maint Supplies					
	ACUITY SPECIALTY PRODUCTS INC	00005	1022377	422289	7/12/2022	276.60
	ALSCO AMERICAN INDUSTRIAL	00005	1022378	422289	7/12/2022	62.47
	ALSCO AMERICAN INDUSTRIAL	00005	1022379	422289	7/12/2022	61.57
	ALSCO AMERICAN INDUSTRIAL	00005	1022380	422289	7/12/2022	58.44
					Account Total	459.08
	Vehicle Parts & Supplies					
	DXP ENTERPRISES INC	00005	1022383	422289	7/12/2022	170.09
	L L JOHNSON DIST	00005	1022386	422289	7/12/2022	816.54
	L L JOHNSON DIST	00005	1022387	422289	7/12/2022	570.05
	L L JOHNSON DIST	00005	1022388	422289	7/12/2022	89.75
	L L JOHNSON DIST	00005	1022389	422289	7/12/2022	89.75
	L L JOHNSON DIST	00005	1022390	422289	7/12/2022	126.29

County of Adams
Vendor Payment Report

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	L L JOHNSON DIST	00005	1022391	422289	7/12/2022	374.51
	L L JOHNSON DIST	00005	1022392	422289	7/12/2022	389.82
	L L JOHNSON DIST	00005	1022393	422289	7/12/2022	685.22
	L L JOHNSON DIST	00005	1022394	422289	7/12/2022	74.76
					Account Total	3,386.78
					Department Total	50,931.71

County of Adams
Vendor Payment Report

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	1022625	422410	7/13/2022	22,899.65
	PROFESSIONAL RECREATION MGMT I	00005	1022625	422410	7/13/2022	2,803.82
					Account Total	25,703.47
	Gas & Electricity					
	UNITED POWER (UNION REA)	00005	1022397	422289	7/12/2022	26.35
	UNITED POWER (UNION REA)	00005	1022398	422289	7/12/2022	3,122.35
	XCEL ENERGY	00005	1022404	422289	7/12/2022	610.14
					Account Total	3,758.84
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00005	1022396	422289	7/12/2022	979.20
					Account Total	979.20
					Department Total	30,441.51

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					
	NUTRITIONKAI	00031	1022593	422403	7/13/2022	175.00
					Account Total	<u>175.00</u>
					Department Total	<u><u>175.00</u></u>

County of Adams
Vendor Payment Report

<u>935122</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	COMMUNITY REACH CENTER FOUNDAT	00031	1022257	421955	7/7/2022	<u>6,515.84</u>
					Account Total	<u>6,515.84</u>
					Department Total	<u><u>6,515.84</u></u>

County of Adams
Vendor Payment Report

<u>961018</u>	<u>HOME 2018 / 2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	HOUSING AUTHORITY THE CITY OF	00030	1021649	421363	6/29/2022	44,535.00
	HOUSING AUTHORITY THE CITY OF	00030	1021650	421364	6/29/2022	3,097.70
					Account Total	47,632.70
					Department Total	47,632.70

County of Adams
Vendor Payment Report

<u>8613</u>	<u>Insurance - UHC EPO Medical</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	POCR Fee					
	UNITED STATES TREASURY	00019	1022624	422409	7/13/2022	4,644.83
					Account Total	4,644.83
					Department Total	4,644.83

County of Adams
Vendor Payment Report

<u>8622</u>	<u>Insurance -Benefits & Wellness</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	A DEZIGN	00019	1022373	422269	7/12/2022	2,319.30
	DENVER COUNSELING & EXECUTIVE	00019	1022376	422276	7/12/2022	600.00
	VERY GOOD COUNSELING	00019	1022374	422269	7/12/2022	1,820.00
					Account Total	<u>4,739.30</u>
					Department Total	<u><u>4,739.30</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					
	CA SHORT COMPANY	00019	1022914	422468	7/14/2022	6,064.50
	CA SHORT COMPANY	00019	1022915	422468	7/14/2022	1,961.75
	LOCKTON COMPANIES	00019	1022920	422468	7/14/2022	10,506.25
	NEW YOU CREW NUTRITION AND FIT	00019	1022592	422403	7/13/2022	4,420.00
					Account Total	22,952.50
					Department Total	22,952.50

County of Adams
Vendor Payment Report

<u>97813</u>	<u>MSFW Housing Inspection</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	1022333	422176	7/11/2022	51.46
					Account Total	51.46
					Department Total	51.46

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					
	DHM DESIGNS	00027	1022856	422468	7/14/2022	4,646.45
					Account Total	<u>4,646.45</u>
					Department Total	<u><u>4,646.45</u></u>

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>
	Messenger/Delivery Service					
	FEDEX	00001	1021479	420964	6/23/2022	32.71
					Account Total	32.71
	Tuition Reimbursement					
	BROOKS NICOLE	00001	1022465	422312	7/12/2022	2,500.00
					Account Total	2,500.00
					Department Total	<u>2,532.71</u>

County of Adams
Vendor Payment Report

<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Fair Expenses-General					
	LOBATO LAWRENCE JR	00001	1022316	422178	7/11/2022	1,800.00
					Account Total	<u>1,800.00</u>
	Liquor Sales					
	STATE OF COLORADO	00001	1022470	422315	7/12/2022	32.38-
					Account Total	<u>32.38-</u>
					Department Total	<u><u>1,767.62</u></u>

County of Adams
Vendor Payment Report

<u>1039</u>	<u>Poverty Reduction</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	WORK OPTIONS	00001	1022317	422180	7/11/2022	135.10
					Account Total	<u>135.10</u>
					Department Total	<u><u>135.10</u></u>

County of Adams
Vendor Payment Report

<u>3019</u>	<u>PW - Admin/Org</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Governmental Infrastruc					
	THORNTON CITY OF	00013	1022428	422304	7/12/2022	100,000.00
					Account Total	100,000.00
	Payments To Cities-Sales Taxes					
	ARVADA CITY OF	00013	1022980	422581	7/15/2022	25,284.55
	AURORA CITY OF	00013	1022981	422581	7/15/2022	398,014.85
	BENNETT TOWN OF	00013	1022982	422581	7/15/2022	19,390.72
	BRIGHTON CITY OF	00013	1022983	422581	7/15/2022	229,504.05
	COMMERCE CITY CITY OF	00013	1022984	422581	7/15/2022	237,380.56
	FEDERAL HEIGHTS CITY OF	00013	1022985	422581	7/15/2022	41,445.48
	NORTHGLENN CITY OF	00013	1022986	422581	7/15/2022	111,643.55
	THORNTON CITY OF	00013	1022987	422581	7/15/2022	513,896.07
	WESTMINSTER CITY OF	00013	1022988	422581	7/15/2022	226,363.27
					Account Total	1,802,923.10
					Department Total	1,902,923.10

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					
	HC PECK & ASSOCIATES INC	00013	1022367	422266	7/12/2022	71,563.00
					Account Total	<u>71,563.00</u>
	Road & Streets					
	HUNT BROTHERS PROPERTIES INC	00013	1022429	422304	7/12/2022	62,180.00
					Account Total	<u>62,180.00</u>
					Department Total	<u><u>133,743.00</u></u>

County of Adams
Vendor Payment Report

<u>13</u>	<u>Road & Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ALBERT FREI & SONS INC	00013	1022817	422468	7/14/2022	6,738.48
	ALBERT FREI & SONS INC	00013	1022818	422468	7/14/2022	10,874.70
	ALLIED RECYCLED AGGREGATES	00013	1022803	422468	7/14/2022	21,531.98
	ALLIED RECYCLED AGGREGATES	00013	1022804	422468	7/14/2022	16,114.45
	BFI TOWER ROAD LANDFILL	00013	1022805	422468	7/14/2022	220.55
	BRANNAN SAND & GRAVEL COMPANY	00013	1022808	422468	7/14/2022	7,063.07
	EP&A ENVIROTAC INC	00013	1022806	422468	7/14/2022	121,832.00
	GREEN DREAM INTERNATIONAL LLC	00013	1022867	422468	7/14/2022	35,811.10
	IDAX	00013	1022807	422468	7/14/2022	34,750.00
	MOBILE MINI-WAREHOUSING INC	00013	1022809	422468	7/14/2022	659.38
					Account Total	255,595.71
					Department Total	255,595.71

County of Adams
Vendor Payment Report

<u>2092</u>	<u>Sheriff Flatrock</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Merchandise					
	STATE OF COLORADO	00050	1022469	422315	7/12/2022	<u>.12-</u>
					Account Total	<u>.12-</u>
					Department Total	<u><u>.12-</u></u>

County of Adams
Vendor Payment Report

<u>2008</u>	<u>SHF - Training Academy</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	HOFFER MICHELLE L	00001	1022466	422260	7/12/2022	200.00
					Account Total	200.00
	Other Professional Serv					
	GAM ENTERPRISES INC	00001	1022467	422260	7/12/2022	585.00
					Account Total	585.00
					Department Total	785.00

County of Adams
Vendor Payment Report

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	NICOLETTI-FLATER ASSOCIATES	00001	1022362	422260	7/12/2022	1,001.00
	NICOLETTI-FLATER ASSOCIATES	00001	1022363	422260	7/12/2022	453.00
					Account Total	<u>1,454.00</u>
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	1022364	422260	7/12/2022	400.00
					Account Total	<u>400.00</u>
					Department Total	<u><u>1,854.00</u></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>
	Sheriff's Fees					
	ADAMS TANZA	00001	1022268	421958	7/7/2022	19.00
	ALPINE CREDIT, INC	00001	1022258	421958	7/7/2022	19.00
	BMAC LLC	00001	1022464	422306	7/12/2022	19.00
	BRAMMER LAW OFFICE	00001	1022260	421958	7/7/2022	19.00
	CROCFER MARYLYN	00001	1022272	421958	7/7/2022	66.00
	DELACRUZ CASTRELLON ESTHER LET	00001	1022263	421958	7/7/2022	19.00
	ELIZE PIERRE JORDACHE	00001	1022460	422306	7/12/2022	19.00
	FLORES AMERICA	00001	1022271	421958	7/7/2022	66.00
	FLORES JENIFER	00001	1022264	421958	7/7/2022	19.00
	GPS SERVERS LLC	00001	1022261	421958	7/7/2022	19.00
	GPS SERVERS LLC	00001	1022262	421958	7/7/2022	19.00
	GPS SERVERS LLC	00001	1022454	422306	7/12/2022	19.00
	GPS SERVERS LLC	00001	1022455	422306	7/12/2022	19.00
	GPS SERVERS LLC	00001	1022456	422306	7/12/2022	19.00
	GPS SERVERS LLC	00001	1022457	422306	7/12/2022	19.00
	GPS SERVERS LLC	00001	1022458	422306	7/12/2022	19.00
	GPS SERVERS LLC	00001	1022459	422306	7/12/2022	19.00
	HOLST AND BOETTCHER	00001	1022452	422306	7/12/2022	19.00
	HOLST AND BOETTCHER	00001	1022453	422306	7/12/2022	19.00
	HUTCHINSON COUNYT TREASURER	00001	1022269	421958	7/7/2022	19.00
	JAMES G. ANDERSON, P.C.	00001	1022259	421958	7/7/2022	19.00
	JORGENSON BROWNELL AND PEPIN	00001	1022265	421958	7/7/2022	19.00
	LIPTAK DAVID GILBERT	00001	1022270	421958	7/7/2022	42.00
	MINTZER WILLIAM F	00001	1022461	422306	7/12/2022	19.00
	MOORE LAW GROUP, APC	00001	1022450	422306	7/12/2022	19.00
	PODBOY RONALD	00001	1022471	422306	7/13/2022	10.50
	SALDANA LOPEZ KARLA	00001	1022266	421958	7/7/2022	19.00
	TAG PROCESS SERVICE	00001	1022451	422306	7/12/2022	19.00
	VEGA ISIDRO	00001	1022267	421958	7/7/2022	19.00
	WOLDEGEBRIEL SELAMAWIT	00001	1022463	422306	7/12/2022	34.00
					Account Total	693.50
					Department Total	693.50

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>
	Other Communications					
	CENTURY LINK	00001	1022359	422260	7/12/2022	85.00
					Account Total	85.00
					Department Total	85.00

County of Adams
Vendor Payment Report

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	1022364	422260	7/12/2022	2,000.00
	POINT SPORTS/ERGOMED	00001	1022360	422260	7/12/2022	180.00
	TYGRET DEBRA R	00001	1022366	422260	7/12/2022	180.00
					Account Total	<u>2,360.00</u>
					Department Total	<u><u>2,360.00</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 Professional Serv					
	POINT SPORTS/ERGOMED	00001	1022360	422260	7/12/2022	<u>1,080.00</u>
					Account Total	<u>1,080.00</u>
					Department Total	<u><u>1,080.00</u></u>

County of Adams
Vendor Payment Report

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	1022364	422260	7/12/2022	<u>140.00</u>
					Account Total	<u>140.00</u>
					Department Total	<u><u>140.00</u></u>

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>
	Education & Training					
	NORTH METRO FIRE RESCUE	00001	1022361	422260	7/12/2022	<u>600.00</u>
					Account Total	<u>600.00</u>
					Department Total	<u><u>600.00</u></u>

County of Adams
Vendor Payment Report

<u>7</u>	<u>Stormwater Utility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	UTILO LLC	00007	1022911	422468	7/14/2022	2,074.00
					Account Total	2,074.00
	Suspense - Misc. Clearing					
	8148 WASHINGTON ST LLC	00007	5423	422077	7/8/2022	33.46
					Account Total	33.46
					Department Total	2,107.46

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	1022333	422176	7/11/2022	40.01
					Account Total	40.01
					Department Total	40.01

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	1022333	422176	7/11/2022	51.46
					Account Total	51.46
					Department Total	51.46

County of Adams
Vendor Payment Report

<u>99806</u>	<u>WIOA & 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	1022333	422176	7/11/2022	51.46
					Account Total	51.46
					Department Total	51.46

County of Adams
Vendor Payment Report

<u>35</u>	<u>Workforce & Business Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	COMPUTER SYSTEMS DESIGN	00035	1022912	422468	7/14/2022	<u>4,800.00</u>
					Account Total	<u>4,800.00</u>
					Department Total	<u><u>4,800.00</u></u>

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	1022333	422176	7/11/2022	<u>306.60</u>
					Account Total	<u>306.60</u>
					Department Total	<u><u>306.60</u></u>

County of Adams
Vendor Payment Report

Grand Total 5,070,605.54



**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
July 19, 2022
9:30 AM**

1. ROLL CALL

Rollcall

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

Excused: 1 - Commissioner Henry

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

A motion was made by Commissioner Tedesco, seconded by Commissioner Pinter, that this Agenda be approved with the removal of item 7A5 under the New Business portion of the agenda. The motion carried by the following vote:

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

Absent: 1 - Commissioner Henry

4. AWARDS AND PRESENTATIONS

A. GFOA Distinguished Budget Award Presentation

B. Proclamation of July 2022 as Parks and Recreation Month

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

- C. 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 Henry, seconded by Commissioner O'Doriso, that this Consent Calendar be approved. The motion carried by the following vote:

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

- A. List of Expenditures Under the Dates of June 27-July 1, 2022
- B. List of Expenditures Under the Dates of July 4-8, 2022
- C. Minutes of the Commissioners' Proceedings from July 12, 2022
- D. Resolution Approving Lease Agreement between Adams County and Louie Martinez through the Homes for Hope Program
- E. Resolution Accepting Warranty Deed Conveying Property from Ronald John Gorman to Adams County for Right-of-Way Purposes
- F. Resolution Accepting Warranty Deed Conveying Property from Bernardo Sanchez and Raquel Chavez de Sanchez and Angel Bernard Sanchez to Adams County for Right-of-Way Purposes
- G. Resolution Accepting Warranty Deed Conveying Property from Rodney W. Henderson Family Trust to Adams County for Right-of-Way Purposes
- H. Amended Resolution Establishing the Adams County Board of Health

7. NEW BUSINESS

A. COUNTY MANAGER

1. Resolution Approving Amendment One to the Agreement between Adams County and Work Options in the Amount of \$112,500.00, for Culinary Training and Internship Program Services
A motion was made by Commissioner Pinter, seconded by Commissioner O'Dorisio, that this New Business be approved. The motion carried by the following vote:
Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca
2. Resolution Approving Amendment Three between Adams County and Family Tree Inc., in the Amount of \$75,000.00, for Domestic Violence Shelter and Services
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Pinter, that this New Business be approved. The motion carried by the following vote:
Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca
3. Resolution Approving Amendment Two to the Agreement between Adams County and Elite Surface Infrastructure, Inc., in the Amount of \$82,433.00, for the Henderson Road and Park Boulevard Roundabout Project
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Pinter, that this New Business be approved. The motion carried by the following vote:
Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca
4. Resolution Approving Task Order Two between Adams County and Ezzena Architecture LLC., in the Amount Of \$1,062,395.00, for Architect Engineering Design Services for the Parks South Maintenance Building
A motion was made by Commissioner Baca, seconded by Commissioner Henry, that this New Business be approved. The motion carried by the following vote:
Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca
5. Resolution Approving a Purchase Order between Adams County and Great Lakes Hotel Supply, in the Amount of \$400,200.95, for Kitchen Equipment Replacement at the Detention Facility

6. Resolution Approving Amendment One to the Agreement between Adams County and Whitestone Construction Services in the Amount of \$90,675.50, for the Kitchen and Staff Dining Room Remodel at the Detention Facility
A motion was made by Commissioner Pinter, seconded by Commissioner O'Doriso, that this New Business be approved. The motion carried by the following vote:

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

B. COUNTY ATTORNEY

8. **Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Coates Case**
This Executive Session was no longer needed.

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

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

9. LAND USE HEARINGS

A. Cases to be Heard

1. RCU2021-00037 4147 W 64th Ave Rezoning
A motion was made by Commissioner Tedesco, seconded by Commissioner Pinter, that this Land Use Hearing be approved. The motion carried by the following vote:

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

10. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: 2022 Annual Action Plan
FROM: Jenni Hall, Director; Chase Evans, Deputy Director; Melissa Scheere, Housing Policy & Community Investments Manager; Ric Reed, Housing & Community Investments Analyst
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: June 14, 2022
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the 2022 Annual Action Plan and authorize the Chair to execute related agreements and forms.

BACKGROUND:

Adams County is the participating jurisdiction for the Adams County Urban County and HOME Consortium which annually receives and allocates Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds from U.S. Department of Housing and Urban Development (HUD). Funding is allocated to the respective communities during each program year, October 1 – September 30. To qualify for HOME and CDBG funds, HUD requires grantees to submit an Annual Action Plan (AAP) each year.

The draft 2022 AAP was presented to the Board of County Commissioners at the June 14, 2022, Study Session.

2022 Annual Action Plan

The AAP is an annual planning document that encompasses the following objectives:

1. Adopts specific projects that meet the goals identified in the 2020-2024 Consolidated Plan;
2. Sets CDBG and HOME program milestones;
3. Identifies projects to address community and housing needs;
4. Allows for the opportunity to reallocate and reprogram funds from previous years; and
5. Allows an opportunity for the public to provide input on the use of funds.

CDBG funding is allocated to the County’s Urban County members, which include the cities of Brighton, Federal Heights, and Northglenn, Town of Bennett, and unincorporated Adams County. The CDBG allocation for program year 2022 is \$1,417,617, plus an additional \$61,014 in prior year resources, totalling \$1,478,631 are identified in the 2022 AAP as follows:

Urban County Member	Project	Recommended Award
Adams County	Sherrelwood ADA Sidewalks and Ramps (cont’d)	\$350,000
	Minor Home Repair Program (cont’d)	\$151,733
	Almost Home Respite Housing Program (cont’d)	\$150,000
City of Federal Heights	Minor Home Repair Program (cont’d)	\$24,397
	Rental Inspection Program (cont’d)	\$82,670
City of Northglenn	Minor Home Repair Program (cont’d)	\$242,607
City of Brighton	ADA Sidewalks and Ramps	\$193,701
Adams County	Administration (20%)	\$283,523
Total CDBG Projects		\$1,478,631

HOME funds are allocated to the HOME Consortium members, which include the Urban County areas, and additionally the cities of Thornton and Westminster. Adams County’s 2022 HOME allocation is \$1,307,955. HOME projects identified in the 2022 AAP are as follows:

HOME Consortium Member	Project	Recommended Award
Adams County Commerce City	South Platte Crossing - 7190 Colorado Blvd.	Up to \$600,000
Adams County	Elevation Community Land Trust - Homeownership/ Rehabilitation Program	\$320,000
Adams County	Administration (10%)	\$130,795
Total HOME Projects		\$1,050,795

To move forward with carrying out the 2022 program funds, the AAP must be approved by the Board of County Commissioners and subsequently submitted to HUD. The AAP was open for public comment from June 23, 2022 through July 26, 2022, in accordance with the County’s Citizen Participation Plan. No comments were received.

Further, staff is seeking authorization for the Chair to execute the final, County Attorney approved, agreements for projects identified in the 2022 AAP and HUD required forms. HUD required forms include grant agreements and Environmental Review Records as the Chair is the Certifying Officer for projects identified in the 2022 AAP.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney Office

ATTACHED DOCUMENTS:

Resolution
Draft 2022 Annual Action Plan

FISCAL IMPACT:

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

Fund: 30
Cost Center: 9479

	Object Account	Subledger	Amount
Current Budgeted Revenue:	Various		\$6,935,078
Additional Revenue not included in Current Budget:			
Total Revenues:			<u>\$6,935,078</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	Various		\$6,786,150
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$6,786,150</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 2022 ANNUAL ACTION PLAN

Resolution 2022-

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

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

WHEREAS, Adams County has entered into an Urban County cooperative agreement with municipal governments in the County for the purpose of carrying out CDBG projects which benefit residents of the within the Urban County areas; and,

WHEREAS, Adams County has entered into a HOME Consortium cooperative agreement with municipal governments in the County for the purpose of carrying out HOME projects which benefit residents of the Urban County areas and HOME Consortium areas; and,

WHEREAS, , Adams County submitted a five-year strategic plan to HUD, known as a Consolidated Plan, as well as an analysis of impediments to fair housing choice in December 2020 to qualify for HOME and CDBG funds; and,

WHEREAS, Adams County completed the 2022 Annual Action Plan that identifies Urban County and HOME Consortium housing and community development needs, sets priorities, and describes how CDBG and HOME funds will be used for activities designed to meet the needs as identified in the Consolidated Plan; and,

WHEREAS, Adams County has made the 2022 Annual Action Plan available to the public for comment for 30-days pursuant to County's Citizen Participation Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the 2022 Annual Action Plan be approved.

BE IT FURTHER RESOLVED, that the Chair is authorized to sign the final agreement identified in the 2022 Annual Action Plan, upon approval from the County Attorney's Office.

BE IT FURTHER RESOLVED, that the Chair is authorized to sign HUD required forms and grant agreements to receive CDBG and HOME funds, upon approval from the County Attorney's Office.

BE IT FURTHER RESOLVED, that the Chair is authorized to sign HUD required Environmental Review Records for the projects identified in the 2022 Annual Action Plan as the County's

Certifying Officer for the CDBG and HOME program, upon approval from the County Attorney's Office.

BE IT FURTHER RESOLVED, that the Director of the Community & Economic Development Department and the Housing Policy & Community Investments Manager are hereby authorized to sign necessary non-contractual documents to carry out the ongoing activities of the 2022 Annual Action Plan.



2022 Annual Action Plan

DRAFT

Adams County
Adams County Government Center
4430 S. Adams County Pkwy, Suite W6204
Brighton, CO 80601

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Executive Summary

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

1. Introduction

Adams County is an Entitlement Community and qualified urban county as designated by the U.S. Department of Housing and Urban Development (HUD). As such, the County is eligible to receive Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. These funds will be used to benefit low- to moderate-income (LMI) residents.

The County's Annual Action Plan (AAP) is required by HUD for all jurisdictions receiving CDBG and HOME funds. CDBG funds are used to address community development and housing needs of the residents of the Urban County, which includes the cities of Northglenn, Federal Heights, Brighton, the Town of Bennett, and unincorporated Adams County. The Cities of Commerce City, Thornton, and Westminster receive CDBG directly from HUD and, as such, do not receive CDBG funds from the County. HOME funds are administered by Adams County, which is the lead agency for the Adams County HOME Consortium. The HOME Consortium includes the Urban County members well as the cities of Commerce City, Thornton, and Westminster.

The Program Year (PY) 2022 AAP was developed in accordance with HUD requirements at Title 24 of the Code of Federal Regulations and addresses strategic goals and program objectives for the use of HOME and CDBG funds in PY 2022 as outlined by the 2020-2024 Consolidated Plan. Adams County's program year runs from October 1, 2022 through September 30, 2023.

2. Summarize the objectives and outcomes identified in the Plan

Adams County has developed its strategic plan based on an analysis of the data presented in its Consolidated Plan, and the community participation and stake holder consultation process. Through these efforts, the County has identified four (4) priority needs with associated goals to address those needs. The activities in the PY 2022 AAP will address the following priorities and goals, which are as follows:

Priority Need: Housing Needs

Preservation of Existing Housing Stock: The County will administer the Minor Home Repair (MHR) Program, which will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Brighton, Northglenn, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. Adams County will also work with Elevation Community Land Trust to provide HOME funding for a housing rehabilitation program for low-income households. Additionally, Adams County will provide funding for a rental housing inspection program in Federal Heights which is intended to preserve existing housing stock.

Construction of New Rental Housing: The County will provide funding to South Platte Crossing, a transit-oriented development in Commerce City that will provide 60 units of permanently affordable rental housing. New rental housing should serve families, prioritized special needs populations, especially those at 40% AMI or less.

Expanding and Preserving Homeownership: The County has a goal of ensuring that affordable housing is available for LMI renters that want to purchase a home in Adams County. Adams County also has an objective of ensuring that prioritized populations are educated about housing and service options through counseling programs.

Priority Need: Special Needs Populations

Preservation of Existing Housing Stock: The MHR program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues to special needs groups such as the elderly and persons with a disability.

Priority Need: Community and Economic Development Needs

Public Facility Improvements: The County will support public improvements throughout Adams County such as accessibility and ADA improvements. Two programs focused on improving sidewalk accessibility and ADA improvements will take place in the unincorporated Sherrelwood neighborhood in Adams County as well as Brighton.

Priority Need: Homelessness

Emergency Housing and Shelter for the Homeless: The County will support the Adams County Housing Respite Program. The program will include homeless outreach, motel vouchers, and navigation services. The administration of the hotel/motel stays will be done mostly remotely in the community, including in encampments, urban hot spots, and community/county buildings.

3. Evaluation of past performance

Adams County, with its partner nonprofit service agencies, community housing providers, other local units of government have made significant contributions to provide safe, decent and affordable housing and a suitable living environment for LMI households in the community. The County however continues to recognize that affordable housing and public improvements remain some of the highest priority needs in the County as documented by the current Consolidated Plan and the most recent program year 2020 Consolidated Annual Performance and Evaluation Report (CAPER).

The CAPER provides an assessment of progress towards the five-year goals and the one-year goals of HUD entitlement grants CDBG and HOME. In the most recent reporting program year 2020, the County highlighted these accomplishments:

Affordable Housing Programs: Affordable housing was addressed through both the CDBG and HOME program. For CDBG, the County assisted LMI households with the preservation of existing housing stock

through the Minor Home Repair (MHR) program. There were 31 LMI households assisted in this way in Brighton, Federal Heights, Northglenn and unincorporated Adams County. With the HOME program, the County was able to complete 6 new HOME-funded rental units as part of the 64 unit development at 4220 E 104th Ave in Thornton, known as Crossing Pointe Senior Apartments. The County was also able to assist 1 eligible LMI homebuyer household. Not reported in the table below, are 10 LMI households assisted with tenant based rental assistance (TBRA). TBRA activities were carried out by the Brighton Housing Authority. Code enforcement activities in Federal Heights had a citywide benefit of 14,370 persons. It is a benefit to Federal Heights residents and the community as a whole to provide a program to address safety and health concerns of rental housing by bringing rental properties into code compliance, ultimately reducing deterioration of neighborhoods and avoid slum and blight.

Public Facility Improvements: The Adams County Public Works Department is working to improve the overall mobility and accessibility of the Sherrelwood residential neighborhood within the southwest corner of unincorporated Adams County. This project consists of the overall enhancement of the neighborhood with ADA accessibility, connectivity including ADA compliant sidewalks and the addition of ADA pedestrian ramps. When completed, this project will increase the usage of sidewalks, provide a safer way for pedestrians to connect to areas around their neighborhood.

Public Services: The County assisted 13 persons with homeless prevention activities through the Adams County Housing Respite Program. The outreach program, which is funded by CDBG, offers navigation services and administration of the hotel/motel stays by use of vouchers.

CARES Act Accomplishments

In PY 2020, the County worked to assist 62 small businesses affected by COVID-19 with the Small Business Stabilization Program (SBSP). The SBSP helps to provide local businesses with grants to retain jobs during the COVID-19 pandemic. The County is also working with Almost Home's Homeless Prevention Program which provides LMI households affected by COVID-19 with rental, mortgage and/or utility assistance.

4. Summary of Citizen Participation Process and consultation process

Citizen participation and consultation is vital to the development of the County's housing and community development programs. The County continues to work with Urban County and HOME Consortia members, housing service providers, and key non-profit organizations in encouraging the participation of the citizens they serve, including low- and moderate-income residents who are the primary targets of HUD-funded programs. The citizen participation process is designed to encourage all citizens, including persons with limited-English, and those with disabilities to participate in determining the development of the AAP and needs in the community. Adams County made the AAP available through a public comment review period and a public hearing.

A list of efforts to gather public feedback is displayed in the AP-12 Citizen Participation. All citizens were encouraged to participate and give comments on the AAP.

5. Summary of public comments

For more details see the citizen participation attachment in the AD-26. A summary of public comments can also be viewed in AP-12 Participation.

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

All comments and views were accepted. There were no agencies or organization types that were intentionally not consulted.

7. Summary

The PY 2022 AAP is the third year of the 5-Year 2020-2024 Consolidated Plan and will continue building on accomplishments to meet the 5-Year Plan goals. The activities funded in this AAP meet the County's priorities, goals, and objectives.

The County will work closely with Urban County and HOME Consortia members as well as service providers to serve the community needs with the help of CDBG and HOME funding. The County will work to ensure that projects meet the national objectives set by HUD and are implemented according to the federal regulations and guidance. Public participation will continue to be an on-going initiative to ensure that Adams County residents and community members are aware of how the CDBG and HOME funds are being spent and are invited to participate in the CDBG and HOME processes.

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	ADAMS COUNTY	Adams County Community & Economic Development
CDBG Administrator	ADAMS COUNTY	Adams County Community & Economic Development
HOME Administrator	ADAMS COUNTY	Adams County Community & Economic Development

Table 1 – Responsible Agencies

Narrative

The Adams County Community & Economic Development Department, through the Housing Policy & Community Investments Division (HPCI), administers Adams County’s annual CDBG and HOME funding. Adams County is the lead entity for preparing the Consolidated Plan and PY 2022 AAP for the Urban County and HOME Consortium, although all members of the Urban County and HOME Consortium members participated in development of the plans. Thornton, Westminster, and Commerce City complete their own Consolidated Plan and AAPs for CDBG funds for their respective communities.

Urban County Lead Agency (CDBG Administrator)

Adams County works in partnership with the members of the Urban County, which includes the cities of Brighton, Northglenn, and Federal Heights, and the Town of Bennett, and serves unincorporated Adams County. Each year, the Urban County members are awarded a proportionate share of CDBG funds that are to be utilized to meet the community and housing needs of each community. At minimum, 70% of CDBG funds benefit low-to-moderate income residents within the Urban County areas. As the lead agency of the Urban County, Adams County assumes the responsibility of administering the CDBG funds and completes all required CDBG reporting. Adams County retains up to the allowable 20% cap of CDBG for program administration. Each year the Urban County members submit a CDBG application for projects. Applications are reviewed for eligibility with CDBG by HPCI staff. Upon review, HPCI presents eligible applications to the Board of County Commissioners for final approval.

HOME Consortium Lead Agency (HOME Administrator)

Adams County works in partnership with the cities of Commerce City, Thornton, and Westminster to make up the Adams County HOME Consortium. Each year, the HOME Consortium and Urban County areas are awarded a proportionate share of HOME funds that are to be utilized to meet the affordable housing needs of each community. A minimum, 90% of HOME funds benefit low-to-moderate income residents within the Urban County and HOME Consortium areas. As the lead agency of the HOME Consortium,

Adams County assumes the responsibility of administering HOME funding and completes all required HOME reporting. Adams County retains the allowable 10% cap of HOME funds for administration expenses. Each year, Adams County opens a Notice of Funding Availability (NOFA) annually to announce the HOME application cycle. The County will open a NOFA for HOME applications twice for PY 2022. Affordable housing developers apply for HOME funds directly from the County. Applications are reviewed for eligibility with HOME by HPCI staff and presented to the HOME Consortium members. Upon review, HPCI presents eligible applications to the Board of County Commissioners for final approval.

Consolidated Plan Public Contact Information

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

1. Introduction

Collaborating with private and nonprofit service providers, advocacy agencies, housing developers, and other key stakeholders that serve the low-income population creates a stronger force for addressing issues in the community, especially for low-income residents, special populations, and those who are experiencing homelessness. For this reason, the County has established ongoing relationships with stakeholders in an effort to define the needs of these residents and determine how to best serve these populations. Consultation included regular meetings with housing and community development staff from partner jurisdictions; participation in meetings with the County's Poverty Reduction Team to develop a countywide plan to address homelessness; coordination with stakeholders on Response and Recovery Teams to address emerging and critical needs related to the COVID-19 pandemic; presentations to the Adams County Commissioners. The County also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents and seniors.

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

Adams County staff in Community & Economic Development and Community Safety & Well-Being continue to be actively involved in several task forces to address regional challenges of homelessness; facilitate coordinated service provision; and continue to deploy funds to mitigate economic losses and homelessness stemming from the COVID-19 pandemic. Regional groups meet regularly and local providers and service agencies included: Tri-County Health; Maiker Housing Partners; Growing Home; Rocky Mountain Cradle to Career Partnership; the Early Childhood Partnership of Adams County; Adams County School Districts; Colorado 9 to 5; Mile High Connects; Enterprise Community Partners; and the Colorado Center on Law and Policy.

Adams County also works in collaboration with the cities of Commerce City, Thornton, and Westminster through the HOME Consortium to distribute HOME funds for eligible projects that create or preserve housing. In accordance with HOME regulations, Adams County also works with local certified Community Housing Development Organizations (CHDOs) and local housing authorities to provide essential housing services. These organizations include Community Resources and Housing Development Corporation (CRHDC), Maiker Housing Partners, and the Brighton Housing Authority (BHA).

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

The County works closely with the Metro Denver Homeless Initiative (MDHI), the Continuum of Care (CoC) provider for the seven-county area including Adams County, to build a homeless crisis response system that gets people back into housing as quickly as possible. MDHI is a member of the Adams County task force overseeing development of a countywide plan to address homelessness. Adams County's full time Homeless Liaison Coordinator and Community Safety & Well-Being staff focus on developing and implementing strategies to assist those who are homeless with getting their immediate needs met and taking steps towards self-sufficiency. These efforts include working with MDHI and the local homeless providers to fund programs serving homeless individuals, families, veterans, youth, and persons at risk of becoming homeless.

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

Not applicable; Adams County does not receive ESG funds directly. The CoC is responsible for the administration of ESG in the CoC area as well as performance standards of the regional program and is also responsible for development, policies and procedures of the operation of the Homeless Management Information System (HMIS) in the area.

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

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	City of Westminster
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed HOME activities.
2	Agency/Group/Organization	CITY OF THORNTON
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Public Housing Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed HOME activities.
3	Agency/Group/Organization	Maiker Housing Partners (Adams County Housing Authority)
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Affordable Housing
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed activities.
4	Agency/Group/Organization	BRIGHTON HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Public Housing Needs Affordable Housing

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed activities.
5	Agency/Group/Organization	CITY OF FEDERAL HEIGHTS
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed CDBG activities.
6	Agency/Group/Organization	City of Brighton
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed CDBG activities.
7	Agency/Group/Organization	CITY OF NORTHGLENN
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed CDBG activities.
8	Agency/Group/Organization	BENNETT
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency participated in the development of the AAP by discussing proposed CDBG activities.
9	Agency/Group/Organization	ADAMS COUNTY
	Agency/Group/Organization Type	Other government - County Grantee Department
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Economic Development Anti-poverty Strategy Housing Needs Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Adams County Community and Economic Development Department and the Board of County Commissioners participated in the development of the 2022 AAP by discussing proposed CDBG and HOME activities.
10	Agency/Group/Organization	Adams County Office of Emergency Management
	Agency/Group/Organization Type	Services - Emergency Management
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County OEM department plans, coordinates and supports activities that help our community reduce its vulnerability to disaster. This is accomplished through the following mitigation, emergency preparedness, emergency response and recovery programs.
11	Agency/Group/Organization	Adams County Public Library
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Anti-Poverty Strategy Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County library system offers free access to the internet and other services to County residents.
12	Agency/Group/Organization	Metro Denver Homeless Initiative
	Agency/Group/Organization Type	Services-homeless Services-Health Regional organization Continuum of Care
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The County works closely with MDHI, the Continuum of Care provider for the seven-county area including Adams County, to build a homeless crisis response system that gets people back into housing as quickly as possible. MDHI is a member of the Adams County task force overseeing development of a countywide plan to address homelessness.

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

All comments and views were accepted. There were no agencies or organization types that were intentionally not consulted.

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

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

Table 3 – Other local / regional / federal planning efforts

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

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

The County pursued a variety of outreach efforts to notify, inform, and include the public in the AAP development. These efforts included conversations with service providers and key partners, placing announcements in the local newspapers, meetings with Urban County and HOME Consortia members, posting information on the County’s webpage, and holding a public comment period and a public hearing. It also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents, and seniors. The draft PY 2022 AAP was available on the County’s website for public comment period of 30 day and a public hearing to review and approve the final plan for submittal to HUD.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Comment Period	Non-targeted/broad community	The County held a 30-day public comment period from June 23, 2022 to July 25, 2022 to give the public an opportunity to review and make comments on the proposed AAP. The AAP could be viewed at the HPCI office at 4430 S. Adams Pkwy., Brighton, CO 80601 and online at www.adcogov.org/community-development . Written comments can be returned to the contact in the PR-05.	This section will be updated at the conclusion of the public comment period.	All comments are accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
2	Public Hearing	Non-targeted/broad community Board of County Commissioners (BOCC)	The County held a Public Hearing on July 26, 2022 at 9:30 AM at the BOCC to review and discuss the AAP. BOCC meetings are held at the Adams County Government Center, First Floor Public Hearing Room, 4430 S. Adams County Pkwy., Brighton, CO 80601. For more information on how to attend the meeting, please see the following link: http://adcogov.legistar.com/calendar.aspx	This section will be updated after the public hearing.	All comments are accepted.	
3	Internet Outreach	Non-targeted/broad community	The County utilized its website to continually updates the public on upcoming public hearings, funding allocations, and reports, including the AAP. www.adcogov.org/community-development	N/A	N/A	

Table 4 – Citizen Participation Outreach

Expected Resources

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

Introduction

Adams County anticipates receiving CDBG and HOME grant funds from HUD that will help address the goals and objectives identified in the AAP. The County is the lead agency for Urban County and the HOME Consortium, and cities that are members of these respective groups will partner with the County on the use of these funds. The Urban County includes the cities of Northglenn, Federal Heights, Brighton, the Town of Bennett, and unincorporated Adams County. The HOME Consortium includes the Urban County cities, as well as the cities of Thornton, Commerce City, and Westminster.

Based on HUD allocation notices, the grant fund allocations for PY 2022 will be \$1,417,617 for CDBG and \$1,307,955 for HOME. In addition to the PY 2022 grant allocations, Adams County has unused prior year funds in the amount of \$254,621 from CDBG and \$1,803,939 from HOME. These funds will be reallocated towards housing activities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,417,617	0	254,621	1,672,238	2,835,235	Adams County will allocate CDBG funds to the Urban County members and unincorporated Adams County for eligible projects approved by the County Commissioners. PY 2022 is the third year of the ConPlan. The expected amount available for the remainder of the ConPlan is 2x more years of the annual allocation.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,307,955	0	1,803,938	3,111,894	2,615,910	Adams County will use funds throughout the County to address community housing needs. PY 2022 is the third year of the ConPlan. The expected amount available for the remainder of the ConPlan is 2x more years of the annual allocation.

Table 2 - Expected Resources – Priority Table

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

The County encourages subgrantees and subrecipients to leverage other resources to cover the total cost of projects. CDBG funded projects leverage general funds from the County, the member Urban County cities and in-kind donations. State and private grants may be used to fill gaps in funding, especially with public service projects. HOME funded projects may use Low Income Housing Tax Credit (LIHTC) equity, Private Activity Bonds, State of Colorado funds, private equity, and other resources to cover the cost of the development. Activities funded by HOME will have the required twenty-five (25%) match from previous program years and from fee reductions by member HOME Consortia members. To be considered HOME match, the funding must be a non-federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have program funding match.

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

Adams County and local jurisdictions may choose to provide publicly held land for housing, community facility, and other eligible HOME and CDBG projects. In recent years, Adams County has donated land to both Maiker Housing Partners and Brighton Housing Authority. Maiker Housing Partners has recently completed The Caraway, an affordable housing development that repurposed a former-County building into 44 units of affordable housing and constructed another 72 units on the property to serve youth transitioning out of foster care as well as other low-income individuals.

Annual Goals and Objectives

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

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of Existing Housing Stock	2020	2024	Affordable Housing	County-Wide City of Federal Heights City of Northglenn City of Brighton	Housing Needs Special Needs Populations	CDBG: \$501,408	Homeowner Housing Rehabilitated: 34 Household Housing Unit Housing Code Enforcement/Foreclosed Property Care: 625 Household Housing Unit
2	Public Facility Improvements	2020	2024	Non-Housing Community Development	County-Wide City of Brighton	Community and Economic Development Needs	CDBG: \$695,026	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,580 Persons Assisted
3	Emergency Housing and Shelter for the Homeless	2020	2024	Homeless	County-Wide	Homelessness	CDBG: \$150,000	Homelessness Prevention: 27 Persons Assisted
4	Construction of New Rental Housing	2020	2024	Affordable Housing	County-Wide City of Commerce City	Housing Needs	HOME: \$600,000	Rental units constructed: 60 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Expanding and Preserving Homeownership	2020	2024	Affordable Housing	County-Wide City of Brighton	Housing Needs	HOME: \$320,000	Homeowner Housing Rehabilitated: 8 Household Housing Unit

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Preservation of Existing Housing Stock
	Goal Description	<p>The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the Consortium member cities and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program.</p> <p>City of Federal Heights will utilize its remaining CDBG allocation to continue operating its Rental Inspection Program. The Rental Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance.</p>
2	Goal Name	Public Facility Improvements
	Goal Description	CDBG funding will be utilized for public facilities and infrastructure improvement projects in the Urban County member cities and unincorporated Adams County.
3	Goal Name	Emergency Housing and Shelter for the Homeless
	Goal Description	Funds will be used to provide emergency housing and shelter for homeless individuals and families, including homeless outreach, motel vouchers, and navigation services.
4	Goal Name	Construction of New Rental Housing
	Goal Description	Adams County will provide funding and support to encourage the development of new affordable rental housing that is constructed for low and very low income residents of Adams County, especially in areas adjacent to services, including transit. New rental housing will serve LMI families and prioritized special needs populations.
5	Goal Name	Expanding and Preserving Homeownership
	Goal Description	The County has a goal of ensuring that affordable housing is available for LMI renters that want to purchase a home in Adams County.

AP-35 Projects - 91.420, 91.220(d)

Introduction

In PY 2022, up to 20% of the CBDG allocation and 10% of the HOME allocation will be used to support the administration of these programs. The remainder of the grants will fund projects that will benefit LMI households and special needs groups and meet a priority need identified in the plan.

#	Project Name
1	CDBG: Administration (20%)
2	CDBG: Housing
3	CDBG: Public Facilities & Infrastructure
4	CDBG: Public Services
5	HOME: Administration (10%)
6	HOME: CHDO Reserves (15%)
7	HOME: Adams County
8	HOME: Commerce City
9	HOME: Thornton
10	HOME: Westminster

Table 4 – Project Information

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

Housing has become a priority because, even though parts of Adams County are considered ideal first-time home buyer locations, the high cost of housing in Adams County and the adjacent counties in the region is driving people farther from their places of work, public transportation routes, medical services, childcare, and other services. Also, the pandemic has resulted in many people who are still behind on medical bills and housing payments, or who need to retrain for different jobs. This situation has created a major need for affordable housing and preservation of existing housing that allow people to live in safe, decent, and healthy environments.

Funding public facility and infrastructure projects with CDBG is a priority in 2022 to support safe neighborhoods, including the infrastructure to deliver water to LMI households or providing a safe place for people in an LMI neighborhood to gather and recreate. Public improvements are also focused on ADA and accessibility improvements for special needs groups.

The HOME allocations are spread out throughout Adams County to serve residents and communities throughout the county. Adams County and the HOME Consortium members receive an allocation of HOME funding each year through their participation in the Urban County to support housing projects. The allocations are identified through a formula basis. The County works with the HOME Consortium members, developers, housing authorities, and the local Continuum of Care organization to identify strategies to increase the amount of affordable housing, help LMI people purchase homes, or assist low-

income residents with remaining in their homes. While the funding allocations are broken out between Adams County, the local CHDO, and the HOME Consortium, all members collaborate to achieve the goals of the HOME funds and the Consolidated Plan.

One of the obstacles of addressing the underserved community through these federal funds is the ability of the Entitlement and the Consortia members to move several projects forward in a timely fashion. Therefore, Adams County reserves the right to re-assign funds to any of the other existing approved 2022 projects. The re-assigned funds can include any reserve projects; any of the 2022 projects or proposed activities that are not able to start by the required timeframe; have unused or remaining funds after they commence; or are completed. Some of the reasons a project may not be able to start including changes in the original scope of the project, an inability to meet the timing requirements for spending funds, an inability to adequately report outcomes, an inability to meet contract requirements, and/or the failure to meet or abide by federal regulations.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG: Administration (20%)
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock Public Facility Improvements
	Needs Addressed	Housing Needs Special Needs Populations Community and Economic Development Needs
	Funding	CDBG: \$283,523
	Description	Adams County will retain up to the allowable twenty percent (20%) of PY 2022 CDBG funding for Adams County HPCI staff to administer the program.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	CDBG administration (21A). The use of the funds is presumed to meet the national objective benefiting low and moderate-income persons since 100% of Adams County CDBG funds are used to benefit for low-to-moderate income persons or areas.
2	Project Name	CDBG: Housing
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock
	Needs Addressed	Housing Needs Special Needs Populations
	Funding	CDBG: \$501,408
	Description	CDBG funding will be utilized for minor home repair for member Urban County members and unincorporated Adams County residents, and a rental housing code enforcement inspection program in Federal Heights.
	Target Date	9/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Homeowner Housing Rehabilitated: 26 Household Housing Unit (MHR) Housing Code Enforcement/Foreclosed Property Care: 625 Household Housing Unit (Rental Housing Inspection program)
	Location Description	The MHR program will serve the Urban County cities and unincorporated Adams County. The Rental Housing Inspection Program will serve Federal Heights.
	Planned Activities	The Minor Home Repair (MHR) Program will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Northglenn, Brighton, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe, and sanitary conditions as well as accessibility issues. County staff will administer the MHR program. (Matrix Code/National Objective – 14A/LMH) City of Federal Heights will utilize its remaining CDBG allocation to continue operating its Rental Housing Inspection Program. The Rental Housing Inspection Program promotes affordable, safe rental housing for its residents by administering a city-wide program to bring rental properties into code compliance. (Matrix Code/National Objective – 15/LMA)
3	Project Name	CDBG: Public Facilities
	Target Area	County-Wide
	Goals Supported	Public Facility Improvements
	Needs Addressed	Community and Economic Development Needs
	Funding	CDBG: \$695,026
	Description	CDBG funding will be utilized for infrastructure projects in the Urban County member cities and unincorporated Adams County.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 10,580 Persons Assisted
	Location Description	The outlined activities will be undertaken in eligible low/mod areas of Urban County cities and unincorporated Adams County.

	Planned Activities	<p>Adams County, Sherrelwood ADA Sidewalk Improvements. The intention of the project is to facilitate the continuation of overall mobility and accessibility improvements in the Sherrelwood residential neighborhood. This project will consist of the reconstruction of curb ramps, sidewalks, and related work to improve accessibility and improve compliance of the neighborhood infrastructure with American with Disability Act (ADA), and helping to provide safer pedestrian connectivity within the neighborhood and to the surrounding areas. (Matrix Code/National Objective - 03L/LMA)</p> <p>Brighton ADA Sidewalk Improvements. The City of Brighton will improve 8th Ave from Midland Ave to just north of Bridge St and Longs Peak Street, from its intersection at 8th Ave to its intersection at 19th Ave. The program will bring sidewalk infrastructure into compliance with the Americans with Disabilities Act (ADA). (Matrix Code/National Objective - 03L/LMA)</p>
4	Project Name	CDBG: Public Services
	Target Area	County-Wide
	Goals Supported	Emergency Housing and Shelter for the Homeless
	Needs Addressed	Emergency Housing and Shelter for the Homeless
	Funding	CDBG: \$150,000
	Description	Adams County will fund a housing respite program which will provide emergency housing and shelter for homeless individuals and families, including homeless outreach, motel vouchers, and navigation services.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Homelessness Prevention: 27 Persons Assisted
	Location Description	Countywide, eligible.
Planned Activities	The Almost Home, Respite Housing Program (RHP) is an immediate response program that quickly diverts households from entering homelessness through light-touch case management and a short-term hotel/motel stay for up to fourteen (14) calendar days. The intent of diversion through Respite Housing is to give someone who has become homeless (or is about to become homeless) a positive alternative to entering emergency shelter. (05Z) LMC	

5	Project Name	HOME: Administration (10%)
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock Construction of New Rental Housing
	Needs Addressed	Housing Needs Special Needs Populations
	Funding	HOME: \$130,796
	Description	Adams County will retain ten percent (10%) of HOME funding for county staff for HOME program administration. Further, ten percent (10%) of applicable Program Income (PI) from prior year(s) activities will also be used for administration.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
Planned Activities	The use of the funds is presumed to meet the national objective benefiting low and moderate-income persons since 100% of Adams County HOME funds are used to benefit for low-to-moderate income persons or areas.	
6	Project Name	HOME: CHDO Reserves (15%)
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock Construction of New Rental Housing
	Needs Addressed	Housing Needs
	Funding	HOME: \$1
	Description	Adams County will set aside 15% of the HOME grant for CHDO affordable housing development activities. Funding for this project will be 15% of HOME funds with \$196,193 and prior year funds of \$728,998
	Target Date	9/30/2023

	Estimate the number and type of families that will benefit from the proposed activities	Rental Housing Rehabilitated: 1 Household Housing Unit
	Location Description	County-wide, eligible.
	Planned Activities	CHDO affordable housing development activities.
7	Project Name	HOME: Adams County
	Target Area	County-Wide
	Goals Supported	Preservation of Existing Housing Stock Construction of New Rental Housing
	Needs Addressed	Housing Needs
	Funding	HOME: \$1,102,802
	Description	The County will fund affordable rental housing construction and homeowner housing preservation projects in HOME Consortium member cities and throughout Adams County. Funding from this project will be \$421,815 from the PY 2022 allocation and \$680,987 from prior year funds.
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Rental units constructed: 60 Household Housing Unit Homeowner Housing Rehabilitated: 8 Household Housing Unit (ECLT)
	Location Description	County-wide, eligible.

	<p>Planned Activities</p>	<p>Brinshore Development – South Platte Crossing, affordable rental housing construction: Nesbitt Development, LLC and Brinshore Development, LLC present a Transit Oriented Development, SP Crossing Apartments, 60 units of permanently affordable rental housing for families located in Commerce City near the intersection of Colorado Boulevard and 72nd Avenue (the "Project"). In addition to its proximity to the Commerce City/72nd Ave Commuter Rail Station, the Project will be built to encourage indoor/outdoor resident interaction while maintaining safety and security in a growing neighborhood. The Project, a four-story, elevator-serviced building, will include two studios, 29 one-bedroom units, 26 two-bedroom units, and 3 three-bedroom units and serve families earning up to 30% - 80% AMI.</p> <p>ECLT Homeownership - Rehabilitation Program: ECLT will renovate 8 homes to homeownership quality by installing new bathrooms, refinishing and installing new kitchen cabinets, new flooring, all new water heaters and furnaces, new windows where needed, new interior and exterior doors, new countertops, sinks and faucets, light fixtures and paint, etc. Once renovated, the homes will be preserved with the Community Land Trust Model. ECLT will separate the legal ownership of the land from the ownership of the improvements. ECLT will market these homes to low to moderate-income homebuyers (up to 80% AMI) who will purchase only the improvements and lease the land from ECLT for \$100 per month. When the owner decides to sell their home, the new sales price is determined through the ECLT resale formula, which sets a maximum sales price by adding 25% of appreciation to the initial sales price, and requires that the sale must be to another low-income homebuyer. The Land Trust model allows ECLT to keep the home permanently affordable for the next buyer and also for generations of other buyers.</p>
8	<p>Project Name</p> <p>Target Area</p> <p>Goals Supported</p> <p>Needs Addressed</p> <p>Funding</p> <p>Description</p>	<p>HOME: Commerce City</p> <p>City of Commerce City</p> <p>New Construction of Affordable Housing</p> <p>Housing Needs</p> <p>HOME: \$98,097</p> <p>Funding will be provided for South Platte Crossing, a new construction affordable housing project.</p>

	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	60-units of new affordable housing.
	Location Description	City of Commerce City, eligible.
	Planned Activities	New Construction of Affordable Housing
9	Project Name	HOME: Thornton
	Target Area	City of Thornton
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	HOME: \$1
	Description	TBD
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	City of Thornton, eligible.
	Planned Activities	
10	Project Name	HOME: Westminster
	Target Area	City of Westminster
	Goals Supported	
	Needs Addressed	
	Funding	HOME: \$1
	Description	TBD
	Target Date	9/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	TBD
	Location Description	City of Westminster, eligible.

	Planned Activities	
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AP-50 Geographic Distribution - 91.420, 91.220(f)

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

Adams County encompasses approximately 1,183.6 square miles. It extends 72 miles west to east, and 18 miles north to south. It is adjacent to Denver and is one of the 10 counties that make up the Denver-Aurora-Lakewood metropolitan statistical area. All of Colorado's interstate highways (I-25, I-70, and I76) and their associated loops (I-225, I-270) converge in Adams County. In addition, US Highways 36, 287, 6 and 85 also run through the County. E-470 completes the connection from C-470 in the south, through Denver International Airport and finally to I-25.

Adams County, which historically has been agricultural in nature, has undergone a development typical of counties near a major metropolitan city. Urbanization has occurred most rapidly in the western part of the County around the interstates and highway systems because of the continued growth in the Denver Metro region. The eastern section of the County, except for the Towns of Bennett and Strasburg, are comprised mainly of farms and rangeland. The Town of Bennett has experienced historic growth throughout the last year and has developed a strategic plan for growth largely due to its proximity to Front Range Airport, one hour drive to downtown Denver and the cost of housing, which is 11% lower than the Colorado housing cost average.

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

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

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

Geographic Distribution

Target Area	Percentage of Funds
County-Wide	54
City of Thornton	8

Target Area	Percentage of Funds
City of Westminster	20
City of Federal Heights	3
City of Brighton	6
Bennett	0.5
Northglenn	8

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In 2022, the Urban County Intergovernmental Agreement (IGA) was recertified for another three (3) year requalification period. CDBG funding allocations can be made up to the amounts in the agreement if the local governments have eligible projects each year. Applications for funding were made to Adams County and reviewed for eligibility within the CDBG and HOME program guidelines.

Public improvements are to be made in eligible areas identified in the AAP and must serve low-to-moderate income areas tracts, which have been defined by the HUD CDBG Low Mod Income Summary Data (LMISD), which has defined the eligible tracts within the jurisdiction. The identified census block group tracts within the jurisdiction that are considered low-moderate income can be found on the HUD Exchange website at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

Affordable Housing

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

Introduction

Adams County will fund affordable housing projects with CDBG and HOME funds, including homeowner-occupied rehabilitation and new construction of affordable rental housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	94
Special-Needs	0
Total	94

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	60
Rehab of Existing Units	34
Acquisition of Existing Units	0
Total	94

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

Homeowner Housing Rehabilitated: 26 Household Housing Unit (MHR)

Homeowner Housing Rehabilitated: 8 Household Housing Unit (ECLT)

Rental units constructed: 60 Household Housing Unit (Brinshore Development)

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

Introduction

This section covers public housing needs in Adams County and actions to address those needs. The Housing Authority of the County of Adams, dba Maiker Housing Partners, Brighton Housing Authority, and Commerce City Housing Authority are the primary providers of affordable housing in the county for households in the low- to moderate- income categories. The only other alternative is federally subsidized housing. Maiker Housing Partners and Brighton Housing Authority manage and maintain conventional public housing developments throughout the county and several scattered site developments. Both housing authorities own and operate public housing units, senior and disabled affordable units, and administer tenant and project-based Section 8 vouchers. The Commerce City Housing Authority manages two affordable properties, facilitates Housing Choice Vouchers, and provides housing resources to help residents buy, rent, or improve their homes.

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

As describe above, the Housing Authority of the County of Adams, dba Maiker Housing Partners, Brighton Housing Authority, and Commerce City Housing Authority are the primary providers of affordable housing in the county for LMI households. The housing authorities all work continually to improve the quality of life for public housing residents. Adams County supports these agencies by providing HOME funds to obtain and maintain affordable properties, as well as donating land or buildings, when possible.

The Commerce City Housing Authority is working with a developer to create 60 units of affordable housing. Currently this project has Low Income Housing Tax Credits and is seeking other financing.

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

Maiker Housing Partners has a Resident Advisory Board made up of residents of Maiker properties. It meets quarterly to discuss Maiker Housing Partners' priorities and property improvements. Maiker Housing Partners' Board of Commissioners includes a seat for an Adams County resident of low-income housing; currently this seat is held by a resident of a Maiker property. Annually, Maiker Housing Partners surveys all residents of its properties to get feedback across a wide array of topics pertaining to resident housing. Additionally, during the planning stage of any future developments, Maiker Housing Partners will solicit input from residents of its existing properties and area residents for design and programming.

Brighton Housing Authority maintains an active webpage regarding its public housing and wait lists, if any. The organization works closely with Colorado Housing and Finance Authority (CHFA) to direct those that are interested in home ownership to attend one of CHFA's housing counseling workshops.

The Commerce City Housing Authority has a website with low- and moderate-income housing information

and housing resources. Their strategic plan, which is available on the website, was created with public input received through an open house forum, surveys and in-person presentations.

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

Not applicable. Maiker Housing Partners and the Brighton Housing Authority are not designated as “troubled”. The Commerce City Housing Authority is not covered by a PHA Plan and is not subject to a HUD review or designation of this type.

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

Introduction

The Board of County Commissioners has identified addressing homelessness and reducing poverty as priority needs for the County. The Commissioners have recently accepted a homeless reduction strategic plan titled Homeward Adams. The implementation of the plan will be the responsibility of the Community Safety and Well-Being Division, a division that coordinates initiatives related to homelessness, housing, neighborhoods, and quality of life. Implementation strategies will include the County continuing to collaborate with local homeless providers, the Metro Denver Homeless Initiative (MDHI), and municipalities to reduce homelessness throughout Adams County and the region. The three strategies of the plan include homelessness prevention, strengthening the housing continuum, and homelessness services.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Adams County will work with homeless service providers to learn about the needs of the homeless and support the efforts of a broad-based community network of service providers which provide homeless assistance in the County and the municipalities. Service providers supported by the County provide outreach and case management to assess individual needs and link people to resources. There are four (4) primary service providers in Adams County who have strong presence in the community and provide services specifically for people experiencing homelessness. These agencies include Almost Home, ACCESS Housing, Cold Weather Care, and Growing Home, which are located in various areas of the County and provide numerous services including shelter, housing navigation, case management, employment services, homelessness prevention and life skill classes to reduce and end homelessness. Below is a highlight of each organization.

Almost Home has thirty (30) beds and can accommodate up to six (6) families. During their stay, each family attends weekly classes, receives case management, and must show progress in reestablishing their self-sufficiency. The City of Brighton and Almost Home developed a Housing Respite program funded with CDBG to provide people, especially domestic violence victims and those with unhealthy home situations, with hotel vouchers for emergency housing assistance.

ACCESS Housing has sixteen (16) beds for families and provides rental assistance, case management, housing navigation, and street outreach.

Cold Weather Care provides shelter through October to April with a group of rotating churches. Twenty

(20) beds are available for single adults and families with children experiencing homelessness.

Growing Home is a leading anti-poverty organization in the county, offering a rich pipeline of programs for children and families. Growing Home's wrap-around approach serves the whole family with intensive support to overcome immediate and long-term obstacles. It strengthens families during times of crisis by offering food, healthcare, and homeless prevention assistance. The long-term approach for family self-sufficiency and economic stability is the Collaborative Coaching program. Collaborative Coaching is an evidence-based case management system that supports families in setting goals to enhance their stability and creating paths to achieve those goals, such as homeless encampments and vaccinations for people who are homeless, and long term strategies to create a resource navigation network and a coordinated entry system that will help people retain housing.

The Adams County Community Safety and Well-Being Department and the cities in the County developed a severe weather activation program to fund hotel vouchers for emergency overnight shelter.

Addressing the emergency shelter and transitional housing needs of homeless persons

The number of people experiencing homelessness in Adams County, especially those in camps along the Clear Creek and the South Platte River, has grown over the past several years, prompting the County to re-examine its approach to addressing this issue. As a result of increasing public concern, the County created the Community Safety & Well-Being Division. This division will oversee the implementation of the goals and objectives of the homeless reduction strategy. Within this division is a Homelessness Outreach Coordinator. The Homelessness Outreach Coordinator is responsible for assisting in the coordination, creation, implementation, and oversight of services and programs for people dealing with homelessness. During the next year the Coordinator will work on increasing protections for those living in mobile home parks and extended stay motels; supporting efforts to provide pathways for people to exit homelessness, reduce barriers to receiving one-time financial assistance, and homeless prevention assistance. The Coordinator and division will work track service connections through outreach to those who are experiencing homelessness, establish a day shelter program, track usage of mobile showers and laundry and determine if there are other mobile service needs, promote the Day Works program to those who are at-risk of losing housing due to lack of employment.

Almost Home has a Severe Weather Activation Plan (SWAP), which provides shelter at different hotels/motels for homeless individuals from October to April each year. This program helps to offset the needs at the emergency shelters and transitional housing when they are capacity in the coldest months of the year.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals

and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Adams County strives to help LMI individuals and families that are currently homeless or are at-risk of homelessness to find needed and appropriate services and support. Resources offered by community partners and the CoC members such as MDHI, Almost Home, ACCESS Housing, Cold Weather Care, and Growing Home have the purpose of helping LMI individuals and families avoid homelessness, including those at-risk of becoming homeless after being discharged from systems of care and those who are already receiving various types of housing or supportive public services. Helping individuals and families to avoid chronic homelessness is vital in the effort to ending homelessness in Adams County.

Many individuals and families who experienced homelessness remain in a vulnerable state and case management services play a critical role at this stage. Case management services include:

- Housing and service navigation;
- Rental, utility, and deposit assistance, as well as homelessness and eviction prevention services;
- Job development programs focusing on a client's employment objectives and long-term goals;
- Plans and/or enrollment in furthering education or training;
- Budgeting classes;
- Strategy for self-sufficiency; and
- Twelve-step recovery programs and other support groups in the community for maintaining sobriety.

While individuals and families who are experiencing homelessness access mainstream resources on an individual basis, local providers and advocates work in varying capacities to influence program implementation, funding priorities, and the coordination of service delivery through system wide collaboration. Programs in place to assist people experiencing homelessness are listed below. Through the help of these programs, homeless persons can make the transition to permanent housing and independent living are:

- **Medicaid:** Homeless service providers screen clients for Medicaid eligibility and refer for enrollment when appropriate;
- **Children's Health Insurance Program:** For children not eligible for Medicaid, the State administers the Children's Health Insurance Program, which provides low-cost health, dental, and vision coverage to children in low wage families;
- **Temporary Aid for Needy Families (TANF):** Administered by the Adams County Community Support Service Division provides funding to eligible families while enrolled into a self-sufficiency program;
- **Food Assistance Program:** Administered by the Adams County Community Support Service Division, this program is a supplement to the household's nutritional needs for the month. Eligibility is based upon the household's income, resources, household size, and shelter costs.

Benefits are given to eligible households through the Colorado Quest Card. Certain food assistance recipients will be referred to the Employment First Program for assistance in employment and training needs; and

- **Workforce Investment Act:** The Adams County Workforce & Business Center receives funding to provide training and job placements. The Workforce & Business Center also works with the County's housing authority to provide a job development program for homeless clients. The housing authority administers the distribution of vouchers to clients referred by Workforce & Business Center counselors.

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

The County funds and supports the local network of service providers which provide homelessness prevention services to households in danger of homelessness. This year the County has partnered with the three housing authorities and The Community Firm, a nonprofit organization that is operating a COVID Eviction Defense Project to distribute Emergency Rental Assistance from the U.S. Treasury to those at risk of losing their housing. Also, the County is partnering with and supporting Colorado Legal Services to help individuals and families on the brink of losing their current housing due to an eviction. Colorado Legal Service can help people over the phone and will be offering limited times at the Westminster Public Library (Irving St.) and the County Courthouse. Also, the County has funded a Tenant Based Rental Assistance program that will serve people for 12 months with financial assistance while those served achieve a plan for self-sufficiency with the help of regular case management.

Adams County currently is not funding programs that focus on ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing, and no such coordinated effort currently exists in the county. However, Adams County offers extensive homelessness outreach which connects services with people experiencing homelessness, understand their needs in services, and provide resource navigation. Outreach efforts received funding from the Colorado Department of Local Affairs' (DOLA) Emergency Solutions Grant (ESG). Adams County works with its municipal partners to collaborate and align outreach efforts. Case workers refer residents exiting systems of care to the county's Homelessness Coordinator and Community Safety and Well-Being manager to access services.

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

Introduction

Adams County has experienced rapid population growth due to the County's current housing climate, geographic location, a desirability to move near large employers, such as Amazon. In addition, a diversity of land uses from cities to suburbs and open rangeland gives the County a unique identity aiding in its growth. The resulting pressures of this growth and housing stock demands have pushed housing prices to a point where many residents struggle to either find attainable housing or maintain their housing.

In a proactive effort to create solutions to the County's housing challenges, the County commissioned the 2017 Housing Needs Assessment (HNA). The HNA created a thorough economic and demographic description of the County, including its strengths and challenges as they relate to housing. The HNA identified findings that were then presented to various stakeholders who provided valuable input and possible solutions. This input helped build the framework for developing the County's 2018 Balanced Housing Plan (BHP), which defined goals and recommendations to achieve housing that meets the needs of the County's diverse and growing population. The BHP determined that the following were barriers to balanced housing:

Finding 1: Housing is less affordable

Finding 2: Increasing affordability gap at all income levels

Finding 3: Housing supply is not meeting demand

Finding 4: Adams County has distinct socioeconomics

As recommended by the Balanced Housing Plan, the County continuously supports affordable housing developments through various means. At this time, there are three developments underway that will result in 270 new units of affordable housing upon completion. The County has provided over \$2.55M in HOME and CDBG to these projects. In 2019, the County deeded the decommissioned Children & Family Services building to Maiker Housing Partners. This housing development will provide 116 total units. In 2021, the County deeded Brighton Housing Authority vacant land in Brighton to develop an affordable housing development. These affordable housing projects are in various stages of development, however when completed they will increase the number of affordable units in the County.

The County completed an Analysis of Impediments to Fair Housing Choice (AI) in 2020. The AI heavily relied on public input which was obtained through a housing survey. The housing survey was launched in the fall of 2019 and ended on February 28, 2020. It is important to note that the survey was completed before the COVID-19 pandemic and the County is studying the effects this might have on the AI. At this

time, impediments found were:

1. Shortage of affordable, accessible housing
2. Discrimination in rental transactions
3. Barriers to homeownership
4. Lack of resources to address poor housing conditions
5. Disparate access to opportunity
6. Limited zoning code and land use regulations

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

Adams County has identified affordable housing as a high priority and has moved to address this through several planning efforts including the Adams County 2020-2024 Consolidated Plan and an update to the Comprehensive Plan update (with Transportation and Parks/Open Space/Trails updates) for the unincorporated areas of Adams County to envision a population of 40,000 more residents by 2040. The future land use categories established in this update will aid us in our 2022 Zoning Code (Development Standards and Regulations) update.

The County has been working to address the barriers identified in the 2018 Balanced Housing Plan through various means including policy change. As such, the County has been working to foster an environment the promotes "balanced housing"; encourage connection and access between schools and housing; promote the preservation of the County's current housing stock; and integrate development practices the increase diversity in housing options.

One of the changes has been the creation of the Accessory Dwelling Unit standards and regulations in Chapter 4 of the Development Standards and Regulations, Section 4-03-03-02-01, to allow homeowners the ability to create an accessory dwelling unit. Another change that is in the process is adding an affordable housing component to the Transit-Oriented Development (TOD) zone district that would allow the County to provide incentives to developers constructing affordable housing for low- and moderate-income residents at TOD sites.

The PY 2022 will address the preservation of affordable housing through the County's and HOME Consortium Minor Home Repair (MHR) Program, which will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Brighton, Northglenn, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues.

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

Introduction

This section covers other actions to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, and develop institutional structure including improved coordination.

Actions planned to address obstacles to meeting underserved needs

One of the obstacles to meeting underserved needs is the size of the County. Adams County is a large county and is difficult to adequately deliver services to both urban and rural constituencies. The mixture of urban and rural land throughout the county poses both service delivery and service recipient challenges. Many of the core agencies are in the more urban portions of the county which makes service delivery in the eastern and northern rural portions of the county difficult. The lack of adequate transportation and service providers in the rural areas are a hindrance to meeting the needs of the underserved throughout the county. An action the County has planned is to continue to include the northern and rural areas by working closely with agencies that specialize in these areas and as part of the IGA a significant portion of CDBG funds have been set-aside for programs and projects designated for Unincorporated Adams County.

A lack of adequate funding is also an obstacle to meeting underserved needs in Adams County. To try to address this, the County works with its local governments and subrecipients to use federal funds to leverage other state and local funds for its projects that further the goals of the plan. However, there is an increasing need for services requested by residents, which continues to put a strain in County resources and its ability to provide adequate care and services to its most vulnerable and in need.

Another area of weakness is that the County continues to need a fully functional referral system. This can be attributed to the recent funding uncertainties within all federally funded areas (TANF, Food Stamps, Medicaid, etc.) and the vast geographic parameters of service-delivery agencies. The County continues to increase the availability of information for service-providers to be carried on to residents.

The County has also opened a new Human Services Center which provides a centralized location for residents to seek services such as TANF, Children & Family Services, Community Support Services, Domestic Violence Services & Shelter, Child Support Services, Foster Care, and the Workforce & Business Center.

Actions planned to foster and maintain affordable housing

Adams County has made the construction of affordable rental housing, home buyer assistance, and the preservation of existing affordable housing priorities for HOME and CDBG funds. Funds may be used to construct new rental housing, provide TBRA, purchase and rehabilitate older rental units, rehabilitate owner-occupied housing, and aid low- and moderate-income homebuyers. Adams County works with the

local housing authorities, nonprofit housing agencies and private developers to expand and preserve the affordable housing stock throughout the County.

The PY 2022 will address the preservation of affordable housing through the County's Minor Home Repair (MHR) Program, which will serve low-to-moderate income homeowners throughout the cities of Federal Heights, Brighton, Northglenn, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. Adams County accepts online applications from eligible LMI households for the MHR program. Housing repairs are ranked in accordance with program requirements, with top priority given to those items needed to establish a safe, sanitary, accessible, and energy efficiency. When an application is accepted, eligibility is determined by the HPCI division. A representative from the County will then conduct an on-site visit to determine essential repairs needed. A description of work and cost estimate is prepared and released for a competitive bid to approved and licensed local contractors. Once a qualified contractor is selected to complete the, all work will be inspected for completeness and compliance with local building codes and permits.

The County also provides Fair Housing information for residents on its website. Information includes Federal Fair Housing Act and State of Colorado Fair Housing laws, where to go to help in case of housing discrimination, resources and other useful website links. The County Fair Housing website is located at: <https://www.adcogov.org/fair-housing-laws>

Actions planned to reduce lead-based paint hazards

The County's MHR program has implemented stringent policies to ensure lead-based paint hazards are addressed proactively and in compliance with Federal regulations. In compliance with HUD's Lead Safe Housing Rule (24 CFR Part 35) and EPA's Lead Renovation, Repair, and Painting Program Rule (40 CFR Part 745), lead-safe practices are administered for any eligible household with housing constructed prior to 1978. Only lead-certified contractors are solicited to bid for housing assisted through the MHR program.

Lead-safe practices include providing households assisted through County programs with the Lead Safe Information pamphlet, a "Notice of Presumption" or "Notice of Evaluation" (as applicable), a copy of the final clearance completed by a licensed examiner, and a "Notice of Lead Hazard Reduction" - the required documents for projects receiving rehabilitation assistance between \$0-\$24,999 per unit. A lead hazard screen and/or full risk assessment is also be performed, as necessary, for projects receiving rehabilitation assistance.

Actions planned to reduce the number of poverty-level families

The activities developed for the PY 2022 AAP will work directly to reduce the number of poverty-level families in Adams County. Public facilities improvements will be made to LMI areas in Urban County cities and unincorporated Adams County. These activities will involve improvements to streets and sidewalks for ADA compliance and also provide overall safe connectivity. Accessibility improvements are also

targeted to neighborhood facilities in LMI areas. Public improvements will help to increase the attractiveness of the area of more local public and private investments into these areas.

The MHR program also helps to serve LMI residents throughout the cities of in Urban County and the HOME Consortium. The MHR program helped address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. Housing rehabilitation activities also help to maintain adequate housing conditions for LMI residents that might otherwise lead to conditions that cause homelessness.

Adams County Community & Economic Development Department works with the Adams County Community Safety & Well-Being Department, Adams County Workforce Business Center, local municipalities, and community agencies to identify the emergent employment needs of the low-income population and help develop appropriate responses to these needs. The Workforce and Business Center provides routine classes and training to enhance the skills of the emerging labor force. Housing authorities and housing providers are engaged to identify those residents in need of training and/or interested in participating with the Section 3 initiative.

The Maiker Housing Partners provides self-sufficiency services to residents of their housing units and clients of the Section 8 voucher program. The FSS program helps residents gain the skills necessary to move themselves out of poverty.

Homeless providers funded through the statewide ESG program also provide clients with self-sufficiency case management services and referrals so that households can earn higher incomes and reduce their chances of re-entering the cycle of homelessness.

Actions planned to develop institutional structure

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

- Town of Bennett
- City of Brighton
- City of Federal Heights
- City of Northglenn
- Unincorporated Adams County

Every three years, these jurisdictions are re-invited to renew their Intergovernmental Agreement with the county. Each of them receives a percentage of the county's CDBG allocation. As the lead agency Adams County monitors each jurisdiction's projects to ensure they meet national objectives, eligibility, and compliance. In addition to the Urban County jurisdictional proportional allocation, Adams County targets a percentage of its CDBG funding to community agencies. All projects are assessed through an application process for appropriateness and eligibility. In PY 2022, the Urban County and HOME Consortia have

renewed their Intergovernmental Agreements (IGA) to continue receiving CDBG and HOME funds.

Adams County leads a HOME Consortium with the City of Commerce City, City of Westminster, and the City of Thornton. A percentage of the County's annual HOME allocation is reserved to each of these municipalities based on a formula determined and posted annually by HUD (Annual Share Percentage Report). The county also provided portions of its HOME application to:

- Community Development Housing Organizations (CHDO's) (15% requirement);
- Local housing authorities;
- Nonprofit housing developers; and
- For-profit developers.

Adams County has increased CHDO qualification strategies to align with the 2013 HOME Final Rule amendments and HUD best practices. Adams County is also in the process of seeking and certifying new CHDOs throughout the county for the purposes of expanding the county's capacity to undertake projects. Housing development agencies operating within the county are small and perform minimal development activities.

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

Adams County continues its efforts to provide technical assistance to community partners as part of its coordination between public and private housing and social service agencies, as well as encouraging subgrantees to collaborate in leveraging resources and knowledge. The County is working with other County departments to determine the highest priority projects and best use of all funding received by the division. The county continues to work with Planning and Development, Public Works, Human Services, Regional Affairs, Long Range Planning, and various other partners to strengthen the delivery of services to all areas of the county.

Designated local governmental agencies, known as the Urban County, are eligible to apply for Adams County CDBG funding. Urban County members include the cities of Brighton, Northglenn, Federal Heights, Town of Bennett, and unincorporated Adams County. Through the application process, technical assistance is provided and members are guided through eligible activities and uses of funds. A subrecipient handbook is provided as a training resources. Coordination is enhanced as each year members increase their capacity for service delivery through the knowledge gained in the application process.

The County also provides technical assistance to housing providers in the HOME program. These include qualified Community Housing Development Organizations (CHDOs), Public Housing Agencies, For-Profit Developers, and/or Nonprofit Organizations (501(c) 3 or 4). As well, the County works with organizations applying for CHDO status. Construction resources are provided as well as technical assistance during the

application process, which helps applicants learn more about eligible activities and uses of funds in the HOME program.

Program Specific Requirements

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

Introduction

This section covers program specific requirements in Adams County.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

Other CDBG Requirements

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

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

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

Adams County does not plan to use any other forms of investment beyond those identified in Section 92.205.

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

There are no activities identified in the 2022 program year that require resale or recapture provisions.

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

There are no activities identified in the 2022 program year that require resale or recapture provisions.

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

Adams County does not utilize HOME funds to refinance existing debt of multi-family housing so 24 CFR 92.206 (b) does not apply.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Resolution accepting a Grant of Easement from Balboa Park Homes Association to Adams County for the Colorado Agricultural Ditch
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve a resolution for accepting a grant of easement for the Colorado Agricultural Ditch.

BACKGROUND: Adams County is in the process of acquiring right-of-way and permanent easements along York Street from 78th Avenue to 88th Avenue for the York Street Improvement Project. Balboa Park Homes Association has executed a Grant of Easement to the County for the reconstruction and modification to the Colorado Agricultural Ditch. The property is located in the Southeast Quarter of Section 26, Township 2 South, Range 68 West of the 6th Principal Meridian. The Grant of Easement is needed for the York Street Phase 2 CIP project.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Grant of Easement
Draft resolution
Planning Commission Resolution

FISCAL IMPACT:

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

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 ACCEPTING A GRANT OF EASEMENT FROM BALBOA PARK HOMES
ASSOCIATION TO ADAMS COUNTY FOR THE COLORADO AGRICULTURAL DITCH

WHEREAS, Adams County is in the process of acquiring right-of-way and permanent easement for the York Street Capital Improvement Program Project - York Street from 78th Avenue to 88th Avenue (“Project”); and,

WHEREAS, the address of the permanent easement parcel is 2204 Coronado Parkway North, located in the Southeast Quarter of Section 26, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado and is owned by Balboa Park Homes Association (“Parcel PE-213”); and,

WHEREAS, Adams County requires the Parcel PE-213 for construction of the Project; and,

WHEREAS, Balboa Park Homes Association has executed a Grant of Easement to Adams County for the purpose of modifying, realigning and relocating portions of the Colorado Agricultural Ditch across Parcel PE-213, which complies with County standards and will benefit the citizens of Adams County; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 26th day of August 2021, the Planning Commission recommended that the Board of County Commissioners accept said Grant of Easement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Grant of Easement from Balboa Park Homes Association, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this 29th day of June, 2021, between Balboa Park Homes Association, a Colorado corporation ("Grantor"), and Adams County, a political subdivision of the State of Colorado ("Grantee"), whose address is 4430 South Adams County Parkway, Brighton, Colorado, 80601. Grantor and Grantee may be collectively referred to herein as "Parties."

WITNESSETH:

WHEREAS, in connection with its "York Street 78th Avenue to 88th Avenue Reconstruction Project", Grantee has proposed and agreed to modify, realign, and relocate portions of the Colorado Agricultural Ditch ("Ditch") across certain parcels of real property in the vicinity of the intersection of East 78th Avenue and York Street in Adams County, Colorado, including that parcel owned by Grantor which is legally described as set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

WHEREAS, Grantor has agreed to grant an easement to Grantee for the portion of the Ditch across the Property in accordance with this Grant of Easement.

NOWHEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Grantor does hereby grant, bargain, sell, convey and confirm unto Grantee, Grantee's successors and assigns forever, a permanent non-exclusive easement for the purpose of constructing, operating, maintaining, replacing, repairing, improving, inspecting, surveying, testing, removing, and restoring, at any time and from time to time, the Ditch, and all improvements and appurtenances associated therewith ("**Easement Improvements**") in, over, under and through all of the Property, as described in Exhibit A, attached hereto and incorporated herein by this reference, for the purpose of conveyance of water in the Ditch for beneficial use. The easement so granted, together with the Easement Improvements, is referred to herein as the **Ditch Easement**.

2. The Grantor further grants to the Grantee:

- (a) The right from time to time to enlarge, improve, reconstruct, relocate, repair and replace any Easement Improvements or other associated appurtenances constructed or placed within the Ditch Easement;
- (b) The right to mark the location of the Ditch Easement and the Easement Improvements by suitable markers set in or on the ground; provided that permanent markers shall be placed in locations which will not interfere with any reasonable use Grantor shall make of the Property crossed by the Ditch Easement;

- (c) The right to ingress and egress over and across the Property for the purpose of exercising the rights herein granted.

3. Grantor reserves the right to use and occupy the Property crossed by the Ditch Easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger the Ditch Easement or any of the Grantee's Easement Improvements or otherwise interfere with Grantee's rights hereunder. Grantor agrees that any existing easement or other encumbrances are and shall be treated as subordinate to the Ditch Easement and shall not interfere with it. Grantor agrees that any future easements granted in, over, under, or through the Property shall be junior to the Ditch Easement and shall not interfere with the Ditch Easement. Grantor's uses of said land crossed by the Ditch Easement and the agreements concerning those uses shall be as follows:

- (a) Grantor shall not erect or construct any building or other structure, or drill or operate any well, or construct any permanent obstruction, or decrease or substantially increase ground level which will interfere with Grantee's Ditch Easement, or allow the installation of other utilities in or through said Ditch Easement, without obtaining the specific written permission of the Grantee;
- (b) The Grantor may use the Property for any and all lawful purposes not inconsistent with the purposes set forth in this Ditch Easement so long as such uses do not interfere with the continued use, maintenance, repair, and replacement of or cause damage to the Ditch Easement or the Easement Improvements constructed within the Ditch Easement.
- (d) In the event Grantor's use or uses of the Property interfere with the Ditch Easement or the Easement Improvements, Grantee may remove or cause a cessation of such uses, and Grantor shall be responsible for any and all losses, damages and restoration, if any, related to such removal or cessation. In the event the terms of this Ditch Easement are otherwise violated by the Grantor or by any person in privity with the Grantor, such violation shall be immediately corrected and eliminated upon receipt of notice from the Grantee, and if not corrected, the Grantee shall have the right to correct and eliminate such violation, and the Grantor, its heirs, administrators, successors and assigns, shall promptly pay the costs to correct said violation including, but not limited to, Grantee's reasonable attorney fees. If such violation is not corrected, the Grantee shall also have the right to file appropriate proceedings to enjoin any violation and request specific performance of the conditions described herein. This provision shall not preclude the Grantee from recovery of damages to the Ditch Easement or the

Easement Improvements caused by Grantor's acts or omissions. The Grantee reserves the right to do all acts necessary to immediately remedy any emergency or situation that may arise that disrupts or affects use of the Ditch Easement.

4. Grantor warrants that it has full and lawful authority to make the grant hereinabove contained, and promises and agrees to defend Grantee in the exercise of its rights hereunder against any defect in Grantor's title to the land involved or Grantor's rights to make the grant hereinabove contained.

6. This Grant of Easement shall attach to and run with the land described in Exhibit A and the terms and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned have set their hands hereto on the day and year above first written.

[Signature pages follow].

EXHIBIT "A"
RIGHT-OF-WAY NUMBER: PE-213
PROJECT NUMBER: IMP-3056-1603
SECTION 26, TOWNSHIP 2 SOUTH, RANGE 68 WEST
SIXTH PRINCIPAL MERIDIAN
ADAMS COUNTY

DESCRIPTION

A Permanent Easement No. PE-213 of Adams County Project Number IMP-3056-1603, containing 870 square feet, more or less, being the Common Areas of Balboa Park Amended, a subdivision recorded on August 2, 1972, File 13 Map 77, of the records of the Adams County Clerk and Recorders Office, situated in the Southeast Quarter of Section 26 Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of Section 26 whence the East Line of the Southeast quarter of Section 26 bears N00°04'09"E a distance of 2628.81 feet;
Thence N09°32'53"W a distance of 296.43 feet to the Southeast corner of said Common Areas of Balboa Park Amended File 13 Map 77 and the

POINT OF BEGINNING PARCEL PE-213;

Thence S78°55'40"W along the southerly boundary of said parcel a distance of 45.95;
Thence N11°04'20"W departing said boundary, a distance of 17.31 feet, to the face of a concrete retaining wall;
Thence N77°48'25"E along said retaining wall, a distance of 52.10 feet to a point on the easterly boundary of said Balboa Park Amended;
Thence Southerly along said easterly boundary, a distance of 19.33 feet along a non tangent curve to the left, said arc having a radius of 421.00 feet and a central angle of 02°37'52", and being subtended by a chord with a bearing of S07°27'07"W and a distance of 19.33 feet to the
POINT OF BEGINNING PARCEL PE-213.

Containing 870 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



E 1/4 COR. SEC. 26
 3-1/4" ALUMINUM CAP
 MARKED "PLS 20155 1990"

SE 1/4, SE 1/4
 SEC 26
 T2S, R68W 6TH P.M.

CORONADO
 PKWY. NORTH

OWNER:
 BALBOA PARK HOMES ASSOCIATION
 C/O BRADFORD ST MANAGEMENT
 PO BOX 18263
 DENVER, CO 80218-0263

YORK ST.

N00°04'09"E 2628.81'
 (BASIS OF BEARINGS)
 E. LINE SE 1/4 SEC. 26

PE-213
 870 SQ FT +/-

N77°48'25"E
 52.10'

N11°04'20"W
 17.31'

S78°55'40"W
 45.95'

L=19.33'
 R=421.00'
 D=2°37'52"
 CH=S07°27'07"W
 19.33'

P.O.B.
 PE-213

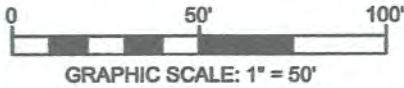
N09°32'53"W
 296.43'

COLORADO AG DITCH

SE COR. SEC. 26
 (CALCULATED POSITION)
 P.O.C. PE-213

N89°26'42"E
 30.00'

30.00' W.C. SE COR. SEC. 26
 3-1/4" ALUMINUM CAP
 MARKED "30.00' W.C. JR ENG LS
 25369 2000"



JERRY R JOHNSON
 DATE:
 PROJ: IMP-3056-1600
 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.



ASCENT
 Ascent Geomatics Solutions
 8620 Wolff Court
 Westminster, CO 80031
 (303) 928-7128

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

PE-213	
BALBOA PARK HOMES ASSOCIATION	
File Name: RCG_B180001-PE-213	
Project No. IMP-3056-1603	
Print Date: 01-20-2020	Sheet: 2 of 2

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A GRANT OF EASEMENT FROM
BALBOA PARK HOMES ASSOCIATION TO ADAMS COUNTY FOR THE COLORADO
AGRICULTURAL DITCH

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 26th day of August, 2021, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners a Grant of Easement from Balboa Park Homes Association, for the reconstruction and modification to the Colorado Agricultural Ditch on the following described land to wit:

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

WHEREAS, this Grant of Easement is in conjunction with the York Street Capital Improvement Program Project – York Street from 78th Avenue to 88th Avenue, located on property with address of 2204 Coronado Parkway North, situated in the Southeast Quarter of Section 26, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Grant of Easement, from Balboa Park Homes Association, be accepted by the Board of County Commissioners.

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

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



Chairperson/Acting Chairperson
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Resolution accepting a Grant of Easement from Joshua A. Salz to Adams County for the Colorado Agricultural Ditch
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve a resolution for accepting a grant of easement for the Colorado Agricultural Ditch.

BACKGROUND: Adams County is in the process of acquiring right-of-way and permanent easements along York Street from 78th Avenue to 88th Avenue for the York Street Improvement Project. Joshua A. Salz has executed a Grant of Easement to the County for the reconstruction and modification to the Colorado Agricultural Ditch. The property is located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian. The Grant of Easement is needed for the York Street Phase 2 CIP project.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Grant of Easement
Draft resolution
Planning Commission Resolution

FISCAL IMPACT:

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

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 ACCEPTING A GRANT OF EASEMENT FROM JOSHUA A. SALZ TO
ADAMS COUNTY FOR THE COLORADO AGRICULTURAL DITCH

WHEREAS, Adams County is in the process of acquiring right-of-way and permanent easement for the York Street Capital Improvement Program Project - York Street from 78th Avenue to 88th Avenue (“Project”); and,

WHEREAS, the address of the permanent easement parcel is 2100 East 78th Avenue, located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado and is owned by Joshua A. Salz (“Parcel PE-199”); and,

WHEREAS, Adams County requires the Parcel PE-199 for construction of the Project; and,

WHEREAS, Joshua A. Salz has executed a Grant of Easement to Adams County for the purpose of modifying, realigning and relocating portions of the Colorado Agricultural Ditch across Parcel PE-199, which complies with County standards and will benefit the citizens of Adams County; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 26th day of August 2021, the Planning Commission recommended that the Board of County Commissioners accept said Grant of Easement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Grant of Easement from Joshua A. Salz, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this 19th day of July, 2021, between Joshua A. Salz ("Grantor"), and Adams County, a political subdivision of the State of Colorado ("Grantee"), whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601. Grantor and Grantee may be collectively referred to herein as "Parties."

WITNESSETH:

WHEREAS, in connection with its "York Street 78th Avenue to 88th Avenue Reconstruction Project", Grantee has proposed and agreed to modify, realign, and relocate portions of the Lower Clear Creek Ditch ("Ditch") across certain parcels of real property in the vicinity of the intersection of East 78th Avenue and York Street in Adams County, Colorado, including that parcel owned by Grantor which is legally described as set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

WHEREAS, Grantor has agreed to grant an easement to Grantee for the portion of the Ditch across the Property in accordance with this Grant of Easement.

NOW THEREFORE, for and in consideration of One Thousand, Nine Hundred and 00/100 Dollars (\$1,900.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Grantor does hereby grant, bargain, sell, convey and confirm unto Grantee, Grantee's successors and assigns forever, a permanent non-exclusive easement for the purpose of constructing, operating, maintaining, replacing, repairing, improving, inspecting, surveying, testing, removing, and restoring, at any time and from time to time, the Ditch, and all improvements and appurtenances associated therewith ("**Easement Improvements**") in, over, under and through all of the Property, as described in Exhibit A, attached hereto and incorporated herein by this reference, for the purpose of conveyance of water in the Ditch for beneficial use. The easement so granted, together with the Easement Improvements, is referred to herein as the **Ditch Easement**.

2. The Grantor further grants to the Grantee:

(a) The right from time to time to enlarge, improve, reconstruct, relocate, repair and replace any Easement Improvements or other associated appurtenances constructed or placed within the Ditch Easement;

(b) The right to mark the location of the Ditch Easement and the Easement Improvements by suitable markers set in or on the ground; provided that permanent markers shall be placed in locations which will not interfere with any reasonable use Grantor shall make of

the Property crossed by the Ditch Easement;

(c) The right to ingress and egress over and across the Property for the purpose of exercising the rights herein granted.

3. Grantor reserves the right to use and occupy the Property crossed by the Ditch Easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger the Ditch Easement or any of the Grantee's Easement Improvements or otherwise interfere with Grantee's rights hereunder. Grantor agrees that any existing easement or other encumbrances are and shall be treated as subordinate to the Ditch Easement and shall not interfere with it. Grantor agrees that any future easements granted in, over, under, or through the Property shall be junior to the Ditch Easement and shall not interfere with the Ditch Easement. Grantor's uses of said land crossed by the Ditch Easement and the agreements concerning those uses shall be as follows:

(a) Grantor shall not erect or construct any building or other structure, or drill or operate any well, or construct any permanent obstruction, or decrease or substantially increase ground level which will interfere with Grantee's Ditch Easement, or allow the installation of other utilities in or through said Ditch Easement, without obtaining the specific written permission of the Grantee;

(b) The Grantor may use the Property for any and all lawful purposes not inconsistent with the purposes set forth in this Ditch Easement so long as such uses do not interfere with the continued use, maintenance, repair, and replacement of or cause damage to the Ditch Easement or the Easement Improvements constructed within the Ditch Easement.

(d) In the event Grantor's use or uses of the Property interfere with the Ditch Easement or the Easement Improvements, Grantee may remove or cause a cessation of such uses, and Grantor shall be responsible for any and all losses, damages and restoration, if any, related to such removal or cessation. In the event the terms of this Ditch Easement are otherwise violated by the Grantor or by any person in privity with the Grantor, such violation shall be immediately corrected and eliminated upon receipt of notice from the Grantee, and if not corrected, the Grantee shall have the right to correct and eliminate such violation, and the Grantor, its heirs, administrators, successors and assigns, shall promptly pay the costs to correct said violation including, but not limited to, Grantee's reasonable attorney fees. If such violation is not corrected, the Grantee shall also have the right to file appropriate proceedings to enjoin any violation and request specific performance of the conditions described herein. This provision

shall not preclude the Grantee from recovery of damages to the Ditch Easement or the Easement Improvements caused by Grantor's acts or omissions. The Grantee reserves the right to do all acts necessary to immediately remedy any emergency or situation that may arise that disrupts or affects use of the Ditch Easement.

4. Grantor warrants that it has full and lawful authority to make the grant hereinabove contained, and promises and agrees to defend Grantee in the exercise of its rights hereunder against any defect in Grantor's title to the land involved or Grantor's rights to make the grant hereinabove contained.

6. This Grant of Easement shall attach to and run with the land described in Exhibit A and the terms and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned have set their hands hereto on the day and year above first written.

[Signature pages follow].

GRANTOR

Signature

[Handwritten Signature]

Printed Name: Joshua A. Salz

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

Subscribed and sworn to before me this 15th day of July, 2021, by
Joshua A. Salz.

WITNESS my hand and official seal.

My commission expires: 10/5/2022

GIOVANNA WOLANSKI
Notary Public
State of Colorado
Notary ID # 20184039442
My Commission Expires 10-05-2022

[Handwritten Signature]
NOTARY PUBLIC

EXHIBIT "A"
PERMANENT EASEMENT NUMBER: PE-199
PROJECT NUMBER: IMP-3056-1603
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST
SIXTH PRINCIPAL MERIDIAN
ADAMS COUNTY

DESCRIPTION

A Permanent Easement No. PE-199 of Adams County Project Number IMP-3056-1603, containing 166 square feet, more or less, being Lot 1, Clara Ciancio Subdivision Amended Plat, a subdivision recorded on November 29, 1976, File 14, Map 298, 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 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the East quarter corner of Section 35 whence the East Line of the Northeast quarter of Section 35 bears N00°12'25"E a distance of 2632.49 feet;

THENCE N10°14'57"W a distance of 1306.02 feet to a point on the southerly right of way line of 78th Ave and the northeasterly corner of said Lot 1 and the

POINT OF BEGINNING PARCEL PE-199;

Thence departing said southerly right of way line S54°29'48"W along the southeasterly boundary of said Lot 1, a distance of 21.68 feet;

Thence N41°57'33"W, a distance of 11.66 feet;

Thence N48°02'27"E, a distance of 5.72 feet to a point on said southerly right of way line;

Thence N89°44'41"E along said southerly right of way line, a distance of 21.19 feet to the **POINT OF BEGINNING PARCEL PE-199.**

Containing 166 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 COR. SEC. 35
(CALCULATED POSITION)

N89°26'42"E
30.00'

30.00' W.C. NE COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED "30.00' W.C. JR ENG
LS 25369 2000"

78TH AVE

YORK ST.

N89°44'41"E 21.19'
N48°02'27"E 5.72'
PE-199
166 SQ FT +/-

N41°57'33"W 11.66'
S54°29'48"W 21.68'

P.O.B.
PE-199

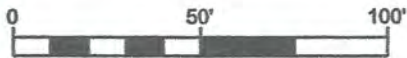
CLEAR CREEK CANAL 20'

OWNER:
SILLETTO PIA
7757 YORK STREET
DENVER, CO 80229

SE 1/4, NE 1/4
SEC 35
T2S, R68W 6TH P.M.

N00°12'25"E 2632.49'
(BASIS OF BEARINGS)
E. LINE NE 1/4 SEC. 35

N10°14'57"W
1306.02'



GRAPHIC SCALE: 1" = 50'



JERRY R JOHNSON
DATE:
PROJ: IMP-3056-1603
FOR AND ON BEHALF OF
PETROLEUM FIELD SERVICES, LLC
d.b.a. ASCENT GEOMATICS SOLUTIONS

EAST QUARTER COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED " PLS 6973 1993"
P.O.C. PE-199

NOTE: THIS IS NOT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO BE A GRAPHIC
DEPICTION OF THE ATTACHED DESCRIPTION.



ASCENT
Ascent Geomatics Solutions
8620 Wolff Court
Westminster, CO 80031
(303) 928-7128

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

PE-199
SILLETTO PIA

File Name: RCG_B180001-PE-199

Project No. IMP-3056-1603

Print Date: 01-20-2020

Sheet: 2 of 2

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A GRANT OF EASEMENT FROM
JOSHUA A. SALZ TO ADAMS COUNTY FOR THE LOWER CLEAR CREEK DITCH

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 26th day of August, 2021, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners a Grant of Easement from Joshua A. Salz, for the reconstruction and modification to the Lower Clear Creek Ditch on the following described land to wit:

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

WHEREAS, this Grant of Easement is in conjunction with the York Street Capital Improvement Program Project – York Street from 78th Avenue to 88th Avenue, located on property with address of 2100 East 78th Avenue, located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Grant of Easement, from Joshua A. Salz, be accepted by the Board of County Commissioners.

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

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



Chairperson/Acting Chairperson
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Resolution accepting a Grant of Easement from Pia Silletto to Adams County for the Lower Clear Creek Ditch
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve a resolution for accepting a grant of easement for the Lower Clear Creek Ditch.

BACKGROUND: Adams County is in the process of acquiring right-of-way and permanent easements along York Street from 78th Avenue to 88th Avenue for the York Street Improvement Project. Pia Silletto has executed a Grant of Easement to the County for the reconstruction and modification to the Lower Clear Creek Ditch. The property is located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian. The Grant of Easement is needed for the York Street Phase 2 CIP project.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Grant of Easement
Draft resolution
Planning Commission Resolution

FISCAL IMPACT:

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

Fund:
Cost Center:

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 ACCEPTING A GRANT OF EASEMENT FROM PIA SILLETO TO
ADAMS COUNTY FOR THE LOWER CLEAR CREEK DITCH

WHEREAS, Adams County is in the process of acquiring right-of-way and permanent easement for the York Street Capital Improvement Program Project - York Street from 78th Avenue to 88th Avenue (“Project”); and,

WHEREAS, the address of the permanent easement parcel is 7757 York Street, located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado and is owned by Pia Silletto (“Parcel PE-200”); and,

WHEREAS, Adams County requires the Parcel PE-200 for construction of the Project; and,

WHEREAS, Pia Silletto has executed a Grant of Easement to Adams County for the purpose of modifying, realigning and relocating portions of the Lower Clear Creek Ditch across Parcel PE-200, which complies with County standards and will benefit the citizens of Adams County; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 26th day of August 2021, the Planning Commission recommended that the Board of County Commissioners accept said Grant of Easement.

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

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this 20th day of July, 2021, between Pia Silletto ("Grantor"), and Adams County, a political subdivision of the State of Colorado ("Grantee"), whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601. Grantor and Grantee may be collectively referred to herein as "Parties."

WITNESSETH:

WHEREAS, in connection with its "York Street 78th Avenue to 88th Avenue Reconstruction Project", Grantee has proposed and agreed to modify, realign, and relocate portions of the Lower Clear Creek Ditch ("Ditch") across certain parcels of real property in the vicinity of the intersection of East 78th Avenue and York Street in Adams County, Colorado, including that parcel owned by Grantor which is legally described as set forth on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

WHEREAS, Grantor has agreed to grant an easement to Grantee for the portion of the Ditch across the Property in accordance with this Grant of Easement.

NOW THEREFORE, for and in consideration of Five Thousand, Nine Hundred and 00/100 Dollars (\$5,900.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Grantor does hereby grant, bargain, sell, convey and confirm unto Grantee, Grantee's successors and assigns forever, a permanent non-exclusive easement for the purpose of constructing, operating, maintaining, replacing, repairing, improving, inspecting, surveying, testing, removing, and restoring, at any time and from time to time, the Ditch, and all improvements and appurtenances associated therewith ("**Easement Improvements**") in, over, under and through all of the Property, as described in Exhibit A, attached hereto and incorporated herein by this reference, for the purpose of conveyance of water in the Ditch for beneficial use. The easement so granted, together with the Easement Improvements, is referred to herein as the **Ditch Easement**.

2. The Grantor further grants to the Grantee:

- (a) The right from time to time to enlarge, improve, reconstruct, relocate, repair and replace any Easement Improvements or other associated appurtenances constructed or placed within the Ditch Easement;
- (b) The right to mark the location of the Ditch Easement and the Easement Improvements by suitable markers set in or on the ground; provided that permanent markers shall be placed in locations which will not interfere with any reasonable use Grantor shall make of the Property crossed by the Ditch Easement;

- (c) The right to ingress and egress over and across the Property for the purpose of exercising the rights herein granted.

3. Grantor reserves the right to use and occupy the Property crossed by the Ditch Easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger the Ditch Easement or any of the Grantee's Easement Improvements or otherwise interfere with Grantee's rights hereunder. Grantor agrees that any existing easement or other encumbrances are and shall be treated as subordinate to the Ditch Easement and shall not interfere with it. Grantor agrees that any future easements granted in, over, under, or through the Property shall be junior to the Ditch Easement and shall not interfere with the Ditch Easement. Grantor's uses of said land crossed by the Ditch Easement and the agreements concerning those uses shall be as follows:

- (a) Grantor shall not erect or construct any building or other structure, or drill or operate any well, or construct any permanent obstruction, or decrease or substantially increase ground level which will interfere with Grantee's Ditch Easement, or allow the installation of other utilities in or through said Ditch Easement, without obtaining the specific written permission of the Grantee;
- (b) The Grantor may use the Property for any and all lawful purposes not inconsistent with the purposes set forth in this Ditch Easement so long as such uses do not interfere with the continued use, maintenance, repair, and replacement of or cause damage to the Ditch Easement or the Easement Improvements constructed within the Ditch Easement.
- (d) In the event Grantor's use or uses of the Property interfere with the Ditch Easement or the Easement Improvements, Grantee may remove or cause a cessation of such uses, and Grantor shall be responsible for any and all losses, damages and restoration, if any, related to such removal or cessation. In the event the terms of this Ditch Easement are otherwise violated by the Grantor or by any person in privity with the Grantor, such violation shall be immediately corrected and eliminated upon receipt of notice from the Grantee, and if not corrected, the Grantee shall have the right to correct and eliminate such violation, and the Grantor, its heirs, administrators, successors and assigns, shall promptly pay the costs to correct said violation including, but not limited to, Grantee's reasonable attorney fees. If such violation is not corrected, the Grantee shall also have the right to file appropriate proceedings to enjoin any violation and request specific performance of the conditions described herein. This provision shall not preclude the Grantee from recovery of damages to the Ditch Easement or the Easement Improvements caused by Grantor's acts or omissions. The

Grantee reserves the right to do all acts necessary to immediately remedy any emergency or situation that may arise that disrupts or affects use of the Ditch Easement.

4. Grantor warrants that it has full and lawful authority to make the grant hereinabove contained, and promises and agrees to defend Grantee in the exercise of its rights hereunder against any defect in Grantor's title to the land involved or Grantor's rights to make the grant hereinabove contained.

6. This Grant of Easement shall attach to and run with the land described in Exhibit A and the terms and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned have set their hands hereto on the day and year above first written.

[Signature pages follow].

GRANTOR

Signature

Pia Silletto
Pia Silletto

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

Subscribed and sworn to before me this 20th day of July, 2021, by Pia Silletto.

WITNESS my hand and official seal.

My commission expires: 10-05-2022

Giovanna Wolanski
NOTARY PUBLIC

GIOVANNA WOLANSKI
Notary Public
State of Colorado
Notary ID # 20184039442
My Commission Expires 10-05-2022

**BOARD OF COUNTY COMMISSIONERS,
ADAMS COUNTY, COLORADO**

By: _____

Printed Name: _____

Title: _____

Date: _____

ATTEST:

By: _____

Printed Name: _____

Title: _____

Date: _____

APPROVED AS TO FORM:

By: _____

Printed Name: _____

Title: _____

Date: _____

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 2021, by
_____, as _____ of the Board of County Commissioners
of Adams County, Colorado.

WITNESS my hand and official seal.

My commission expires: _____.

NOTARY PUBLIC

EXHIBIT "A"
PERMANENT EASEMENT NUMBER: PE-200
PROJECT NUMBER: IMP-3056-1603
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST
SIXTH PRINCIPAL MERIDIAN
ADAMS COUNTY

DESCRIPTION

A Permanent Easement No. PE-200 of Adams County Project Number IMP-3056-1603, containing 1,379 square feet, more or less, being Lot 2, Clara Ciancio Subdivision Amended Plat, a subdivision recorded on November 29, 1976, File 14, Map 298, 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 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the East quarter corner of Section 35 whence the East Line of the Northeast quarter of Section 35 bears N00°12'25"E a distance of 2632.49 feet;
THENCE N10°21'54"W a distance of 1269.19 feet to a point on the northwesterly boundary of said Lot 2 and the
POINT OF BEGINNING PARCEL PE-200;

Thence N54°30'43"E along the northwesterly boundary of said Lot 2, a distance of 58.44 feet to a point on the easterly boundary of said Lot 2;
Thence S00°08'18"W along said easterly boundary, a distance of 19.49 feet;
Thence departing said easterly boundary S48°02'27"W, a distance of 10.13 feet;
Thence S41°57'33"E, a distance of 11.22 feet to a point on said easterly boundary;
Thence S00°08'18"W along said easterly boundary, a distance of 2.03 feet to a point;
Thence departing said easterly boundary S48°02'27"W, a distance of 33.50 feet;
Thence N54°30'43"E, a distance of 58.44 feet to the
POINT OF BEGINNING PARCEL PE-200.

Containing 1,379 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



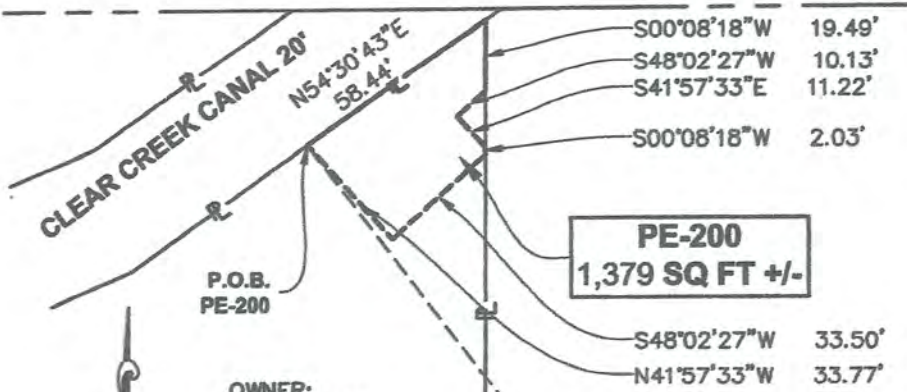
NE COR. SEC. 35
(CALCULATED POSITION)

N89°26'42"E
30.00'

30.00' W.C. NE COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED "30.00' W.C. JR ENG LS 25369
2000"

78TH AVE

YORK ST.



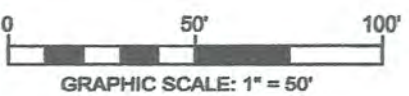
PE-200
1,379 SQ FT +/-

P.O.B.
PE-200

OWNER:
SILLETTO PIA
7757 YORK STREET
DENVER, CO 80229

SE 1/4, NE 1/4
SEC 35
T2S, R68W 6TH P.M.

N00°12'25"E 2632.49'
(BASIS OF BEARINGS)
E. LINE NE 1/4 SEC. 35



JERRY R JOHNSON
DATE:
PROJ: IMP-3056-1603
FOR AND ON BEHALF OF
PETROLEUM FIELD SERVICES, LLC
d.b.a. ASCENT GEOMATICS SOLUTIONS

EAST QUARTER COR. SEC. 35
3-1/4" ALUMINUM CAP
MARKED "PLS 6973 1993"
P.O.C. PE-200

NOTE: THIS IS NOT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO BE A GRAPHIC
DEPICTION OF THE ATTACHED DESCRIPTION.

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A GRANT OF EASEMENT FROM
PIA SILLETO TO ADAMS COUNTY FOR THE LOWER CLEAR CREEK DITCH

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 26th day of August, 2021, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners a Grant of Easement from Pia Silletto, for the reconstruction and modification to the Lower Clear Creek Ditch on the following described land to wit:

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

WHEREAS, this Grant of Easement is in conjunction with the York Street Capital Improvement Program Project – York Street from 78th Avenue to 88th Avenue, located on property with address of 7757 York Street, located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Grant of Easement, from Pia Silletto, be accepted by the Board of County Commissioners.

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

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



Chairperson/Acting Chairperson
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Resolution accepting a Grant of Easement from Harick Inc to Adams County for the Lower Clear Creek Ditch
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve a resolution for accepting a grant of easement for the Lower Clear Creek Ditch.

BACKGROUND: Adams County is in the process of acquiring right-of-way and permanent easements along York Street from 78th Avenue to 88th Avenue for the York Street Improvement Project. Harick Inc has executed a Grant of Easement to the County for the reconstruction and modification to the Lower Clear Creek Ditch. The property is located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian. The Grant of Easement is needed for the York Street Phase 2 CIP project.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Grant of Easement
Draft resolution
Planning Commission Resolution

FISCAL IMPACT:

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

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 ACCEPTING A GRANT OF EASEMENT FROM HARICK INC TO
ADAMS COUNTY FOR THE LOWER CLEAR CREEK DITCH

WHEREAS, Adams County is in the process of acquiring right-of-way and permanent easement for the York Street Capital Improvement Program Project - York Street from 78th Avenue to 88th Avenue (“Project”); and,

WHEREAS, the address of the permanent easement parcel is 7795 York Street, located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado and is owned by Harick Inc (“Parcel PE-201”); and,

WHEREAS, Adams County requires the Parcel PE-201 for construction of the Project; and,

WHEREAS, Harick Inc has executed a Grant of Easement to Adams County for the purpose of modifying, realigning and relocating portions of the Lower Clear Creek Ditch across Parcel PE-201, which complies with County standards and will benefit the citizens of Adams County; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 24th day of March 2022, the Planning Commission recommended that the Board of County Commissioners accept said Grant of Easement.

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

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this ____ day of _____, 2021, between Harick Inc, a Colorado corporation (“Grantor”), and Adams County, a political subdivision of the State of Colorado (“Grantee”), whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601. Grantor and Grantee may be collectively referred to herein as “Parties.”

WITNESSETH:

WHEREAS, in connection with its “York Street 78th Avenue to 88th Avenue Reconstruction Project”, Grantee has proposed and agreed to modify, realign, and relocate portions of the Lower Clear Creek Ditch (“Ditch”) across certain parcels of real property in the vicinity of the intersection of East 78th Avenue and York Street in Adams County, Colorado, including that parcel owned by Grantor which is legally described as set forth on Exhibit A attached hereto and incorporated herein by this reference (the “Property”).

WHEREAS, Grantor has agreed to grant an easement to Grantee for the portion of the Ditch across the Property in accordance with this Grant of Easement.

NOW THEREFORE, for and in consideration of Four Thousand, Seven Hundred Thirty and 00/100 Dollars (\$4,730.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The parties further agree that the consideration shall consist of \$3,350.00 for the conveyance of the easement and \$1,380.00 for lost improvements. The Grantee will remove approximately 276 square feet of gravel parking lot. But the Grantee has agreed to reimburse the owner the expense of the gravel parking lot and made a part of this agreement.

2. Grantor does hereby grant, bargain, sell, convey and confirm unto Grantee, Grantee’s successors and assigns forever, a permanent non-exclusive easement for the purpose of constructing, operating, maintaining, replacing, repairing, improving, inspecting, surveying, testing, removing, and restoring, at any time and from time to time, the Ditch, and all improvements and appurtenances associated therewith (“**Easement Improvements**”) in, over, under and through all of the Property, as described in Exhibit A, attached hereto and incorporated herein by this reference, for the purpose of conveyance of water in the Ditch for beneficial use. The easement so granted, together with the Easement Improvements, is referred to herein as the **Ditch Easement**.

3. The Grantor further grants to the Grantee:

(a) The right from time to time to enlarge, improve, reconstruct, relocate, repair and replace any Easement Improvements or other associated appurtenances constructed or placed within the

Ditch Easement;

(b) The right to mark the location of the Ditch Easement and the Easement Improvements by suitable markers set in or on the ground; provided that permanent markers shall be placed in locations which will not interfere with any reasonable use Grantor shall make of the Property crossed by the Ditch Easement;

(c) The right to ingress and egress over and across the Property for the purpose of exercising the rights herein granted.

4. Grantor reserves the right to use and occupy the Property crossed by the Ditch Easement for any purpose consistent with the rights and privileges above granted and which will not interfere with or endanger the Ditch Easement or any of the Grantee's Easement Improvements or otherwise interfere with Grantee's rights hereunder. Grantor agrees that any existing easement or other encumbrances are and shall be treated as subordinate to the Ditch Easement and shall not interfere with it. Grantor agrees that any future easements granted in, over, under, or through the Property shall be junior to the Ditch Easement and shall not interfere with the Ditch Easement. Grantor's uses of said land crossed by the Ditch Easement and the agreements concerning those uses shall be as follows:

(a) Grantor shall not erect or construct any building or other structure, or drill or operate any well, or construct any permanent obstruction, or decrease or substantially increase ground level which will interfere with Grantee's Ditch Easement, or allow the installation of other utilities in or through said Ditch Easement, without obtaining the specific written permission of the Grantee;

(b) The Grantor may use the Property for any and all lawful purposes not inconsistent with the purposes set forth in this Ditch Easement so long as such uses do not interfere with the continued use, maintenance, repair, and replacement of or cause damage to the Ditch Easement or the Easement Improvements constructed within the Ditch Easement.

(d) In the event Grantor's use or uses of the Property interfere with the Ditch Easement or the Easement Improvements, Grantee may remove or cause a cessation of such uses, and Grantor shall be responsible for any and all losses, damages and restoration, if any, related to such removal or cessation. In the event the terms of this Ditch Easement are otherwise violated by the Grantor or by any person in privity with the Grantor, such violation shall be immediately corrected and eliminated upon receipt of notice from the Grantee, and if not corrected, the Grantee shall have the right to correct and

eliminate such violation, and the Grantor, its heirs, administrators, successors and assigns, shall promptly pay the costs to correct said violation including, but not limited to, Grantee's reasonable attorney fees. If such violation is not corrected, the Grantee shall also have the right to file appropriate proceedings to enjoin any violation and request specific performance of the conditions described herein. This provision shall not preclude the Grantee from recovery of damages to the Ditch Easement or the Easement Improvements caused by Grantor's acts or omissions. The Grantee reserves the right to do all acts necessary to immediately remedy any emergency or situation that may arise that disrupts or affects use of the Ditch Easement.

5. Grantor warrants that it has full and lawful authority to make the grant hereinabove contained, and promises and agrees to defend Grantee in the exercise of its rights hereunder against any defect in Grantor's title to the land involved or Grantor's rights to make the grant hereinabove contained.

6. This Grant of Easement shall attach to and run with the land described in Exhibit A and the terms and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned have set their hands hereto on the day and year above first written.

[Signature pages follow].

GRANTOR

Harick Inc, a Colorado corporation

Signature 

Printed Name James Richardson, Vice President

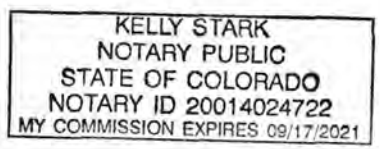
STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

Subscribed and sworn to before me this 17 day of August, 2021, by James Richardson as VICE PRESIDENT of Harick Inc, a Colorado corporation.

WITNESS my hand and official seal.

My commission expires: 9/17/2021


NOTARY PUBLIC



**BOARD OF COUNTY COMMISSIONERS,
ADAMS COUNTY, COLORADO**

By: _____

Printed Name: _____

Title: _____

Date: _____

ATTEST:

By: _____

Printed Name: _____

Title: _____

Date: _____

APPROVED AS TO FORM:

By: _____

Printed Name: _____

Title: _____

Date: _____

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

Subscribed and sworn to before me this _____ day of _____, 2021, by
_____, as _____ of the Board of County Commissioners
of Adams County, Colorado.

WITNESS my hand and official seal.

My commission expires: _____.

NOTARY PUBLIC

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A GRANT OF EASEMENT FROM
HARICK INC TO ADAMS COUNTY FOR THE LOWER CLEAR CREEK DITCH

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 24th day of March, 2022, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners a Grant of Easement from Harick Inc, for the reconstruction and modification to the Lower Clear Creek Ditch on the following described land to wit:

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

WHEREAS, this Grant of Easement is in conjunction with the York Street Capital Improvement Program Project – York Street from 78th Avenue to 88th Avenue, located on property with address of 7795 York Street, located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Grant of Easement, from Harick Inc, be accepted by the Board of County Commissioners.

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

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



Chairperson/Acting Chairperson
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Lease Agreement between Westminster Presbyterian Church and Adams County Head Start for the period of August 1, 2022 – July 31, 2025
FROM: Katie McDougal, Director of Human Services Department
AGENCY/DEPARTMENT: Human Services Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: Board of County Commissioners to approve the resolution for Head Start to enter into a Lease Agreement between Westminster Presbyterian Church and Head Start.

BACKGROUND:

Adams County Head Start (ACHS) is submitting a Lease Agreement between Adams County Head Start and the Westminster Presbyterian Church who is providing classroom, office, and playground space at the Little Stars Head Start Center located at 3990 West 74th Avenue, Westminster, Colorado, 80030. The term of this lease will be from August 1, 2022 – July 31, 2025.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

U.S. Department of Health and Human Services

ATTACHED DOCUMENTS:

Resolution attached

FISCAL IMPACT:

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

Fund: 31

Cost Center: Various

	Object Account	Subledger	Amount
Current Budgeted Revenue:			\$0
Additional Revenue not included in Current Budget:			
Total Revenues:			<u>\$0</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7000.9999		\$34,690
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$34,690</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 LEASE AGREEMENT BETWEEN THE ADAMS
COUNTY BOARD OF COMMISSIONERS ON BEHALF OF ADAMS COUNTY HEAD
START AND THE WESTMINSTER PRESBYTERIAN CHURCH 2022-2025

WHEREAS, The Adams County Board of Commissioners, on behalf of the Adams County Head Start Program, desires to enter into a Lease Agreement with the Westminster Presbyterian Church; and,

WHEREAS, pursuant to the agreement, Westminster Presbyterian Church will provide classroom, office, and playground space for Head Start children at the agreed upon monthly rental rate.

NOW, THEREFORE, BE IT RESOLVED by the Adams County Board of Commissioners, that the Lease Agreement between Westminster Presbyterian Church and Adams County Head Start for the term of August 1, 2022 – July 31, 2025 be approved.

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

**ADAMS COUNTY, COLORADO
LEASE AGREEMENT**

THIS LEASE AGREEMENT ("Lease") is entered into this ____ day of _____ 2022, by and between the Westminster Presbyterian Church ("Landlord") located at 3990 West 74th Avenue, Westminster, CO 80030, and Board of County Commissioners of Adams County, State of Colorado, ("Tenant") located at 4430. S. Adams County Parkway, Brighton, Colorado 80601.

WHEREAS, Landlord agrees to lease a portion of the Church's premises located at 3990 West 74th Avenue, Westminster, CO 80030 ("Premises") to Tenant; and,

WHEREAS, Landlord first leased this Premises to the Tenant on June 16, 2012 and numerous amendments extending the term of lease have followed. The current lease amendment expires on July 31, 2022; and,

WHEREAS Tenant agrees to rent the Premises from Landlord.

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

- 1. Premises.** Landlord agrees to lease to Tenant, and Tenant agrees to lease from Landlord the Premises, 3990 West 74th Avenue, Westminster, CO 80030. The Premises 3076 square feet of interior space that includes Classroom A, Classroom B, office space, kitchen, storage kitchen, the basement Youth Room shared space, and outdoor playground area within the landscaped area to the west of the building. The Premises also includes the bathrooms contained within each of the classrooms for a total of three bathrooms. (Exhibit A).

The playground area designated for the playground equipment shall be approximately 1,600 square feet situated within the fenced and landscaped church grounds. The playground area is subject to the same terms and conditions as the building areas encumbered by this lease agreement.

- 2. Term.** The term of this Lease is from the date entered into above, through July 31, 2025. Thereafter the parties may mutually agree in writing to two one-year extensions for up to a total of five years.
- 3. Rent.** Tenant agrees to pay to the Landlord 12 monthly installments of \$2890.33 payable in advance on the first day of each month through the term of the lease, for a total lease payment of \$104,070 (\$34,690 annually.) Said use of the Premises is a material term of this Lease and failure to use the Premises for said use is a material breach of this Lease.

This Lease and all its addenda are subject to the continuing availability of federal funding and annual appropriation by Tenant. In the event federal funding is

discontinued or Tenant fails to appropriate funds in any given year, Tenant may terminate this lease upon thirty days written notice.

4. **Security Deposit.** At the time of signing the original lease, Tenant paid to Landlord, in trust, a security deposit of \$976.31 to be held and disbursed for Tenant damages to the Premises (if any) as provided by law.
5. **Use of the Property.** Tenant may use the Premises Monday through Friday only for classroom activities for the Head Start Program and periodic meetings in the Youth Room. The Premises may be used for any other purpose only with the prior written consent of the Landlord.
6. **Quiet Enjoyment.** Tenant shall be entitled to possession on the first day of the term of this lease and shall yield possession to the Landlord on the last day of the term of this Lease, unless otherwise agreed by both parties in writing. At the expiration of the term, Tenant shall remove its goods and effects from the building and landscaped areas and peaceably yield up the Premises to the Landlord in as good a condition as when delivered to the Tenant, except for ordinary wear and tear.
7. **Property Insurance.** Tenant represents that, as a government entity, it is covered under the Adams County Self-Insurance Program and that Adams County maintains a self-insurance program with respect to the leased premises liability not to exceed \$100,000 per claim. Tenant will provide Landlord with a certificate of insurance as evidence of coverage and will name the Landlord as an additional insured only with respect to liability arising out of Premises used by the Tenant.
8. **Liability Insurance.** Tenant represents that, as a government entity, it is covered under the Adams County Self-Insurance Program and that Adams County maintains a self-insurance program with respect to only the portions of this building subject to this lease and defined above as the Premises. This liability insurance also covers any claim involving a child participating in the Head Start Program. Tenant will provide Landlord with a certificate of insurance as evidence of coverage and will name the Landlord as an additional insured only with respect to liability arising out of Premises used by the tenant.
9. **Renewal Terms.** This Lease shall have two one-year renewal options (5-year total including base period), unless either party gives written notice of termination no later than 30 days prior to the end of the term or renewal term.

The parties hereto expressly recognize and agree that the Landlord is to be paid with funds received by Adams County from the U.S. Department of Health and Human Services through the Administration for Children and Families. The parties further agree that if any part of the funds are not received by the County for any reason, the County has the right to terminate the Lease by giving the Landlord thirty (30) days advance notice of the termination. This Lease is not intended to create a multi-year fiscal obligation and is subject to annual appropriation by Tenant. In the event funds

are not appropriated in any year, Tenant may terminate this Lease or amend it accordingly. In the event of termination, the Tenant shall vacate the premises and no additional rental payments shall be due and owing.

If the lease is terminated under these conditions, the Tenant is obligated, and agrees to restore the building to the same condition as found at the time of lease inception, except for ordinary wear and tear. Improvements made to the premises in the form of fixtures may become the property of the landlord.

10. Maintenance

Landlord's obligations for maintenance shall include:

- i. the roof, outside walls, and other structural parts of the building,
- ii. the parking lot, driveways, and sidewalks, including snow and ice removal,
- iii. landscaping and general care of outdoor area excluding the play area and playground equipment
- iv. the electrical wiring,
- v. heating and cooling systems,
- vi. plumbing maintenance will be the responsibility of the landlord unless the tenant is directly responsible for damage,
- vii. all other items of maintenance not specifically delegated to Tenant under this Lease.

Tenant's obligations for maintenance shall include:

- i. the interior sewer lines, water pipes, and other matters related to plumbing if directly responsible for damage,
- ii. the tenant will be responsible for maintenance of all interior areas of the classroom, office area and kitchen area,
- iii. the tenant will be responsible for maintenance of the play area, playground equipment, and ground cover.

11. Utilities and Services

Landlord shall be responsible for providing, at its cost, the following utilities and services in connection with the Premises:

- i. Electricity
- ii. Water and sewer
- iii. Gas
- iv. Heating and cooling
- v. Garbage and trash disposal

Tenant shall be responsible for providing, at its cost, the following utilities and services in connection with the Premises excluding areas designated as shared space:

- i. Janitorial services
- ii. Telephone service
- iii. Internet service
- iv. Cable television service if desired

12. **Signage.** The Tenant may be allowed to install one exterior sign that is in conformity with the City of Westminster's Policy as it regards the Church Facility. The final sign plan must be submitted to, and approved by, the Corporate Affairs Committee of the Church prior to installation.
13. **Taxes.** Taxes attributable to the Premises or use of the Premises shall be allocated as follows. Parties understand that Tenant is a tax-exempt entity, however taxes attributable to the Premises will be allocated as follows:
 - Real Estate Taxes: If real estate taxes are levied against the Landlord as a result of the presence of the Head Start Program, then, real estate taxes shall be passed through to the tenant to be paid by the assessed due date.
 - Personal Taxes. Landlord shall pay all personal taxes and any other charges which may be levied against the Premises relative to the operation of Westminster Presbyterian Church. The tenant will pay all personal taxes and any other charges which may be levied against the Premises which are attributable to Tenant's use of the Premises, along with all sales and/or use taxes (if any) that may be due in connection with lease payments. Tenant shall be responsible for any sales tax due for any sale of tangible goods (i.e. bake sales, book sales, etc.)
14. **Termination Upon Sale of Premises.** Notwithstanding any other provision of this Lease, Landlord may terminate this lease upon 90 days written notice to the Tenant that the Premises has been sold
15. **Destruction or Condemnation of Premises** If the Premises are partially destroyed by fire or other casualty to an extent that prevents the conducting of Tenant's use of the Premises in a normal manner, and if the damage is reasonably repairable within 60 days after the occurrence of the destruction, and if the cost of repair is less than \$25,000.00, Landlord shall repair the Premises and a just proportion of the Lease payments shall abate during the period of the repair according to the extent to which the Premises have been rendered un-tenantable. However, if the damage is not repairable within 60 days, or if the cost of repair is \$25,000.00 or more, if Landlord is prevented from repairing the damage by forces beyond Landlord's control, or if the property is condemned, this Lease shall terminate upon 20 days written notice of such event or condition by either party and any unearned rent paid in advance by Tenant shall be apportioned and refunded. Tenant shall give landlord immediate notice of any damage to the Premises.
16. **Defaults.** Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 5 calendar days (or any other obligation within 10 calendar days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law) and without prejudicing

Landlord's rights to damages. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this Lease. Tenant shall pay all costs, damages, and expenses suffered by Landlord by reason of Tenant's defaults. All sums of money or charges required to be paid by Tenant under this Lease shall be additional rent, whether or not such sums or charges are designated as "additional rent." The rights provided by this paragraph are cumulative in nature and are in addition to any other rights afforded by law.

17. **Holdover.** If Tenant maintains possession of the Premises for any period after the termination of this Lease ("Holdover Period"), Tenant shall pay to Landlord lease payment(s) during the Holdover Period at a rate equal to the normal payment rate set forth in the Renewal Terms paragraph
18. **Cumulative Rights.** The rights of the parties under this Lease are cumulative and shall not be construed as exclusive unless otherwise required by law
19. **Remodeling or Structural Improvements.** Tenant shall, at its sole cost and expense, conduct any construction or updating of either the classroom and/or restrooms if needed to use the Premises. Tenant may also construct such fixtures on the Premises (at Tenant's expense) that appropriately facilitate its use for such purposes. Such construction shall be undertaken, and such fixtures may be erected only with the prior written consent of the Landlord which shall not be unreasonably withheld. Said work is subject to routine review and approval by the City of Westminster. Tenant shall not install awnings or advertisements on any part of the Premises without Landlord's prior written consent.

At the end of the lease term, Tenant shall be entitled to remove (or at the request of Landlord shall remove) such fixtures. In all events, Tenant shall, at its cost, restore the Premises to substantially the same condition of the Premises at the commencement of this Lease, except for ordinary wear and tear. Any new playground equipment shall be removed, and the landscape shall be repaired to its configuration prior to the commencement of this lease by the Tenant at the Tenant's cost. Changes or additions to the construction and/or installation of the desired playground area on the west side of the subject classroom shall be reviewed and approved by the landlord, City of Westminster, and any other regulatory agency which has jurisdiction.

20. **Access by Landlord to Premises.** Subject to Tenant's consent (which shall not be unreasonably withheld), Landlord shall have the right to enter the Premises to make inspections, provide necessary services, or show the unit to prospective buyers, mortgagees, tenants or workers. As provided by law, in the case of an emergency, Landlord may enter the Premises without Tenant's consent. During the last three months of this Lease, or any extension of this lease, landlord shall be allowed to display the usual "To Let" signs and show the Premises to prospective tenants

Tenant's access to the shared space Youth Room will be coordinated with the Landlord on an as needed basis. Tenant will not be storing any property in the Youth Space and will not be responsible for any maintenance, or janitorial in this space.

The tenant will allow the classrooms to be utilized by the Landlord on Sunday's and any other time mutually agreed upon by both the Tenant and Landlord. Landlord agrees that any Adams County Head Start property destroyed during the time the classroom is in use by the Landlord will be replaced or repaired if requested. If the tenant changes the locks on the classroom or office, the Tenant will provide a copy of the new keys to be kept at the front desk or routine fire department inspections.

21. **Indemnity.** To the extent permitted by law, Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses including reasonable attorney fees, if any, which Landlord may suffer or incur in connection with Tenant's possession, use or misuse of the Premises, except Landlord's act or negligence.

Nothing in this Agreement shall be construed as a waiver by Adams County of the monetary limitations or any other rights, immunities, or protections provided by the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S.

22. **Dangerous Materials.** Tenant shall not keep or have on the Premises any article or thing of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company or fire department, unless the prior written consent of Landlord is obtained, and proof of adequate insurance protection is provided by Tenant to Landlord
23. **Compliance With Regulations.** Tenant shall promptly comply with all laws, ordinances, requirements and regulations of the federal, state, county, municipal and other authorities, and the fire insurance underwriters. However, Tenant shall not by this provision be required to make alterations to the exterior of the building or alterations of a structural nature
24. **Mechanics Liens.** Neither the Tenant nor anyone claiming through the Tenant shall have the right to file mechanics liens or any other kind of lien on the Premises and the filing of this Lease constitutes notice that such liens are invalid. Further, Tenant agrees to (1) give actual advance notice to any contractors, subcontractors or suppliers of goods, labor, or services that such liens will not be valid, and (2) take whatever additional steps that are necessary in order to keep the premises free of all liens resulting from construction done by or for the Tenant.
25. **Subordination of Lease.** This lease is to subordinate any mortgage that now exists or may be given later by the Landlord, with respect to the Premises.

26. **Assignability/Subletting.** Tenant may not assign or sublease any interest in the Premises, nor effect a change in the majority ownership of the Tenant (from the ownership existing at the inception of this lease), nor assign, mortgage or pledge this Lease, without the prior written consent of Landlord, which shall not be unreasonably withheld.
27. **Notice.** Notices under this Lease shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as follows:

Landlord:

Westminster Presbyterian Church
3990 West 74th Avenue
Westminster, CO 80030

Tenant:

Adams County Head Start
11860 Pecos St.
Westminster, CO 80234

Project Manager of Land & Assets, *Facilities & Fleet Management*
Adams County, Colorado
4430 S. Adams County Pkwy Suite C2436
Brighton, CO 80601

Such addresses may be changed from time to time by either party by providing notice as set forth above. Notices mailed in accordance with the above provisions shall be deemed received on the third day after posting.

28. **Governing Law.** This Lease shall be construed in accordance with the laws of the State of Colorado.
29. **Entire Agreement/Amendment.** This Lease Agreement contains the entire agreement of the parties and there are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.
30. **Severability.** If any portion of this Lease shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Lease is invalid or unenforceable, but that by limiting such provision, it would become valid and enforceable then such provision shall be deemed to be written, construed, and enforced as so limited.

31. **Waiver.** The failure of either party to enforce any provisions of this Lease shall not be construed as a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease.
32. **Binding Effect.** The provisions of this Lease shall be binding upon and inure to the benefit of both parties and their respective legal representatives, successors and assigns.
33. **Paragraph Headings.** Paragraph headings are inserted for the convenience of reference only.
34. **Parties Interested Herein.** Nothing expressed or implied in this Lease is intended or shall be construed to confer upon or to give to any person other than the parties any right, remedy, or claim under or by reason of this Lease. All covenants, terms, conditions, and provisions in this Lease shall be for the sole and exclusive benefit of Tenant and Landlord.
35. **Authorization.** Each party represents and warrants that it has the power and ability to enter into this Lease, to grant the rights granted herein, and to perform the duties and obligations herein described.

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

Landlord:

Steven Skates
Westminster Presbyterian Church
WPC Corporation President

July 6, 2022
Date

Tenant:

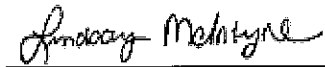
BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Chair

Date

ATTEST:
JOSH ZYGIELBAUM
CLERK AND RECORDER

Approved as to Form:



Assistant County Attorney

Deputy Clerk

EXHIBIT A



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Abatement Hearings held on June 30, 2022
FROM: Meredith Van Horn, Assistant Adams County Attorney
AGENCY/DEPARTMENT: County Attorney
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the recommendations of the June 30, 2022, Abatement Hearing Officers.

BACKGROUND:

On June 30, 2022, the Abatement Hearing officers convened to conduct real property and personal property tax abatement hearings for abatement petitions received concerning tax years 2019, 2020 and 2021. The summary findings and recommendations of the Hearing Officer 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 Abatement Hearing Officer

FISCAL IMPACT:

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

Fund:
Cost Center:

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 ADOPTING HEARING OFFICER'S RECOMMENDATIONS FOR
DECISION REGARDING PROPERTY TAX ABATEMENT PETITIONS

WHEREAS, pursuant to C.R.S. § 39-1-113 (1) and (1.7), the Adams County Board of County Commissioners is to hold hearings and make decisions on petitions for property tax abatement; and,

WHEREAS, Hearing Officers duly appointed by the Adams County Board of County Commissioners in compliance with C.R.S. § 39-1-113(1) conducted property tax abatement hearings on June 30, 2022; and,

WHEREAS, the Hearing Officers have made findings and prepared recommendations to the Board of County Commissioners for consideration and final decision; and,

WHEREAS, those findings and recommendations are attached hereto as Exhibit A and are incorporated by reference as though fully set forth.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the decisions set forth in the abatement hearing summary attached hereto as Exhibit A are hereby adopted and confirmed.

BE IT FURTHER RESOLVED, that letters of decisions be mailed to the petitioners or their designated agent.

Table 1

Year	Value
2010	100
2011	105
2012	110
2013	115
2014	120
2015	125
2016	130
2017	135
2018	140
2019	145
2020	150

Year	Value
2010	100
2011	105
2012	110
2013	115
2014	120
2015	125
2016	130
2017	135
2018	140
2019	145
2020	150

Year	Value
2010	100
2011	105
2012	110
2013	115
2014	120
2015	125
2016	130
2017	135
2018	140
2019	145
2020	150

Year	Value
2010	100
2011	105
2012	110
2013	115
2014	120
2015	125
2016	130
2017	135
2018	140
2019	145
2020	150

100



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: 2022 Community Enrichment Grant (CEG) Awards
FROM: Jenni Hall, Director of Community & Economic Development Chase Evans, Deputy Director of Community & Economic Development Melissa Scheere, Housing Policy & Community Investments Manager Nicole Samson, Grant Administrator
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: July 12, 2022
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: Approval of the recommended awards for the 2022 Community Enrichment Grant and authorization for the Director of Community & Economic Development to execute the related grant agreements.

BACKGROUND:

The 2022 budget includes \$800,000 for the Community Enrichment Grant awards. This program provides financial support to programs and activities that serve the basic needs and/or improve the health, welfare, and quality of life for Adams County residents. This year 33 grant requests are recommended for funding.

Staff is seeking approval to award the grants as recommended and authorization for the Director of Community & Economic Development to execute the Community Enrichment Grant agreements. The grant award ceremony will take place at a Public Hearing in August 2022.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

The Adams County Foundation board members acted in the capacity of the interim grant advisory committee to review the applications and develop a recommendation for the Board of County Commissioners on the requests to fund.

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 1
Cost Center: 1099

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	8810		\$800,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<hr/> <hr/> \$800,000

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION AUTHORIZING THE DISTRIBUTION OF THE 2022 COMMUNITY
ENRICHMENT GRANT FUNDS

Resolution 2022-

WHEREAS, the County Commissioners authorized \$800,000 in the 2022 budget to be distributed through the Community Enrichment Grant (“Grant”); and,

WHEREAS, the purpose of the Grant is to provide financial support to nonprofit and publicly-supported organizations to implement programs that serve the basic needs and/or improve the health, welfare, and quality of life for Adams County residents; and,

WHEREAS, the Adams County Foundation Board served as the interim Community Enrichment Grant Advisory Committee to review the Grant applications and make a recommendation to the Board of County Commissioners; and,

WHEREAS, the Adams County Foundation Board presented their recommendation to the Board of County Commissioners at the July 12, 2022 Study Session as set forth in the chart below; and,

WHEREAS, the Board of County Commissioners supports the recommendation to provide grants to the identified organizations for services that benefit the residents of Adams County.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that funds set aside for the Community Enrichment Grant are hereby awarded to the following organizations at the following amounts for 2022:

Legal Name of Organization	Program(s)	Award
A Child's Song, Inc.	Music education programming for Adams County youth	\$12,500
A Precious Child, Inc.	Case management, wrap-around support, and basic essentials for Adams County residents	\$40,000
Adams County Education Consortium	Career and apprenticeship fairs for high school students	\$20,000
Audio Information Network of Colorado, Inc.	Audio recordings and podcasts of printed material for visually impaired residents	\$40,000
The Bal Swan Children's Center	Developmental, therapeutic, and mental health supports for preschoolers	\$20,000
Boys & Girls Clubs of Metro Denver, Inc.	Afterschool and summer programming at the Boys & Girls Club locations in Adams County	\$30,000
The Early Childhood Partnership of Adams County	Childcare navigation for families and assistance to childcare/preschool centers/schools to improve quality of care and early education	\$35,000

Rocky Mountain Youth Medical & Nursing Consultants Inc. (Every Child Pediatrics)	Pediatric and behavioral healthcare services for low-income children living in Adams County	\$30,000
Family Tree, Inc.	Skills training on child safety, and child health for parents	\$30,000
Food for Thought Denver	Food for weekend food bags given to elementary and middle school students	\$15,000
Foster Source	Basic needs for Adams County foster and kinship families	\$10,000
Growing Home, Inc.	Food pantry, community garden, housing stability and homelessness prevention, and collaborative coaching	\$40,000
Home Builders Foundation of Metropolitan Denver	Accessible home modifications for individuals with disabilities residing in Adams County	\$20,000
Junior Achievement – Rocky Mountain Inc.	Financial literacy, work readiness, and entrepreneurship programs for Adams County students	\$30,000
Kids First Health Care	Pediatric primary care for children of low-income families living in Adams County	\$40,000
Little Giants Learning Center	Discounts and financial assistance with childcare for low-income families	\$20,000
Colfax Community Network Inc. (Mile High Behavioral Healthcare)	After-school program providing homework help and tutoring for children experiencing homelessness	\$25,000
Platteforum	ArtLab program expenses such as stipends for teenage interns	\$7,500
Project Angel Heart	Home delivered, medically tailored meals for critically ill County residents	\$30,000
Ralston House	Partial salaries for a forensic and bilingual staff to investigate potential child abuse situations in the County	\$30,000
Ray of Hope Cancer Foundation	Financial support to residents battling cancer and struggling to pay for their basic needs	\$10,000
Reach Out and Read	Books for children distributed at medical clinics across Adams County and reading guidance for caregivers and parents	\$10,000
Restoration Outreach Programs	Provide food, ESL classes, workforce readiness, childcare to those living in poverty along the East Colfax corridor in Adams County	\$10,000
Richard Lambert Foundation	Low or no-cost grief counseling for youth and adults	\$10,000
Rocky Mountain Multiple Sclerosis Center	Day program for adults with severe disabilities from MS, traumatic brain injury, stroke, etc.	\$10,000
Save Our Youth, Inc.	Mentoring & supplemental education programs for teens	\$10,000

Second Chance Center. Inc.	Transitional housing units located in Adams County for people who were formerly incarcerated	\$50,000
Seniors' Resource Center, Inc.	Respite, chores, and homemaking assistance to help older adults stay in their homes independently	\$10,000
The Senior Hub, Inc.	Food Pantry and Food Market Nights	\$35,000
Thrive Church, Inc. (Thrive Food Bank)	Enlarge an existing space for the food bank and/or secure refrigeration and storage fixtures	\$20,000
Wedontwaste, Inc.	Recover and redistribute quality to food pantries and mobile food markets	\$50,000
Westminster Public Schools Foundation	Financial support for basic needs to students and their families experiencing financial hardship	\$30,000
Whiz Kids Tutoring	Academic tutoring and mentoring for low-income children	\$20,000

BE IT FURTHER RESOLVED, that the Director of the Community and Economic Development Department is authorized to execute grant agreements on behalf of Adams County.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Lease with Court Appointed Special Advocates for a portion of The Pete Mirelez Human Services Center
FROM: Eddie Valdez, Deputy Director – Human Services Nicci Beauprez, Project Manager of Land & Assets – Facilities & Fleet Management
AGENCY/DEPARTMENT: Human Services Center
HEARD AT STUDY SESSION ON: n/a
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners, County of Adams, State of Colorado, approves the Lease Agreement between Court Appointed Special Advocates and Adams County for a portion of the Pete Mirelez Human Services Center.

BACKGROUND:

Court Appointed Special Advocates (CASA, and the “Tenant”) is a non-profit corporation that provides various social services in Adams County to train and supervise community volunteers to represent the best interests of our most vulnerable citizens-child victims of physical, sexual, or emotional abuse and neglect, and for the benefit and convenience of Adams County residents. Adams County (County) wishes to lease a portion of the Pete Mirelez Human Services Center community partners suite to several tenants, including Tenant, so that Tenant and other tenants may provide their services to qualifying Adams County residents without said residents needing to undertake additional travel throughout the region in order to more conveniently provide its services to qualifying Adams County residents. Tenant wishes to lease a portion of the Pete Mirelez Human Services Center community partners suite to offer its services according to the terms and conditions of the attached agreement.

Staff recommends approval of the attached lease.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Managers Office, County Attorney’s Office, Human Services Center, Facilities & Fleet Management.

ATTACHED DOCUMENTS:

Resolution
Lease Agreement

FISCAL IMPACT:

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

Fund: 15
Cost Center: 99915

	Object Account	Subledger	Amount
Current Budgeted Revenue:	99915.5755		\$54,214,095
Additional Revenue not included in Current Budget:			
Total Revenues:			<u>\$54,214,095</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 A LEASE BETWEEN ADAMS COUNTY
AND COURT APPOINTED SPECIAL ADVOCATES, FOR A PORTION OF
THE PETE MIRELEZ HUMAN SERVICES CENTER

WHEREAS, Adams County (County) owns 11860 Pecos Street (The Pete Mirelez Human Services Center); and,

WHEREAS, Court Appointed Special Advocates (CASA, and the “Tenant”), wishes to lease from County a portion of the Pete Mirelez Human Services Center to more conveniently offer its services to qualifying Adams County residents; and,

WHEREAS, Tenant is a non-profit corporation that provides various social services in Adams County to train and supervise community volunteers to represent the best interests of our most vulnerable citizens-child victims of physical, sexual, or emotional abuse and neglect; and,

WHEREAS, for the benefit and convenience of Adams County residents, County wishes to lease a portion of The Pete Mirelez Human Services Center to several tenants so that tenants may provide their services to qualifying Adams County residents without said residents needing to undertake additional travel throughout the region: and,

WHEREAS, Landlord is willing to lease a portion of the Pete Mirelez Human Services Center according to the terms and conditions of the attached agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that The Lease Agreement Between Court Appointed Special Advocates and Adams County, a copy of which is attached and incorporated herein by reference, be and is hereby approved.

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

ADAMS COUNTY, COLORADO
LEASE AGREEMENT FOR A PORTION OF THE PETE MIRELEZ HUMAN
SERVICES CENTER LOCATED AT 11860 PECOS STREET, WESTMINSTER,
CO 80234

THIS LEASE AGREEMENT (“Lease”) is entered into this 26 day of May 2022, by and between the Board of County Commissioners of Adams County, State of Colorado, located at 4430 S. Adams County Parkway, Brighton, Colorado 80601, hereinafter referred to as “Landlord” or “County,” and CASA (Court Appointed Special Advocates), located at 11860 Pecos Street, Westminster, CO 80234 Adams County Human Services Building- Community Partners Suite hereinafter referred to as “Tenant.”

WHEREAS, Landlord is a local governmental entity that provides various social services to qualifying Adams County residents, and Landlord owns and operates a building for the provision of said social services named the Pete Mirelez Human Services Center, located at 11860 Pecos Street, Westminster, CO 80234; and,

WHEREAS, Tenant is a non-profit corporation that provides various social services in Adams County to train and supervise community volunteers to represent the best interests of our most vulnerable citizens-child victims of physical, sexual, or emotional abuse and neglect; and,

WHEREAS, for the benefit and convenience of Adams County residents, Landlord wishes to lease a portion of the Pete Mirelez Human Services Center to to several tenants, including Tenant, so that Tenant and other tenants may provide their services to qualifying Adams County residents without said residents needing to undertake additional travel throughout the region; and,

WHEREAS, Tenant is willing to lease a portion of the Pete Mirelez Human Services Center under the terms and conditions of this Lease in order to more conveniently provide its services to qualifying Adams County residents.

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

- 1. Premises.** Landlord agrees to lease to Tenant, and Tenant agrees to rent from Landlord, a portion of the Pete Mirelez Human Services Center known as Suite 2700 (the “Premises”) located at 11860 Pecos Street, Westminster, CO 80234, and depicted on the attached Exhibit 1. Tenant will be one of a number of tenants allowed to lease space in the Premises, and Tenant and its co-tenants shall be apportioned space in the Premises as deemed appropriate by of Landlord, subject to the needs of Tenant’s program and the programmatic and space needs of Landlord.
- 2. Term.** This Lease shall commence on mutual execution below and terminate on March 31, 2025, with a 1-year notification clause after 2 years to discuss the

future. The Landlord, in its sole discretion, may offer to extend the term of the lease. Tenant is not guaranteed, nor shall have any expectation, of receiving the same space in the Premises from one Lease term to the next. **Early termination option:** Either party may terminate this Lease upon ninety-days prior written notice to the other party provided the other terms of the Lease have been adhered to. Upon such termination, neither Landlord nor Tenant shall have any further rights, estates, or liabilities under this Lease accruing after the effective date of termination, except for such obligations that expressly survive the termination of the Lease.

3. **Rent.** In consideration of this Lease, Tenant has already paid rent in the amount of \$10.00. Tenant has outlined the services it intends to provide to qualifying Adams County residents as part of the request for application and response documents, a copy of which is attached as Exhibit 2 and incorporated herein. As the primary consideration for this Lease, Tenant agrees to continue providing the services set forth in Exhibit 2 and complying with Section 5, below. Tenant's failure to provide said services shall be considered tantamount to a failure to pay rent and a material breach of this Lease.
4. **Security Deposit.** No security deposit is being required for this Lease.
5. **Use of the Property.** It shall be a material term of this Lease that Tenant shall use the Premises depicted in Exhibit 1 only for the provision of services outlined in Exhibit 2. In the event Tenant uses the Premises for purposes inconsistent with Exhibit 2, Landlord may, at its sole discretion, terminate this Lease and evict Tenant as provided in Section 7, below.

Tenant shall comply with Landlord's building use guidelines, attached as Exhibit 3 attached, and with such other rules and restrictions imposed by Landlord. Badge access to the Premises and to restricted areas of the Pete Mirelez Human Services Center shall be as determined by Landlord based on Tenant's programmatic needs, and subject to such background checks and other security concerns as Landlord deems relevant.

Tenant shall not alter the Premises without the written authorization of Landlord. The Premises are part of a new building and have been finished and furnished by Landlord, including Landlord providing workstations, desks, chairs, and other customary office furniture. Tenant may undertake such minor decoration of provided furniture as it deems appropriate for the provision of its services, subject to the final written approval of Landlord. At the end of this Lease, any improvements to the Premises shall become the property of Landlord.

Tenant shall not allow any encumbrance or lien to be placed against the Premises and shall indemnify Landlord for the costs, including attorney fees, associated with removing any lien or encumbrance caused by Tenant and for any other damages caused by the lien or encumbrance. Tenant shall have access to the shared employee breakroom, bathrooms associated with or adjacent to the

Premises, and parking for staff and clients. Tenant shall not have access to the employee fitness center, the employee clinic/health center, or other facilities and areas Landlord determines, in its sole discretion, are meant for Landlord's employee use only. Tenant's employees shall comply with all County building use policies and other county standards applicable to the Premises. Tenant shall be responsible for conducting background checks on its employees.

- 6. Utilities and Miscellaneous Building Services.** Landlord shall be responsible for paying all utility costs associated with the Premises, including phone service, electricity, and heat/air conditioning. Landlord shall provide access to the internet, but Tenant and its co-tenants shall be responsible for obtaining and paying their own internet service provider. Tenant shall be responsible for providing its own computers, printers, and other IT devices. Landlord, at its cost, shall provide snow removal, maintenance, trash removal, and security services. Tenant shall be responsible for any damage caused by its employees, clients, and visitors beyond ordinary wear and tear. Tenant, and its co-tenants, shall, at their sole cost, be responsible for providing and maintaining any copier(s) they deem appropriate and for providing any office supplies, including, but not limited to, copier paper, pens/pencils, envelopes, post-it notes, and other customary office supplies. Tenant, and its co-tenants, shall share the cost of any reception desk personnel or other joint personnel said Tenant and co-tenants deem appropriate.
- 7. Eviction.** Tenant may be evicted pursuant to Colorado statutes if Tenant does not comply with all of the terms of this Lease and for all other causes allowed by law. Tenant must pay all costs, including reasonable attorney fees, related to the eviction and the collection of any monies owed the Landlord, along with the cost of re-entering, cleaning, and repairing the Premises.
- 8. Non-Compliance by Tenant.** If Tenant fails to comply with the terms of this Lease, Landlord may take any reasonable action to enforce Landlord's rights and remedies under this Lease and Colorado state law and charge the reasonable costs, including reasonable attorney fees, to the Tenant. Failure to pay such additional charges shall be a violation of this Lease.
- 9. Care of Premises.** Tenant has examined the Premises and is satisfied with its present physical condition. Landlord makes no warranties or representations about the habitability of the Premises or its fitness for a particular purpose. Tenant accepts the Premises in its "as is" condition. Landlord agrees to maintain the interior and exterior of the Premises in as good condition as it is at the start of this Lease except for ordinary wear and tear. Landlord shall be responsible for the routine maintenance of the mechanical systems, including, but not limited to, heating, plumbing, air conditioning, and electrical. Landlord shall be responsible for the repair of all structural damage to or defects in the Premises, as well as for the routine repair to or defects in the mechanical systems, including their replacement as necessitated by damage or obsolescence. Tenant must pay for all repairs, replacements, and damages caused by the act or neglect of Tenant,

Tenant's employees, and Tenant's visitors, but Landlord shall perform such repair/replacement work or contract for the same at Tenant's sole cost. Tenant shall be solely responsible for maintaining its property and equipment. Tenant shall remove all of Tenant's property at the end of this Lease. Any Property that is left shall become the property of Landlord and may be discarded.

- 10. Repairs by Landlord.** Landlord has no duty to repair the Premises if the Premises is partially or completely destroyed. In the event of complete destruction of the Premises, the parties shall work in good faith to determine whether the Premises should be re-constructed, as well as the terms for any re-construction.
- 11. Alterations.** Tenant shall obtain the Landlord's prior written consent to alter, improve, remodel or refurbish the Premises. Alterations, additions, and improvements become the Landlord's property upon termination of this Lease.
- 12. Compliance with Laws and Hazardous Use.** Tenant must comply with laws, orders, rules, and requirements of governmental authorities, and insurance companies which have issued or are about to issue policies covering the Premises and/or its contents. Tenant will not keep anything on the Premises which is dangerous, flammable, explosive, or that might increase the danger of fire or any other hazard. There shall be no waste disposal or dumping on the Premises, including the disposal or storage of construction materials.
- 13. Indemnification.** Tenant hereby indemnifies and holds Landlord, Landlord's elected officials, officers, directors, agents, employees, successors and assigns (collectively, "Landlord's Indemnified Parties") harmless from and against any and all Losses arising from: (i) the negligence or willful acts of Tenant or its agents, employees, or contractors occurring in the Building or the Premises; and/or(ii) the presence of hazardous materials in, on, under, or around the Building or the Premises to the extent such hazardous materials were brought upon or used by Tenant in the Building or the Premises. Notwithstanding the foregoing, Tenant shall have no liability for any Losses under this Section 13 to the extent such Losses are caused by Landlord's gross negligence or willful misconduct. In the event any action or proceeding shall be brought against Landlord's Indemnified Parties by reason of any such claim, Tenant shall defend the same at Tenant's expense by counsel reasonably approved by Landlord.
- 14. No Waiver by Landlord.** Landlord does not give up any rights by failing to enforce any terms of this Lease.
- 15. Assignment and Subleasing.** Tenant shall not assign or sublease the Premises without the prior written consent of the Landlord.
- 16. Entry by Landlord.** Upon reasonable notice, Landlord may enter the Premises to inspect it or to protect Landlord's rights pursuant to this Lease. In the case of

an emergency or the Tenant's absence, the Landlord may enter the Premises without Tenant's consent.

17. **Notice.** Any notices given under this Agreement are deemed to have been received and to be effective: 1) three (3) days after the same shall have been mailed by certified mail, return receipt requested; 2) immediately upon hand delivery; or 3) immediately upon receipt of confirmation that a facsimile was received. For the purposes of this Agreement, any and all notices shall be addressed to the contacts listed below:

For Landlord:

Human Services Deputy Director
11860 Pecos St.
Westminster CO 80234
Phone: 720-523-2900
Email: humanservices@adcogov.org

Copy to:

County Attorney's Office
4430 S. Adams County Parkway
Brighton, CO 80601
Phone: 720-523-6116
Fax: 720-523-6114

Project Manager – Land & Assets
4430 S. Adams County Parkway
Brighton, CO 80601
Phone: 720-523-6116

For Tenant:

CASA (Court Appointed Special Advocates)
11860 Pecos Street Suite 2700
Westminster, CO 80234
Phone: 720-523-2855

18. **Quiet Enjoyment.** Tenant may use the Premises without interference, subject to the terms of this Lease, and subject to its co-tenants' use of the Premises.
19. **Jurisdiction and Venue.** The laws of the State of Colorado shall govern as to the interpretation, validity, and effect of this Lease. The Parties agree that jurisdiction and venue for any disputes arising under this Lease Agreement shall be in Adams County, Colorado.
20. **Injury or Damage.** Tenant shall be solely responsible for any injury or damage caused by the act or neglect of Tenant, Tenant's employees, and Tenant's visitors. Landlord is not responsible for any injury or damage unless due to the gross negligence of Landlord.

21. **Integration of Understanding.** This Lease contains the entire understanding of the Parties hereto and the rights and obligations contained therein may be changed, modified, or waived only by an instrument in writing signed by the Parties hereto.
22. **Paragraph Headings.** Paragraph headings are inserted for the convenience of reference only.
23. **Parties Interested Herein.** Nothing expressed or implied in this Lease is intended or shall be construed to confer upon or to give to any person other than the Parties any right, remedy, or claim under or by reason of this Lease. All covenants, terms, conditions, and provisions in this Lease shall be for the sole and exclusive benefit of Tenant and Landlord.
24. **Severability.** If any provision of this Lease is determined to be unenforceable or invalid for any reason, the remainder of this Lease shall remain in effect, unless otherwise terminated in accordance with the terms contained herein.
26. **Authorization.** Each party represents and warrants that it has the power and ability to enter into this Lease, to grant the rights granted herein, and to perform the duties and obligations herein described.
26. **Insurance:** The Tenant agrees to maintain insurance of the following types and amounts:

Commercial General Liability Insurance: to include products liability, completed operations, contractual, broad form property damage and personal injury.

Each Occurrence	\$1,000,000
General Aggregate	\$2,000,000

Comprehensive Automobile Liability Insurance: to include all motor vehicles owned, hired, leased, or borrowed.

Bodily Injury/Property Damage	\$1,000,000 (each accident)
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Workers' Compensation Insurance: Per Colorado Statutes

Professional Liability Insurance: to include coverage for damages or claims for damages arising out of the rendering, or failure to render, any professional services.

Each Occurrence	\$1,000,000
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This insurance requirement applies only to Tenants who are performing services under this Agreement as professionals licensed under the laws of the State of Colorado, such as physicians, lawyers, engineers, nurses, mental health providers, and any other licensed professionals.

Adams County as "Additional Insured": The Tenant's commercial general liability, comprehensive automobile liability, and professional liability insurance policies and/or certificates of insurance shall be issued to include Adams County as an "additional insured," and shall include the following provisions:

Underwriters shall have no right of recovery or subrogation against the County, it being the intent of the parties that the insurance policies so effected shall protect both parties and be primary coverage for any and all losses resulting from the actions or negligence of the Tenant.

The insurance companies issuing the policy or policies shall have no recourse against the County for payment of any premiums due or for any assessments under any form of any policy.

Any and all deductibles contained in any insurance policy shall be assumed by and at the sole risk of the Tenant.

Licensed Insurers: All insurers of the Tenant must be licensed or approved to do business in the State of Colorado. Upon failure of the Tenant to furnish, deliver and/or maintain such insurance as provided herein, this Agreement, at the election of the County, may be immediately declared suspended, discontinued, or terminated. Failure of the Tenant in obtaining and/or maintaining any required insurance shall not relieve the Tenant from any liability under this Agreement, nor shall the insurance requirements be construed to conflict with the obligations of the Tenant concerning indemnification.

Endorsement: Each insurance policy herein required shall be endorsed to state that coverage shall not be suspended, voided, or canceled without thirty (30) days prior written notice by certified mail, return receipt requested, to the County.

Tenant shall be solely responsible for obtaining insurance for any of its personal property located on the Premises and for any loss or damage to its personal property.

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

LANDLORD:
BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Chair

Date

ATTEST:
JOSH ZYGIELBAUM
CLERK AND RECORDER

APPROVED AS TO FORM:

Amanda McIntyre

Deputy Clerk

Adams County Attorney's Office

TENANT:

CASA (Court Appointed Special Advocate)

Christy Deman

Name: Chief Executive Officer

5.26.22

Date



COMMUNITY PARTNERS
SUITE 2700 - 8,404 S.F

ADAM'S COUNTY
COMMUNITY PARTNERS
11860 PECOS STREET
WESTMINSTER, CO 80234
SUITE #2700

Exhibit 1

Exhibit 2 – CASA SERVICES
LEASE AGREEMENT FOR A PORTION OF THE PETE MIRELEZ HUMAN SERVICES CENTER
LOCATED AT 11860 PECOS STREET, WESTMINSTER, CO 80234

CASA is a volunteer-based, nonprofit organization that trains and supervises community volunteers to represent the best interests of our most vulnerable citizens-child victims of physical, sexual, or emotional abuse and neglect. Volunteer CASA Advocates are appointed by judges to be the voice of these children in court.

-EXHIBIT 3-

Adams County Human Services Center Building Use Policies

To ensure the safety and security of employees and citizens as well as preserve the beauty and longevity of the building as a whole.



Adopted: 08-01-2017

Revision Date: _____

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1. PURPOSE

The Adams County Human Services Center (Human Services Center) is a 21st century government facility designed to welcome the community while meeting the needs of all citizens living in the county. The purpose of this Building Use Policy Manual is to ensure that the Human Services Center will provide a pleasant and comfortable environment for all occupants and that the building and the surrounding grounds are well-maintained for years to come. All occupants, whether visitor or staff member, are respectfully asked to comply with the policies outlined herein.

2. HOURS OF OPERATION

The Human Services Center general hours of operation for the public are 7:30am to 5:00pm. The business hours of individual sections or offices are posted at the main entrance of each section or office.

3. ENFORCEMENT

The Department Director and Deputy Directors are responsible for enforcing the Building Use Policies as defined in this document. Direct Managers and/or Supervisor will monitor to ensure staff is adhering to the Building Use Policies. Safety and security of the facility and staff members is imperative.

4. GENERAL RULES OF USE

4.1- Due to city ordinances and state law, the Human Services Center is a smoke-free facility. Smoking is prohibited within fifty (50) feet of all entrances. Signage stating the city ordinance and state law is posted at each entry way. Smoking is also prohibited on the third floor patio. Employees are provided a designated smoking area located in a shelter fifty (50) feet from an employee entrance. Included in this smoking restriction is e-cigarettes or any type of electronic smoking device.

4.2- Solicitation or distribution of flyers, pamphlets, signs, posters, or other literature, except for governmental notices and announcements, by organizations or vendors who promote business and/or sell goods for profit without written consent of the Adams County Board of County Commissioners is prohibited.

4.3- Pets, with the exception of service animals, are not allowed inside the Human Services Center. Service animals must be on a leash, caged or otherwise contained and in the control of the animal owner/user.

4.4- Being under the influence, use, possession or consumption of illegal drugs, controlled substances or alcoholic beverages, in or on the Human Services Center grounds, is not permitted. The consumption of alcoholic beverages may be allowed on a limited basis with prior written approval by the Board of County Commissioners.

4.5- Skateboards, scooters, rollerblades, roller skates, hover boards, or any other type of wheeled footwear is not permitted in or on the grounds of the Human Services Center. Bicycles are not allowed in the building. Bicycle storage lockers and/or bicycle racks will be available for employees in the north side of the building. Bicycle racks will be available for the public outside of the public building entrances.

4.6- Proper attire, which includes shirt and shoes, is required in the Human Services Center. Staff will adhere to employee dress codes.

4.7- Children must be accompanied by an adult and supervised at all times while in the Human Services Center. Children shall not be allowed to play in halls, elevators or restrooms. Children shall not be left unattended in the parking lot, on the grounds or in other non-reserved areas while visiting the Human Services Center.

4.8- Equal access shall be provided to all groups and individuals. No group or individual will be denied admittance to the Human Services Center because of considerations of race, gender, sexual orientation, religion, or political persuasion or because of the political, religious or social endeavors expressed by an **individual or group, or by any of the group's** members.

5. SAFETY & SECURITY

5.1- Members of the public and non-employee visitors have direct access to portions of the first, second and third floors of the building. Visitors to the Human Services Center may **also be escorted into and out of certain "staff-escorted" areas of the building while conducting business. Clients should never be allowed in other ("staff secured") areas of the building.** To gain access to other areas of the building, visitors are required to check-in at the greeter desk in the front lobby or at the receptionist desk in the Family Visitation area, who will then contact the appropriate employee. Use of spaces by visitors, clients and employees may be subjected to conformance with additional County or departmental policies. Employees are required to wear ID badges at all times.

5.2- All users of the Human Services Center are obligated to keep the building and surrounding grounds safe for tenants, other users, and the general public by ensuring hallways, stairways, exits and high traffic areas (including entrances) remain free of all obstacles; provide clear egress from the building in case of evacuation; and ensure standards are maintained for Americans with Disabilities Act (ADA) compliance.

5.3- Storage areas throughout the building must remain neat and clean at all times and chemicals, such as janitorial products, must be stored properly in designated areas as determined by Facility Operations.

5.4- To avoid slips and falls, any food, beverages or liquids spilled on the floor must be cleaned up immediately. Facility Operations shall be notified when any major spills occur. All employees are responsible for helping to keep the Human Services Center clean.

5.5 The Human Services Center is equipped with security systems, including cameras, access controls and alarms. Building security systems should not be modified or tampered with by employees. Any issues with building security systems should be reported to Department Administration or Facility Operations. All employees are responsible for maintaining building security, including, but not limited to, assuring that no unauthorized person accompanies or follows the employee into areas of the building that are secured.

6. FIRE CODES

6.1- City codes, including the City of Westminster Fire Code, apply to the Human Services Center. Any exceptions to this policy must be submitted to Risk Management for approval.

6.2- Open flames are not allowed in the facility or on the surrounding grounds. Lighted candles, candle warmers, or open flame of any kind is strictly prohibited. This is not applicable in the case of Sterno burners used for catering.

6.3- In accordance with insurance requirements and best safety practices, no personal/outside electrical appliances may be brought in and used. Requests for exceptions to this policy must be made to Risk Management. Risk Management, in consultation with Facility Operations, will determine whether or not the exception will be granted. Electrical appliances include, but are not limited to, space heaters, fans, toasters, toaster ovens, and coffee makers. Rules and requirements pertaining to each of these appliances are as follows:

- 1) Only space/portable heaters provided by Facility Operations will be allowed in the facility. All space/portable heaters brought in from the outside will be returned to their owner. If the device is not removed, the device will be removed by Facility Operation staff. The procedure to reserve a space/portable heater will be as follows:
 - a) Employees shall notify Facility Operations of any temperature discomfort issues experienced in individual office or cubicle areas. Once notified, Facility Operations will conduct an assessment of the location in question. Please note that internal offices are warmer than offices with windows.
 - b) If Facility Operations cannot provide adequate space temperatures that meet the building energy standards (listed in Appendix A), they will notify

Risk Management and the employee will be required to fill out an application for a space/portable heater.

- c) Once the application has been approved, Facility Operations will provide a pre-approved portable/space heater to the employee. Instructions for use, including compliance with the City of Westminster Fire Code, will be attached to the heater.
- d) Once the heater is in employee care it will be their responsibility to follow the City of Westminster Fire Code, which requires that:

"Space/portable heaters must be used according to manufacturers' specifications with regard to clearances to combustibles and they must be plugged directly into a permanent wall or floor mounted outlet/receptacle. No extension cords shall be used. When portable space heaters are not being used or when the employee leaves their office or cubical area they must unplug the space/portable heater."

- 2) Personal fans in good working condition are allowed in offices and cubicles. Facility Operations has specifications for allowable fans (i.e. dimensions, energy use) on file. Employees shall notify Facility Operations when bringing in a personal fan to ensure it meets the specifications on file.
- 3) No appliances will be permitted in individual offices or conference rooms of the Human Services Center. One (1) toaster and/or one (1) toaster oven and up to two (2) coffee makers will be allowed per pantry, but will be subject to safety inspection. All other appliances placed in the pantry must go through an approval process with Facility Operations and Risk Management. All non-approved devices will be returned to their owner. If the devices are not removed, they will be removed by Facility Operations staff. For special events, crock pots and Sterno burners are allowed. If in doubt, contact Facility Operations for more information.

7. INTERIOR GUIDELINES

7.1- The procedures for hanging any material on the interior of the building are as follows:

- 1) Pictures, tack boards, bulletin boards, etc. will be installed upon approval from Department Administration and upon request from Facility Operations via the work order process. Employees, other than Facility Operations employees, may not install or affix anything to building or furnishings components.
- 2) Temporary signage must be typed and approved by Department Administration or the Communications Department before posting. Once approved, temporary signage shall be placed in a sign holder or attached to a pedestal stand. Temporary signs may not be taped or affixed to any surfaces in the facility.

3) Decorations, including holiday decorations, are not allowed to be hung from the ceiling or building structure or furniture components.

7.2- Food stored in employee offices or cubicles must be kept in sealed containers to minimize pest and rodent issues.

7.3- Facility Operations will conduct an annual inspection to determine all areas that need to be painted. Facility Operations will budget for cost associated with painting. Human Services Center staff or other building occupants are not allowed to hire painting contractors or do any painting themselves.

7.4- The Department Directors and Deputy Directors are responsible for notifying Facility Operations, in advance if a contractor will be hired to complete any type of installation within the facility. Contractors must obtain approval from Facility Operations before any installation is performed within the Human Services Center.

7.5- All large deliveries must be accepted at the Human Services Center receiving dock. Departments and offices will be notified upon receipt of deliveries.

7.6- Live plants are permitted in the building with the expectations listed below. Plants in violation of these expectations shall be removed by Facility Operations.

- 1) Watering plants in sinks is not permitted; use tray or container under pots to keep water from running on furniture or floor.
- 2) Plants are well-maintained and insect-free.
- 3) Transplanting, repotting or working with soil is not allowed in the building.
- 4) Plants shall not be hung from the ceiling, furniture components or building structure in any way.

7.7- To conserve energy shall employees shall turn off all lights in unoccupied areas (including, but not limited to, pantries, conference rooms, and offices).

7.8- Keys for Human Services Center employees will be issued through Facility Operations after appropriate paperwork has been completed by the requesting department manager, review and endorsement by the appropriate Division Director and approved by Department Administration. All individually issued keys must be immediately returned to Facility Operations once the individual is no longer employed by the department. Facility Operations must be notified immediately if a key (or keys) are lost or stolen. The cost of re-keying all doors and other affected areas will be the responsibility of the department or office that the lost key was issued to.

7.9- Card access and photo IDs for the facility will be issued through the Facility Operations after appropriate paperwork has been completed by the requesting department manager, Division Director or member of Department Administration. All access cards and photo IDs must be returned to Facility Operations within 24 hours of **the employee's termination**.

Facility Operations shall be notified immediately if a card is lost or stolen. Safety and security of the facility and staff members is imperative.

7.10- Any employee using a microwave or toaster or other cooking or heating device within the building must remain isn close proximity to the appliance while it is in use. Any cooking or heating device that begins to experience a problem or pose a risk must be immediately turned off and/or unplugged, provided these actions can be accomplished by the employee without risk of further harm or injury.

8. EXTERIOR GUIDELINES

8.1- All Adams County employees assigned to work at the Human Services Center are required to park in the designated employee parking lots located to the west and southwest of the facility, unless specific alternative parking is assigned to the individual. All other lots are reserved for customer and visitor use only.

8.2- No long-term parking will be permitted in either the public or employee parking lots without notifying Facility Operations of the need to do so. Adams County is not responsible for any damage or theft of personal vehicles left overnight.

9. ENVIRONMENTAL SERVICES GUIDELINES

9.1- Environmental Services is responsible for the following:

- 1) On a daily basis:
 - a) Thorough cleaning of all public areas;
 - b) Thorough cleaning of all bathrooms;
 - c) Thorough cleaning of all pantry floors, countertops, and all appliance exteriors. Department staff is responsible for cleaning the interiors of all appliances (e.g. microwaves, refrigerators, etc.);
 - d) Collection of trash and recycling from centralized receptacles and disposal of waste in external dumpsters; and
 - e) Sweeping and mopping of all tile floors.

- 2) On a weekly or as-needed basis:
 - a) Vacuuming office carpeting once per week;
 - b) Vacuuming common area carpeting and conference room carpeting as needed;

- c) Cleaning window areas as necessary; and
- d) Removing smudges and noticeable marks from common area walls.

9.2- Each Section or Division shall be responsible for minor cleaning as follows:

- 1) Dusting assigned individual offices and workstations;
- 2) Cleaning desktop surfaces within assigned individual offices and workstations; and
- 3) Emptying trash and recycling bins located in individual offices and workstations into centralized receptacles located strategically throughout each area.

9.3- Facility Operations will stock each pantry with standard cleaning supplies, such as dish soap, dishwasher soap, sponges, and paper towels. Departments shall not buy or store cleaning products not supplied by Facility Operations.

10. BUSINESS AND TRAINING CENTER USE

10.1 The meeting rooms in the business and training center are arranged so that they can accommodate many activities at the same time. Proper scheduling and cancellation is essential to maintain order and control. All scheduling and cancellation requests shall be made as far in advance as possible. **Scheduling will be managed through the Director’s Office staff.**

Individual conference room information is as follows:

Room #	Room Name	Description
1101	Peach Training Room	computer lab for staff training
1106	Cherry-A Conference Room	Rooms 1106 & 1107 can be combined
1107	Cherry-B Conference Room	Rooms 1106 & 1107 can be combined
1108	Cherry-C Conference Room	has embedded kid’s room
1115	Apple-D Conference Room	\
1116	Apple-C Conference Room	These rooms can be combined in various ways
1117	Apple-B Conference Room	
1118	Apple-A Conference Room	/
1122	Plum-A Meeting Room	
1125	Plum-B Classroom	
1126	Plum-C Classroom	
1305A	Nectarine Meeting Room	This room is in staff-secured space

10.2- The following procedures must be followed by Adams County staff upon reservation of rooms within the Business and Training Center:

- 1) Meetings and activities should begin and end on time. Sufficient time shall be given for set up and clean up within the scheduled time for the reservation so that back to back events may be scheduled.

- 2) Preparation, set-up and clean up are the responsibility of the person or program unit reserving the room.
- 3) Set up of chairs, tables, etc. will be the responsibility of the person or program unit reserving the room. If the room had been previously set up and the person or program unit reserving the room re-arranges the rooms for the purposes of their **function, it will be their responsibility to return the room's set-up** to its original configuration.
- 4) Shut down all audio-visual equipment when meeting is concluded.

10.3- After-hours use of the Business and Training Center is allowed for county business or county-related business with prior approval only. After-hours use of the Business and Training Center, by the general public, is not allowed.

Appendix A

Building Energy Standards

The building will be maintained at a temperature range between 70-75 degrees Fahrenheit at the thermostat location that controls the heating and cooling of the specific area. This temperature range has been set to ensure the comfort of building occupants while ensuring the building is as energy efficient as possible. Energy efficient buildings allow the county to save money, conserve natural resources, and protect our energy security.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Resolution approving right-of-way agreement between Adams County and Leger Investments, LLC for property necessary for the York Street Roadway and Drainage Improvements Project from East 78 th Avenue to East 88 th Avenue
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: 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 78th Avenue to East 88th 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 Leger Investments, LLC for acquisition of property interests in the amount of \$820,000.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562201	\$15,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$15,000,000</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 LEGER INVESTMENTS, LLC FOR PROPERTY NECESSARY
FOR THE YORK STREET ROADWAY AND DRAINAGE IMPROVEMENTS PROJECT
FROM EAST 78TH AVENUE TO EAST 88TH AVENUE

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along York Street corridor from East 78th Avenue to East 88th 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 of property located in the Northwest Quarter of Section 25, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Leger Investments, LLC (“Parcel FEE-274”); and,

WHEREAS, Adams County requires ownership of Parcel FEE-274, for construction of the Improvements; and,

WHEREAS, Leger Investments, LLC is willing to sell Parcel FEE-274 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 Leger Investments, LLC, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

Right-of-Way Agreement

This Agreement is made and entered into by and between **Leger Investments, LLC, a Colorado limited liability company** whose address is **303 S. Broadway, Suite 200-350, Denver, CO 80209** (“Owner”), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 (“County”) for the conveyance in fee of the property described on Exhibit A attached hereto and incorporated herein by this reference (the “Property”) for the York Street Improvements Project (the “Project”).

The County shall pay the Owner **EIGHT HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$820,000.00)** (“Purchase Price”) for the Property, subject to the terms and conditions of this Agreement, the sufficiency of which is hereby acknowledged. The Purchase Price has been agreed upon and between the parties as the total just compensation due to the Owner for the Property, including all costs and expenses, and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the authority to enter into this Agreement and convey the Property.
2. The Owner agrees to execute and deliver to the County the attached deed upon tender by the County of a warrant (check) for the Purchase Price as soon as possible following the mutual execution of this Agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the Property upon execution of this Agreement by the Owner and the County. The County and its contractors, agents, directors, employees, and all others acting by or on behalf of it, or with its permission, shall have the undisputed right to possession of the Property, and the County may use and enjoy the Property against the Owner and its respective successors and assigns and all persons claiming any right, title, or interest to the Property by and through the Owner. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner a duly executed and acknowledged deed conveying the Property.
4. The Owner agrees to pay all taxes that are due but not yet payable for the current tax year on the Property pro-rated through the date the Property is conveyed to the County, and any and all past due taxes and assessments.
5. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and is acquiring the Property for a public purpose.
6. 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.

7. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Property and the Project and shall be deemed a contract binding upon the Owner and the County and their successors, heirs and assigns.
8. 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.
9. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.
10. Each party shall pay its own attorney fees. The County shall pay all closing costs.

Owner:

Leger Investments, LLC, a Colorado limited liability company

Name: Samuel Leger

Title: Manager

Signature: [Handwritten Signature]

Date: 7/7/2022

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: FEE-274
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. FEE-274 of Adams County Project Number IMP-3056-1603, containing 39,329 square feet, more or less, being all of Tract E, Devonshire Square Second Filing, a subdivision recorded on November 20, 1980, at File 14, Map 699, of the records of the Adams County Clerk and Recorders Office, situated in the Northwest Quarter of Section 25 Township 2 South, Range 68 West of the 6th 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 Northwest quarter of Section 25 bears N01°03'26"W a distance of 2637.47 feet;
Thence N34°59'02"E, a distance of 1625.63 feet to the Northwest corner of said Tract E, Devonshire Square Second Filing and the
POINT OF BEGINNING PARCEL FEE-274;

Thence S83°37'03"E along the northerly boundary of said Tract E, a distance of 140.61 feet to the Northeast corner of said Tract E;
Thence Southerly and along the easterly boundary of said Tract E, a distance of 258.10 feet along a non tangent curve to the left, said arc having a radius of 3,895.00 feet and a central angle of 03°47'48", and being subtended by a chord with a bearing of S08°11'57"E and a distance of 258.05 feet to the southeast corner of said Tract E;
Thence S77°23'57"W along the southerly boundary of said Tract E, a distance of 131.81 feet;
Thence Northwesterly and along the southwesterly boundary of said Tract E, a distance of 16.32 feet along a curve to the right, said arc having a radius of 10.00 feet and a central angle of 93°30'25", and being subtended by a chord with a bearing of N55°50'51"W and a distance of 14.57 feet;
Thence Northerly along the westerly boundary of said Tract E, a distance of 293.88 feet along a compound curve to the right having a radius of 4,035.00 feet and a central angle of 04°10'23" to the POINT OF BEGINNING.

POINT OF BEGINNING PARCEL FEE-274.

Containing 39,329 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



NW COR. SEC. 25
 3-1/4" ALUMINUM CAP
 MARKED "CITY OF THORNTON
 PLS 20155 1988

SW 1/4, NW 1/4
 SEC 25
 T2S, R68W 6TH P.M.

N01°03'26"W 2637.47'
 (BASIS OF BEARINGS)
 W. LINE NW 1/4 SEC. 25

N34°59'02"E
 1625.63'

DEVONSHIRE BLVD

P.O.B.
 FEE-274

FEE-274
39,329 SQ FT +/-

L=293.88'
 R=4035.00'
 D=4°10'23"
 CH=N07°00'27"W
 293.82'

L=258.10'
 R=3895.00'
 D=3°47'48"
 CH=S08°11'57"E
 258.05'

OWNER:
 LEDGER INVESTMENTS LLC
 C/O MERGER PROPERTY MANAGEMENT
 303 S BROADWAY STE 200-350
 DENVER CO, 80209

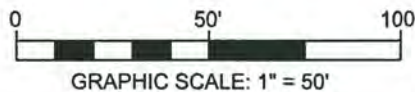
L=16.32'
 R=10.00'
 D=93°30'25"
 CH=N55°50'51"W
 14.57'

S77°23'57"W 131.81'

W 1/4 COR. SEC. 25
 3-1/4" ALUMINUM CAP
 MARKED "PLS 20155 1990"
 P.O.C. FEE-274



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.

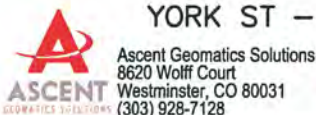


EXHIBIT "B"
 YORK ST - 78TH AVE TO 88TH AVE

FEE-274	
LEDGER INVESTMENTS LLC C/O MERGER PROPERTY MANAGEMENT	
File Name: RCG_B180001-FEE-274	
Project No. IMP-3056-1603	
Print Date: 01-20-2020	Sheet: 2 of 2



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Encroachment Agreement between Todd Creek Village Park and Recreation District and Adams County
FROM: Jenni Hall, Director; Chase Evans, Deputy Director; Jen Rutter, Planning & Development Manager; Matt Emmens, Engineer; David Dittmer, ROW Agent
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the Encroachment Agreement from Todd Creek Village Park and Recreation District (“Owner”), which places responsibility for certain public improvements to be constructed by the Owner, within the County right-of-way of East 162 nd Avenue.

BACKGROUND:

Todd Creek Village Park and Recreation District (“Owner”) is the owner of property in the Southeast Quarter of Section 4, Township 1 South, Range 67 West of the 6th Principal Meridian in Adams County. The Owner is constructing additional storm water drainage improvements on the property. These public improvements, as described in Exhibit “A”, are located within the County right-of-way and consist of a concrete pan in the roadside ditch. These improvements are needed to help stormwater flow downstream due to the existing grade of the ditch. The installation of the drainage facility will benefit the public by improving safety in the area by better controlling storm water run-off.

The subject request is consistent with the requirement for approval of an Encroachment Agreement within Adams County. In addition, staff reviewed the Encroachment Agreement and determined that the proposed improvements conform to the requirements outlined in the County’s Development Standards and Regulations. Staff also reviewed construction documents associated with the storm water drainage facilities.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney’s Office
Public Works

ATTACHED DOCUMENTS:

Encroachment Agreement between Todd Creek Village Park and Recreation District, and Adams County
Resolution

FISCAL IMPACT:

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

Fund:
Cost Center:

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 AN ENCROACHMENT AGREEMENT BETWEEN TODD
CREEK VILLAGE PARK AND RECREATION DISTRICT AND ADAMS COUNTY FOR
IMPROVEMENTS IN COUNTY RIGHT-OF-WAY

WHEREAS, Todd Creek Village Park and Recreation District is the owner of a parcel of land located in the Southeast Quarter of Section 4, Township 1 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, Todd Creek Village Park and Recreation District wishes to install a storm drainage facility within the right-of-way of East 162nd Avenue; and,

WHEREAS, Adams County requires an Encroachment Agreement for improvements within the County right-of-way; and,

WHEREAS, the installation of the drainage facilities will benefit the public by improving safety in the area by controlling storm water run-off.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Encroachment Agreement between Todd Creek Village Park and Recreation District and Adams County, a copy of which is attached hereto and incorporated herein by 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 Encroachment Agreement on behalf of Adams County.

ENCROACHMENT AGREEMENT

This encroachment agreement ("Agreement") is entered into this ____ day of _____, 2022 between ADAMS COUNTY, a body politic, whose address is 4430 S Adams County Parkway, Brighton, Colorado 80601 (the "County") and TODD CREEK VILLAGE PARK AND RECREATION DISTRICT, (the "Property Owner") whose address is 8650 E. 162nd Avenue, Brighton, CO 80602. The County and the Property Owner are collectively referred to as the "Parties".

RECITALS

WHEREAS, the Property Owner owns a parcel of land located in the Southeast Quarter of Section 4, Township 1 South, Range 67 West, of the 6th Principal Meridian, Adams County, Colorado, (Tax Parcel # 0157104402047) hereinafter referred to as the "Property"; and,

WHEREAS, Property Owner is requesting to install a reinforced concrete ditch and pan to improve the storm drainage, hereinafter called the "Improvements", within the right-of-way of E. 162nd Avenue, being adjacent to the Property as shown on the attached plan.

NOW THEREFORE, the Parties hereby agree that the Improvements will be permitted to encroach onto the County's Right-of-Way, subject to the following:

- A. In the event that the County desires to construct a County project within E. 162nd Avenue that affects the Improvements, the County may elect to demolish as much of the Improvements as are needed (at the County's expense) or require the Property Owner to remove and later reinstall the Improvements (at the Property Owner's expense), to accommodate the County's project.
- B. The County will provide the Property Owner written notice of its need to effect the Improvements at least 30 calendar days prior to disturbance of the Improvements. The County will provide the Property Owner information regarding the County's project. If the County decides to require the Property Owner to remove the Improvements, the County will specify a date by which the Improvements shall be removed. It is the Property Owner's responsibility to reinstall the Improvements according to the attached plan, unless otherwise approved in writing by the County.
- C. This Agreement creates no property interest for the Property Owner to the County's Right-of-Way except for the specific encroachment as described herein.
- D. Property Owner agrees to indemnify and hold harmless the County, its officials, officers, contractors, agents, and employees from any damage occurring to, or caused by, the Improvements or for any harm caused by the Improvements to persons allowed upon the County's Right-of-Way. Nothing in this Agreement shall be deemed to waive any of the County's privileges or immunities pursuant to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq.

- E. The Improvements shall be maintained by the property owner in accordance with the most current version of the Adams County Codes and Development Standards and Regulations.
- F. The Property owner shall have this Agreement recorded in the County records and this Agreement runs with the Property until such time as the Parties mutually release the other in writing from this Agreement.
- G. The existence of this Agreement does not render the Improvements a legal, non-conforming use of the Property or the County's Right-of-Way.

PROPERTY OWNER:

Todd Creek Village Park and Recreation District

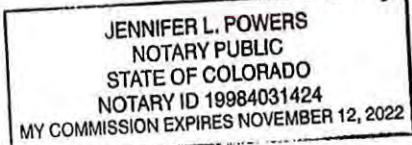
By: *Darrell Jennings*
 Darrell Jennings

STATE OF COLORADO)
 COUNTY OF Denver)§

The foregoing instrument was acknowledged before me this 16 day of June, 2022, by Darrell Jennings, as President of the Todd Creek Village Park and Recreation District

Witness my hand and official seal:

Jennifer L. Powers
 Notary Public
 My commission expires: 11/12/2022



COUNTY:

Board of County Commissioners,
 County of Adams, State of Colorado

Attest:
 Josh Zygielbaum, Clerk

By: _____
 Chair

By: _____
 Deputy Clerk

Approved as to form: *Chris J. ...*
 County Attorney's Office

EXHIBIT A

SOUTHEAST QUARTER, SECTION 4, TOWNSHIP 1 SOUTH, RANGE 67 WEST 6th P.M.
----COUNTY OF ADAMS, STATE OF COLORADO----

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF EAST 162ND AVENUE AS SHOWN ON TODD CREEK MEADOWS SUBDIVISION RECORDED AT RECEPTION NO. C0731590 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY CORNER OF OUTLOT A, TODD CREEK MEADOWS SUBDIVISION--FIRST AMENDMENT RECORDED AT RECEPTION NO. C0831939 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER AND ASSUMING THE NORTHEASTERLY LINE OF SAID OUTLOT A AS BEARING N59°12'31"W, AS PLATTED, WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO. THENCE N59°12'31"W ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 269.80 FEET; THENCE N30°47'29"E A DISTANCE OF 15.71 FEET; THENCE S59°49'33"E A DISTANCE OF 269.81 FEET; THENCE S30°47'29"W A DISTANCE OF 18.61 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4,630 SQUARE FEET (0.106 ACRES), MORE OR LESS.



KENNETH G. QUILLETTE, PLS 24673
DATE: MAY 31, 2022
JOB NO. 65417684
FOR AND ON BEHALF OF MERRICK & COMPANY



MERRICK®

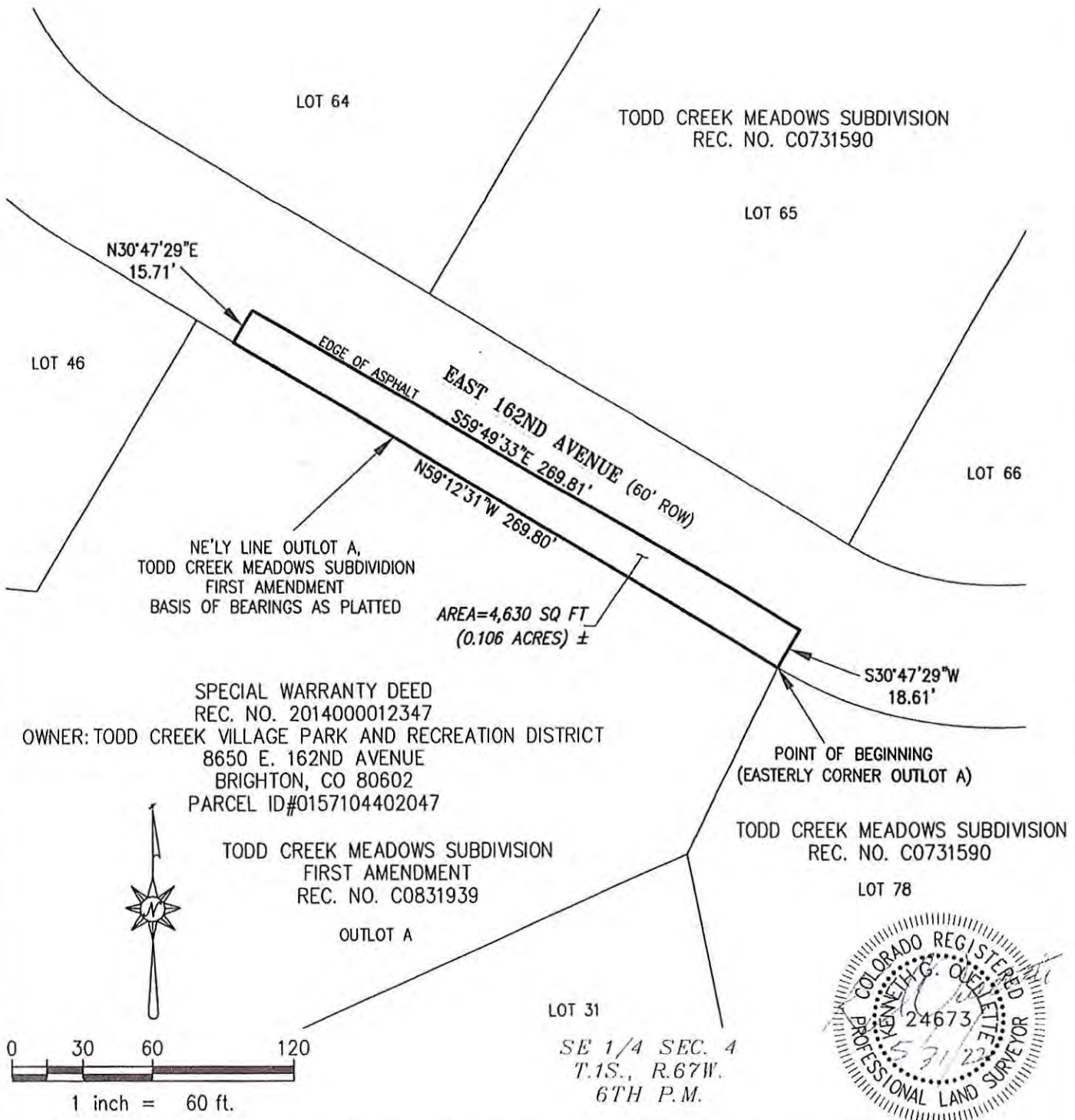
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
Telephone: 303-751-0741

EAGLE SHADOW METROPOLITAN DISTRICT
MEADOWS PARK DITCH
ENCROACHMENT AGREEMENT

DATE: 5/31/22

SHEET: 1 OF 2

ILLUSTRATION FOR EXHIBIT A



This illustration does not represent a monumented survey. It is intended only to depict the attached legal description.

5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Telephone: 303-751-0741	EAGLE SHADOW METROPOLITAN DISTRICT MEADOWS PARK DITCH ENCROACHMENT AGREEMENT	DATE: 5/31/22 <hr/> SHEET: 2 OF 2
--	--	--------------------------------------



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Acceptance of Permanent Drainage Easement from Adams County School District No. 1, A/K/A Mapleton Public Schools
FROM: Jenni Grafton Hall, Director; Chase Evans, Deputy Director; Jen Rutter, Planning & Development Manager; David Dittmer, ROW Agent; Greg Labrie, Engineer
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the dedication of a Permanent Drainage Easement from Adams County School District No. 1 to Adams County.

BACKGROUND:

The owner of the property located in the Northwest Quarter of Section 3, Township 3 South, Range 68 West of the 6th Principal Meridian has completed an engineering review and building permit associated with the Parcel No. 0182503209015. Pursuant to these applications, the dedication of a Permanent Drainage Easement was requested by Adams County.

The subject request is consistent with the requirement for the dedication of a Permanent Drainage Easement. Staff reviewed the dedication of the Permanent Drainage Easement for the development of the property, and it conforms to the requirements outlined in the County's Development Standards and Regulations.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Executed Permanent Drainage Easement from Adams County School District No. 1 to Adams County
Approved Adams County Planning Commission Resolution
Board of County Commissioners Resolution

FISCAL IMPACT:

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

Fund:
Cost Center:

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 ACCEPTING A PERMANENT DRAINAGE EASEMENT
FROM ADAMS COUNTY SCHOOL DISTRICT NO. 1, A/K/A MAPLETON PUBLIC SCHOOLS TO
ADAMS COUNTY FOR STORM WATER DRAINAGE PURPOSES

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Permanent Drainage Easement from Adams County School District No. 1, a/k/a Mapleton Public Schools, for property located in the Northwest Quarter of Section 3, Township 3 South, Range 68 West of the 6th Principal Meridian as described in the attached Permanent Drainage Easement; and,

WHEREAS, this Permanent Drainage Easement is in conjunction with a building permit and engineering review; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 23rd day of June 2022, the Planning Commission recommended that the Board of County Commissioners accept said Permanent Drainage Easement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Permanent Drainage Easement from Adams County School District No. 1, a/k/a Mapleton Public Schools, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **ADAMS COUNTY SCHOOL DISTRICT NO. 1, a/k/a MAPLETON PUBLIC SCHOOLS**, whose legal address is 7350 N. Broadway., Denver, Colorado 80221, hereinafter called "Grantor", for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to the **COUNTY OF ADAMS, STATE OF COLORADO**, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601, hereinafter "County", its successors and assigns, a permanent storm water drainage easement for the purpose of maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, catch grates, maintenance roads, etc., said easement to be used solely in the event Grantor fails to maintain such drainage facilities, together with lateral and subjacent support thereto as may from time to time be required on, over, across, and through the following described land to wit:

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

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

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

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

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

EXHIBIT A

A NON-EXCLUSIVE EASEMENT LOCATED IN A PORTION OF A PARCEL OF LAND AS SHOWN IN LOT 1, BLOCK 1 PERL-MACK MANOR FIFTEENTH FILING, RECORDED ON 11/25/1958, IN BOOK 6, PAGE 50, RECEPTION NO. 565704, ADAMS COUNTY CLERK AND RECORDER, STATE OF COLORADO; LOCATED IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST, 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO;

BASIS OF BEARINGS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 3, WHENCE THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 BEARS S00° 07'15"E A DISTANCE OF 1320.71 FEET, SAID LINE BEING THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE, S52° 03' 14"E, A DISTANCE OF 810.04 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF FOX WAY ALSO BEING THE EAST LINE OF SAID LOT 1 AND THE POINT OF BEGINNING;

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT COINCIDENT WITH SAID WESTERLY RIGHT OF WAY LINE OF FOX WAY AND SAID EAST LINE OF LOT 1, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 6° 43' 24", AN ARC LENGTH OF 70.41 FEET, WHOSE CHORD BEARS S18° 52' 26"E A DISTANCE OF 70.37 FEET;

THENCE, S65° 17' 00"W COINCIDENT WITH THE NORTHERLY RIGHT OF WAY LINE OF CLARK COURT, ALSO BEING THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 96.24 FEET;

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY LINE OF CLARK COURT, AND SAID SOUTH LINE OF LOT 1, HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 18° 30' 35", AN ARC LENGTH OF 104.99 FEET, WHOSE CHORD BEARS S56° 01' 42"W A DISTANCE OF 104.54 FEET;

THENCE, S46° 46' 26"W COINCIDENT WITH THE NORTHERLY RIGHT OF WAY LINE OF CLARK COURT, ALSO BEING THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 103.00 FEET;

THENCE, ALONG THE ARC OF A CURVE TO THE LEFT COINCIDENT WITH SAID NORTHERLY RIGHT OF WAY LINE OF CLARK COURT, AND SAID SOUTH LINE OF LOT 1, HAVING A RADIUS OF 378.14 FEET, A CENTRAL ANGLE OF 21° 04' 35", AN ARC LENGTH OF 139.10 FEET, WHOSE CHORD BEARS S36° 14' 08"W A DISTANCE OF 138.32 FEET;

THENCE, N68° 37' 43"W DEPARTING THE NORTHERLY RIGHT OF WAY LINE OF CLARK COURT, ALSO BEING THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 118.83 FEET;

THENCE, N00° 10' 31"W A DISTANCE OF 85.29 FEET;

THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 538.14 FEET, A CENTRAL ANGLE OF 8° 23' 05", AN ARC LENGTH OF 78.75 FEET, WHOSE CHORD BEARS N37° 07' 31"E A DISTANCE OF 78.68 FEET;

THENCE, N75° 55' 00"E A DISTANCE OF 179.82 FEET;

THENCE, ALONG THE ARC OF A NON-TANGENTIAL CURVE TO THE RIGHT, HAVING A RADIUS OF 395.00 FEET, A CENTRAL ANGLE OF 18° 05' 25", AN ARC LENGTH OF 124.71 FEET, WHOSE CHORD BEARS N56° 14' 17"E A DISTANCE OF 124.20 FEET;

THENCE, N65° 17' 00"E A DISTANCE OF 103.41 FEET, TO SAID POINT OF BEGINNING;

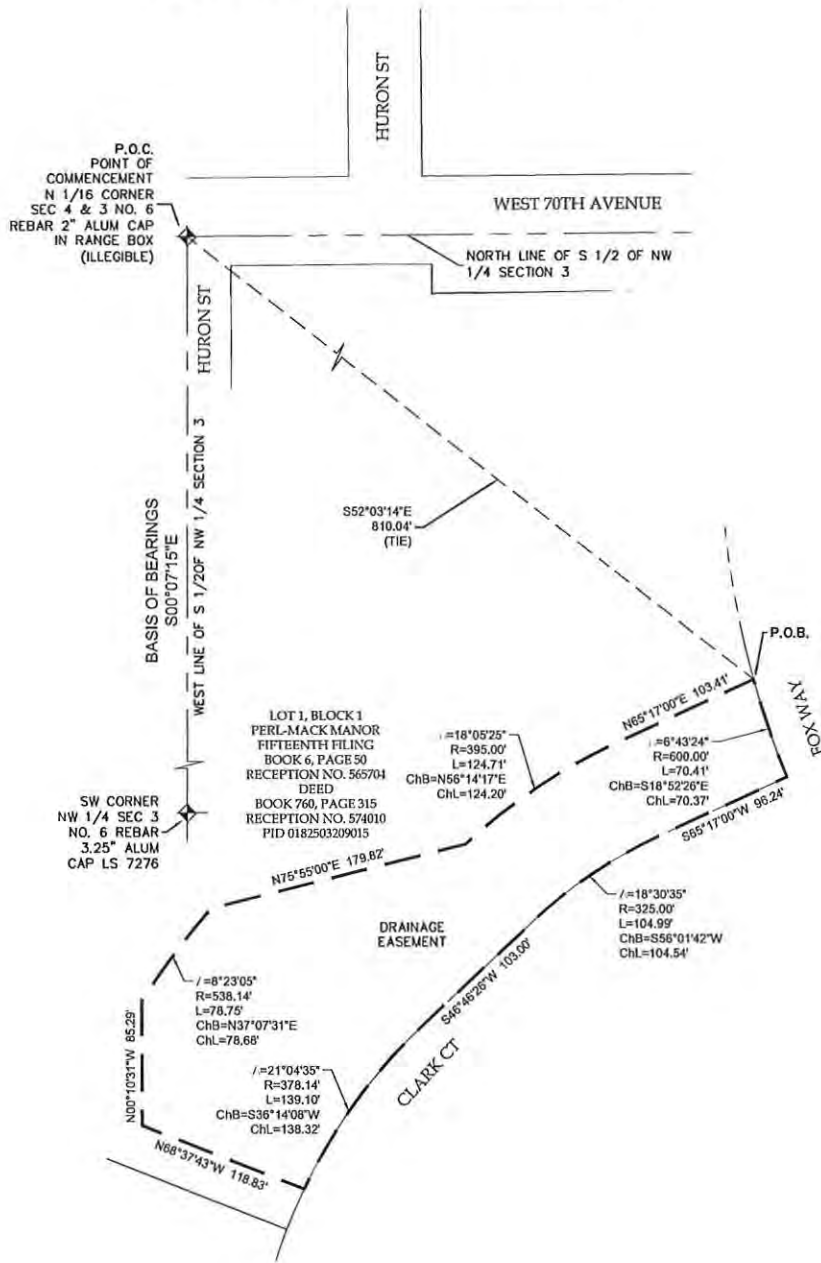
CONTAINING 50,809 SQUARE FEET (1.16 ACRES) MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.



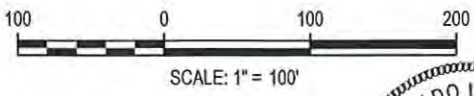
ENGINEERING & SURVEYING, LLC
JULIAN SISNEROS, PLS 38355
5600 SOUTH QUEBEC ST, STE 205B
GREENWOOD VILLAGE, CO 80111
303-773-1605

ILLUSTRATION FOR EXHIBIT A



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SECTION LINE
- EASEMENT
- LOT LINE
- RIGHT OF WAY



K:\Project Archive\2019 Jobs\190037.1 CO BEST ALTA - Mapleton Public Schools\Survey\CAD\BASE DRAWING\190037_CO_BEST_ALTA_DRAINAGE_EASEMENT.dwg
2022-04-06 8:05am By: aestrada

THIS EASEMENT CONTAINS
1.16 ACRES± (50,809 SQ. FT.)

THIS IS NOT A MONUMENTED BOUNDARY
SURVEY. THIS DOCUMENT IS INTENDED TO
DEPICT THE ACCOMPANIED LEGAL
DESCRIPTION ONLY.



HCL ENGINEERING & SURVEYING L.L.C.
5609 S. QUEBEC ST., STE. 205B
GREENWOOD VILLAGE, CO 80111
PHONE: 303.773.1605
FAX: 303.773.3297
WWW.HCLENGINEERING.COM

ILLUSTRATION FOR EXHIBIT A DRAINAGE EASEMENT

JOB NUMBER: 190037	
SHEET 2 OF 2	DRAWN BY: AW
DATE: 04-06-2022	CHECKED BY: JS

**PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT DRAINAGE
EASEMENT FROM ADAMS COUNTY SCHOOL DISTRICT NO. 1, A/K/A MAPLETON
PUBLIC SCHOOLS TO ADAMS COUNTY FOR DRAINAGE PURPOSES**

At a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton, Colorado, on Thursday the 23rd day of June 2022, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Permanent Drainage Easement from Adams County School District No. 1, a/k/a Mapleton Public Schools, for permanent storm water drainage facility purposes being on the following described property:

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

WHEREAS, this Permanent Drainage Easement is on property located in the Northwest quarter of Section 3, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED that the Adams County Planning Commission recommends to the Board of County Commissioners that said Permanent Drainage Easement from Adams County School District No. 1, a/k/a Mapleton Public Schools be accepted by the Board of County Commissioners.

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

I, John F. Dupont, Chair of the Adams County Planning Commission, do here by certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.



Chair
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Acceptance of Warranty Deed from the Max Fisher Trust Dated November 15, 2005 for Right-of-Way Purposes for E. 96 th Avenue
FROM: Jenni Grafton Hall, Director; Chase Evans, Deputy Director; Jen Rutter, Planning & Development Manager; David Dittmer, ROW Agent
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the Warranty Deed from The Max Fisher Trust Dated November 15, 2005 for the dedication of right-of-way to Adams County.

BACKGROUND:

The owner of the property located in the East one-half of Section 20, Township 2 South, Range 58 West of the 6th Principal Meridian has deposited a Land Survey Plat associated with Parcel No. 0173900000039. Pursuant to the deposited plat, the dedication of right-of-way was requested by Adams County for legal access to the parcels created by the Land Survey Plat.

The subject request is consistent with the requirement for legal access to lots created by the Land Survey Plat. Staff reviewed the dedication of additional right-of-way for the proposed lots, and it conforms to the requirements outlined in the County's Development Standards and Regulations.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Executed Warranty Deed from the Max Fisher Trust Dated November 15, 2005 to Adams County

Approved Adams County Planning Commission Resolution

Board of County Commissioners Resolution

FISCAL IMPACT:

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

Fund:
Cost Center:

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 ACCEPTING A WARRANTY DEED
FROM THE MAX FISHER TRUST DATED NOVEMBER 15, 2005, TO ADAMS COUNTY
FOR RIGHT-OF-WAY PURPOSES FOR E. 96TH AVENUE

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Warranty Deed from the Max Fisher Trust Dated November 15, 2005, for right-of-way purposes along property located in the East one-half of Section 20, Township 2 South, Range 58 West of the 6th Principal Meridian as described in Exhibit "A": and,

WHEREAS, this Warranty Deed is in conjunction with a deposited Land Survey Plat; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 23rd day of June 2022, the Planning Commission recommended that the Board of County Commissioners accept said Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Warranty Deed from the Max Fisher Trust Dated November 15, 2005, for the dedication of public right-of-way, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

EXHIBIT "A"

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE NORTH 30.00 FEET OF THE EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE EAST LINE OF SAID SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON THE DEPENDENT RESURVEY OF TOWNSHIP 2 SOUTH, RANGE 58 WEST, RECEPTION No. 277245, WHICH BEARS S00°20'00"E AS MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735 AND AT THE SOUTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735.

THENCE S00°20'00"E ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET;

THENCE S89°16'17"W ALONG A LINE, BEING 30.00 FEET SOUTH AND PARALLEL WITH THE NORTH LINE OF SAID EAST HALF, A DISTANCE OF 2,573.37 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF;

THENCE N00°21'18"W ALONG SAID WEST LINE OF THE EAST HALF, A DISTANCE OF 30.00 FEET TO THE NORTH ONE-QUARTER CORNER OF SAID SECTION 20;

THENCE N89°16'17"E ALONG SAID NORTH LINE OF THE EAST HALF, A DISTANCE OF 2,573.39 FEET TO THE POINT OF BEGINNING, CONTAINING 77,201 SQUARE FEET OR 1.7723 ACRES MORE OR LESS

CERTIFICATION:

I, HAROLD J. PONSERELLA, REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ACCOMPANYING EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

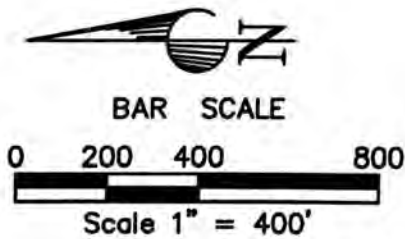
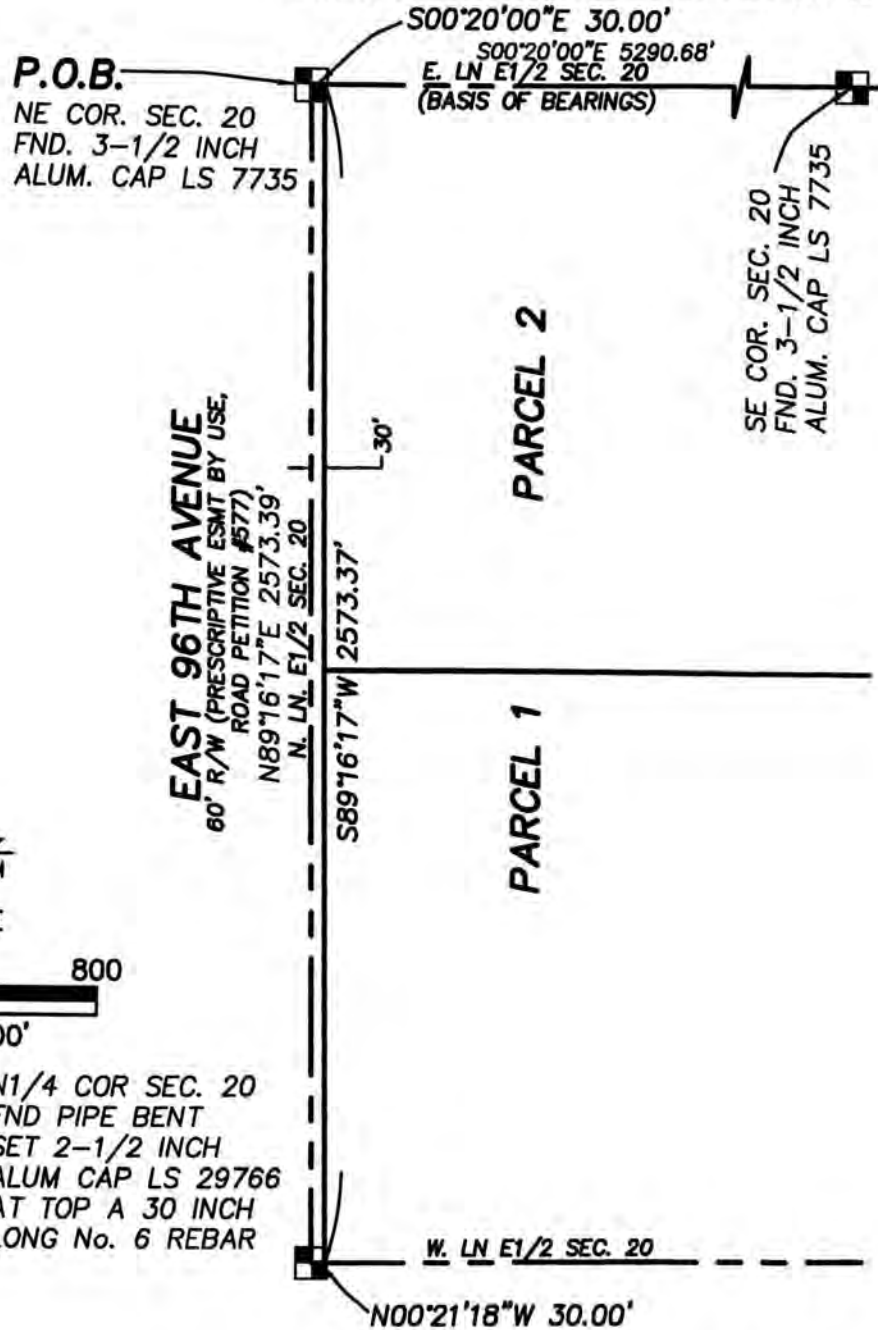
DATE 3/28/2022

HAROLD J. PONSERELLA RLS 29766

FOLLOWED BY ILLUSTRATION FOR EXHIBIT "A"

ILLUSTRATION FOR EXHIBIT "A"

PROSPECT ROAD
 30' R/W INCLUDED IN 1908 ADAMS
 COUNTY PUBLIC DOMAIN RESOLUTION.
 RESOLUTION DOES NOT APPLY PROPERTY
 WENT TO PATENT 1890. PRESCRIPTIVE ESMT BY USE



N1/4 COR SEC. 20
 FND PIPE BENT
 SET 2-1/2 INCH
 ALUM CAP LS 29766
 AT TOP A 30 INCH
 LONG No. 6 REBAR

**PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION RECOMMENDING ACCEPTANCE OF A WARRANTY DEED FROM
MAX FISHER TRUST DATED NOVEMBER 15, 2005, TO ADAMS COUNTY FOR
RIGHT-OF-WAY PURPOSES *Fire E. 96th Ave***

At a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton, Colorado, on Thursday the 23rd day of June 2022, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Warranty Deed from the Max Fisher Trust Dated November 15, 2002, for right-of-way being on the following described property:

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

WHEREAS, this Warranty Deed is in conjunction with a property being a portion of the East half of Section 20, Township 2 South, Range 58 West of the 6th P.M., County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED that the Adams County Planning Commission recommends to the Board of County Commissioners that said Warranty Deed from the Max Fisher Trust Dated November 15, 2005, be accepted by the Board of County Commissioners.

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

I, *John F. DuPriest*, Chair of the Adams County Planning Commission, do here by certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.



Chair
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Acceptance of Warranty Deed from the Max Fisher Trust Dated November 15, 2005 for Right-of-Way Purposes for Prospect Way Road
FROM: Jenni Grafton Hall, Director; Chase Evans, Deputy Director; Jen Rutter, Planning & Development Manager; David Dittmer, ROW Agent
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the Warranty Deed from The Max Fisher Trust Dated November 15, 2005 for the dedication of right-of-way to Adams County.

BACKGROUND:

The owner of the property located in the East one-half of Section 20, Township 2 South, Range 58 West of the 6th Principal Meridian has deposited a Land Survey Plat associated with Parcel No. 0173900000039. Pursuant to the deposited plat, the dedication of right-of-way was requested by Adams County for legal access to the parcels created by the Land Survey Plat.

The subject request is consistent with the requirement for legal access to lots created by the Land Survey Plat. Staff reviewed the dedication of additional right-of-way for the proposed lots, and it conforms to the requirements outlined in the County's Development Standards and Regulations.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Executed Warranty Deed from the Max Fisher Trust Dated November 15, 2005 to Adams County

Approved Adams County Planning Commission Resolution

Board of County Commissioners Resolution

FISCAL IMPACT:

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

Fund:
Cost Center:

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 ACCEPTING A WARRANTY DEED
FROM THE MAX FISHER TRUST DATED NOVEMBER 15, 2005, TO ADAMS COUNTY
FOR RIGHT-OF-WAY PURPOSES FOR PROSPECT WAY ROAD

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Warranty Deed from the Max Fisher Trust Dated November 15, 2005, for right-of-way purposes along property located in the East one-half of Section 20, Township 2 South, Range 58 West of the 6th Principal Meridian as described in Exhibit "A"; and,

WHEREAS, this Warranty Deed is in conjunction with a deposited Land Survey Plat; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 23rd day of June 2022, the Planning Commission recommended that the Board of County Commissioners accept said Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Warranty Deed from the Max Fisher Trust Dated November 15, 2005, for the dedication of public right-of-way, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

EXHIBIT "A"

LEGAL DESCRIPTION:

A STRIP OF LAND BEING THE EAST 30.00 FEET OF THE EAST HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20, AND HAVING ALL BEARINGS CONTAINED HEREIN RELATIVE TO THE EAST LINE OF SAID SECTION 20, TOWNSHIP 2 SOUTH, RANGE 58 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS SHOWN ON THE DEPENDENT RESURVEY OF TOWNSHIP 2 SOUTH, RANGE 58 WEST, RECEPTION No. 277245, WHICH BEARS S00°20'00"E AS MONUMENTED AT THE NORTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735 AND AT THE SOUTHEAST CORNER BY A 3-1/4 INCH ALUMINUM CAP LS 7735.

THENCE S00°20'00"E ALONG THE EAST LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;
THENCE S00°20'00"E CONTINUING ALONG THE AFORESAID EAST LINE, A DISTANCE OF 5,260.68 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 20;
THENCE S89°33'09"W ALONG THE SOUTH LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET;
THENCE N00°20'00"W ALONG A LINE, BEING 30.00 FEET WEST AND PARALLEL WITH SAID EAST LINE, A DISTANCE OF 5,260.53 FEET TO A POINT BEING 30.00 FEET SOUTH OF THE NORTH LINE OF SAID EAST HALF AS MEASURED PERPENDICULAR;
THENCE N89°16'17"E ALONG A LINE, BEING 30.00 FEET SOUTH AND PARALLEL WITH SAID NORTH LINE OF SAID EAST HALF, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 157,818 SQUARE FEET OR 3.6230 ACRES MORE OR LESS.

CERTIFICATION:

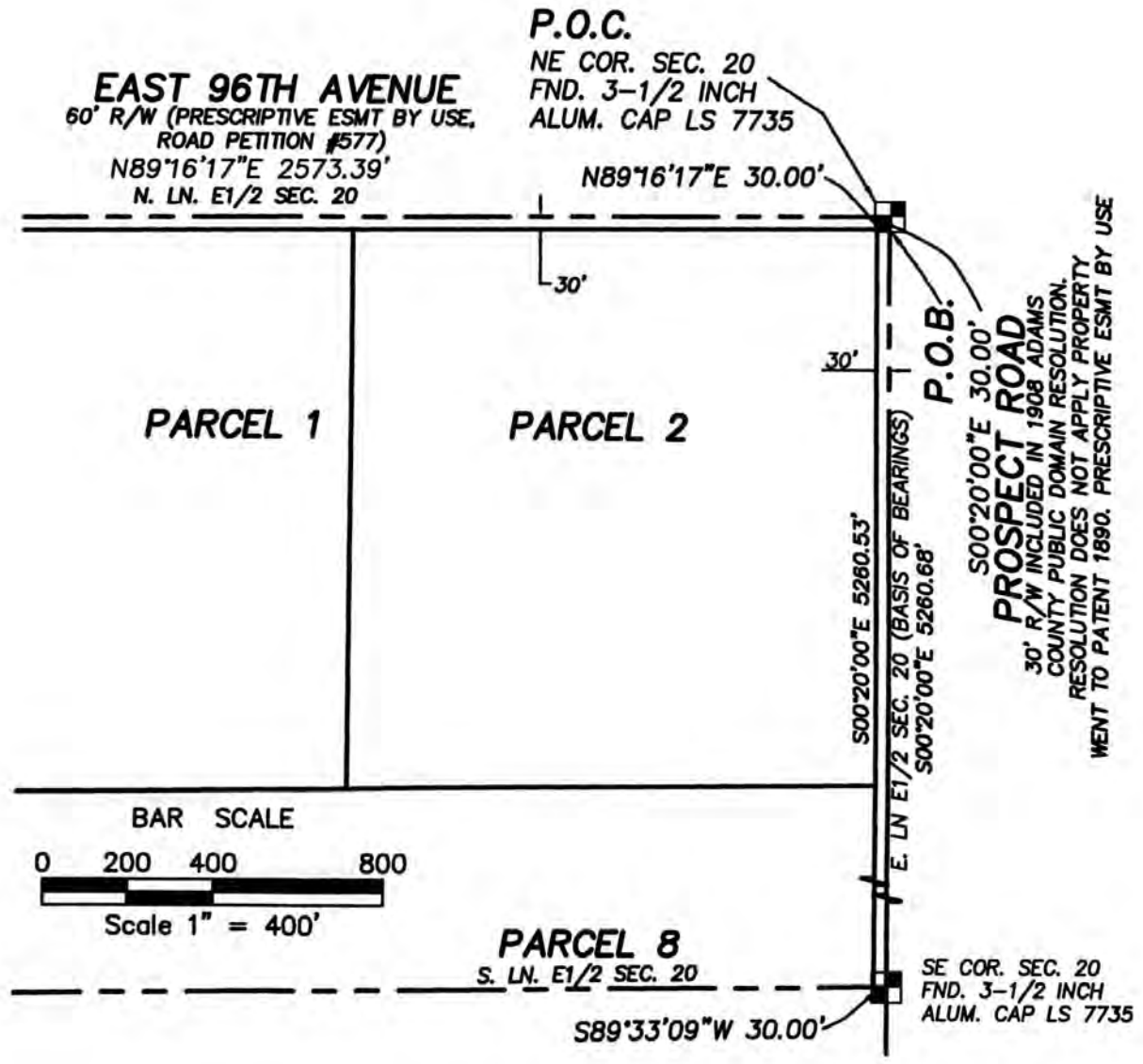
I, HAROLD J. PONSERELLA, REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ACCOMPANYING EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND ARE CORRECT AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE 3/28/2022

HAROLD J. PONSERELLA, RLS 29766

FOLLOWED BY ILLUSTRATION FOR EXHIBIT "A"

ILLUSTRATION FOR EXHIBIT "A"



**PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION RECOMMENDING ACCEPTANCE OF A WARRANTY DEED FROM
MAX FISHER TRUST DATED NOVEMBER 15, 2005, TO ADAMS COUNTY FOR
RIGHT-OF-WAY PURPOSES *Five Prospect 20.***

At a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton, Colorado, on Thursday the 23rd day of June 2022, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Warranty Deed from the Max Fisher Trust Dated November 15, 2002, for right-of-way being on the following described property:

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

WHEREAS, this Warranty Deed is in conjunction with a property being a portion of the East half of Section 20, Township 2 South, Range 58 West of the 6th P.M., County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED that the Adams County Planning Commission recommends to the Board of County Commissioners that said Warranty Deed from the Max Fisher Trust Dated November 15, 2005, be accepted by the Board of County Commissioners.

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

I, *John F. Dupiest*, Chair of the Adams County Planning Commission, do here by certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.



Chair
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Ambulance License for Brighton Fire Rescue District
FROM: Jenni Hall, Director; Ryan Nalty, Deputy Director; Andrea Berg, Permits & Licensing Manager; Brandan Slattery, License Administrator
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an ambulance license for Brighton Fire Rescue District.

BACKGROUND:

Through a Multi-County Ambulance Committee Intergovernmental Agreement, the Community and Economic Development Department is responsible for the licensing of all private ambulances in the county. The ambulance license for Brighton Fire Rescue District is a new agency applying in Adams County. The application packet has been received and is deemed complete.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Not applicable

ATTACHED DOCUMENTS:

Resolution
License Application

FISCAL IMPACT:

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

Fund: 0001
Cost Center: 1190

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 AMBULANCE SERVICE LICENSE FOR GREATER
BRIGHTON FIRE RESCUE DISTRICT

WHEREAS, the General Assembly of the State of Colorado has enacted the Colorado Medical and Trauma Services Act, Section 25-3.5-101 et seq. C.R.S. (“Act”); and,

WHEREAS, the Act requires the Board of County Commissioners for each County to administer licensure of ambulance services; and,

WHEREAS, under the provisions of the Act, each ambulance operated by a licensed ambulance service in the State of Colorado must be issued a license and permit evidencing that the ambulance and its equipment meets applicable state requirements; and,

WHEREAS, Adams County has entered into an intergovernmental agreement with the City and County of Broomfield and the counties of Arapahoe, Douglas, Denver, Elbert, and Jefferson to establish a licensing program that provides for reciprocal inspection, licensing, and permitting that may be used by all parties, creating efficiency and cost saving to the parties and to the ambulance service providers; and,

WHEREAS, Greater Brighton Fire Rescue District dba Brighton Fire Rescue District, 500 S. 4TH St., 3RD Flr., Brighton, CO 80601, has applied for an Ambulance Service License through Adams County; and,

WHEREAS, Adams County has reviewed the inspection performed through the intergovernmental agreement and the application of Greater Brighton Fire Rescue District dba Brighton Fire Rescue District and has found that the ambulances meet the standards set forth in the March 2011 Adams County Ambulance Services Regulations; and,

WHEREAS, Greater Brighton Fire Rescue District dba Brighton Fire Rescue District has complied with all regulations set forth in the March 2011 Adams County Ambulance Services Regulations.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Ambulance Service License for Greater Brighton Fire Rescue District dba Brighton Fire Rescue District is hereby approved to provide ambulance services in the County of Adams.

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

County of Adams, State of Colorado

No. ADCO 7/26

Licensing Fee: \$125

Ambulance Service License

This is to Certify, that **Greater Brighton Fire Rescue District dba Brighton Fire Rescue District , 500 South 4TH St., 3rd Flr., Brighton, CO 80601**, having applied for a license to provide **Advanced Life Support** ambulance services, and having paid to the Treasurer of Adams County the required fees therefore, the above named applicant is hereby licensed to provide ambulance services within and without the County of Adams, State of Colorado, for one year from the **26TH of July 2022**, unless this license be sooner revoked or suspended as provided by law.

This license is subject to the laws of the State of Colorado, and the Resolutions of the Board of County Commissioners of the County of Adams, passed pursuant thereto.

In Testimony Whereof, the Licensing Administrator of the County of Adams has hereunto subscribed his name as duly authorized, this 26TH day of JULY, 2022.

For the Licensing Office of the County of Adams,
For the Board of County Commissioners of the County of Adams,
State of Colorado

Attest:



Licensing Administrator



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Ambulance License for UCHealth LifeLine
FROM: Jenni Hall, Director; Ryan Nalty, Deputy Director; Andrea Berg, Permits & Licensing Manager; Brandan Slattery, License Administrator
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an ambulance license for UCHealth LifeLine.

BACKGROUND:

Through a Multi-County Ambulance Committee Intergovernmental Agreement, the Community and Economic Development Department is responsible for the licensing of all private ambulances in the county. The ambulance license for UCHealth LifeLine is a new agency applying in Adams County. The application packet has been received and is deemed complete.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Not applicable

ATTACHED DOCUMENTS:

Resolution
License

FISCAL IMPACT:

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

Fund: 0001
Cost Center: 1190

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 AMBULANCE SERVICE LICENSE FOR PVHC INC.
DBA UCHEALTH LIFELINE

WHEREAS, the General Assembly of the State of Colorado has enacted the Colorado Medical and Trauma Services Act, Section 25-3.5-101 et seq. C.R.S. (“Act”); and,

WHEREAS, the Act requires the Board of County Commissioners for each County to administer licensure of ambulance services; and,

WHEREAS, under the provisions of the Act, each ambulance operated by a licensed ambulance service in the State of Colorado must be issued a license and permit evidencing that the ambulance and its equipment meets applicable state requirements; and,

WHEREAS, Adams County has entered into an intergovernmental agreement with the City and County of Broomfield and the counties of Arapahoe, Douglas, Denver, Elbert, and Jefferson to establish a licensing program that provides for reciprocal inspection, licensing, and permitting that may be used by all parties, creating efficiency and cost saving to the parties and to the ambulance service providers; and,

WHEREAS, PVHC, Inc. dba UCHealth LifeLine, 2450 S. Peoria St., Aurora, CO 80014, has applied for an Ambulance Service License through Adams County; and,

WHEREAS, Adams County has reviewed the inspection performed through the intergovernmental agreement and the application of PVHC, Inc. dba UCHealth LifeLine and has found that the ambulances meet the standards set forth in the March 2011 Adams County Ambulance Services Regulations; and,

WHEREAS, PVHC, Inc. dba UCHealth LifeLine has complied with all regulations set forth in the March 2011 Adams County Ambulance Services Regulations.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Ambulance Service License for PVHC, Inc. dba UCHealth LifeLine is hereby approved to provide ambulance services in the County of Adams.

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

County of Adams, State of Colorado

No. ADCO 7/26

Licensing Fee: \$500

Ambulance Service License

This is to Certify, that **PVHC, Inc. dba UCHealth LifeLine, 2450 S. Peoria St., Aurora, CO 80014**, having applied for a license to provide **Advanced Life Support** ambulance services, and having paid to the Treasurer of Adams County the required fees therefore, the above named applicant is hereby licensed to provide ambulance services within and without the County of Adams, State of Colorado, for one year from the **26TH of July 2022**, unless this license be sooner revoked or suspended as provided by law.

This license is subject to the laws of the State of Colorado, and the Resolutions of the Board of County Commissioners of the County of Adams, passed pursuant thereto.

In Testimony Whereof, the Licensing Administrator of the County of Adams has hereunto subscribed his name as duly authorized, this **26TH** day of **JULY, 2022**.

For the Licensing Office of the County of Adams,
For the Board of County Commissioners of the County of Adams,
State of Colorado

Attest:



Licensing Administrator



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Agricultural Land Lease of the Smith-Heckendorf Open Space
FROM: Alisha Reis, Interim County Manager Byron Fanning, Interim Deputy County Manager Marc Pedrucci, Interim Parks Director
AGENCY/DEPARTMENT: Parks, Open Space & Cultural Arts Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves Amendment One with Brad Unruh to lease the Smith-Heckendorf Open Space agricultural land.

BACKGROUND:

In July of 2017 the Adams County Board of County Commissioners approved a land lease Agreement for the approximate 130 acres of productive agricultural land known as the Smith-Heckendorf Open Space, located at 21000 E. 152nd Avenue, Brighton, Colorado 80603 with Brad Unruh. The lease payment for original agreement was seven hundred eighty dollars (\$780.00) for the first year (2017) and one thousand three hundred dollars (\$1,300.00) annually for four (4) years. The original lease included the option to renew the lease one time. Adams County and the Tenant have mutually agreed to amend the Lease to extend the term through December 31, 2025. The annual lease amount will be one thousand four hundred and thirty dollars (\$1,430.00) per year for four (4) years, for a total of five thousand seven hundred and twenty dollars (\$5,720.00). There are no costs to Adams County in association with this lease agreement.

The agreement breaks down as follows:

Year	Annual Lease Amount
2017-2021	\$5,980.00
2022	\$1,430.00
2023	\$1,430.00
2024	\$1,430.00
2025	\$1,430.00
Total	\$11,700.00

The recommendation is to approve Amendment One to renew the Lease Agreement with Brad Unruh for four (4) years.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Parks, Open Space & Cultural Arts Department

ATTACHED DOCUMENTS:

Resolution
Amendment One to the Lease Agreement

FISCAL IMPACT:

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

Fund: 27
Cost Center: 27

	Object Account	Subledger	Amount
Current Budgeted Revenue:	6735.1		\$1,430.00
Additional Revenue not included in Current Budget:			
Total Revenues:			\$1,430.00

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT ONE TO THE AGRICULTURAL LEASE
AGREEMENT WITH BRAD UNRUH TO LEASE THE SMITH-HECKENDORF OPEN
SPACE

WHEREAS, the Board of County Commissioners approved an agricultural lease Agreement in May 2017, with Brad Unruh, to lease the Smith-Heckendorf Open Space; and,

WHEREAS, the County and Brad Unruh, mutually agree to amend the original agricultural lease Agreement, and extend the term for four additional years, with the annual lease payment to the County being \$1,430.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment One to the agricultural lease Agreement with Brad Unruh to lease the Smith-Heckendorf Open Space be approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the agricultural lease Agreement with Brad Unruh after negotiation and approval as to form is completed by the County Attorney's Office.

**FIRST AMENDMENT TO PROFESSIONAL SERVICE AGREEMENT FOR
AGRICULTURAL SERVICES ON THE SMITH-HECKENDORF PROPERTY**

THIS FIRST AMENDMENT is made and entered into this ____ day of _____, 2022, by and between Adams County, Colorado, located at 4430 S. Adams County Parkway, Brighton, Colorado, 80601 ("County") and Brad Unruh, located at 33259 East 120th, Hudson, Colorado 80642 ("Tenant").

RECITALS

A. WHEREAS, on August 8, 2017, the parties entered into a Professional Service Agreement for Agricultural Services on the Smith-Heckendorf Property ("Agreement") that allowed Tenant to farm the County's Smith-Heckendorf property; and,

B. WHEREAS, the County and the Tenant mutually desire to amend the Lease to extend the term through December 31, 2025; and,

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

1. The Lease is hereby amended to extend the term of the Lease for four (4) additional years.
2. The Lease amount is increased to \$1,430.00 per year, to be paid on or before December 1st of each year.
3. The Lease and this First Amendment contain the entire understanding of the parties hereto and neither it, nor the rights and obligations hereunder, may be changed, modified, or waived except by an instrument in writing that is signed by both parties. Any terms, conditions, or provisions of the Lease that are not amended or modified by this First Amendment shall remain in full force and effect. In the event of any conflicts between the terms, conditions, or provisions of the Lease and this First Amendment, the terms, conditions, and provisions of this First Amendment shall control.
4. The Recitals contained in this First Amendment are incorporated into the body hereof and accurately reflect the intent and agreement of the parties.

5. This First Amendment may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same Lease.
6. Nothing expressed or implied in this First Amendment is intended or shall be construed to confer upon or to give to, any person other than the parties, any right, remedy, or claim under or by reason of this First Amendment or any terms, conditions, or provisions hereof. All terms, conditions, and provisions in this First Amendment by and on behalf of the County and the Tenant shall be for the sole and exclusive benefit of the County and the Tenant.
7. If any provision of this First Amendment is determined to be unenforceable or invalid for any reason, the remainder of the First Amendment shall remain in effect, unless otherwise terminated in accordance with the terms contained in the Lease.
8. Each party represents and warrants that it has the power and ability to enter into this First Amendment, to grant the rights granted herein, and to perform the duties and obligations herein described.

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

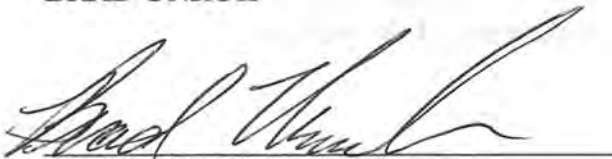
BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Chair

ATTEST:
JOSH ZYGIELBAUM
CLERK AND RECORDER

Deputy Clerk

BRAD UNRUH



Date

APPROVED AS TO FORM:

Adams County Attorney's Office

Exhibit A

Description of Property: Approximately 130 acres is located at 21000 E. 152nd Avenue, Brighton, Colorado 80603 and is identified as the Smith-Heckendorf Property as attached.

PARCEL A: THE NE $\frac{1}{4}$ of Section 14, Township a South, Range 66 West of the 6th P.M., together with that part of NW $\frac{1}{4}$ of said Section 14 lying south and east of the west bank of the West Burlington Ditch, except that part of the NE $\frac{1}{4}$ and the NW $\frac{1}{4}$, Section 14 Township 1 South Range 66 West of the 6th P.M., described as: Beginning at a pint from which the N $\frac{1}{4}$ corner said section bears NO2°5333" W a distance of 1555.70 feet, thence S35°41'37"W a distance of 108.92 feet, thence S41°34'30"W a distance of 381.38 feet, thence N53°58'37"W a distance of 482.00 feet, thence N56°49'23"E a distance of 258.87 feet, thence N26°26'00"E a distance of 250.00 feet, thence S53°58'37"E a distance of 467.99 feet to the point of beginning, and except that part of NE $\frac{1}{4}$ of Section 14, Township 1 South, Range 66 West of 6th P.M., described as: Beginning at the South East corner of said Northeast $\frac{1}{4}$, thence N89°38'21"W on an assumed bearing along the south line of said Northeast $\frac{1}{4}$, a distance of 2096.02 feet to a point on the Easterly line of the Beebe Seep Canal; thence along said Easterly line as follows: N40°16'11"E a distance of 522.10 feet; thence N58°51'26"E a distance of 132.95 feet; thence N38°44'56"E a distance of 405.13 feet; thence N46°27'06"E a distance of 884.62 feet; thence N06°38'51"E a distance of 155.99 feet; thence N66°06'53"E a distance of 183.63 feet; thence N27°41'47"E a distance of 132.26 feet; thence N78°23'51"E a distance of 512.77 feet to a point on the East line of said Northeast $\frac{1}{4}$; thence S00°00'29"E along said East line a distance of 1855.30 feet to the point of the beginning except the Easterly 30 feet thereof, County of Adams, State of Colorado.

PARCEL B: That part of the Southwest $\frac{1}{4}$ of Section 14, Township 1 South, Range 66 West of the 6th P.M., described as: Beginning at the South one-quarter corner of said Section 14; thence N00°16'50"E on an assumed bearing along the East line of the Southwest $\frac{1}{4}$ of said Section 14 a distance of 1998.59 feet to the true point of beginning; thence S41°56'07"W a distance of 2323.98 feet; thence S04°47'23"W a distance of 262.23 feet to a point on the South line of said Southwest $\frac{1}{4}$; thence N89°41'27"W along said South line a distance of 1095.29 feet to the Southwest corner of said Section 14; thence N00°31'00"E along the West line of said Southwest $\frac{1}{4}$ a distance of 2629.96 feet to the Northwest corner of said Southwest $\frac{1}{4}$; thence S89°41'17"E along the North line of said Southwest $\frac{1}{4}$ a distance of 2649.68 feet to the Northeast corner of said Southwest $\frac{1}{4}$; thence S00°16'50"W along the East line of said Southwest $\frac{1}{4}$ a distance of 631.22 feet to the true point of beginning, County of Adams, State of Colorado Contains 269 acres more or less.

Basis of Bearings: The East line of the Northeast $\frac{1}{4}$ of said Section 14 is assumed to bear S00°00'29" East with the bearings and distance shown hereon being actual to field measurements.

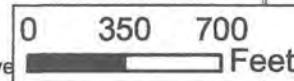
Heckendorf/Smith Property
Ag Lease Area

Frontage

76

Lark Bunting Ln

1569



E-144th Ave

E 14



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Agricultural Land Lease of the Van Scoyk Open Space
FROM: Alisha Reis, Interim County Manager Byron Fanning, Interim Deputy County Manager Marc Pedrucci, Interim Parks Director
AGENCY/DEPARTMENT: Parks, Open Space & Cultural Arts Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves Amendment One with Richard Larson to lease the Van Scoyk Open Space agricultural land.

BACKGROUND:

In March of 2017, the Adams County Board of County Commissioners approved a land lease agreement for the Van Scoyk Open Space, located at 10365 E 136th Avenue, Brighton, Colorado 80602 containing approximately 49 acres of productive agricultural land, with Richard Larson. The original agreement was for five (5) years with an annual lease amount of seven thousand six hundred and forty four dollars (\$7,644.00) and included the option to renew the lease one time. Adams County and the Tenant have mutually agreed to amend the Lease, and to extend the term through December 31, 2026. The new annual lease amount will be eight thousand four hundred eight dollars and forty cents (\$8,408.40) per year for five (5) years, for a total of forty-two thousand and forty-two dollars (\$42,042.00). There are no costs to Adams County in association with this lease agreement.

The agreement breaks down as follows:

Year	Annual Lease Amount
2017-2021	\$38,220.00
2022	\$8,408.40
2023	\$8,408.40
2024	\$8,408.40
2025	\$8,408.40
2026	\$8,408.40
Total	\$80,262.00

The recommendation is to approve Amendment One to renew the Lease Agreement with Richard Larson for five (5) years.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Parks, Open Space & Cultural Arts Department, Fleet & Facilities Department, Finance/Purchasing

ATTACHED DOCUMENTS:

Resolution
Amendment One to Lease Agreement

FISCAL IMPACT:

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

Fund: 27
Cost Center: 27

	Object Account	Subledger	Amount
Current Budgeted Revenue:	6735.1		\$8,408.40
Additional Revenue not included in Current Budget:			
Total Revenues:			\$8,408.40

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT ONE TO THE AGRICULTURAL LEASE
AGREEMENT WITH RICHARD LARSON TO LEASE THE VAN SCOYK OPEN SPACE

WHEREAS, the Board of County Commissioners approved an agricultural lease Agreement in March 2017, with Richard Larson, to lease the Van Scoyk Open Space; and,

WHEREAS, the County and Richard Larson, mutually agree to amend the original agricultural lease Agreement, and extend the term for five additional years, with the annual lease payment to the County being \$8,408.40.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment One to the agricultural lease Agreement with Richard Larson to lease the Van Scoyk Open Space be approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the agricultural lease Agreement with Richard Larson after negotiation and approval as to form is completed by the County Attorney's Office.

**FIRST AMENDMENT TO PROFESSIONAL SERVICE AGREEMENT FOR
AGRICULTURAL SERVICES ON THE VAN SCOYK PROPERTY**

THIS FIRST AMENDMENT is made and entered into this _____ day of _____, 2022, by and between Adams County, Colorado, located at 4430 S. Adams County Parkway, Brighton, Colorado, 80601 ("County") and Richard Larson, located at 11200 Riverdale Road, Denver, Colorado 80233 ("Tenant").

RECITALS

A. WHEREAS, on May 2, 2017, the parties entered into a Professional Service Agreement for Agricultural Services on the Van Scoyk Property ("Agreement") that allowed Tenant to farm the County's Van Scoyk property; and,

B. WHEREAS, the County and the Tenant mutually desire to amend the Lease to extend the term through December 31, 2026; and,

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

1. The Lease is hereby amended to extend the term of the Lease for five (5) additional years. Over the course of this amendment, the Tenant's is required to give the County written notice on or before December 31 of each year if the tenant intends to renew the lease for the subsequent year.
2. The Lease amount is increased to \$8,408.40 per year, to be paid on or before December 1st of each year.
3. The Lease and this First Amendment contain the entire understanding of the parties hereto and neither it, nor the rights and obligations hereunder, may be changed, modified, or waived except by an instrument in writing that is signed by both parties. Any terms, conditions, or provisions of the Lease that are not amended or modified by this First Amendment shall remain in full force and effect. In the event of any conflicts between the terms, conditions, or provisions of the Lease and this First Amendment, the terms, conditions, and provisions of this First Amendment shall control.
4. The Recitals contained in this First Amendment are incorporated into the body hereof and accurately reflect the intent and agreement of the parties.

5. This First Amendment may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same Lease.
6. Nothing expressed or implied in this First Amendment is intended or shall be construed to confer upon or to give to, any person other than the parties, any right, remedy, or claim under or by reason of this First Amendment or any terms, conditions, or provisions hereof. All terms, conditions, and provisions in this First Amendment by and on behalf of the County and the Tenant shall be for the sole and exclusive benefit of the County and the Tenant.
7. If any provision of this First Amendment is determined to be unenforceable or invalid for any reason, the remainder of the First Amendment shall remain in effect, unless otherwise terminated in accordance with the terms contained in the Lease.
8. Each party represents and warrants that it has the power and ability to enter into this First Amendment, to grant the rights granted herein, and to perform the duties and obligations herein described.

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

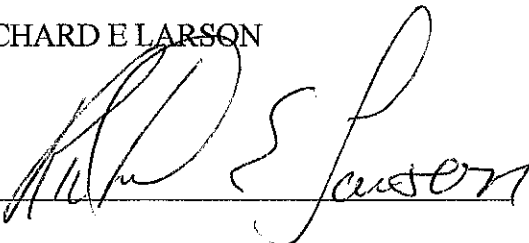
BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Chair

ATTEST:
JOSH ZYGIELBAUM
CLERK AND RECORDER

Deputy Clerk

RICHARD E LARSON



Richard E. Larson

Date

APPROVED AS TO FORM:

Adams County Attorney's Office

Exhibit A

Description of Property: Approximately 49 acres is located at 10365 136th Avenue, Brighton, Colorado 80602 and is identified as the Van Scoyk Property on the attached

PARCEL 1:

The West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 1 South, Range 67 West of the 6th Principle Meridian, Couth of Adams, State of Colorado.

PARCEL 2:

That part of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of section 23, Township 1 South, Range 67 West of the 6th principal Meridian lying East of the Easterly boundary line of the right of way of the Denver Laramie and Northwestern Railway as it was on December 1, 1921, County of Adams, State of Colorado.

PARCEL 3

That part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 1 South, Range 67 West of the 6th Principle Meridian lying East of the Easterly boundary line of the Right-of-way of the Denver Laramie and Northwestern Railway as it was on December 1, 1921, County of Adams, State of Colorado.

PARCEL 4

The Right-of-way of the Denver Laramie and Northwestern Railway in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23 and in the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, All in Township 1 South, Range 67 West of the 6th P.M. As said Right-of-way Existed on December 1, 1921, County of Adams, State of Colorado.

PARCEL 5

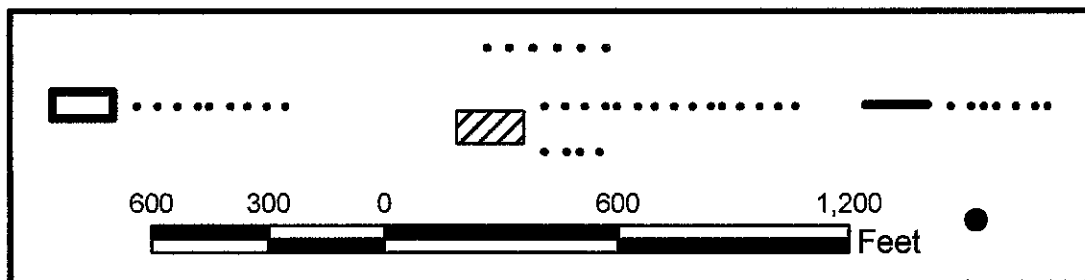
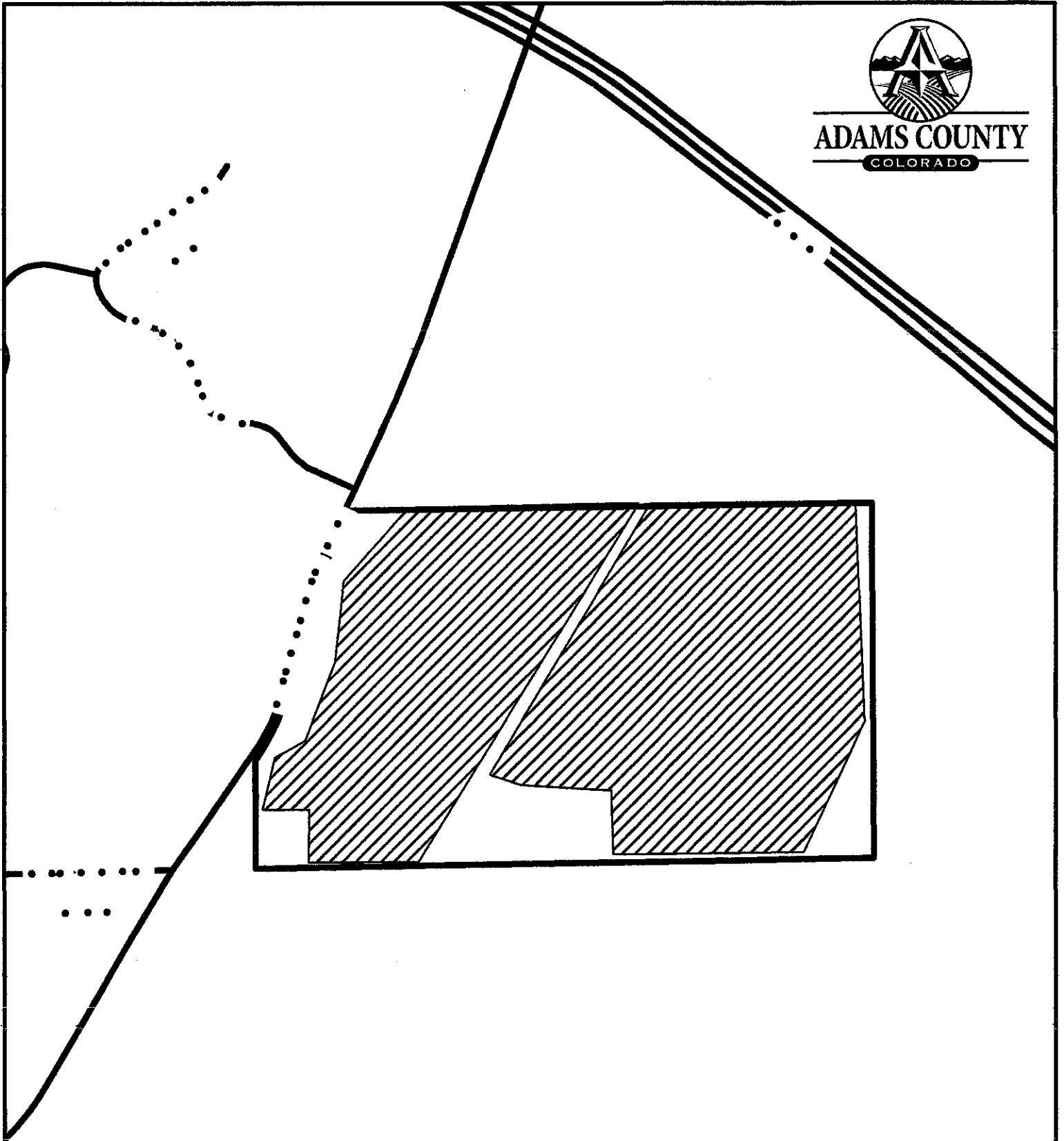
That part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22 and that part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, All in Township 1 South, Range 67 West of the 6th Principal Meridian, described as follows: Beginning at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22, thence South 89 degrees 21 minutes 30 seconds west along the South line of said Southeast $\frac{1}{4}$ Southeast $\frac{1}{4}$ a distance of 693.05 feet, more or less. To a point on the westerly right of way line of the Denver, Laramie and Northwestern railway (Abandoned), which is the True point

of beginning; thence North 31 degrees 49 minutes 13 seconds East along said Westerly Right-of-way line a distance of 1559.71 feet, more or less, to a point on the North line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 23; thence Westerly along the North line of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 129.35 feet, more or less, to the Northwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence Westerly along the North line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 22 to the Northwest corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence Southerly along the West line of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the Southwest corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence Easterly along the South line of Said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the True point of beginning, County of Adams, State of Colorado. Except that Parcel quitclaimed to Adams County, a Political Body, Which quit claim Deed was dated March 12, 1971, Recorded May 28, 1971 in book 1699 at Page 290, Adams County Records, For Road and Utility purposes only, For Riverdale Road, and except that part of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 22, Township 1 South, Range 67 West of the 6th Principal Meridian lying Westerly of that Parcel of land described in quitclaim Deed Recorded May 28, 1971 in book 1699 at the page 290 Adams County Records,

County of Adams, State of Colorado
(Taken from Title Commitment ABN70459393-2)



ADAMS COUNTY
COLORADO





PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Boards and Commissions Appointments
FROM: Erica Hannah, Clerk to the Board of County Commissioners
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON: July 12, 2022 during AIR
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions for the boards and commissions appointments.

BACKGROUND:

The attached resolutions are to formally approve the appointments to the boards and commissions accordingly.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolutions

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING JAMES NEWBY TO THE WORKFORCE DEVELOPMENT
BOARD AS A WAGNER PEYSER REPRESENTATIVE

WHEREAS, a vacancy currently exists for a member for the Workforce Development Board; and,

WHEREAS, James Newby has expressed an interest in serving on the Workforce Development Board; and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed qualified; and,

WHEREAS, the Board of County Commissioners selected James Newby to fill this vacancy as a Wagner Peyser representative.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that James Newby shall be appointed as a member of the Workforce Development Board as a Wagner Peyser representative for the term as listed below:

James Newby

Term Expires
July 24, 2025



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Forced Entry Glass Protection Systems at the Justice Center
FROM: Alisha Reis, Interim County Manager Byron Fanning, Interim Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Sheriff's Office, District Attorney's Office, and Facilities and Fleet Management Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an Agreement with Impact Security, LLC, for Forced Entry Glass Protection Systems at the Adams County Justice Center.

BACKGROUND:

Upcoming trials at the Adams County Justice Center have a high probability of demonstrations. The Elijah McClain trial previously held at the Aurora Courthouse ended with demonstrators breaking windows and vandalism. The five (5) individual trials have been moved to the Adams County Justice Center beginning early 2023 and are expected to last through to 2026.

Staff is requesting approval for an overglazing forced entry polycarbonate protection system to cover two-hundred seventeen (217) first floor windows on the public side of the Justice Center. This system is designed to prevent forced entry into the building by damaging the store front system or breaking windows. This proposal also includes six (6) ballistic panels to be installed in the lobby to protect the public and staff in an active shooter scenario. This would be a permanent solution for protecting the building and windows while maintaining visibility out of the building for Sheriff's Deputies and Police Officers.

Impact Security, LLC holds the patent for this security glazing system. This request meets the provisions of Adams County Purchasing Policy #1080, Single Source, as the product is of a unique nature and County property may be damaged if the purchase is delayed.

The recommendation is to approve an Agreement with Impact Security, LLC, to provide Forced Entry Glass Protection Systems for the Adams County Justice Center in the not to exceed amount of \$719,500.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Sheriff's Office
District Attorney's Office
Facilities and Fleet Management Department

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 00001
Cost Center: 2072

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7845	20722102	\$750,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u><u>\$750,000</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 AN AGREEMENT BETWEEN ADAMS COUNTY AND
IMPACT SECURITY, LLC, IN THE AMOUNT OF \$719,500.00, FOR FORCED ENTRY
GLASS PROTECTION SYSTEMS FOR THE JUSTICE CENTER

WHEREAS, due to upcoming high-profile trials scheduled at the Adams County Justice Center, the Sheriff's Office, District Attorney's Office, and Facilities and Fleet Management Department identified the need for a forced entry polycarbonate glass protection system; and,

WHEREAS, Impact Security, LLC, is the only manufacturer of this type of patented system, and the request meets the provisions of Purchasing Policy #1080 Single/Sole Source and Emergency Purchases; and,

WHEREAS, Impact Security, LLC, agrees to provide Forced Entry Glass Protection Systems for the Justice Center for a total not to exceed Agreement amount of \$719,500.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that an Agreement between Adams County and Impact Security, LLC, in the amount of \$719,500.00, to provide Forced Entry Glass Protection Systems for the Justice Center; is hereby approved.

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



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Lowell Boulevard to Clear Creek
FROM: Alisha Reis, Interim County Manager Byron Fanning, Interim Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Public Works Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves Change Orders Eight (Amendment Four) to the Agreement with Jalisco International, Inc. for the Lowell Boulevard, Clear Creek to 62 nd Avenue Project.

BACKGROUND:

On October 9, 2018, Jalisco International, Inc., was awarded an Agreement to provide construction services for the Lowell Boulevard, Clear Creek to 62nd Avenue Project. An Intergovernmental Agreement (IGA) has been previously reached between the Regional Transportation District (RTD) and Adams County, specifically related to the installation of Pedestrian Treatment Facilities at the Lowell Boulevard railroad crossing. The Board of Commissioners approved the IGA on July 9, 2019, accepting all rights and responsibilities for the Lowell Boulevard construction that will take place within the Right of Way of RTD, including the installation of the Pedestrian Treatment Facilities.

During the submittal of the As-Built Construction Drawings, utility conflicts were discovered that prevented the installation of the proposed storm sewer system under Lowell Boulevard at the Railroad Tracks. As a result of these conflicts, the contractor chose to install a smaller pipe system, without proper approval from the County. The utility conflicts were presented to our Engineer of Record, to determine if the installed pipe system could be modified to meet the original design requirements.

The storm system was redesigned, submitted, and approved. Change Order Eight (Amendment Four) encompasses a credit to the County for items included in payment applications for unapproved changes, as well as the addition of items required to complete this design change and subsequently complete the project.

The Agreement breaks down as follows:

Original Contract Amount	Approved 10/9/2018	\$ 3,761,864.30
Change Order One	N/a	\$ 0
Change Order Two	N/a	\$ 0
Change Order Three	N/a	\$ 0
Change Order Four	Approved 5/5/2020	\$ 50,330.00
Change Order Five	N/a	\$ 0
Change Order Six	Approved 9/15/2020	\$ 345,661.71
Change Order Seven	Approved 3/1/2022	\$ 194,038.19
Change Order Eight		\$ 143,299.50
New Total Contract Value		\$ 4,495,193.70

The recommendation is to approve Change Order Eight (Amendment Four) to the Agreement with Jalisco International, Inc., in the amount of \$143,299.50 for a total contract not to exceed amount of \$4,495,193.70.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works Department

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562201	\$15,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u><u>\$15,000,000</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 CHANGE ORDER EIGHT (AMENDMENT FOUR) TO THE
AGREEMENT BETWEEN ADAMS COUNTY AND JALISCO INTERNATIONAL INC., IN
THE AMOUNT OF \$143,299.50, FOR THE LOWELL BOULEVARD, CLEAR CREEK
AVENUE PROJECT

WHEREAS, Jalisco International Inc., was awarded an Agreement on October 9, 2018, to provide Construction Services for the Lowell Boulevard Clear Creek Avenue Project; and,

WHEREAS, Change Orders Eight (Amendment Four) is necessary for additional construction services; and,

WHEREAS, Jalisco International Inc., agrees to provide the additional services in the amount of \$143,299.50, for a new total Agreement amount of \$4,495,193.70.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Change Order Eight (Amendment Four) to the Agreement between Adams County and Jalisco International Inc., in the amount of \$143,299.50, for the Lowell Boulevard, Clear Creek Avenue project; is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign Change Order Eight (Amendment Four) to the Agreement with Jalisco International Inc., on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 26, 2022
SUBJECT: Intergovernmental Agreement – Tri-County Public Health Department Dissolution
FROM: Heidi Miller
AGENCY/DEPARTMENT: County Attorney
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: Approve Intergovernmental Agreement

BACKGROUND: The Tri-County Public Health Department (“TCHD”), Arapahoe County, Douglas County, and Adams County have worked together on logistics involving dissolution of TCHD at the end of this year. The attached Intergovernmental Agreement outlines areas where the entities have agreed to work together to facilitate dissolution of TCHD, including disposition of personal property assets, handling of leases, handling of TCHD records, and appointment of a receiver to finalize dissolution of TCHD.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED: County Managers Office, County Attorney’s Office.

ATTACHED DOCUMENTS:

Resolution Approving Intergovernmental Agreement – Tri-County Public Health Department Dissolution and accompanying Intergovernmental Agreement

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

There will be fiscal impact involved in assuming leases for operation of Adams County Public Health Department and payment for personal property assets assumed by Adams County. Those impacts will be addressed separately through separate actions.

**BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT – TRI-
COUNTY PUBLIC HEALTH DEPARTMENT DISSOLUTION**

Resolution No. 2022-

WHEREAS, the Tri-County Health Department (“TCHD”) is a district public health agency organized pursuant to C.R.S. § 25-1-506, which has been providing public health services for Adams County, Arapahoe County, and Douglas County (collectively referred to herein as the “Counties,” or individually as a “County”) for over 50 years; and

WHEREAS, it has been jointly determined and agreed that TCHD shall dissolve by operation of law as of 11:59 p.m. on December 31, 2022, and shall no longer provide public health services to any of the Counties after such time and date; and

WHEREAS, the Counties are each required by law and responsible for ensuring that their own single-county public health agencies are ready and able to provide public health services once TCHD is dissolved; and

WHEREAS, the Counties and TCHD desire to enter into an intergovernmental agreement in order to establish a planned and orderly process for the dissolution and wind-up of TCHD, and to facilitate a smooth transition of public health services from TCHD to the Counties.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Adams, State of Colorado, that the attached Intergovernmental Agreement – Tri-County Public Health Department Dissolution is hereby approved.

BE IT FURTHER RESOLVED that the Chair is authorized to sign the Intergovernmental Agreement on behalf of Adams County and that minor modifications to the Intergovernmental Agreement or its Exhibits may be made if approved as to form by the County Attorney’s Office.

**INTERGOVERNMENTAL AGREEMENT –
TRI-COUNTY PUBLIC HEALTH DEPARTMENT DISSOLUTION**

This Intergovernmental Agreement (“IGA”) is entered into and effective as of this ____ day of _____, 2022, by and between the following: the Board of County Commissioners of Adams County, Colorado; the Board of County Commissioners of Arapahoe County, Colorado; the Board of County Commissioners of Douglas County, Colorado; and the Tri-County Health Department (collectively referred to herein as the “Parties”).

RECITALS

WHEREAS, the Tri-County Health Department (“TCHD”) is a district public health agency organized pursuant to C.R.S. § 25-1-506, which has been providing public health services for Adams County, Arapahoe County, and Douglas County (collectively referred to herein as the “Counties,” or individually as a “County”) for over 50 years; and

WHEREAS, it has been jointly determined and agreed that TCHD shall dissolve by operation of law as of 11:59 p.m. on December 31, 2022, and shall no longer provide public health services to any of the Counties after such time and date; and

WHEREAS, the Counties are each required by law and responsible for ensuring that their own single-county public health agencies are ready and able to provide public health services once TCHD is dissolved; and

WHEREAS, the Counties and TCHD desire to enter into this IGA in order to establish a planned and orderly process for the dissolution and wind-up of TCHD, and to facilitate a smooth transition of public health services from TCHD to the Counties.

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereinafter set forth and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties incorporate the recitals set forth above and agree as follows:

1. **DISPOSITION OF PERSONAL PROPERTY ASSETS.** TCHD owns, or is in possession of, certain non-liquid personal property assets (hereinafter the “assets”), a list of which is attached as Exhibit A to this IGA. It is the Parties’ intent that ownership and/or possession of some of the assets shall transfer to the Counties, for consideration based upon fair value, for use by their single-county public health agencies, and that some of the assets shall be liquidated by TCHD with the intent that the proceeds from such liquidation will be used to pay TCHD dissolution expenses and/or make payments to creditors, as follows:

- A. Assets that are owned by TCHD and for which ownership and possession is to be transferred to a County are marked as such on Exhibit A. It is hereby agreed that effective as of 11:59 on December 31, 2022, for any assets that have not been previously transferred, ownership of such remaining assets shall transfer to the County indicated on Exhibit A and that no further action need be taken to effectuate the transfer of ownership from TCHD to such County except as may be required by law (for example, the signing of a vehicle title). It is understood and agreed that the Exhibit A may be amended upon the agreement of the Parties to identify additional assets that may be transferred to a County.
- B. Although ownership for some assets shall not transfer until December 31, 2022: (1) the Counties shall have reasonable access to the assets prior to December 31, 2022 as may be reasonably necessary to assist them in setting up their own single-county public health agencies; and (2) a Receiver for TCHD, if appointed by a court, shall have reasonable access to TCHD assets after December 31, 2022 as may be reasonably necessary to complete the wind-up of TCHD's affairs.
- C. All assets which are marked as being owned by the Colorado Department of Public Health and Environment ("CDPHE") and for which possession, but not ownership, shall transfer to one of the Counties is also indicated on Exhibit A. It is hereby agreed that effective no later than 11:59 on December 31, 2022, possession of such assets shall transfer to the Counties indicated on Exhibit A and that no further action need be taken to effectuate the transfer of possession, except as may be required by CDPHE or by law.
- D. Exhibit A also identifies all assets that are in the possession of TCHD but which are owned by a third-party. To the extent that the possession or ownership of any such assets are to be transferred to one of the Counties, such transfer shall be addressed separately from this IGA.
- E. All assets shown on Exhibit A which are owned by TCHD and are not to be transferred to one of the Counties shall be liquidated by TCHD and the proceeds from the sale shall be used to pay for dissolution expenses and/or to make payments to creditors.
- F. All assets shown on Exhibit A that are owned by CDPHE and are not to be transferred to one of the Counties shall be returned to CDPHE or otherwise disposed of in a manner agreed upon by TCHD and CDPHE. Unless otherwise agreed by TCHD and CDPHE, a separate IGA between TCHD and CDPHE may be entered into to accomplish said transfer or disposition.
- G. Any assets not shown on Exhibit A but later determined to be owned by or in the possession of TCHD shall be identified by TCHD in writing to all of the Counties, and the Counties and TCHD shall jointly determine the appropriate disposition of such assets consistent with above provisions regarding the disposition of assets.

H. It is further agreed that prior to the transfer of ownership of any assets owned by TCHD to a County, that such assets shall be valued using appropriate valuation methodology and a record kept of the value of such asset at the time of transfer (the values listed on Exhibit A are original values, not the values of the assets at the time of transfer). TCHD has hired and will pay for an appraiser to value the assets, which the Parties agree is an appropriate process and methodology for determining the value thereof and that the values determined by the appraiser are the fair market value of the assets for liquidation purposes. The Parties further agree that the Counties may either (i) purchase any assets owned by TCHD at fair market value at the time of purchase and transfer or (ii) direct TCHD to transfer such assets without immediate payment and in the event that a valid legal claim is made, as determined by a court of competent jurisdiction, or as determined by the County and TCHD, that the transfer of the assets or any portion thereof was not valid unless payment for valuable consideration is made, then such County upon demand of TCHD will pay to TCHD the total value of such assets received by it based on the fair market value of such assets as determined by the appraiser.

2. **LEASES.** TCHD has multiple real property leases that by their terms are to extend beyond the end of 2022. Each County has been notified and given an opportunity to effectuate an assignment or other transfer of the leases for properties within their jurisdictions, for the purpose of operating their single-county public health departments. The Counties shall have no liability for existing TCHD leases except as expressly assumed by them in writing. It is understood and agreed between the Parties that to the extent any leases or portions of leases are not assigned or otherwise transferred to one of the respective counties that TCHD will have responsibility for ensuring that such leases or portions of such leases are paid through the end of the lease period or terminated/rescinded or otherwise ended, and that the cost of doing so shall be borne by TCHD alone and not the Counties. The Counties shall notify TCHD as soon as reasonably possible which leases they do not intend to have assigned or otherwise transferred.

3. **RECORDS.** It is the Parties' intent that the records, both hard copy and digital, currently possessed and maintained by TCHD shall be available to the Counties for the operation of their single-county public health departments beginning on January 1, 2023, as follows:

A. TCHD shall during the remainder of 2022 continue to maintain all of its records pursuant to its retention policies and applicable federal and state laws and regulations, at TCHD's expense. However, nothing in this Agreement is intended to prohibit TCHD from sharing or providing records to any of the Counties prior to January 1, 2023, when appropriate for any public health department related service or function. Some of TCHD's vital and other records are currently maintained at facilities owned

- by Iron Mountain and maintained at various locations. On and after January 1, 2023, the records at Iron Mountain shall become the joint property of the Counties (except as to client and patient records which may be owned by the client and/or patient, in which case the Counties shall become the custodians of such records) and they shall continue to maintain such records at Iron Mountain, with the cost to be borne proportionally by the Counties at the same levels as currently used to fund the TCHD 2022 budget request, unless and until some other suitable arrangement for the ownership and maintenance of the records can be agreed upon between the Counties. The Counties all shall have equal access to the records, subject only to any confidentiality restrictions imposed by federal or state law and regulations. The Counties shall not remove records maintained at Iron Mountain.
- B. Records are also currently maintained by TCHD at its Willow St. headquarters, and at some of its other locations within the Counties. During the remainder of 2022, TCHD shall continue to maintain such records, subject to its approved retention policies and appropriate record sharing as described herein, at TCHD's expense. On and after January 1, 2023, such records shall become the property of the County in which the record is located (except as to client and patient records which may be owned by the client and/or patient, in which case the Counties shall become the custodians of such records) and shall be maintained at that County's expense, subject to any future agreements between the Counties regarding future ownership, maintenance, retention and costs. Each County shall have full access to any records when appropriate for any public health department related service or function regardless of the location of the records, subject to the County's policies and procedures and applicable federal or state laws or regulations regarding confidentiality.
- C. The Parties shall use their best efforts to ensure that when reasonably possible to segregate the records by County, copies of records are migrated or otherwise transferred to each appropriate County such that each County shall have full and sole access to all applicable records and shall enter into such additional agreements as reasonably necessary to accomplish this purpose.
- D. Both hard copy and digital records shall be shared with the Counties at any time after the execution of the Agreement, as needed and appropriate for any and all public health department services and functions, with the express understanding that each Party remains individually responsible to comply with all legal requirements related to such records and data.
4. **RECEIVERSHIP.** The Parties understand and agree that TCHD shall seek the court appointment of a receiver to handle certain dissolution and wind-up matters. Attached as Exhibit B is a copy of a proposed order for appointment of the receiver, which the Parties hereby approve as to form and which TCHD shall file in the Arapahoe County District

Court without modification, unless such modification is approved by the Counties in writing. The Parties agree that in performing the duties of the receiver, the receiver shall abide by and effectuate the terms and conditions of this IGA with respect to any subject matter contained herein, that the receiver shall not seek to void this IGA or any of its terms and conditions, and that the receiver shall cooperate with the Parties and the Parties shall cooperate with the receiver to effectuate the terms and conditions of this IGA. The Parties further agree that during the term of the receivership the receiver shall have full access to the records described in subsection 3. above for purposes of accomplishing the purposes of the receivership subject only to any confidentiality restrictions imposed by federal or state law and regulations, and that such access shall continue after ownership has transferred to the Counties.

5. PERSONNEL DUAL ROLE DISCLOSURE.

The Parties understand and agree that some TCHD personnel are currently, and will be in the future, working for both TCHD and one or more of the Counties, in order to assist in the transition to single-county public health agencies and to effectuate the terms and conditions of this IGA.

6. GENERAL TERMS AND CONDITIONS.

- A. Term.** This IGA will commence on the date when it is executed by the Parties and shall remain in full force and effect until terminated by mutual agreement of the Parties.
- B. Governing Law.** This IGA shall be governed by the laws of the State of Colorado.
- C. Integration and Amendment.** This IGA represents the entire agreement between the Parties regarding the matters contained herein and terminates any oral or collateral agreement or understandings regarding such matters. This IGA may only be amended via a writing signed by the Parties. If any provision of this IGA is held invalid or unenforceable, no other provision shall be affected by such holding, and the remaining provision of this IGA shall continue in full force and effect.
- D. No Construction Against Drafting Party.** The Parties and their respective counsel have had the opportunity to review the IGA, and the IGA will not be construed against any Party merely because any provisions of the IGA were prepared by a particular Party.
- E. Captions and References.** The captions and headings in this IGA are for convenience of reference only and shall not be used to interpret, define, or limit its provisions.
- F. Survival.** Notwithstanding anything to the contrary, the Parties understand and agree that all terms and conditions of this IGA and any exhibits that require continued performance or compliance beyond the termination or expiration of this IGA shall survive such termination or expiration and shall be enforceable against a Party if such Party fails to perform or comply with such term or condition.

- G. Waiver of Rights and Remedies.** This IGA or any of its provisions may not be waived except in writing by a Party's authorized representative. The failure of a Party to enforce any right arising under this IGA on one or more occasions will not operate as a waiver of that or any other right on that or any other occasion.
- H. No Third-Party Beneficiaries.** Enforcement of the terms of this IGA and all rights of action relating to enforcement are strictly reserved to the Parties. Nothing contained in this IGA gives or allows any claim or right of action to any third person or entity. Any person or entity other than the Parties receiving services or benefits pursuant to this IGA is an incidental beneficiary only.
- I. Execution by Counterparts.** This IGA 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.
- J. Authority to Execute.** Each Party represents that all procedures necessary to authorize such Party's execution of this IGA have been performed and that the person signing for such Party has been authorized to execute the IGA.
- K. Appropriation of Funds.** The financial obligations of any of the Counties beyond the current fiscal year, as may be set forth herein, are contingent upon adequate funds being appropriated by such County.
- L. Limitation of Liability.** The Parties agree that nothing in this IGA shall cause the Counties to assume or otherwise be responsible for any current or future liabilities or debts of TCHD, except as expressly stated herein.

ADAMS COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

Chair

Date

ATTEST:
CLERK AND RECORDER

APPROVED AS TO FORM:

Deputy Clerk

County Attorney

ARAPAHOE COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

Chair

Date

ATTEST:
CLERK AND RECORDER

APPROVED AS TO FORM:

Deputy Clerk

County Attorney

DOUGLAS COUNTY, COLORADO
BOARD OF COUNTY COMMISSIONERS

Chair

Date

ATTEST:
CLERK AND RECORDER

APPROVED AS TO FORM:

Deputy Clerk

County Attorney

TRI-COUNTY HEALTH DEPARTMENT

By:

Dr. John M. Douglas, Jr.

Executive Director/Public Health Director

Date

APPROVED AS TO FORM:



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO.: EXG2022-00002

CASE NAME: Stagecoach Inert Fill Certificate of Designation

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

July 26, 2022

CASE No.: EXG2022-00002 CASE NAME: Stagecoach Inert Fill Certificate of Designation	
Applicant Name:	Ben Frei, Albert Frei and Sons, Henderson Aggregate LLC.
Applicant Address:	7321 E. 88 th Avenue Ste. 100 Henderson, Colorado 80640
Owner Name:	Henderson Aggregate LTD
Owner Address:	35715 HWY 40 BLDG B, STE 120 EVERGREEN CO 80439
Location of Requests:	12601 Brighton Rd.
Parcel Numbers:	0157135202001 (22.77 acres), 0157135015002 (2.5 acres), 0157135015001 (22.25 acres), and 0157126000018 (78.1 acres)
Nature of Request:	Certificate of Designation to allow for 2.5 million cubic yards of inert fill material to be placed in the previously mined sand and gravel pit.
Zone District:	Agriculture-3 (A-3), Industrial-3 (I-3), and Commercial-2 (C-2)
Site Size:	125.7 acres (Fill area is ~40 acres)
Proposed Use:	Residential- Low Density
Existing Use:	Mined Gravel Pit
Hearing Date(s):	PC: May 12, 2022 / 6:00 pm BoCC: July 26, 2022 / 9:30 am
Report Date:	May 20, 2022
Case Manager:	Layla Bajelan, Senior Long Range Planner

SUMMARY OF PREVIOUS APPLICATIONS

PRJ2001-00060; Stagecoach Sand and Gravel Mine

The Adams County Board of County Commissioners approved case number PRJ2001-00060; Stagecoach Sand and Gravel Mine on March 18, 2002. The request was for the following: 1) a Rezoning from A-3 to A-1 (2.5 acres); 2) a Conditional Use Permit (CUP) for sand and gravel mining; and 3) a Final Plat to create one, 2.5 acre lot. The Conditional Use Permit was approved with an expiration date of March 18, 2007. A condition precedent within this case was that “the applicant shall submit a final mylar of the subdivision, depicting the conservation easement, as requested by the Adams County Parks Department. A Conservation Easement for 5.5 acres of the Stagecoach Stop Sand and Gravel Mine was approved by the Adams County Board of County Commissioners on March 18, 2002 (CON2016-00036), which satisfied the condition precedent.

Per the Deed of Conservation Easement, the property was to be preserved and maintained by the continuation of land use patterns, including, without limitation, those relating to passive open space and maintenance of wildlife habitat existing at the time of the grant.

RCU2006-00020; Minor Amendment No. 1

An application was filed with the County in April of 2006 for a Minor Amendment to the existing CUP for mining (PRJ2001-00060) to extend the expiration date from March 18, 2007 to December 31, 2010. The applicant was requesting the additional time due to the relocation and removal of the utility lines at Mann Lake, which was a process that was controlled by Adams County. This application was withdrawn, and the applicant applied for a Major Amendment to extend the timeframe of the mining activities.

RCU2006-00029; Stagecoach Pit Amendment No. 2

The Adams County Board of County Commissioners approved case number RCU2009-00029; Stagecoach Pit Amendment No. 2 on September 11, 2006. The request was for a Major Amendment to the existing Conditional Use Permit (PRJ2001-00060) to extend the mining expiration date from March 18, 2007 to March 18, 2012.

RCU2009-00003; Stagecoach/Worthing Pit

The Adams County Board of County Commissioners approved a Major Amendment for the existing Conditional Use Permits (RCU2006-00029 Stagecoach Pit and 55-76-ZP: Worthing Pit) on June 29th, 2009 to extend the mining expiration date and amend the conditions of approval for the Conditional Use Permits. This case considered both the subject Stagecoach Pit site and the Worthing Pit that is located directly to the north of the subject property. At the time of application, the Worthing Pit was nearly completely mined, and mining never commenced at the Stagecoach Pit. The applicants were requesting to use the existing plant within the Worthing Pit to process the product being mined from the Stagecoach Pit. The gravel was to be conveyed to the northern pit where it would be processed and shipped out utilizing the previously approved haul routes from the Worthing Pit. Since the gravel would no longer be hauled from the Stagecoach Pit, the applicant was requesting to remove all language relating to road maintenance and improvements that were required during that mining permit. The Stagecoach Pit was approved for an expiration date of March 18, 2012, while the Worthing Pit was to expire on December 12, 2010. The request combined the pits and extended the expiration date for both CUPs to December 31, 2015. All approved conditions were applied to this case, however the BoCC did remove all language pertaining to road maintenance for the Stagecoach Pit.

SUMMARY OF APPLICATION

The Applicant, Ben Frei, with Albert Frei and Sons, is requesting a Certificate of Designation to allow for an inert fill landfill on the property. This request is specific to the Stagecoach Pit and would allow for 2.5 million cubic yards of inert materials to be placed on the property to bring the surface of the previously filled mine to an elevation matching adjacent property grades. The request encompasses four parcels and is roughly 125.7 acres in size, however the mined area where fill would be placed is only roughly 40 acres in size. The properties are currently zoned as Commercial-2, Industrial-3, and Agricultural-3 and range in size from 2.5 acres to 78.1 acres. At

this time, the applicant is proposing that the site will be developed with low density residential subsequent to filling the old mine pits.

The applicant held a neighborhood meeting on February 2, 2022 at 5 p.m. through Microsoft Teams. A total of six people attended the neighborhood meeting. The attendees mainly had questions on the timeline of the project, dust mitigation, traffic, and the potential for the site to still be used for a water storage reservoir. The applicant was able to address all of the questions, noting that the timeframe would be approximately 10-20 years, and would begin shortly after the Worthing site is filled. The subject property was on the market for several years and there was little to no interest in it being used as a water storage reservoir, as the site is relatively small. The applicant currently controls dust with water trucks on the site and for the Worthing Pit to the north.

Site Characteristics:

The subject properties are located along Brighton Road, north of Henderson Road, east of Mann Lake and Riverdale Regional Park. The northern parcel is split by the South Platte River, however no inert materials are proposed to be placed west of the South Platte, as filling will only be done within the existing pit (roughly 40 acres of the 125-acre site). All four parcels are undeveloped. Directly to the north of the subject parcel is the Worthing Pit, which received a Certificate of Designation on June 13th, 2011 (EXG2011-00001; Frei-Henderson Pit Certificate of Designation) to allow for 1.5 million cubic yards of inert materials to fill in the previously mined gravel pit. The Certificate of Designation for the Worthing Pit is set to expire on June 13th, 2026. Gravel mines are typically found adjacent to rivers, such as the South Platte, as resources are found and mined along the riverbeds.

Development Standards and Regulations Requirements:

Per Section 2-02-04-01, Certificates of Designation are required for those solid waste and hazardous waste disposal sites and/or processing facilities, which are presumptively incompatible with other land uses, authorized or permitted in a zone district and may have long-term ramifications to the use of surrounding lands. In addition to meeting applicable performance standards, Certificates of Designation may require the imposition of conditions in order to ensure the number of solid waste and hazardous waste disposal sites and/or processing facilities and their location, design, configuration, and operation are appropriate at a particular location. Per Section 2-02-04-02, a Certificate of Designation shall be required for inert fill landfills, which the subject request would be considered. The request would also be considered for a Certificate of Designation due to the proposed timeline for completion, which is approximately 10-20 years.

The review steps for a Certificate of Designation are outlined in Section 2-02-04-05, and include a two submittal/ hearing process. The initial hearing shall be held to review the certificate of designation's compatibility with adjacent land uses and to make preliminary findings. This hearing is be scheduled relatively soon after application of a complete submittal. A second hearing shall also be held to review the operations plan and technical report. The Director of Community and Economic Development may waive the initial public hearings to determine preliminary findings of fact regarding land use compatibility and siting impact issues of a

proposal upon request of the applicant or with the applicant's concurrence, if the following determination is made:

- a. That due to the nature of the proposed operation, issues related to land use compatibility and siting impact cannot be separated from the information required in the operations plan and technical report; or
- b. That due to the nature of the proposed operation, the operation plan and technical report is minor in nature and no public purpose would be served by separating the two (2) components of the request.

The applicant has requested that the initial hearing be waived, however due to the site's proximity to Riverdale Regional Park to the west, the Director is requiring the initial hearing. This will allow for the Planning Commission and Board of County Commissioners to review the project and establish preliminary findings-of-fact.

At the first hearing concerning a Certificate of Designation, the Planning Commission shall conduct a preliminary fact finding and consider all relevant evidence regarding land use compatibility and site impacts concerning the application. This hearing shall include, but not be limited to, information of the impacts on the surrounding land uses, access and traffic impact, conformance with requirements of these standards and regulations, and conformance with policies of the Adams County Comprehensive Plan. At such hearing, the Planning Commission shall forward a recommendation in the form of recommended findings of fact to the Board of County Commissioners as to whether or not the proposed land use is in accordance with the criteria. The Board of County Commissioners shall then conduct a preliminary fact-finding public hearing and consider all relevant evidence regarding land use compatibility and site impacts concerning the application. If the Board of County Commissioners finds the proposed land use is not in accordance with the criteria, it shall make a finding of fact, and such findings may be the basis of a denial at future hearings should the applicant wish to proceed with the remainder of the permitting process. The second hearing will review the operations plan and the technical report submittal.

The subject request is for an inert fill landfill to allow for 2.5 million cubic yards of inert materials to be placed on the property. This first public hearing considers the impact on the surrounding land uses, access and traffic impacts, conformance with requirements of these standards and regulations, and conformance with policies of the Adams County Comprehensive Plan.

Impacts on surrounding properties

The subject site is adjacent to the South Platte River on the west, the Worthing Pit on the north, low density residential on the west and south. The Worthing Pit to the north of the subject property is currently being filled with inert materials. It is very typical to find mined sites near the South Platte River, as the resources are located within the riverbeds. The applicant is proposing to bring inert earthen materials to the site that include dirt, soil, brick, concrete, and asphalt. This material is produced as a result of basement excavations and utility line excavations. No hazardous materials will be brought to the site, therefore there should be nuisance impacts related to health impacts or smell of the materials. The request should also have

little to no effect on the aesthetic impacts to surrounding properties and fill will commence from south to north.

Access and Traffic Impacts

If approved, the trucks bringing inert materials to the site would use the existing haul route and access off of Brighton Rd. for the Worthing Pit, and vehicles would move internally on the site. The request would not add any additional accesses, and per the written explanation provided by the applicant, the request would not add significant amounts of additional traffic. Trucks are currently coming to the Worthing Pit and that pit is near completion on filling. If approved, the trucks would continue to come to the site at the same rate they currently are and would use the same access off of public roadways.

The applicant was required to provide a Traffic Impact Study as part of the application materials. This study was reviewed by the County's Development Review Engineers and it was determined that there is enough existing right-of-way at the Brighton Road and E. 136th Avenue for the applicant to build a westbound to southbound left-turn acceleration lane on Brighton Road departing E. 136th Avenue to mitigate the background traffic growth and improve the expected LOS F to a LOS D, if needed. In addition, ADCO Development Review Engineers commented that the applicant shall also consider making some improvements to adjacent intersections, if approved. Conditions of approval can be added to the second hearing to require roadway improvements, if deemed necessary.

Criteria of Approval

The criteria of approval for a Certificate of Designation for a solid waste disposal facility are outlined in Section 2-02-04-06 and include the following:

1. The proposed use is an acceptable use in the applicable zone district.
2. The certificate of designation is consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan.
3. The certificate of designation will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The certificate of designation is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the certificate of designation will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The certificate of designation has addressed all off-site impacts.
6. The site is suitable for the certificate of designation, including adequate usable space, adequate access, and absence of environmental constraints.
7. There is a need for the facility in the County.
8. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Health, the Tri-County Health Department, and other relevant agencies.
9. The site is accessible to Adams County residents and other potential users.

10. The proposed facility will comply with all applicable laws and regulations relating to air pollution, water pollution, and noise. When standards do not exist for regulating emissions from a particular type of facility, the County will consider whether the facility may impact health and welfare of the community based upon specific facility design and operating procedures.
11. The site conforms to siting standards for the type of facility being proposed.

While some of the information to confirm compliance with all of the criteria of approval will be submitted at the time of the second submittal/hearing, staff believes that the request is in general conformity with the criteria of approval and Adams County Comprehensive Plan. The request will have little to no effect on the health, safety, or welfare of the citizens of Adams County, as no hazardous materials will be allowed on the site. The applicant will be required to submit an operations plan and the technical report, which will be reviewed by the Adams County staff and CDPHE for compliance with all performance standards and health requirements.

The applicant is proposing operating hours of 7 a.m. to 4 p.m. M-F and 7 a.m. to 12 p.m. Saturday, and to be closed on Sundays and all holidays. The Planning Commission and Board of County Commissioners in their review can condition the hours of operation to ensure compatibility with the surrounding properties.

Future Land Use Designation/Comprehensive Plan:

The future land use designations on the properties are Agriculture and Estate Residential. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Estate Residential future land use designation is to provide limited opportunities for ex-urban or rural lifestyles in the County. Estate Residential areas are designated for single-family housing at lower densities, typically no greater than 1 unit per acre, and compatible uses such as schools and parks. Per Chapter 5 of the County's Comprehensive Plan, the purpose of the Agriculture future land use designation is to preserve areas for long-term farming, separate and define urban areas, prevent urban nuisance complaints, limit the extension of services where they are costly and difficult to provide, and conserve environmentally-sensitive areas.

The subject request would be compatible with the Future Land Use designation. The applicant is proposing to fill in the Pit to allow for low density residential to be constructed once completion. The applicant has indicated that they had advertised the property for a water storage reservoir, however due to the small size of the site, there was little to no interest in preserving this as water storage reservoir.

Surrounding Zoning Designations and Existing Use Activity:

<u>Northwest</u> A-3 Adams County Parks and Open Space	<u>North</u> A-1 Worthing Pit	<u>Northeast</u> A-3 Water Storage
<u>West</u> A-3 Adams County Parks and Open Space	<u>Subject Property</u> I-3, C-2, and A-3 Stagecoach Pit	<u>East</u> A-1, A-2 Single Family
<u>Southwest</u> A-3 Adams County Parks and Open Space	<u>South</u> A-1 Single-Family	<u>Southeast</u> A-1 Single Family

Compatibility with the Surrounding Area:

Surrounding properties are primarily a mix of Agricultural zoning, including A-3, A-2, and A-1. The South Platte River is located directly to the west of the subject property and separates the site from the Riverdale Regional Park. Properties to the south and east are developed with low density single-family residences. The properties to the north and northeast have been mined, and the Worthing Pit directly to the north is currently being filled with inert materials. The proposed request would be harmonious and compatible with the surrounding properties, as many are currently mined sites, and the proposed use would be low density residential development, which is consistent with surrounding properties.

CITIZEN COMMENTS

Notifications Sent	Comments Received
800	1

All property owners and occupants within 2,640 feet of the subject property were notified of this request. As of writing this report, staff has received one public comment regarding this case. The comment was in support to this request, stating that there is a need for inert material space and the proposed use of the property will help to alleviate the housing shortages within Adams County.

PC UPDATE

This case was heard at the Planning Commission (PC) on May 12, 2022, and the Planning Commission voted to forward the following nine out of eleven preliminary findings to the Board of County Commissioners. The case received a (5-0) vote.

1. The proposed use is an acceptable use in the applicable zone district.
2. The certificate of designation is consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan.
3. The certificate of designation will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.

4. The certificate of designation is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the certificate of designation will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The certificate of designation has addressed all off-site impacts.
6. The site is suitable for the certificate of designation, including adequate usable space, adequate access, and absence of environmental constraints.
7. There is a need for the facility in the County.
9. The site is accessible to Adams County residents and other potential users.
11. The site conforms to siting standards for the type of facility being proposed.

Criteria of approval numbers 8 and 10 were omitted from the recommendation, however the Planning Commission did not take a stance on the criteria. The applicant was present at the hearing and had no concerns with the staff report or the presentation. No members of the public were at the hearing to testify in support or opposition to this request. The Planning Commission had no major concerns with the request and asked questions pertaining to the feasibility of building homes on the property in the future, the definition of inert materials, and the timeline of the project.

COUNTY AGENCY COMMENTS

Staff reviewed the request for site compatibility, traffic, access, and consistency with the Comprehensive Plan. Additional concerns and comments will be applicable once the County receives the second submittal with the operations plan and the technical report submittal. Development Review Engineering and Environmental Programs had concerns that will be applicable to the second review.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

N/A

Responding without Concerns:

Adams County Sheriff's Department
 Brighton Fire and Rescue
 CDOT
 Colorado Division of Transportation
 Colorado Division of Water Resources
 Lumen
 RTD
 South Adams County Water and Sanitation
 Tri-County Health Department
 United Power

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

27 J Schools

Adams County Sheriff

Aberdeen Metropolitan District No. 2

Adams 12 Five Star Schools

Adams County School District 14

Amber Creek Metropolitan District

Century Link

City of Brighton

City of Commerce City

City of Thornton

Colorado Department of Public Health and Environment (CDPHE)

Colorado Division of Wildlife

Comcast

Creekside South Estates Metro District

Division of Mining and Reclamation Safety

Eagle Shadow Metropolitan District No. 1

Hazeltine Heights Water and Sanitation

Heritage at Todd Creek Metro District

Metro Wastewater Reclamation

North Metro Fire District

Prairie Center Metro No. 1

Riverdale Dunes Metro District No. 1

Riverdale Peaks Metro District

South Adams County Fire

Thornton Fire Department

Todd Creek Farms Metro District No. 2

Todd Creek Village Metro District

Union Pacific Railroad

United States Postal Service































United States Environmental Protection Agency

Wright Farms Metro District



470

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

EXG2022-00002; Stagecoach Inert Fill Certificate of Designation

Aerial Map



For display purposes only.



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

EXG2022-00002; Stagecoach Inert Fill Certificate of Designation

Aerial Map

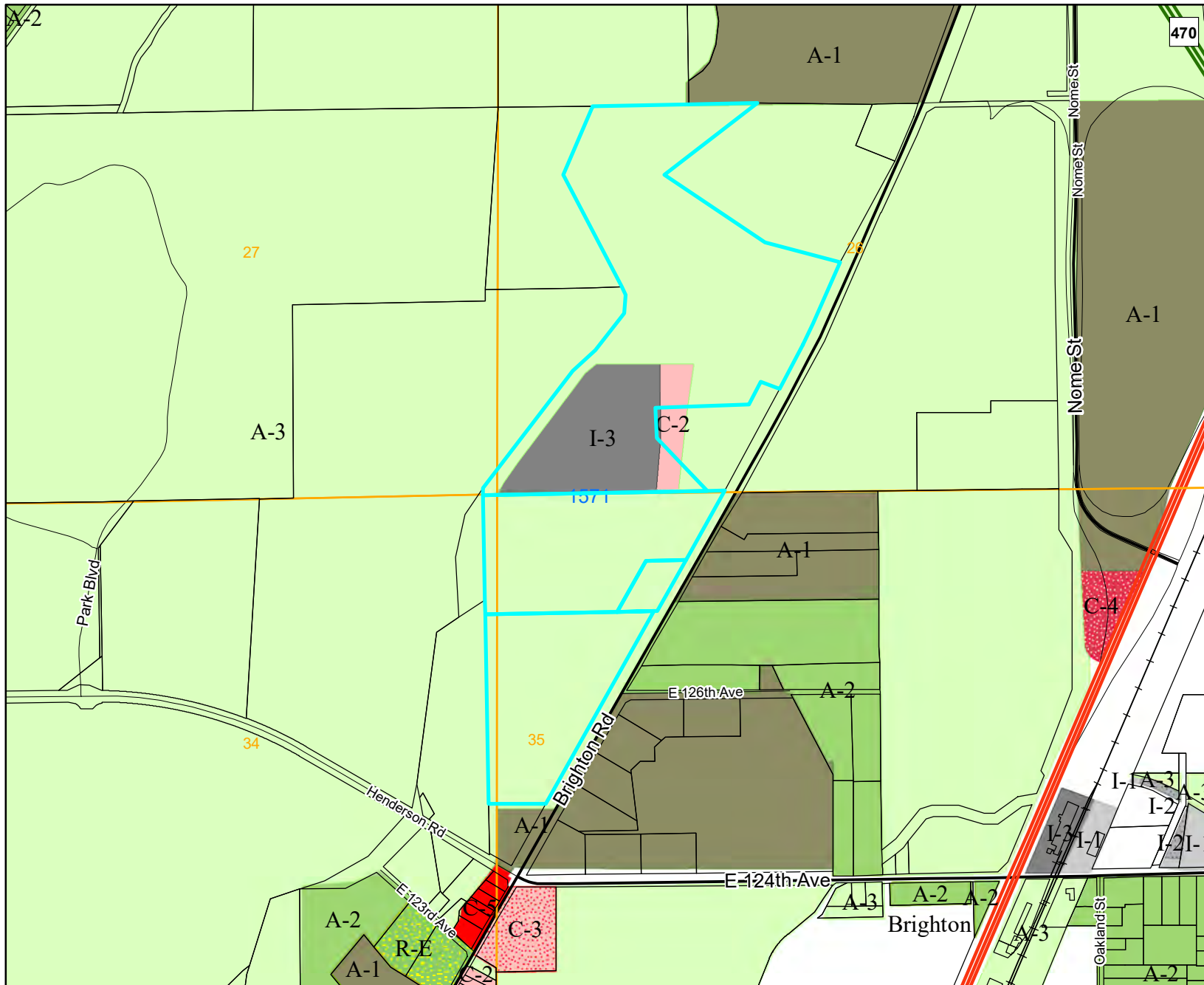
IT/GIS, DRCOG



For display purposes only.



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

EXG2022-00002; Stagecoach Inert Fill Certificate of Designation

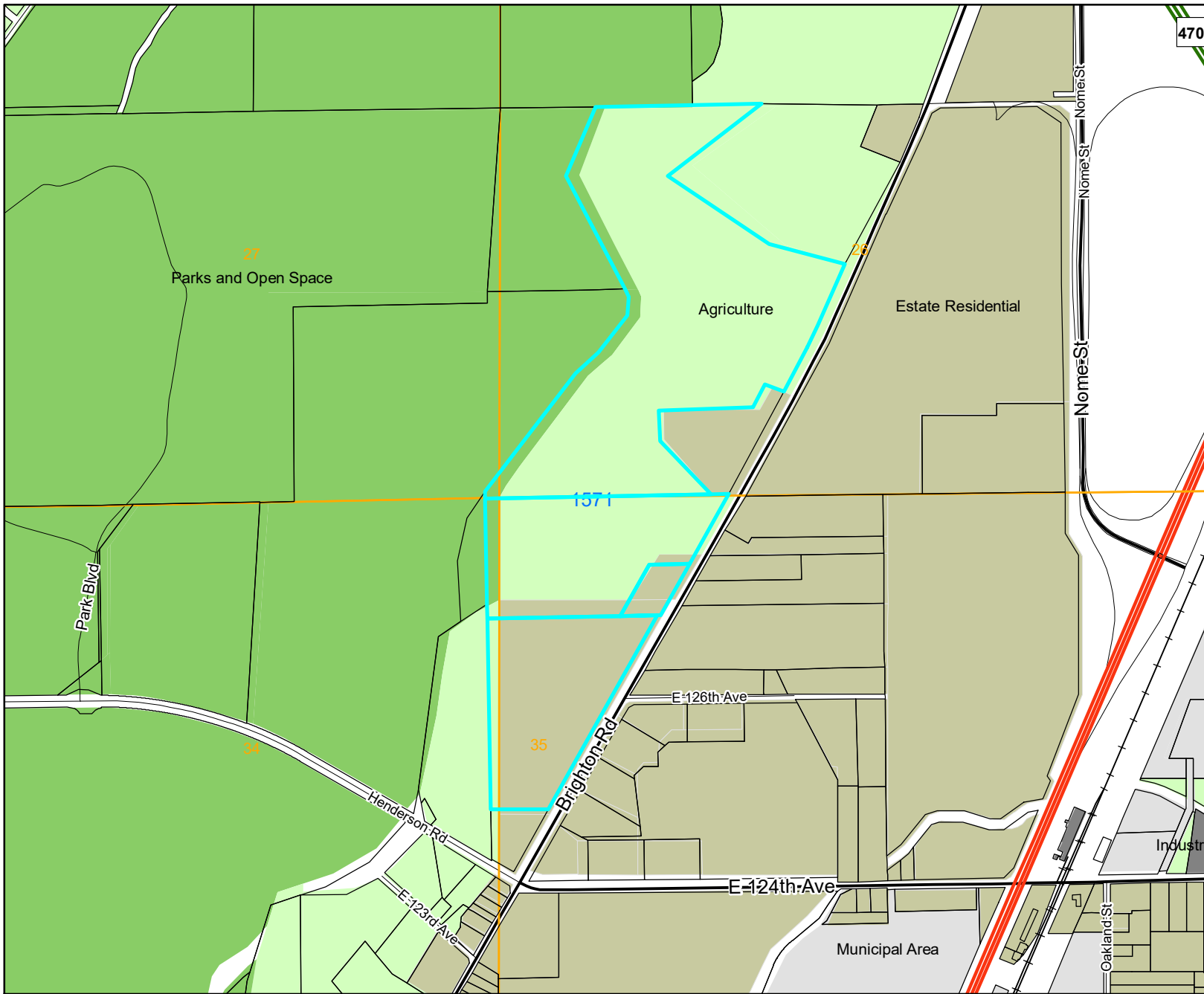
Zoning Map



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470

- Legend**
- +— Railroad
 - Major Water
 - - - Zoning Line
 - Sections
- Legend**
- Future Landuse 2012 (Rev2016)**
- Residential**
- Urban Residential
 - Estate Residential
- Mixed Use**
- Local District Mixed Use
 - Mixed Use Neighborhood
 - Activity Center
 - Mixed Use Employment
- Commercial/Industrial**
- Commercial
 - Industrial
- Other**
- Agriculture
 - DIA Reserve
 - Parks and Open Space
 - Public
 - Municipal Area

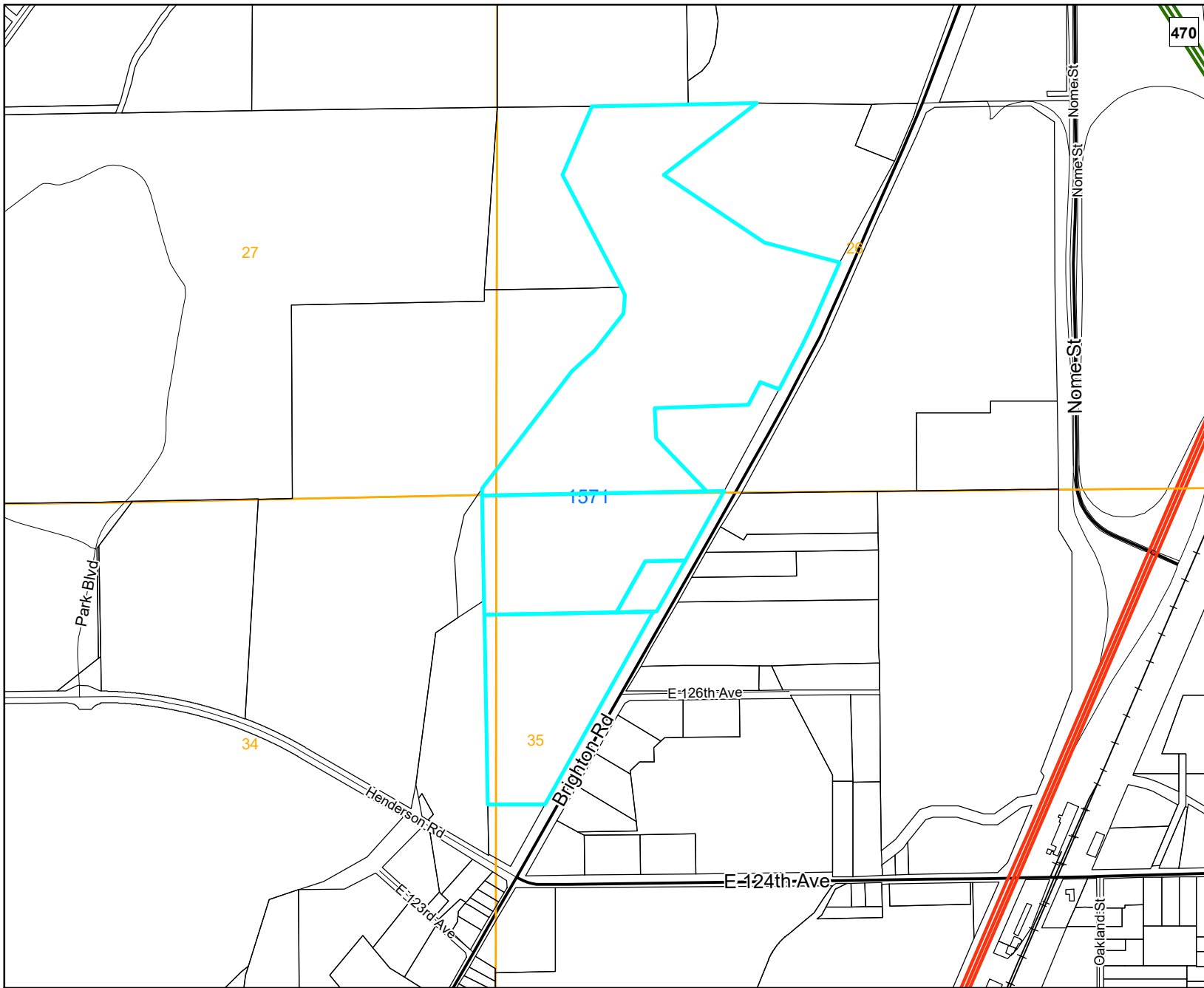
EXG2022-00002; Stagecoach Inert Fill Certificate of Designation
Future Land Use Map



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

Legend

EXG2022-0002; Stagecoach Inert Fill Certificate of Designation

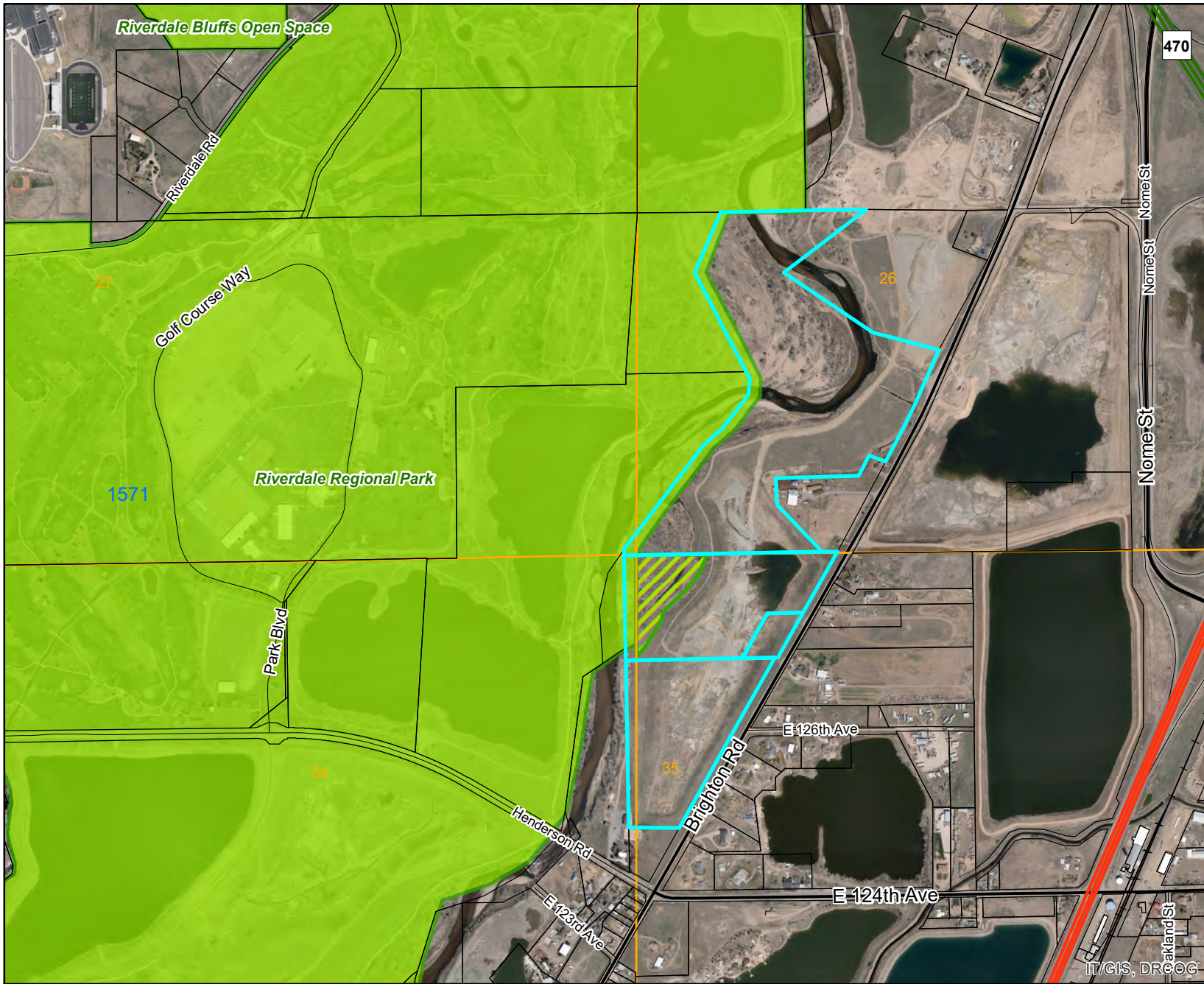
Simple Map



For display purposes only.



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- Legend**
- +— Railroad
 - Major Water
 - - - Zoning Line
 - ▭ Sections
- Legend**
- ▨ Conservation Easements
 - ▭ Parks and Open Spaces (Public)

EXG2022-00002; Stachcoach Inert Fill Certificate of Designation
Adams County Parks and Open Space/ Conservation Easements

N

 For display purposes only.



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Explanation of Project

Albert Frei & Sons – Henderson Aggregate, LTD. – Stagecoach Inert Fill
12601 Brighton Rd, Henderson, CO 80640
CERTIFICATE OF DESIGNATION PERMIT APPLICATION
INERT FILLING

This purpose of this permit application is to fill a previously mined sand and gravel pit to raise the grade of the land surface to match adjacent property. A certificate of designation (CD) permit is applied for to fill the property due to the length of time (up to 20 years) and the volume of inert materials needed to restore the site to original grades. The entire approximately 40 acre mined pit will be filled with approximately 2.5 million cubic yards of fill materials to bring the surface to an elevation matching the adjacent property grades. All parcels are owned by Henderson Aggregate, LTD.

The parcels are:

Parcel	Zoning	Assessor Lot Size
0157135015002	A-3	2.5 acres
0157135015001	A-3	22.3 acres
0157135202001	A-3	22.8 acres
0157126000018	C-2	78.1 acres
Total		125.7 acres

Total area is approximately 125.7 acres.

Adam County regulation 2-02-04-05(8) describes the purposes of a hearing for information on impacts on the surrounding land uses, access and traffic impacts and conformance with standards and regulations and the Adams County Comprehensive Plan. The land use for an inert fill is compatible with the surrounding area that consists of A-1 and A-3 zoning in adjacent areas. The South Platte River is to the west with ponds and Adams County Regional Park beyond the river, sparse residences to the south and east along with reservoirs to the east. The Worthing Fill site, aka. Henderson Inert Fill site, which is to the north, is an existing CD site operated by Henderson Aggregate, LTD. Considering that the existing Henderson Inert Fill site and the proposed Stagecoach Inert Fill site have the same entrance and are in the same general area that was once mined, it stands to reason that the Stagecoach site is now in need of fill to bring to grade. The proposed Stagecoach Inert Fill site conforms with Adams County land uses in the area, and the Adams County Comprehensive Plan.

At the end of the filling process, the site will be graded and available for compatible land uses. Currently, the conceptual view of the site is low density high end residential development. The upper three feet of fill at the Stagecoach Inert Fill site will only include materials free of larger pieces of rock, concrete, asphalt and other aggregate to help facilitate future installation of utilities and to allow for more flexibility for structural designs.

Site aspects of the proposal are as follows:

1. Slurry Wall – The mined pit where the proposed inert filling will be done, is surrounded with a clay slurry wall. The clay slurry wall provides a barrier to groundwater infiltration and significantly limits future contact and flow of groundwater into or out of the proposed inert fill.
2. Design and Operations Plan – The filling operations will be done in conformance with a Design and Operations Plan (DOP) that will be approved by the Colorado Department of Public Health and Environment (CDPHE) and Adams County. The DOP assures that the filling and operational activities comply with State and County regulations.
3. Water and Sewer – The site does not have or need water and sewer for the inert fill. Dust suppression water will be available from the Stagecoach pit and a portable toilet will be supplied at the entrance. Public water service is available along Brighton Road. Future septic systems will be put in place as needed.
4. Utility Service – United Power provides electric service to the property.
5. Fire Protection – Brighton Fire Protection District provides emergency services to the property. There are no building plans or property improvements that require approvals from the District.
6. Geologic and Soils Conditions – Houses and highways have been constructed on adjacent and nearby property. There are no geologic conditions or concerns associated with the property. Future buildings will require soils and subsurface conditions testing for foundation designs that will be part of the building permit process. It should be noted that AFS intends to maintain an inert fill free of larger pieces of rock, concrete, asphalt of other aggregate. By doing this, installation of utilities will be easier, and houses can be built either slab on grade or with basement with a minor grade change to a future lot.
7. Floodplain and Drainage – The 100-year floodplain is delineated on the FIRM Map. The west side of the site is within the floodplain of the South Platte River. The purpose of the inert fill is to bring the grades to similar elevations that existed prior to mining. During the filling, all stormwater drainage will be into the mined pit and not run-off of the site. The area within the floodplain will be brought to grade, but not above grade and thus a floodplain use permit will not be required.
8. Road Improvements – There is no need for road improvements. The existing entrance to the Worthing Inert Fill site (aka Henderson Inert Fill) at 13205

Brighton Rd will be used to access the Stagecoach Inert Fill site. The existing entrance is located at approximately 132nd and Brighton Road. No public road improvements are needed or proposed with the request. A traffic engineer report from LSC Consulting is attached and indicates that no additional roadway improvements are needed with existing traffic or conditions well into the future.

9. Neighborhood Meeting – A neighborhood meeting was held on February 2, 2022. Approximately 40 neighbors were sent notices with a complete notice list provided in the summary. The primary issues discussed were related to traffic, dust suppression, noise from trucks, and future proposed use.

AFS has a long history of working with inert fill sites. Since the early 1980s, AFS has held permits exclusively for inert fill, setting a permitting trend for facilities. Permits allow for a secure, well managed site with a known closure condition and filling without environmental impacts. The proposed CD is compatible with the surrounding A-1 and A-3 zoned properties, the Adams County Comprehensive Plan and requirements of Adams County's Standards and Regulations. The proposal is harmonious and not detrimental to the surrounding area, to the character of the neighborhood, and respects the health, safety, and welfare of the inhabitants of the area and of the County. The applicant respectfully requests a favorable recommendation from the County Staff, and favorable approvals from the Planning Commission and Board of County Commissioners.

Attachments include:

1. Land Survey Plat – Stagecoach
2. Entrance and Traffic Flow Map
3. Legal Description
4. Certificate of Taxes Paid
5. Proof of Ownership
6. Title Commitment
7. Neighborhood Meeting
8. Traffic Engineering Report

Upcoming activities for submittals:

Preparation of Inert Fill Design and Operation Plan

Certificate of Notice to Mineral Estate Owners/and Lessees – will be submitted once hearing date is set

Certificate of Surface Development – will be submitted once hearing date is set

Highlights of the proposed inert fill application are:

- Clay slurry wall barrier surrounding the pit meeting DWR standards for water storage
- Only the mined pit is being filled
- Restoring the property to pre-mining grades is needed to have usable land for future development
- Upper 3 feet of surface will be filled with materials meeting the geotechnical needs for a slab on grade concrete pad and utility installation
- Traffic impacts will not change in that truck traffic going to the currently operating Worthing fill site will instead go to the Stagecoach site through the same entrance off Brighton Road
- A traffic study by LSC Consultants generally concludes that no road improvements are needed for existing traffic or conditions well into the future.
- Consistent with the Adam County 2012 Comprehensive Plan
- Neighborhood Meeting Summary indicates that the project is generally acceptable to the neighbors

The applicant is aware of required submittals including but not limited to:

- Site plans for development
- Certificates of notice to mineral estate owners
- Certificate of surface development
- Fire protection report
- School impact analysis

OWNER REPRESENTATIVE:
Henderson Aggregate, LTD.
Ben Frei – 303-913-6532
bfrei@albertfreiandsons.com

CONSULTANT:
Mark Molen – 303-450-1600
mark@molenandassociates.com

LAND DESCRIPTION (PER COMMITMENT #21000310684)

PARCEL IA:

LOT 2, STAGECOACH STOP PIT - AMENDMENT NO. 1, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL IB:

PARCELS 1 AND 2, STAGECOACH STOP PIT, COUNTY OF ADAMS, STATE OF COLORADO

PARCEL IIB:

THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LYING NORTH AND WEST OF COUNTY ROAD NO. 31 AND SOUTH AND EAST OF THE CENTERLINE OF THE SOUTH PLATTE RIVER (AS NOW LOCATED), MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER OF SECTION 26; THENCE NORTH 89 DEGREES 57'15" WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 26, A DISTANCE OF 1004.81 FEET TO A POINT ON THE NORTHWESTERLY R.O.W. LINE OF COUNTY ROAD NO. 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 00'00" EAST ALONG SAID NORTHWESTERLY R.O.W. LINE, A DISTANCE OF 1213.32 FEET; THENCE NORTH 24 DEGREES 44'50" EAST AND ALONG SAID NORTHWESTERLY R.O.W. LINE, A DISTANCE OF 525.94 FEET TO A POINT; THENCE NORTH 74 DEGREES 04'00" WEST A DISTANCE OF 527.20 FEET; THENCE NORTH 55 DEGREES 06'00" WEST A DISTANCE OF 825.00 FEET; THENCE NORTH 53 DEGREES 30'00" EAST A DISTANCE OF 799.85 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 26; THENCE NORTH 90 DEGREES 00'00" WEST ALONG SAID NORTH LINE A DISTANCE OF 1120.06 FEET TO A POINT ON THE CENTERLINE OF THE SOUTH PLATTE RIVER (AS NOW LOCATED); THENCE ALONG SAID CENTERLINE BY THE FOLLOWING COURSES AND DISTANCES: SOUTH 24 DEGREES 20'31" WEST, 507.58 FEET; SOUTH 26 DEGREES 25'10" EAST, 919.43 FEET; SOUTH 06 DEGREES 02'23" WEST, 123.88 FEET; SOUTH 38 DEGREES 45'45" WEST, 318.37 FEET; SOUTH 48 DEGREES 57'19" WEST, 207.49 FEET; SOUTH 38 DEGREES 39'02" WEST, 1004.20 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER OF SECTION 26; THENCE SOUTH 00 DEGREES 23'00" WEST ALONG SAID WEST LINE A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 57'15" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER OF SAID SECTION 26, A DISTANCE OF 1644.75 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT THE FOLLOWING TRACT:

THAT PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, DESCRIBE AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST ONE-QUARTER; THENCE NORTH 89 DEGREES 57'15" WEST ON AN ASSUMED BEARING ALONG THE SOUTH LINE OF SAID SECTION 26, A DISTANCE OF 1004.81 FEET TO A POINT ON THE NORTHWESTERLY R.O.W. LINE OF COUNTY ROAD NO. 31, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 29 DEGREES 00'00" EAST ALONG SAID NORTHWESTERLY R.O.W. LINE, A DISTANCE OF 784.42 FEET; THENCE NORTH 60 DEGREES 46'59" WEST, A DISTANCE OF 125.00 FEET; THENCE SOUTH 29 DEGREES 13'01" WEST, A DISTANCE OF 183.45 FEET; THENCE NORTH 89 DEGREES 57'15" WEST, A DISTANCE OF 653.30 FEET; THENCE SOUTH 00 DEGREES 02'45" WEST, A DISTANCE OF 205.00 FEET; THENCE SOUTH 41 DEGREES 12' 52" EAST, A DISTANCE OF 506.40 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST ONE-QUARTER; THENCE SOUTH 89 DEGREES 57'15" EAST ALONG SAID SOUTH LINE A DISTANCE OF 135.56 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO

NOTE: SECONDARY CALLS IN THE ABOVE LAND DESCRIPTION REFERENCING "THE CENTERLINE OF THE SOUTH PLATTE RIVER (AS NOW LOCATED)" DO NOT APPEAR TO FOLLOW THE CENTERLINE OF THE SOUTH PLATTE RIVER AS LOCATED DURING THIS SURVEY.

GENERAL SURVEY NOTES

- 1. NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
2. THIS LAND SURVEY PLAT, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.
3. BASIS OF BEARING: THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M. IS ASSUMED TO BEAR N00°48'16"E, AS SHOWN AND LABELED HEREON.
4. UNDERGROUND UTILITIES WERE NOT LOCATED AND ARE NOT SHOWN HEREON.
5. DATE OF FIELD WORK: AUGUST 10, 17 & 18, 2021.
6. DISTANCES ON THIS SURVEY ARE EXPRESSED IN US SURVEY FEET AND DECIMALS THEREOF. A US SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.
7. PARCEL AREAS: PARCEL IA: 993,118 SF ± / 22.80 AC ±; PARCEL IB: 1,137,240 SF ± / 26.11 AC ±; PARCEL IIB: 3,034,274 SF ± / 69.66 AC ±
8. THERE ARE FENCES THAT DO NOT FOLLOW THE PROPERTY LINE, AS SHOWN HEREON.

LEGEND

- SET #5 REBAR (18") WITH 1.5" GREEN PLASTIC CAP OR NAIL WITH 1.5" ALUMINUM WASHER, STAMPED "PLS 37601"
FOUND SECTION CORNER MONUMENT AS NOTED
FOUND MONUMENT AS NOTED
SUBJECT PROPERTY BOUNDARY
MANHOLE
FENCE
B-2 TITLE EXCEPTION NUMBER
DIMENSION IN TITLE COMMITMENT IF DIFFERS FROM AS-MEASURED
RECORDED DIMENSION IF DIFFERS FROM AS-MEASURED

ABBREVIATIONS

R.O.W. RIGHT-OF-WAY
AC ACRES
SF SQUARE FEET

LAND SURVEY PLAT

LOCATED IN THE SOUTH 1/2 OF SECTION 26 AND THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

SCHEDULE B - SECTION II EXCEPTION NOTES

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHT OF WAY, AND TITLE OF RECORD. GILLIANS LAND CONSULTANTS RELIED UPON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 21000310684, EFFECTIVE DATE AUGUST 19, 2021, 5:30, P.M. FOR THIS INFORMATION.

SCHEDULE B - SECTION 2 EXCEPTIONS, UNDERLINED NUMBERS CORRESPOND WITH EXCEPTION NUMBER AND SURVEYOR'S NOTE CONCERNING EACH EXCEPTION ADDRESSED. ITEMS 1-8, 64 AND 65 ARE GENERAL EXCEPTIONS AND NOT ASSOCIATED WITH RECORDED DOCUMENTS AND ARE NOT ADDRESSED. THESE ITEMS SHOULD BE REVIEWED BY LEGAL COUNSEL AND MAY AFFECT THE SUBJECT PROPERTY.

- 9 RIGHT OF WAY EASEMENT FOR MOUNTAIN STATE TELEPHONE AND TELEGRAPH COMPANY RECORDED MARCH 10, 1931 IN BOOK 194 AT PAGE 431. NOTE: AS TO PARCELS IA AND IB, EASEMENT LOCATION NOT MATHEMATICALLY DEFINED. REFERENCES AN ANCHOR AT POLE #789 (LOCATION UNKNOWN). NOT PLOTTED.
10 THE PLAT, MINING PLAN AND RECLAMATION PLAN OF STAGECOACH STOP PIT RECORDED APRIL 20, 1983 AT RECEPTION NO. F431146 AND THE PLAT, REZONING AND RECREATIONAL USE PERMIT OF STAGECOACH STOP PIT - AMENDMENT NO. 1 RECORDED JULY 10, 2002 AT RECEPTION NO. C0994650. NOTE: AS TO PARCEL IA AND IB, RECEPTION #C0994650 DEDICATES A 10' WIDE UTILITY EASEMENT ADJACENT TO PUBLIC STREETS AND AROUND PERIMETER OF EACH LOT, AS SHOWN AND LABELED HEREON. A BLANKET MAINTENANCE ACCESS IS GRANTED TO THE COUNTY FOR ALL STORM DRAINAGE FACILITIES OVER THE STAGECOACH STOP PIT AMENDMENT NO. 1 PROPERTY. NOT PLOTTED.
11 ORDINANCE NO. 1302 RECORDED APRIL 25, 1988 IN BOOK 3439 AT PAGE 94. NOTE: AS TO PARCEL IA AND IB, SUBJECT PROPERTY DOES NOT LIE WITHIN LAND DESCRIBED IN ORDINANCE. NOT PLOTTED.
12 ZONING HEARING DECISION, CASE NO. PRJ-2001-00060 RECORDED MARCH 21, 2002 AT RECEPTION NO. C0943921 AND CASE NO. RCU2006-00029 RECORDED SEPTEMBER 25, 2006 AT RECEPTION NO. 20060925000966550. NOTE: AS TO PARCEL IA AND IB, TWO OF THE THREE LAND DESCRIPTIONS DO NOT CLOSE. THE INTENTION APPEARS TO BE TO DESCRIBE THE SAME PROPERTY AS STAGECOACH STOP PIT, REC. #B431146. NOT PLOTTED.
13 AMENDMENT TO CERTIFICATE OF ORGANIZATION FOR THE E-470 PUBLIC HIGHWAY RECORDED DECEMBER 19, 1995 IN BOOK 4646 AT PAGE 979. NOTE: AS TO ALL PARCELS, SUBJECT PROPERTY LIES WITHIN LAND DESCRIBED IN AMENDMENT. NOT PLOTTED.
14 RESERVATIONS OF OIL AND GAS AS CONTAINED IN WARRANTY DEED RECORDED MAY 16, 1975 IN BOOK 1994 AT PAGE 563. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO PARCEL IIB, APPEARS TO DESCRIBE PARCEL IIB AS SHOWN AND LABELED HEREON. NOT PLOTTED.
15 WATER QUIT CLAIM DEED RECORDED APRIL 1, 1992 IN BOOK 3885 AT PAGE 833 AND SPECIAL WARRANTY DEED RECORDED APRIL 1, 1992 IN BOOK 3885 AT PAGE 808. NOTE: AS TO PARCEL IIB, GRAVEL AREA 4, PARCEL B APPEARS TO DESCRIBE PARCEL IIB AS SHOWN AND LABELED HEREON. NOT PLOTTED.
16 AN EASEMENT GRANTED TO BROMLEY PARK METROPOLITAN DISTRICT NO. 1 IN INSTRUMENT RECORDED DECEMBER 31, 2002 AT RECEPTION NO. C1074107. NOTE: AS TO PARCEL IIB, EASEMENTS SHOWN AND LABELED HEREON ON PARCEL IIB.
17 INCLUSION WITHIN THE BROMLEY PARK METROPOLITAN DISTRICT NO. 1 AND THE SILVER PEAKS METROPOLITAN DISTRICT NO. 1 RECORDED FEBRUARY 28, 2003 AT RECEPTION NO. C1103588 AND RECEPTION NO. C1103588. NOTE: AS TO PARCEL IIB, BOTH DEEDS REFERENCE RECEPTION #C1074107. SEE EXCEPTION 16, ABOVE.
18 NONTRIBUTARY GROUND WATER CONSENT LANDOWNERSHIP STATEMENT RECORDED AUGUST 1, 2003 AT RECEPTION NO. C1185248. NOTE: AS TO PARCELS IIB, SUBJECT PARCEL IIB APPEARS TO BE SHOWN AS PARCEL B ON MAP IN STATEMENT. NOT PLOTTED.
19 DIVERSION STRUCTURE EASEMENT AGREEMENT RECORDED JULY 9, 2005 AT RECEPTION NO. 20050708000723510. NOTE: AS TO PARCEL IIB, EASEMENT LIES ON PARCEL IIB, AS SHOWN AND LABELED HEREON.
20 ZONING HEARING DECISION CASE NO. EXC2005-00005, WORTHING PIT EXPANSION RECORDED FEBRUARY 17, 2006 AT RECEPTION NO. 20060217000168780. NOTE: AS TO PARCEL IIB, THE LEGAL DESCRIPTION IN DECISION AND THE EXCEPTION BOOK 316, PAGE 131 DO NOT CLOSE MATHEMATICALLY. THE APPROXIMATED LOCATION IS SHOWN AND LABELED HEREON. PROPERTY DESCRIBED IN DECISION DOES NOT APPEAR INTENDED TO INCLUDE SUBJECT PARCEL IIB, BUT THE APPROXIMATED LOCATION DOES SHOW SOME OVERLAPS. IT IS UNCLEAR WHETHER THIS AFFECTS PARCEL IIB.
21 THE FOLLOWING IN REGARDS TO THE SOUTH PLATTE RIVER:
A) ALL RIGHT, TITLE OR CLAIM OR ANY CHARACTER BY THE UNITED STATES, STATE, LOCAL GOVERNMENT OR BY THE PUBLIC GENERALLY IN AND TO ANY PORTION OF THE LAND LYING WITHIN THE CURRENT OR FORMER BED, OR BELOW THE ORDINARY HIGH WATER MARK, OR BETWEEN THE CUT BANKS OF THE SOUTH PLATTE RIVER NAVIGABLE IN FACT OR IN LAW.
B) RIGHT OF RIPARIAN WATER RIGHTS OWNERS TO THE USE AND FLOW OF THE WATER.
C) THE CONSEQUENCE OF ANY PAST OR FUTURE CHANGE IN THE LOCATION OF THE BED.
NOTE: AS TO ALL PARCELS, APPROXIMATE LOCATION OF EXISTING BANKS OF THE SOUTH PLAT RIVER ARE PLOTTED AND LABELED HEREON.
22 THE FOLLOWING MATTER DISCLOSED BY LAND SURVEY PLAT DATE FEBRUARY 5, 2009, PREPARED BY BORN ENGINEERING, AS JOB NUMBER 09005, TO WIT:
A) RIGHT OF OTHER IN AND TO THAT PORTION OF LAND BETWEEN THE FENCE LINE AND THE PROPERTY LINE. EXISTING FENCES ARE SHOWN AND LABELED HEREON.
23 EASEMENTS AS SHOWN IN EASEMENT DEED RECORDED APRIL 1, 2009 AT RECEPTION NO. 2009000022583. NOTE: AS TO PARCEL IIB, DRAINAGE EASEMENT SHOWN AND LABELED HEREON. APPEARS TO AFFECT SUBJECT PARCEL IIB.
24 EASEMENTS AS SHOWN IN EASEMENT DEED RECORDED APRIL 1, 2009 AT RECEPTION NO. 2009000022584. NOTE: AS TO PARCELS IA AND IB, DRAINAGE EASEMENT SHOWN AND LABELED HEREON. APPEARS TO AFFECT SUBJECT PARCELS IA AND IB.
25 ZONING HEARING DECISION - CASE #RCU2009-00003, STAGECOACH WORTHING PIT PERMIT RECORDED JULY 22, 2009 AT RECEPTION NO. 2009000053953. NOTE: AS TO ALL PARCELS, LEGAL DESCRIPTION IN DECISION DESCRIBES THE SUBJECT PROPERTY PARCELS IA, IB AND IIB AS SHOWN AND LABELED HEREON. NOT PLOTTED.
26 EASEMENT DEEDS (PIPELINE) RECORDED JANUARY 8, 2010 AT RECEPTION NO. 2010000001544 AND RECEPTION NO. 2010000001547. NOTE: AS TO PARCELS IA AND IB, EASEMENT AGREEMENT 8 IN EXHIBIT A IS THE ONLY EASEMENT INCLUDED IN THE TITLE COMMITMENT FOR THE SUBJECT PROPERTY, AS REC. #200507080000723510. EASEMENT LIES ON PARCEL IIB AS SHOWN AND LABELED HEREON. (SEE EXCEPTION 19, ABOVE.)
27 ZONING HEARING DECISION - CASE #PLN2010-00012, METRO WASTEWATER ASS/IIGA PERMIT RECORDED FEBRUARY 1, 2011 AT RECEPTION NO. 2011000007884. NOTE: ZONING HEARING DECISION - CASE #PLN2010-00012, METRO WASTEWATER ASS/IIGA PERMIT RECORDED JULY 26, 2013 AT RECEPTION NO. 2013000065086. NOTE: AS TO ALL PARCELS, PARCEL NUMBERS FOR SUBJECT PROPERTY PARCELS IA, IB AND IIB ARE LISTED IN THE DECISIONS. NOT PLOTTED.
28 OIL AND GAS LEASE AGREEMENT RECORDED NOVEMBER 12, 2013 AT RECEPTION NO. 2013000096955. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO ALL PARCELS, EXHIBIT A INCLUDES DESCRIPTIONS OF PARCELS IA AND IB. NOT PLOTTED.
29 MEMORANDUM OF SURFACE USE AGREEMENT RECORDED NOVEMBER 12, 2013 AT RECEPTION NO. 2013000096956. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO ALL PARCELS, EXHIBIT A INCLUDES DESCRIPTIONS OF PARCELS IA, IB AND IIB. NOT PLOTTED.
30 REQUEST FOR NOTIFICATION OF APPLICATION FOR DEVELOPMENT RECORDED JULY 13, 2016 AT RECEPTION NO. 2016000055794. NOTE: AS TO PARCEL IIB, SUBJECT PARCEL IIB LIES WITHIN SECTION 26, TOWNSHIP 1 SOUTH, RANGE 67 WEST AND IS THEREFORE AFFECTED BY REQUEST. NOT PLOTTED.
31 RESERVATIONS AS SHOWN IN MINERAL DEED RECORDED DECEMBER 16, 2016 AT RECEPTION NO. 2016000110142. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO PARCEL IIB, SUBJECT PARCEL IIB LIES WITHIN THE SW1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 67 WEST AND IS THEREFORE AFFECTED BY RESERVATION. NOT PLOTTED.

SCHEDULE B - SECTION II EXCEPTION NOTES (CONTINUED)

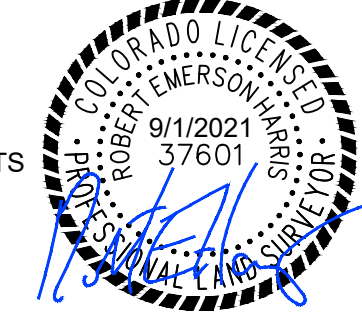
- 32 MEMORANDUM OF CRUDE OIL PURCHASE AGREEMENT RECORDED FEBRUARY 3, 2017 AT RECEPTION NO. 2017000011080. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO PARCEL IA, SUBJECT PARCELS IA, IB & IIB LIE WITHIN SECTIONS 26 & 35, TOWNSHIP 1 SOUTH, RANGE 67 WEST AND ARE THEREFORE AFFECTED BY RESERVATION. NOT PLOTTED.
33 RESERVATIONS AS SHOWN IN MINERAL DEED RECORDED FEBRUARY 22, 2017 AT RECEPTION NO. 2017000016105. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO PARCEL IA, SUBJECT PARCEL IIB LIES WITHIN THE SW1/4 OF SECTIONS 26, TOWNSHIP 1 SOUTH, RANGE 67 WEST AND IS THEREFORE AFFECTED BY RESERVATION. NOT PLOTTED.
34 RESERVATIONS AS SHOWN IN MINERAL DEED RECORDED FEBRUARY 28, 2017 AT RECEPTION NO. 2017000017963. NOTE: AS TO PARCEL IIB, SUBJECT PARCELS IA, IB & IIB LIE WITHIN TOWNSHIP 1 SOUTH, RANGE 67 WEST AND ARE THEREFORE AFFECTED BY RESERVATION. NOT PLOTTED.
35 RESERVATIONS AS SHOWN IN MINERAL DEED RECORDED MARCH 6, 2017 AT RECEPTION NO. 2017000019802. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO PARCEL IIB, SUBJECT PARCEL IIB LIES WITHIN THE SW1/4 OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 67 WEST AND IS THEREFORE AFFECTED BY RESERVATION. NOT PLOTTED.
36 OIL AND GAS LEASE RECORDED JULY 5, 2017 AT RECEPTION NO'S. 2017000057687 AND 201757688. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO PARCEL IIB, LEASES REFERENCE WARRANTY DEED RECEPTION #638405-1961 AND #81744-1975 WHICH CONTAINS CALLS TO "...THE CENTER LINE OF THE PRESENT WATER CHANNEL OF THE SOUTH PLATTE RIVER...". FOR THIS SURVEY, THE EASTERLY LINES OF THE LEASES HAVE BEEN INTERPRETED AS GOING ALONG THE CURRENT CENTER LINE OF THE SOUTH PLATTE RIVER, AS SHOWN AND LABELED HEREON. AFFECTS PARCEL IIB.
37 OIL AND GAS LEASE RECORDED JULY 6, 2017 AT RECEPTION NO'S. 2017000057968, 2017000057969, 2017000057970, 2017000057972. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO PARCEL IIB, LEASE AREAS HAVE SAME LAND DESCRIPTION AS IN EXCEPTION 36, ABOVE. SHOWN AND LABELED HEREON. AFFECTS PARCEL IIB.
38 OIL AND GAS LEASE RECORDED JULY 31, 2017 AT RECEPTION NO. 2017000065921. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO PARCEL IIB, EXHIBIT A DESCRIBES SUBJECT PROPERTY PARCEL IIB AS SHOWN AND LABELED HEREON.
39 OIL AND GAS LEASE RECORDED OCTOBER 12, 2017 AT RECEPTION NO. 2017000089325. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO PARCEL IIB, THE EASTERLY LINES OF THE LEASES HAVE BEEN INTERPRETED AS GOING ALONG THE CURRENT CENTER LINE OF THE SOUTH PLATTE RIVER, AS SHOWN AND LABELED HEREON. AFFECTS PARCEL IIB.
40 OIL AND GAS LEASE RECORDED OCTOBER 13, 2017 AT RECEPTION NO. 2017000089956. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO PARCEL IIB, EXHIBIT A DESCRIBES THE SAME LEASE AREAS AS IN EXCEPTION 39, ABOVE. AS SHOWN AND LABELED HEREON. AFFECTS PARCEL IIB.
41 MEMORANDUM OF AGREEMENT GAS GATHERING, PROCESSING AND PURCHASE AGREEMENT RECORDED OCTOBER 19, 2017 AT RECEPTION NO. 2017000091626. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO ALL PARCELS, SUBJECT PARCELS IA, IB AND IIB ALL LIE WITHIN LAND AFFECTED BY MEMORANDUM. NOT PLOTTED.
42 NON-EXCLUSIVE EASEMENT AS SHOWN IN GENERAL WARRANTY DEED RECORDED NOVEMBER 14, 2017 AT RECEPTION NO. 2017000100562. NOTE: CORRECTION OF GENERAL WARRANTY DEED RECORDED NOVEMBER 15, 2017 AT RECEPTION NO. 2017000100907. NOTE: AS TO PARCEL IIB, BOTH DEEDS REFERENCE RECEPTION #C1074107. SEE EXCEPTION 16, ABOVE.
43 NON-EXCLUSIVE EASEMENT AS SHOWN IN GENERAL WARRANTY DEED RECORDED NOVEMBER 14, 2017 AT RECEPTION NO. 2017000100563. NOTE: CORRECTION OF GENERAL WARRANTY DEED RECORDED NOVEMBER 15, 2017 AT RECEPTION NO. 2017000100908. NOTE: AS TO PARCEL IIB, EASEMENT IS NOT MATHEMATICALLY DEFINED. THE DEED STATES, AND EXHIBIT A SHOWS THAT THE HEADGATE LIES ON THE EAST BANK OF THE SOUTH PLATTE RIVER, HOWEVER THE APPROXIMATE LOCATION DESCRIBED ON THE DEED, 1638' EAST OF THE WEST LINE AND 1531' NORTH OF THE SOUTH LINE OF SAID SECTION 26) AND PLACES IT WEST OF THE RIVER, AS SHOWN AND LABELED HEREON. AFFECTS PARCEL IIB. EXISTING HEADGATE IS SHOWN AND LABELED HEREON.
44 EASEMENTS AND WATER RIGHTS AS SHOWN IN GENERAL WARRANTY DEED RECORDED NOVEMBER 14, 2017 AT RECEPTION NO. D7129563. NOTE: ARAPAHOE COUNTY RECORDS NOTE: AS TO PARCEL IIB, DEED REFERENCE RECEPTION #C1074107. SEE EXCEPTION 16, ABOVE.
45 EASEMENTS AND WATER RIGHTS AS SHOWN IN GENERAL WARRANTY DEED RECORDED NOVEMBER 14, 2017 AT RECEPTION NO. D7129564. NOTE: ARAPAHOE COUNTY RECORDS NOTE: AS TO PARCEL IIB, EASEMENT IS THE SAME AS IN EXCEPTION 43, ABOVE.
46 REAFFIRMATION, SUPPLEMENT AND AMENDMENT TO SECOND AMENDED AND RESTATED DEED OF TRUST, ASSIGNMENT OF PRODUCTION, SECURITY AGREEMENT, FINANCING STATEMENT AND FUTURE FILING RECORDED JUNE 7, 2018 AT RECEPTION NO. 2018000046118. NOTE: AS TO PARCEL IA, RECEPTION NO. 2013000096955 IS LISTED IN EXHIBIT A (SHEETS 72 AND 74 OF 86) WHICH IS LISTED IN EXCEPTION #28, ABOVE. AFFECTS PARCELS IA AND IB. NOT PLOTTED.
47 DECLARATION OF POOLING RECORDED AUGUST 16, 2018 AT RECEPTION NO. 2018000066534. NOTE: AFFIDAVIT OF SCRIVENER'S ERROR RECORDED FEBRUARY 21, 2020 AT RECEPTION NO. 2020000016397. NOTE: THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF ANY SUCH INTERESTS. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF INTERESTS THAT ARE NOT LISTED. NOTE: AS TO ALL PARCELS, SUBJECT PARCELS IA AND IB ARE DESCRIBED IN EXHIBIT A OF DECLARATION AND AFFIDAVIT. NOT PLOTTED.

(CONTINUED ON SHEET 2)

SURVEYOR'S CERTIFICATE

I, ROBERT E HARRIS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, DO HEREBY CERTIFY SPECIFICALLY AND ONLY TO HENDERSON AGGREGATE, LTD., A COLORADO LIMITED PARTNERSHIP, THAT IN AUGUST 2021, A PROPERTY SURVEY WAS MADE TO NORMAL STANDARDS OF CARE OF A PROFESSIONAL LAND SURVEYOR PRACTICING IN THE STATE OF COLORADO, THAT THE PLAT HEREIN IS AN ACCURATE REPRESENTATION OF THE PROPERTY AS DETERMINED BY THIS SURVEY. ALL NOTES SHOWN HEREON ARE A PART OF THIS CERTIFICATION. THE ENCROACHMENTS, EASEMENTS, RIGHT OF WAYS OR PASSAGEWAYS ACROSS SAID PROPERTY THAT ARE IN EVIDENCE OR KNOWN TO ME, ARE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IS NOT EXPRESSED OR IMPLIED AS A GUARANTY OR WARRANTY. THE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY GILLIANS LAND CONSULTANTS TO DETERMINE OWNERSHIP OF THIS TRACT OR TO VERIFY THE DESCRIPTION SHOWN; THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS; NOR EASEMENTS OF RECORD.

ROBERT E. HARRIS
COLORADO P.L.S. 37601
FOR & ON BEHALF OF
GILLIANS LAND CONSULTANTS
rharris@gillianslc.com



-DRAFT-
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INDEXING STATEMENT

DEPOSITED THIS ___ DAY OF ___, 20___, AT ___, M., IN BOOK ___ OF THE COUNTY SURVEYOR'S LAND SURVEY/RIGHT-OF-WAY SURVEYS AT PAGE(S) ___, RECEPTION NUMBER ___.

COUNTY SURVEYOR/DEPUTY COUNTY SURVEYOR

Table with columns for ALB, DATE, CLIENT COMMENTS, and REVISION RECORD.

LAND SURVEY PLAT
STAGECOACH PIT
ADAMS COUNTY, COLORADO

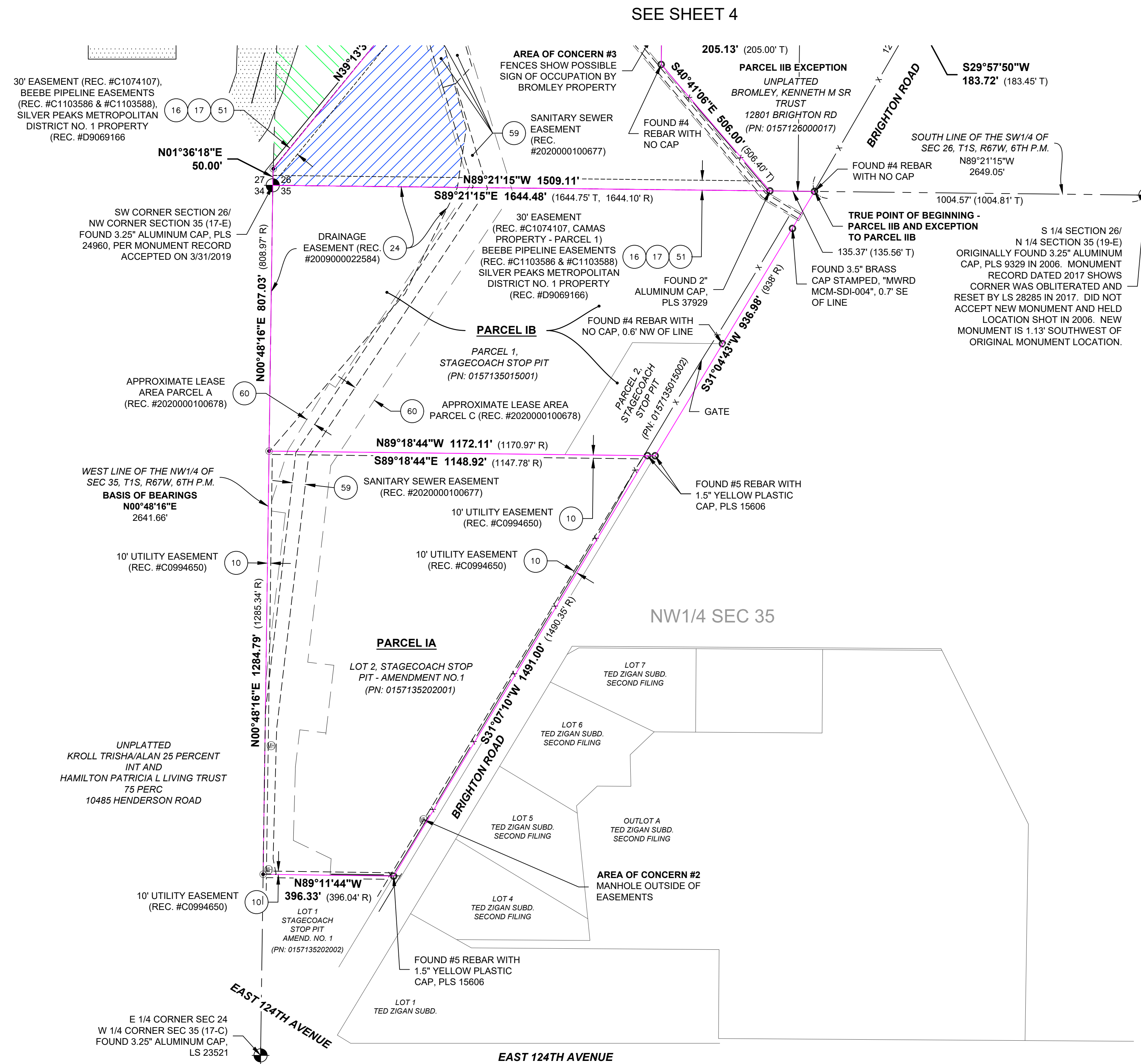
CERTIFICATION



Table with columns for JOB NO., DRAWN, CHECKED, FIELD, ISSUE DATE, SCALE, FILE.

LAND SURVEY PLAT

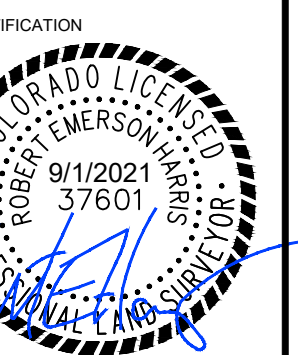
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TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 4

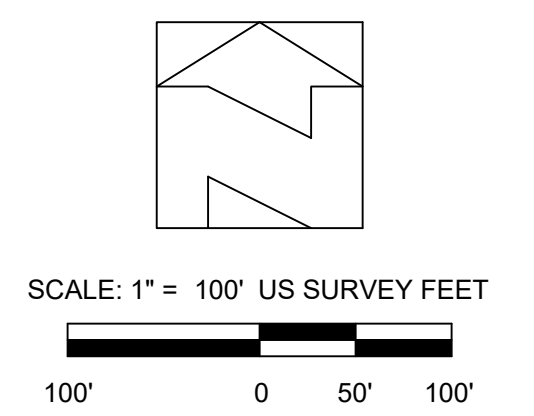
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NO			REVISION RECORD

LAND SURVEY PLAT
STAGECOACH PIT
ADAMS COUNTY, COLORADO



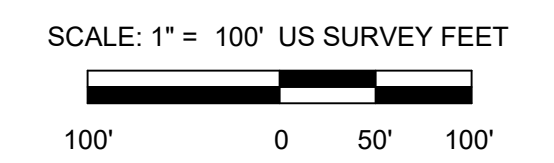
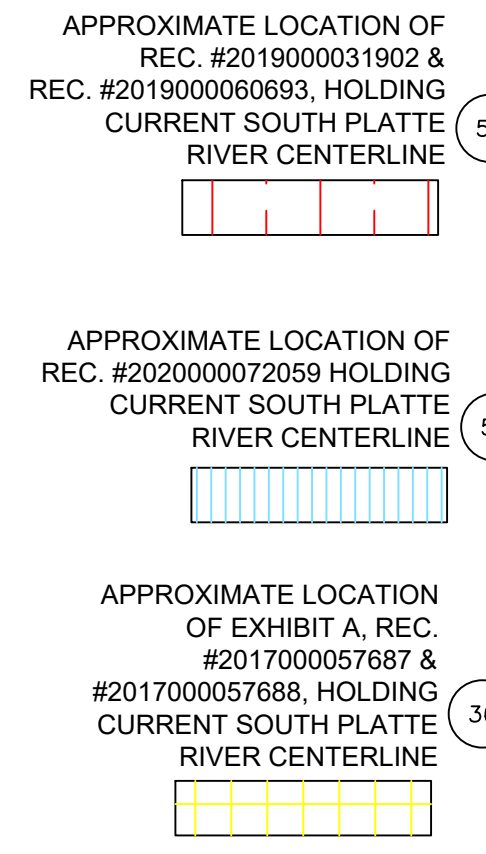
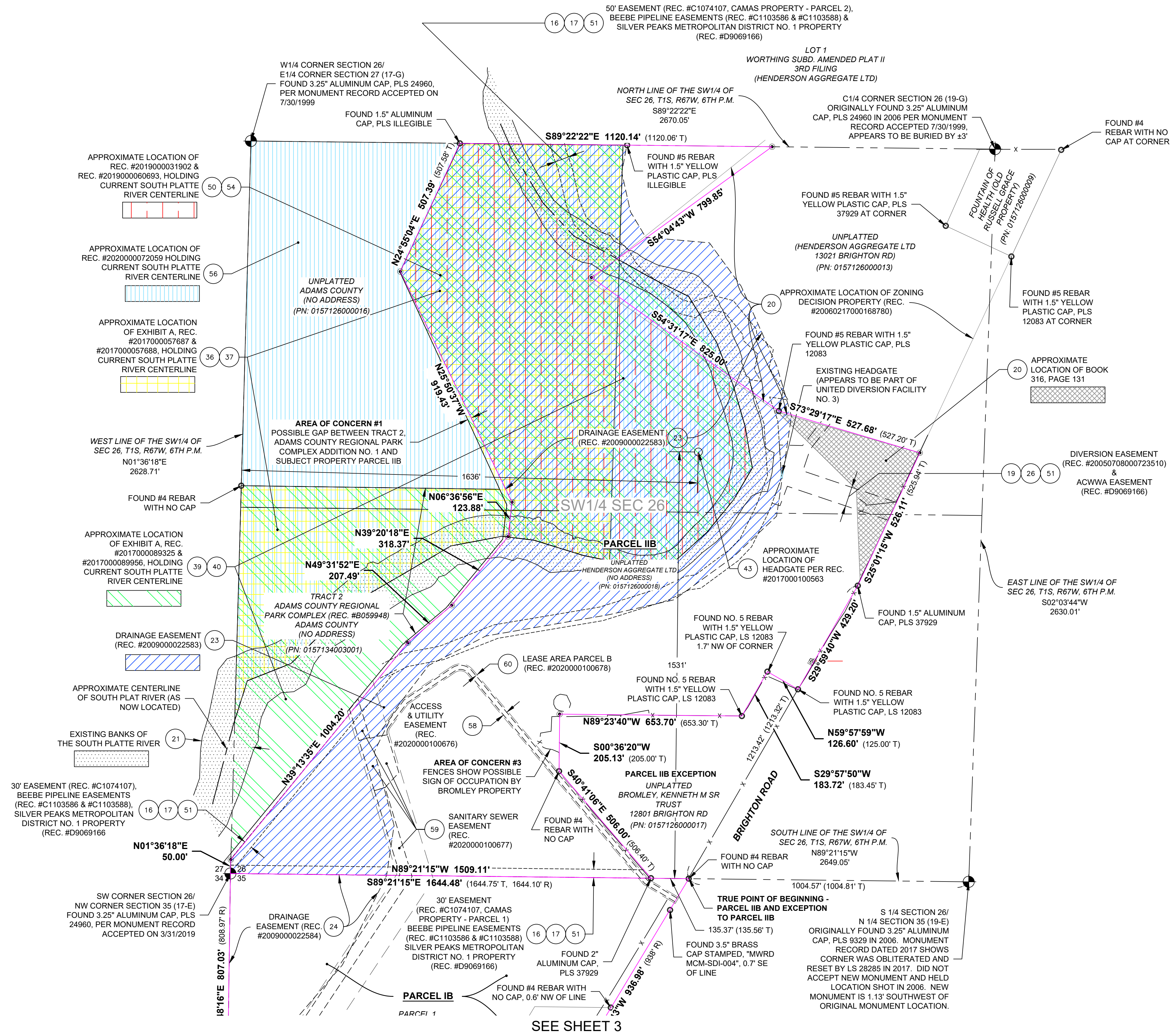
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P.O. BOX 746358
ARVADA, CO 80006-6358
303-972-8640
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JOB NO: 21171
DRAWN: ALB
CHECKED: REH
FIELD: JW
ISSUE DATE: 8/24/2021
SCALE: N/A
FILE: 21171 LSP



LAND SURVEY PLAT

LOCATED IN THE SOUTH 1/2 OF SECTION 26 AND THE NORTHWEST 1/4 OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



SEE SHEET 3

NO	DATE	BY	REVISION RECORD
1	9/1/2021	ALB	CLIENT COMMENTS
NO			

LAND SURVEY PLAT
STAGECOACH PIT
ADAMS COUNTY, COLORADO








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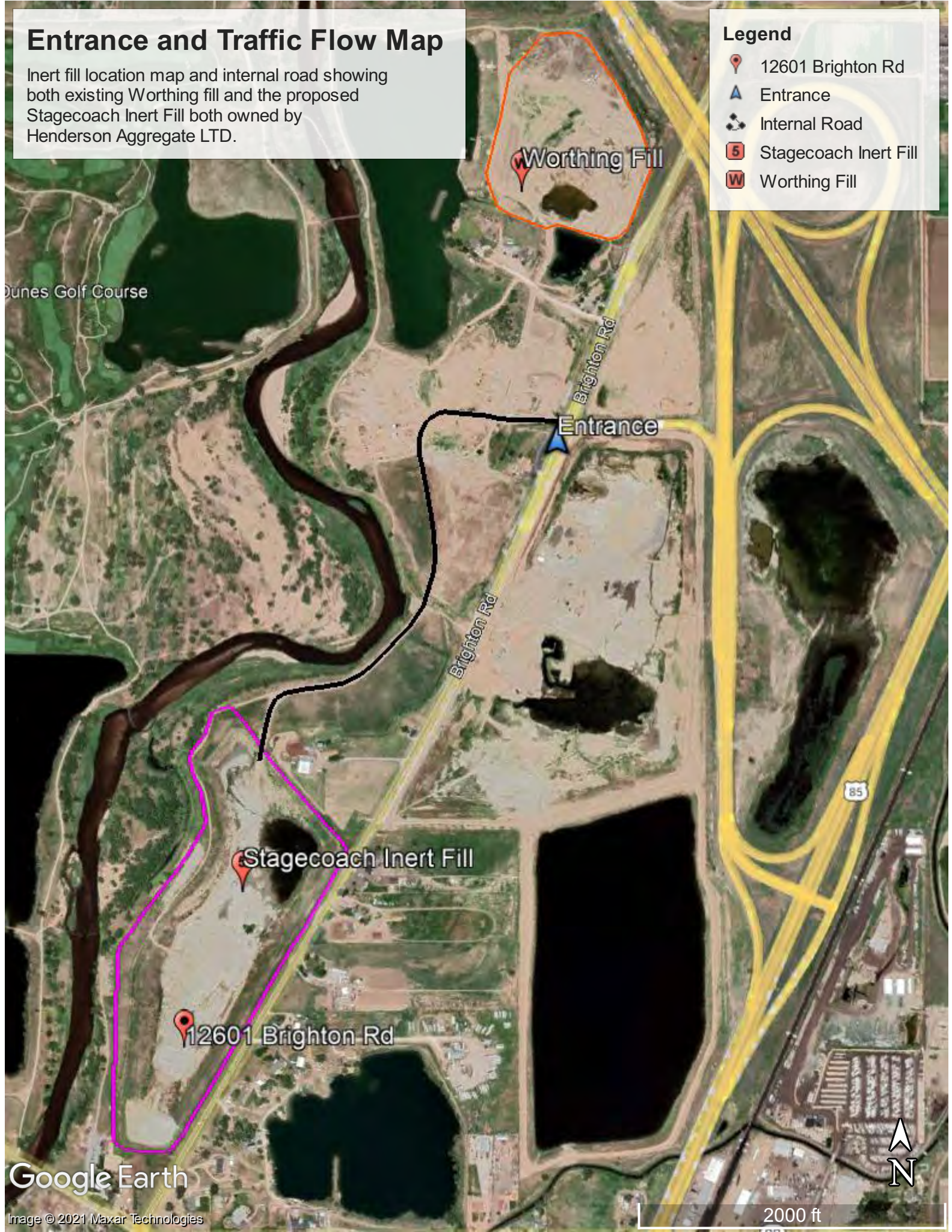
JOB NO: 21171
DRAWN: ALB
CHECKED: REH
FIELD: JW
ISSUE DATE: 8/24/2021
SCALE: N/A
FILE: 21171 LSP

Entrance and Traffic Flow Map

Inert fill location map and internal road showing both existing Worthing fill and the proposed Stagecoach Inert Fill both owned by Henderson Aggregate LTD.

Legend

-  12601 Brighton Rd
-  Entrance
-  Internal Road
-  Stagecoach Inert Fill
-  Worthing Fill





LSC TRANSPORTATION CONSULTANTS, INC.

1889 York Street
Denver, CO 80206
(303) 333-1105
FAX (303) 333-1107
E-mail: lsc@lscdenver.com

March 1, 2022

Mr. Mark A. Molen
Molen and Associates, LLC
2090 E. 104th Avenue, Suite 101
Thornton, CO 80233

Re: Stagecoach Inert Fill
Level 2 Traffic
Impact Analysis
Adams County, CO
LSC #211070

Dear Mr. Molen:

In response to your request, LSC Transportation Consultants, Inc. has prepared this Level 2 traffic impact analysis for the proposed Stagecoach Inert Fill development. As shown on Figure 1, the site is located west of Brighton Road and south of E. 132nd Avenue in Adams County, Colorado.

REPORT CONTENTS

The report contains the following: the existing roadway and traffic conditions in the vicinity of the site including the lane geometries, traffic controls, posted speed limits, etc.; the existing weekday peak-hour traffic volumes; the existing daily traffic volumes in the area; the typical weekday site-generated traffic volume projections for the site for both an average and maximum day; the assignment of the projected traffic volumes to the area roadways; the projected short-term and long-term background and resulting total traffic volumes on the area roadways; the site's projected traffic impacts; and any recommended roadway improvements to mitigate the site's traffic impacts.

LAND USE AND ACCESS

The site has been used as a fill site for several decades and is currently proposing to extend the permitting for several more years. The extension of the permit will not increase the traffic volumes historically generated by the site. Full movement access exists to Brighton Road. Figure 2 shows the conceptual site plan.

ROADWAY AND TRAFFIC CONDITIONS

Area Roadways

The major roadways in the site's vicinity are shown on Figure 1 and are described below.

- **Brighton Road** is a north-south, two-lane arterial roadway east of the site. The intersections with E. 124th Avenue and E. 136th Avenue are stop-sign controlled. The posted speed limit is 45 mph in the vicinity of the site.

Existing Traffic Conditions

Figure 3 shows the existing traffic volumes, lane geometries, traffic controls, and posted speed limits in the vicinity of the site on a typical weekday. The weekday peak-hour traffic and daily traffic volumes are from the attached traffic counts conducted by Counter Measures in November 2021.

2022 and 2042 Background Traffic

Figure 4 shows the estimated 2022 background traffic and Figure 5 shows the estimated 2042 background traffic. The background traffic is based on an annual rate of two percent less the existing site-generated trips. Figures 4 and 5 also show the assumed lane geometry and traffic control which is the same as the existing conditions shown in Figure 3.

Existing, 2022, and 2042 Background Levels of Service

Level of service (LOS) is a quantitative measure of the level of congestion or delay at an intersection. Level of service is indicated on a scale from “A” to “F.” LOS A is indicative of little congestion or delay and LOS F is indicative of a high level of congestion or delay. Attached are specific level of service definitions for signalized and unsignalized intersections.

The intersections in the study area were analyzed to determine the existing, 2022, and 2042 background levels of service using Synchro. Table 1 shows the level of service analysis results. The level of service reports are attached.

1. **Brighton Road/E. 136th Avenue:** All movements at this unsignalized intersection currently operate at LOS “C” or better and are expected to operate at LOS “C” or better during both morning and afternoon peak-hours through 2042 with the following exception: By 2042, the westbound left-turn movement is expected to operate at LOS “F” in the afternoon peak-hour.
2. **Brighton Road/Site Access:** All movements at this unsignalized intersection currently operate at LOS “D” or better and are expected to operate at LOS “C” or better during both morning and afternoon peak-hours through 2042.
3. **Brighton Road/Henderson Road/E. 124th Avenue:** This all-way stop-controlled intersection currently operates at an overall LOS “C” during the morning peak-hour and LOS “E” during the afternoon peak-hour. By 2022, it is expected to operate at LOS “C” during the morning peak-hour and LOS “F” during the afternoon peak-hour. By 2042, both peak-hours are expected to operate at LOS “F”.

TRIP GENERATION

Table 2 shows the estimated average weekday trip generation for the proposed site based on information from the applicant for two scenarios (average and maximum round-trips per day).

On an average day, the site is projected to continue to generate about 200 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 10 vehicles would enter and about 10 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 10 vehicles would enter and about 10 vehicles would exit.

On a maximum day, the site is projected to continue to generate about 300 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, which generally occurs for one hour between 6:30 and 8:30 a.m., about 15 vehicles would enter and about 15 vehicles would exit the site. During the afternoon peak-hour, which generally occurs for one hour between 4:00 and 6:00 p.m., about 15 vehicles would enter and about 15 vehicles would exit.

TRIP DISTRIBUTION

Figure 6 shows the estimated directional distribution of the site-generated traffic volumes on the area roadways. The estimates were based on the location of the site with respect to the regional population, employment, and activity centers; and the site's proposed land use.

TRIP ASSIGNMENT

Figure 7a shows the estimated site-generated traffic volumes for an average day based on the directional distribution percentages (from Figure 6) and the average day trip generation estimate (from Table 2).

Figure 7b shows the estimated site-generated traffic volumes for a maximum day based on the directional distribution percentages (from Figure 6) and the maximum day trip generation estimate (from Table 2).

2022 and 2042 TOTAL TRAFFIC

Figure 8a shows the 2022 total traffic for an average day which is the sum of the 2022 background traffic volumes (from Figure 4) and the average day site-generated traffic volumes (from Figure 7a). Figure 8a also shows the existing lane geometry and traffic control plus the potential mitigation.

Figure 8b shows the 2022 total traffic for a maximum day which is the sum of the 2022 background traffic volumes (from Figure 4) and the maximum day site-generated traffic volumes (from Figure 7b). Figure 8b also shows the existing lane geometry and traffic control plus the potential mitigation.

Figure 9a shows the 2042 total traffic for an average day which is the sum of 2042 background traffic volumes (from Figure 5) and the average day site-generated traffic volumes (from Figure

7a). Figure 9a also shows the the existing lane geometry and traffic control plus the potential mitigation.

Figure 9b shows the 2042 total traffic for a maximum day which is the sum of 2042 background traffic volumes (from Figure 5) and the maximum day site-generated traffic volumes (from Figure 7b). Figure 9b also shows the the existing lane geometry and traffic control plus the potential mitigation.

PROJECTED LEVELS OF SERVICE

The intersections in the study area were analyzed to determine the 2022 and 2042 total levels of service for both an average and a maximum day. Table 1 shows the level of service analysis results. The level of service reports are attached.

- 1. Brighton Road/E. 136th Avenue:** All movements at this unsignalized intersection are expected to operate at LOS “C” or better for both scenarios during both morning and afternoon peak-hours through 2042 with the following exception: By 2042, the westbound left-turn movement is expected to operate at LOS “F” in the afternoon peak-hour in either scenario. All movements would be LOS “D” or better with the potential mitigation.
- 2. Brighton Road/Site Access:** All movements at this unsignalized intersection are expected to operate at LOS “C” or better for both scenarios during both morning and afternoon peak-hours through 2042.
- 3. Brighton Road/Henderson Road/E. 124th Avenue:** This all-way stop-controlled intersection is expected to operate at an overall LOS “D” during the morning peak-hour and LOS “F” during the afternoon peak-hour in either scenario through 2022. By 2042, it is expected to operate at LOS “F” during both peak-hours in either scenario. With the potential mitigation including traffic signal control it is expected to operate at LOS “C” during both peak-hours through 2042.

CONCLUSIONS AND RECOMMENDATIONS

Trip Generation

1. On an average day, the site is projected to continue to generate about 200 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, about 10 vehicles would enter and about 10 vehicles would exit the site. During the afternoon peak-hour, about 10 vehicles would enter and about 10 vehicles would exit.
2. On a maximum day, the site is projected to continue to generate about 300 vehicle-trips on the average weekday, with about half entering and half exiting during a 24-hour period. During the morning peak-hour, about 15 vehicles would enter and about 15 vehicles would exit the site. During the afternoon peak-hour, about 15 vehicles would enter and about 15 vehicles would exit.

Projected Levels of Service

- 3. All movements at the unsignalized intersections are expected at LOS “D” or better during both peak-hours through 2042 with the following exception: The westbound left-turn movement at the Brighton Road/E. 136th Avenue is expected to operate at LOS “F” in the afternoon peak-hour in either scenario with the existing lane geometry and traffic control. This movement would improve to LOS “D” or better with the potential mitigation which is providing a westbound to southbound acceleration lane.
- 4. The all-way stop-controlled Brighton Road/Henderon Road/E. 124th avenue is expected to operate at LOS “F” in either scenario by 2042. With the recommended improvements which include traffic signal control for this intersection, it is expected to operate at LOS “C” through 2042.

Conclusions

- 5. The continued impact of the proposed Stagecoach Inert Fill development can be accommodated by the existing roadway network. The following recommended improvements would mitigate existing and future background traffic issues. The site is expected to have minimal impact so any contribution or mitigation provided by the applicant should be minimal.

Recommendations

- 6. A westbound to southbound left-turn acceleration lane on Brighton Road departing E. 136th Avenue would mitigate background traffic growth and be needed with or without development of the site. Site traffic is expected to comprise less than three percent of the traffic making this movement in 2042.
- 7. Separate left-turn lanes for the eastbound and westbound approaches (100 feet each) would mitigate 2022 background traffic and be needed with or without development of the site. Separate left-turn lanes on each approach (100 feet each) plus traffic signal control at the Brighton Road/Henderson Road/E. 124th Avenue intersection would mitigate growth in 2042 background traffic and be needed with or without development of the. Site traffic is expected to comprise less than one percent of the peak-hour traffic at this intersection in 2042.

* * * * *

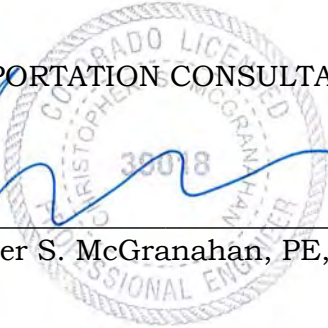
We trust our findings will assist you in gaining approval of the proposed Stagecoach Inert Fill development. Please contact me if you have any questions or need further assistance.

Sincerely,

LSC TRANSPORTATION CONSULTANTS, INC.

By 

Christopher S. McGranahan, PE, PTOE
Principal



CSM/wc

3-1-22

Enclosures: Tables 1 and 2
Figures 1 - 9b
Traffic Count Reports
Level of Service Definitions
Level of Service Reports

**Table 1
Intersection Levels of Service Analysis
Stagecoach Inert Fill
Adams County, CO
LSC #211070; March, 2022**

Intersection No. & Location	Traffic Control	Existing Traffic		2022 Background Traffic		2022 Total Traffic Average Day		2022 Total Traffic Maximum Day		2022 Total Traffic Maximum Day Mitigated ⁽¹⁾		2042 Background Traffic		2042 Total Traffic Average Day		2042 Total Traffic Maximum Day		2042 Total Traffic Maximum Day Mitigated ^{(2) (3)}		
		Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service	Level of Service
		AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM	AM
1) <u>Brighton Road/E. 136th Avenue</u>	TWSC																			
WB Left		B	C	B	C	B	C	B	C			C	F	C	F	C	F	C	D	
WB Right		A	B	A	B	A	B	A	B			A	B	A	B	A	B	A	B	
SB Left		A	A	A	A	A	A	A	A			A	A	A	A	A	A	A	A	
Critical Movement Delay		13.3	19.8	13.4	20.1	13.5	20.4	13.6	20.6			18.6	70.4	18.9	73.8	19.0	74.6	15.6	28.8	
2) <u>Brighton Road/Site Access/ E. 132nd Avenue</u>	TWSC																			
NB Left		A	A	A	A	A	A	A	A			A	A	A	A	A	A			
EB Approach		B	D	A	A	B	C	B	C			A	A	B	C	B	C			
WB Approach		A	B	B	C	B	C	B	C			B	C	B	C	B	C			
SB Left		A	A	A	A	A	A	A	A			A	A	A	A	A	A			
Critical Movement Delay		11.0	25.0	10.5	15.5	12.3	18.4	12.5	18.9			10.5	15.5	12.3	18.4	12.5	18.9			
3) <u>Brighton Road/Henderson Road/ E. 124th Avenue</u>	AWSC																			
NB Left/Through		C	C	C	C	C	C	C	C	C	C	D	E	D	E	D	E			
NB Right		A	B	A	B	A	B	B	B	A	B	B	B	B	B	B	B			
EB Approach		D	F	D	F	E	F	E	F	--	--	F	F	F	F	F	F			
EB Left		--	--	--	--	--	--	--	--	B	B	--	--	--	--	--	--			
EB Through/Right		--	--	--	--	--	--	--	--	C	D	--	--	--	--	--	--			
WB Left/Through		C	E	C	E	C	E	C	E	--	--	F	F	F	F	F	F			
WB Left		--	--	--	--	--	--	--	--	B	B	--	--	--	--	--	--			
WB Right		A	A	A	A	A	A	A	A	--	--	B	B	B	B	B	B			
WB Through/Right		--	--	--	--	--	--	--	--	C	D	--	--	--	--	--	--			
SB Left		B	B	B	B	B	B	B	B	B	B	B	C	B	C	B	C			
SB Through/Right		B	C	B	C	B	C	B	C	B	C	D	D	D	E	D	D			
Entire Intersection Delay (sec /veh)		24.4	47.9	24.6	52.7	25.4	55.4	25.9	56.6	18.3	24.2	140.3	>240	143.9	>240	145.3	>240			
Entire Intersection LOS		C	E	C	F	D	F	D	F	C	C	F	F	F	F	F	F			
	Signalized																			
EB Left																		B	B	
EB Through/Right																		B	B	
WB Left																		B	B	
WB Through/Right																		C	C	
NB Left																		C	C	
NB Through/Right																		B	B	
SB Left																		C	C	
SB Through/Right																		C	C	
Entire Intersection Delay (sec /veh)																		20.4	23.2	
Entire Intersection LOS																		C	C	

(1) Potential 2022 mitigation is converting the east-west approaches to have dedicated left-turn lanes (100 feet each) and a shared through/right lane.
(2) Potential 2042 mitigation is traffic signal control and having a dedicated left-turn lane on each approach. The proposed site is expected to comprise about one percent of 2022 total traffic and about 0.7 percent of 2042 total traffic.
(3) Potential mitigation is a westbound to southbound acceleration lane on Brighton Road. The proposed site is expected to comprise less than three percent of 2042 total traffic.

Table 2
ESTIMATED TRAFFIC GENERATION
Stagecoach Inert Fill
Adams County, CO
LSC #211070; March, 2022

Trip Generating Category	Vehicle-Trips Generated ⁽¹⁾				
	Average	AM Peak-Hour		PM Peak-Hour	
	Weekday	In	Out	In	Out
CURRENTLY PROPOSED LAND USE					
Average Round Trips Per Day = 100					
Round Trips	200	10	10	10	10
Maximum Round Trips Per Day = 150					
Round Trips	300	15	15	15	15

Notes:

(1) Assumes 10% of the daily trips occur during each peak-hour.



Approximate Scale
Scale: 1"=3,000'

Figure 1

Vicinity Map

Stagecoach Inert Fill (LSC #211070)

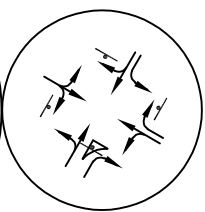
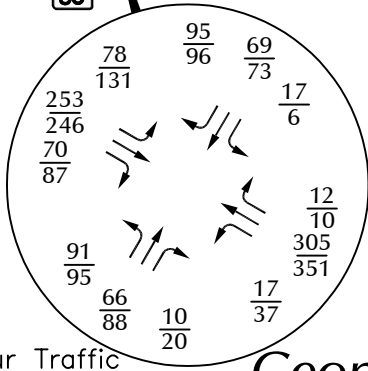
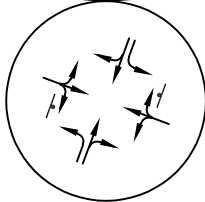
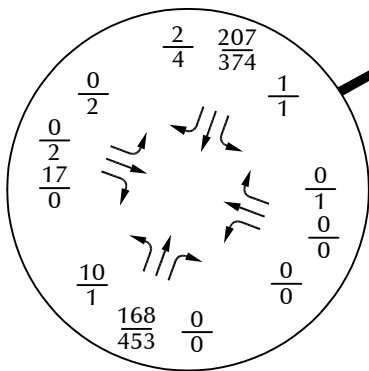
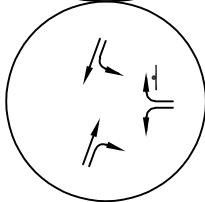
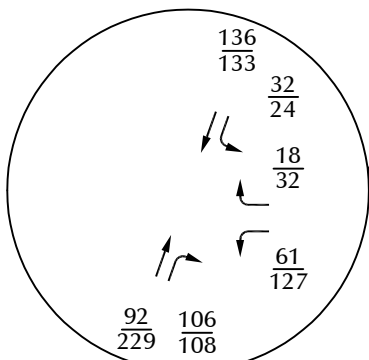


Figure 2

Site Plan

Stagecoach Inert Fill (LSC #211070)





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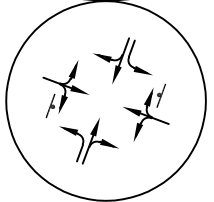
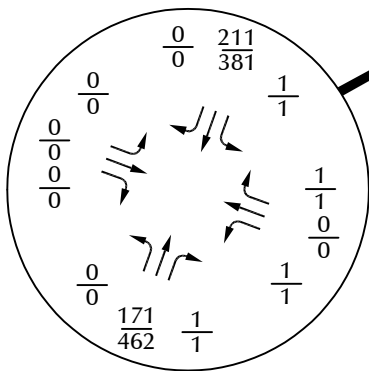
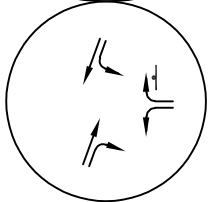
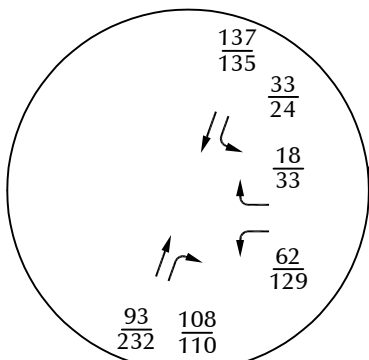
- = Stop Sign
- = Speed Limit
- $\frac{26}{35}$ = AM Peak Hour Traffic
PM Peak Hour Traffic
- 1.000 = Average Daily Traffic

Figure 3

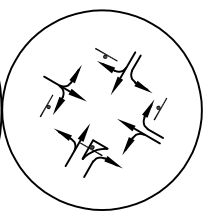
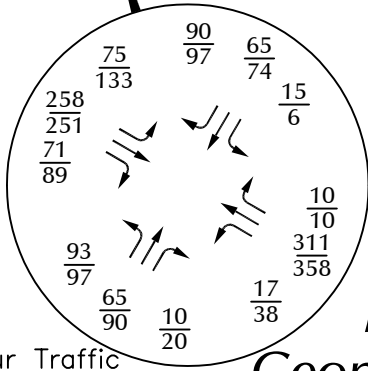
Existing Traffic, Lane Geometry and Traffic Control

Stagecoach Inert Fill (LSC #211070)





Note: Assumes annual growth rate of two percent less the existing site trips.



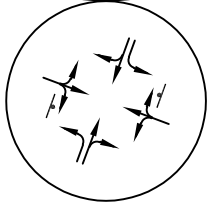
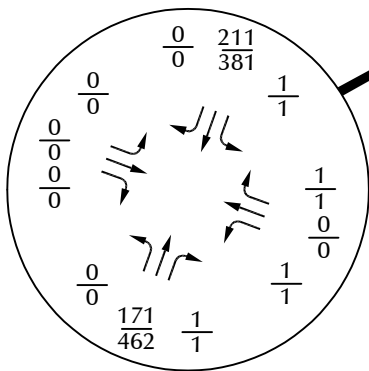
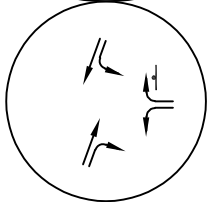
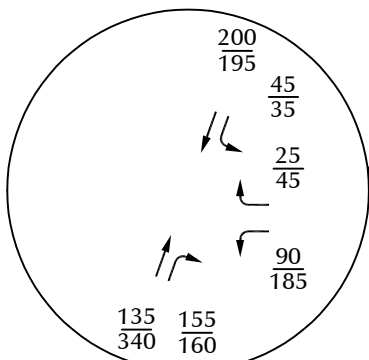
LEGEND:



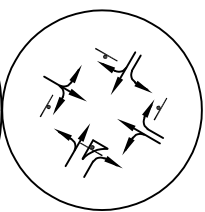
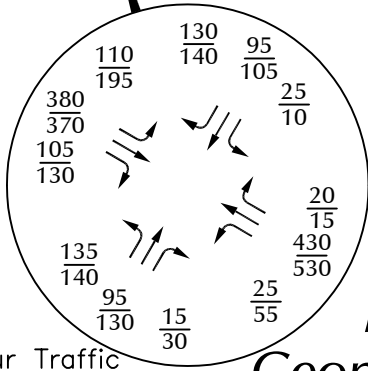
- ⊥ = Stop Sign
- $\frac{26}{35}$ = AM Peak Hour Traffic / PM Peak Hour Traffic
- 1.000 = Average Daily Traffic

Figure 4
 Year 2022
 Background Traffic, Lane
 Geometry and Traffic Control

Stagecoach Inert Fill (LSC #211070)



Note: Assumes annual growth rate of two percent less the existing site trips.



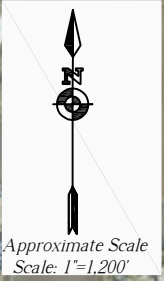
LEGEND:



- † = Stop Sign
- $\frac{26}{35}$ = AM Peak Hour Traffic / PM Peak Hour Traffic
- 1.000 = Average Daily Traffic

Figure 5
Year 2042
Background Traffic, Lane
Geometry and Traffic Control

Stagecoach Inert Fill (LSC #211070)



LEGEND:

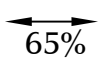
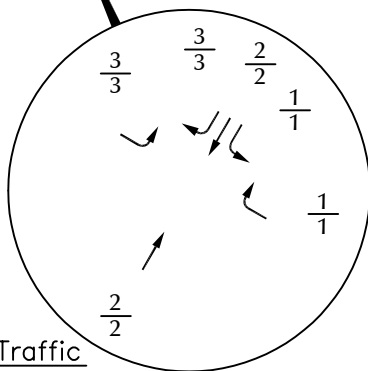
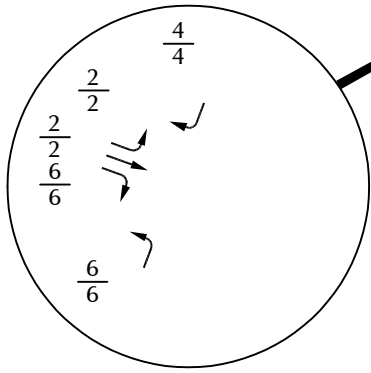
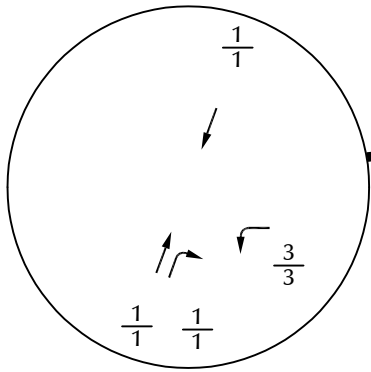
 = Percent Directional Distribution



Figure 6

Directional Distribution of Site-Generated Traffic

Stagecoach Inert Fill (LSC #211070)



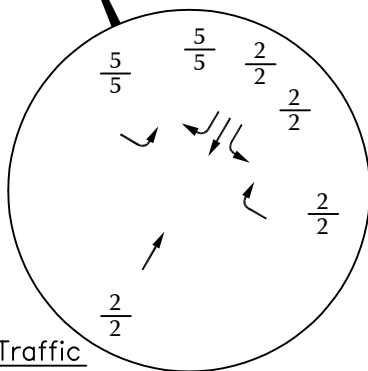
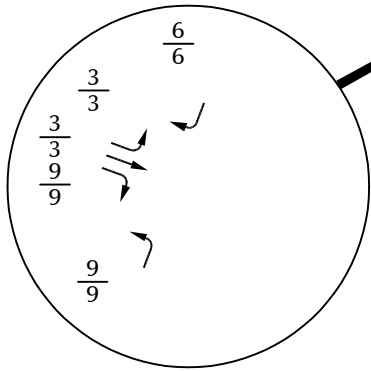
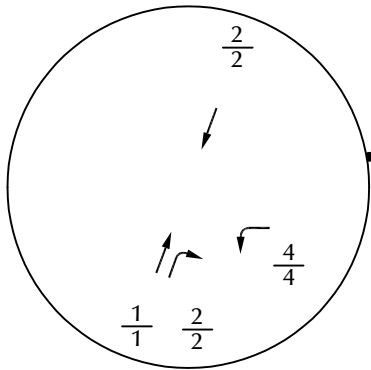
LEGEND:

$\frac{26}{35}$ = AM Peak Hour Traffic
 $\frac{35}{35}$ = PM Peak Hour Traffic

1.000 = Average Daily Traffic

Figure 7a
**Assignment of
 Site-Generated Traffic
 for an Average Day**

Stagecoach Inert Fill (LSC #211070)




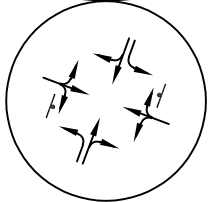
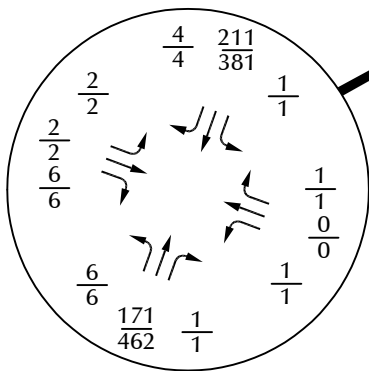
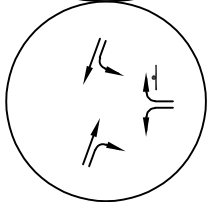
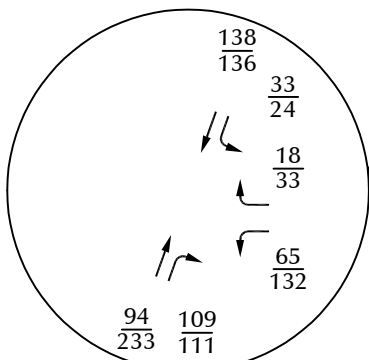
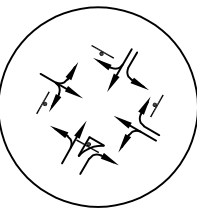
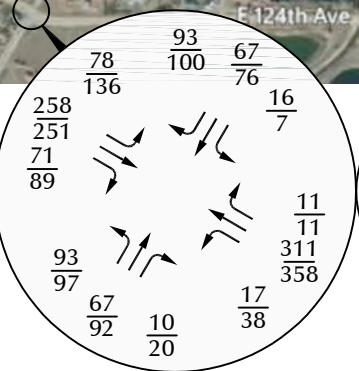
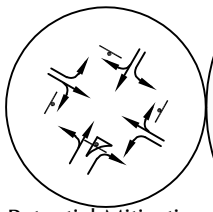

LEGEND:
 $\frac{26}{35}$ = AM Peak Hour Traffic
 $\frac{35}{35}$ = PM Peak Hour Traffic
 1.000 = Average Daily Traffic

Figure 7b
Assignment of Site-Generated Traffic for a Maximum Day
 Stagecoach Inert Fill (LSC #211070)



Note: These volumes are the sum of the volumes in Figures 4 and 7a.



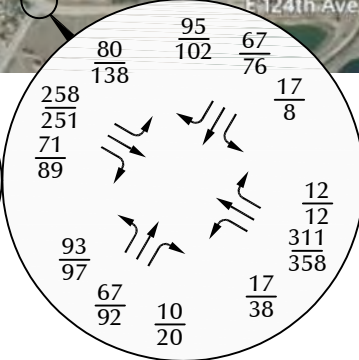
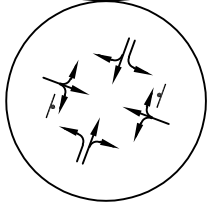
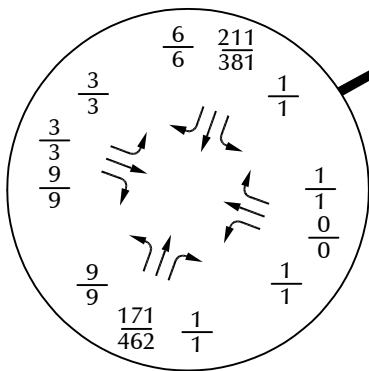
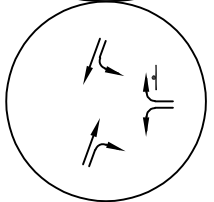
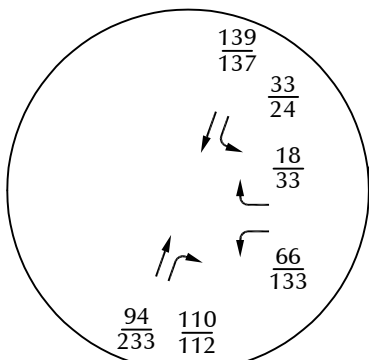
LEGEND:



- † = Stop Sign
- $\frac{26}{35}$ = AM Peak Hour Traffic
- $\frac{35}{26}$ = PM Peak Hour Traffic
- 1.000 = Average Daily Traffic

Figure 8a
 Year 2022
 Total Traffic, Lane
 Geometry and Traffic Control
 for an Average Day

Stagecoach Inert Fill (LSC #211070)



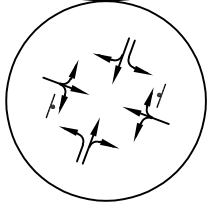
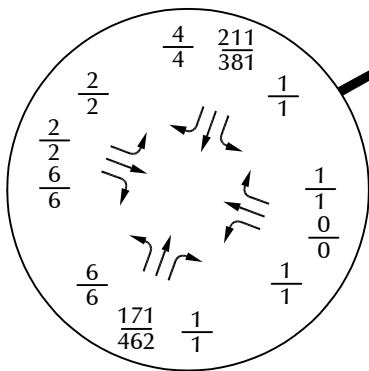
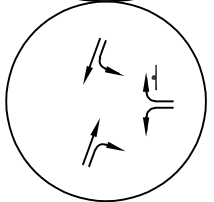
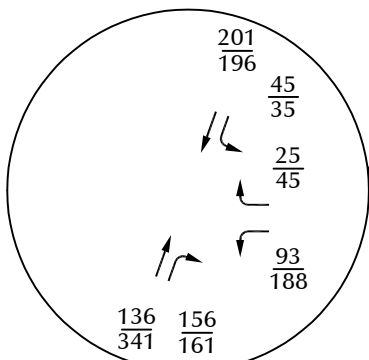
Note: These volumes are the sum of the volumes in Figures 4 and 7b.

LEGEND:



- † = Stop Sign
- $\frac{26}{35}$ = AM Peak Hour Traffic / PM Peak Hour Traffic
- 1.000 = Average Daily Traffic

Figure 8b
 Year 2022
 Total Traffic, Lane
 Geometry and Traffic Control
 for a Maximum Day
 Stagecoach Inert Fill (LSC #211070)



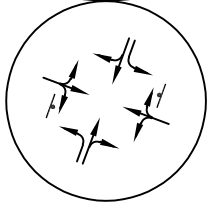
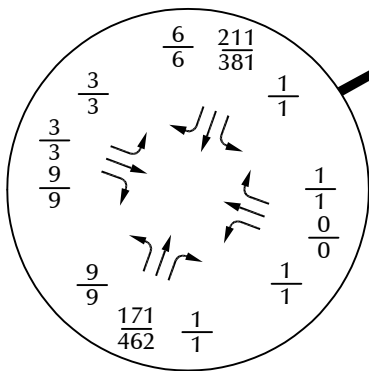
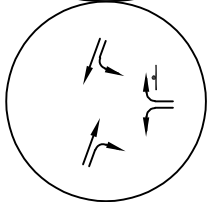
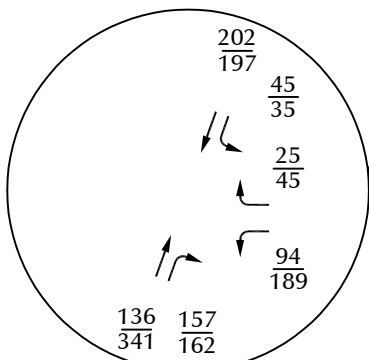
Note: These volumes are the sum of the volumes in Figures 5 and 7a.

LEGEND:

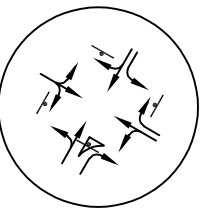
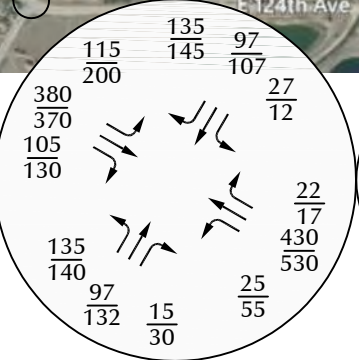
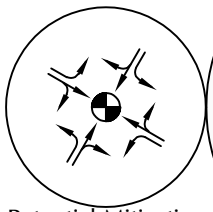
- = Stop Sign
- = Traffic Signal
- $\frac{26}{35}$ = AM Peak Hour Traffic / PM Peak Hour Traffic
- 1.000 = Average Daily Traffic



Figure 9a
Year 2042
Total Traffic, Lane
Geometry and Traffic Control
for an Average Day
 Stagecoach Inert Fill (LSC #211070)



Note: These volumes are the sum of the volumes in Figures 5 and 7b.



LEGEND:

- ⊥ = Stop Sign
- ⊙ = Traffic Signal
- $\frac{26}{35}$ = AM Peak Hour Traffic / PM Peak Hour Traffic
- 1.000 = Average Daily Traffic



Figure 9b
Year 2042
Total Traffic, Lane
Geometry and Traffic Control
for a Maximum Day
 Stagecoach Inert Fill (LSC #211070)

COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: BRIGHTON ROAD
E/W STREET: E. 124TH AVENUE
CITY: BRIGHTON
COUNTY: ADAMS

File Name : BRITRD124TH
Site Code : 00000017
Start Date : 11/30/2021
Page No : 1

Groups Printed- VEHICLES

Start Time	BRIGHTON ROAD Southbound				124TH AVENUE Westbound				BRIGHTON ROAD Northbound				124TH AVENUE Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	1	18	8	0	3	29	0	0	8	11	1	0	11	49	6	0	145
06:45 AM	3	21	17	0	3	52	4	0	10	12	2	0	10	45	8	0	187
Total	4	39	25	0	6	81	4	0	18	23	3	0	21	94	14	0	332
07:00 AM	0	11	13	0	5	47	11	0	9	14	1	0	10	65	8	0	194
07:15 AM	3	19	20	0	6	69	2	0	8	20	3	0	13	58	10	0	231
07:30 AM	8	15	24	0	3	73	4	0	22	15	2	0	19	48	18	0	251
07:45 AM	3	19	22	0	2	88	4	0	34	15	2	0	24	64	18	0	295
Total	14	64	79	0	16	277	21	0	73	64	8	0	66	235	54	0	971
08:00 AM	3	16	29	0	6	75	2	0	27	16	3	0	22	83	24	0	306
08:15 AM	1	12	23	0	2	40	0	0	18	13	2	0	22	60	27	0	220
Total	4	28	52	0	8	115	2	0	45	29	5	0	44	143	51	0	526
04:00 PM	1	23	35	0	15	77	2	0	38	21	6	0	24	55	14	0	311
04:15 PM	3	19	24	0	7	73	3	0	28	13	8	0	28	55	24	0	285
04:30 PM	0	15	20	0	10	91	2	0	29	20	5	0	37	63	21	0	313
04:45 PM	2	17	25	0	9	74	2	0	18	22	7	0	40	59	31	0	306
Total	6	74	104	0	41	315	9	0	113	76	26	0	129	232	90	0	1215
05:00 PM	3	19	27	0	7	79	1	0	21	28	7	0	33	70	22	0	317
05:15 PM	1	22	24	0	11	107	5	0	27	18	1	0	21	54	13	0	304
05:30 PM	0	10	27	0	10	78	2	0	22	19	4	0	37	61	10	0	280
05:45 PM	0	8	23	0	8	83	0	0	17	16	4	0	21	42	9	0	231
Total	4	59	101	0	36	347	8	0	87	81	16	0	112	227	54	0	1132
Grand Total	32	264	361	0	107	1135	44	0	336	273	58	0	372	931	263	0	4176
Apprch %	4.9	40.2	54.9	0.0	8.3	88.3	3.4	0.0	50.4	40.9	8.7	0.0	23.8	59.5	16.8	0.0	
Total %	0.8	6.3	8.6	0.0	2.6	27.2	1.1	0.0	8.0	6.5	1.4	0.0	8.9	22.3	6.3	0.0	

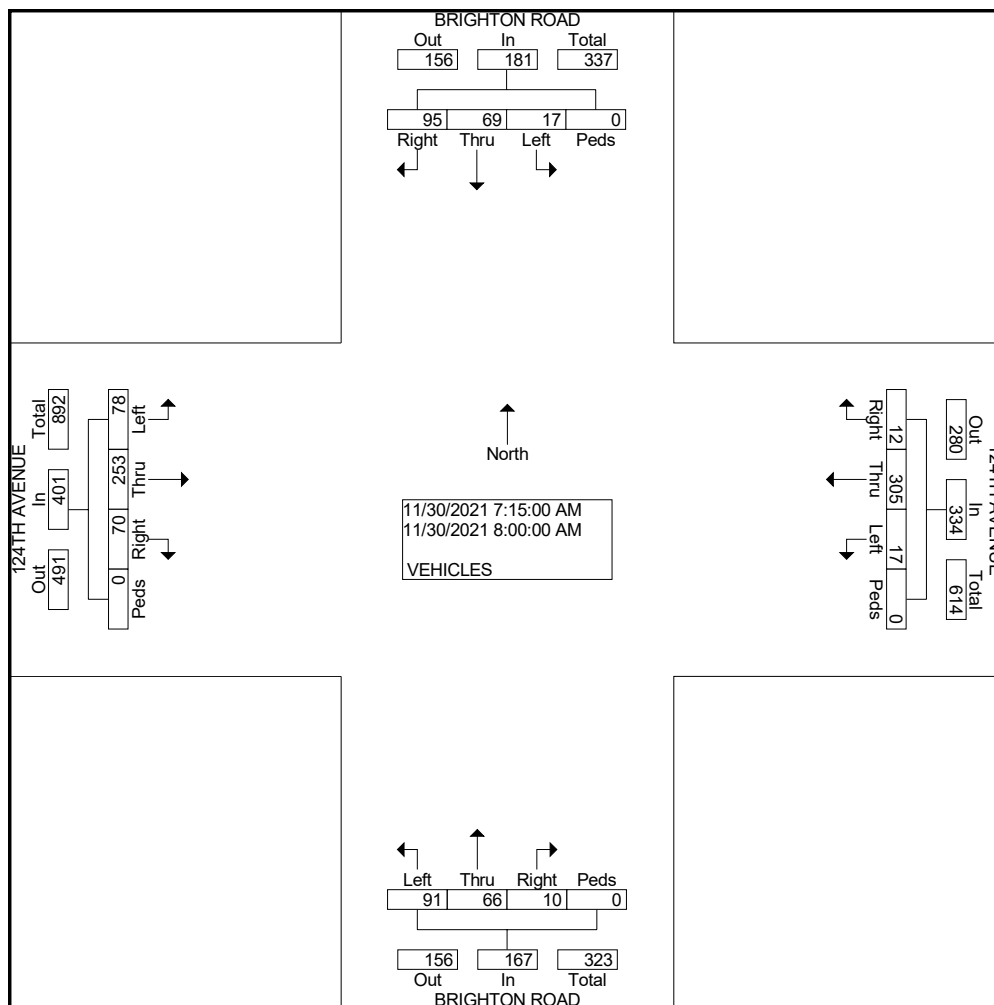
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: BRIGHTON ROAD
E/W STREET: E. 124TH AVENUE
CITY: BRIGHTON
COUNTY: ADAMS

File Name : BRITRD124TH
Site Code : 0000017
Start Date : 11/30/2021
Page No : 2

Start Time	BRIGHTON ROAD Southbound					124TH AVENUE Westbound					BRIGHTON ROAD Northbound					124TH AVENUE Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 06:30 AM to 08:15 AM - Peak 1 of 1																					
Intersection	07:15 AM																				
Volume	17	69	95	0	181	17	305	12	0	334	91	66	10	0	167	78	253	70	0	401	1083
Percent	9.4	38.1	52.5	0.0		5.1	91.3	3.6	0.0		54.5	39.5	6.0	0.0		19.5	63.1	17.5	0.0		
08:00 Volume	3	16	29	0	48	6	75	2	0	83	27	16	3	0	46	22	83	24	0	129	306
Peak Factor																					
High Int. Volume	08:00 AM																				
Peak Factor	0.94					0.88					0.81					0.77					0.885



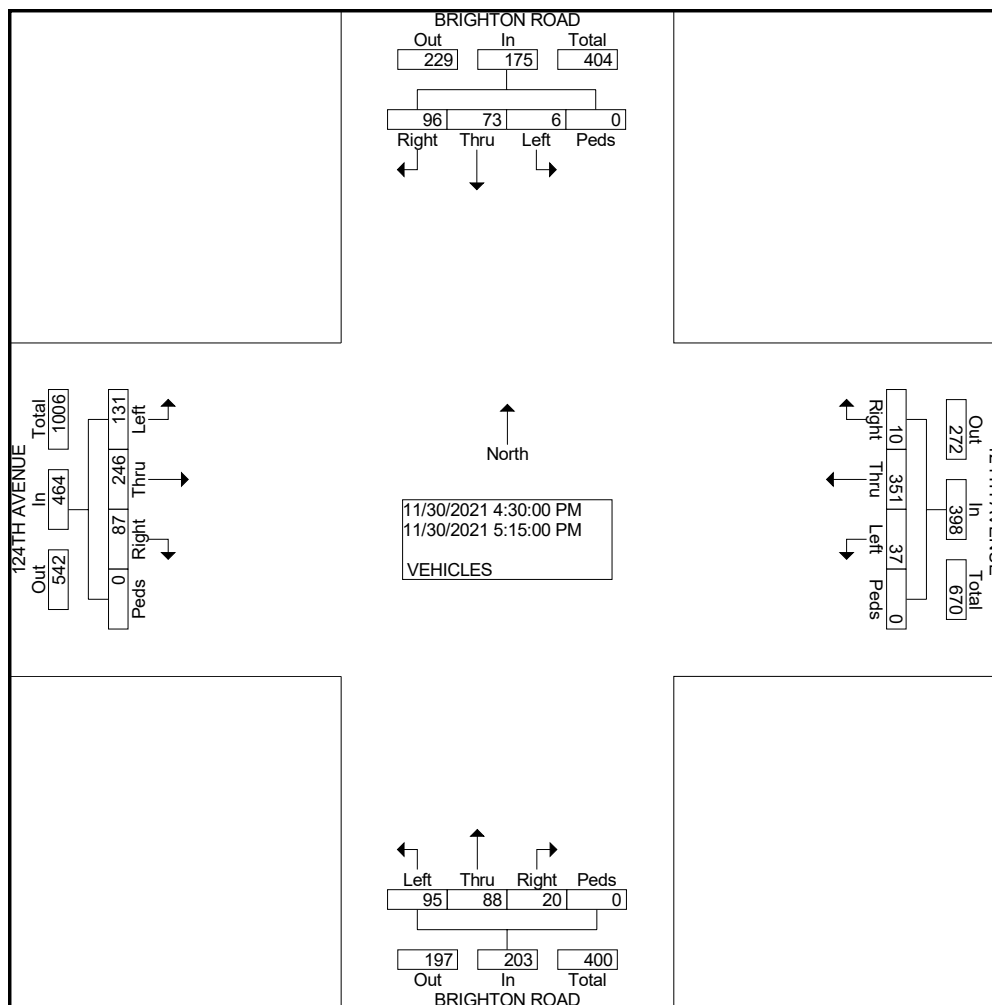
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: BRIGHTON ROAD
E/W STREET: E. 124TH AVENUE
CITY: BRIGHTON
COUNTY: ADAMS

File Name : BRITRD124TH
Site Code : 00000017
Start Date : 11/30/2021
Page No : 2

Start Time	BRIGHTON ROAD Southbound					124TH AVENUE Westbound					BRIGHTON ROAD Northbound					124TH AVENUE Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	6	73	96	0	175	37	351	10	0	398	95	88	20	0	203	131	246	87	0	464	1240
Percent	3.4	41.7	54.9	0.0		9.3	88.2	2.5	0.0		46.8	43.3	9.9	0.0		28.2	53.0	18.8	0.0		
05:00 Peak Factor																					
High Int. Volume	3	19	27	0	49	7	79	1	0	87	21	28	7	0	56	33	70	22	0	125	317
Peak Factor																					0.978
High Int. Volume	05:00 PM																				
Peak Factor						05:15 PM					05:00 PM					04:45 PM					
Volume	3	19	27	0	49	11	107	5	0	123	21	28	7	0	56	40	59	31	0	130	
Peak Factor						0.89					0.80					0.90					0.89
Factor						3					9					6					2



COUNTER MEASURES INC.

1889 YORK STREET
DENVER. COLORADO
303-333-7409

N/S STREET: BRIGHTON ROAD
E/W STREET: E. 132ND AVENUE
CITY: BRIGHTON
COUNTY: ADAMS

File Name : BRITRD132ND
Site Code : 00000016
Start Date : 11/18/2021
Page No : 1

Groups Printed- VEHICLES

Start Time	BRIGHTON ROAD Southbound				132ND AVENUE Westbound				BRIGHTON ROAD Northbound				Eastbound				Int. Total	
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds		
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	0	28	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	43
06:45 AM	0	41	1	0	0	0	0	0	0	27	0	0	0	0	0	0	0	69
Total	0	69	1	0	0	0	0	0	0	42	0	0	0	0	0	0	0	112
07:00 AM	0	57	0	0	0	0	0	0	3	43	0	0	0	0	1	0	0	104
07:15 AM	0	50	1	0	0	0	0	0	1	30	0	0	0	0	4	0	0	86
07:30 AM	0	55	1	0	0	0	0	0	2	50	0	0	0	0	2	0	0	110
07:45 AM	1	63	0	0	0	0	0	0	6	36	0	0	0	0	8	0	0	114
Total	1	225	2	0	0	0	0	0	12	159	0	0	0	0	15	0	0	414
08:00 AM	0	39	0	0	0	0	0	0	1	52	0	0	0	0	3	0	0	95
08:15 AM	0	52	0	0	0	0	1	0	3	45	0	0	0	2	5	0	0	108
Total	0	91	0	0	0	0	1	0	4	97	0	0	0	2	8	0	0	203
04:00 PM	1	69	0	0	1	0	0	0	11	41	2	0	0	5	2	0	0	132
04:15 PM	2	85	2	1	0	0	1	0	4	51	0	0	0	4	2	0	0	152
04:30 PM	1	102	1	0	0	0	1	0	1	94	0	0	0	1	0	0	0	201
04:45 PM	0	88	0	0	0	0	0	0	0	129	0	0	2	1	0	0	0	220
Total	4	344	3	1	1	0	2	0	16	315	2	0	2	11	4	0	0	705
05:00 PM	0	86	0	0	0	0	0	0	0	97	0	0	0	0	0	0	0	183
05:15 PM	0	98	3	0	0	0	0	0	0	133	0	0	0	0	0	0	0	234
05:30 PM	2	134	0	0	1	0	0	0	0	107	0	0	0	0	0	0	0	244
05:45 PM	0	119	0	0	0	0	0	0	0	110	1	0	0	0	0	0	0	230
Total	2	437	3	0	1	0	0	0	0	447	1	0	0	0	0	0	0	891
Grand Total	7	1166	9	1	2	0	3	0	32	1060	3	0	2	13	27	0	0	2325
Apprch %	0.6	98.6	0.8	0.1	40.0	0.0	60.0	0.0	2.9	96.8	0.3	0.0	4.8	31.0	64.3	0.0	0.0	
Total %	0.3	50.2	0.4	0.0	0.1	0.0	0.1	0.0	1.4	45.6	0.1	0.0	0.1	0.6	1.2	0.0	0.0	

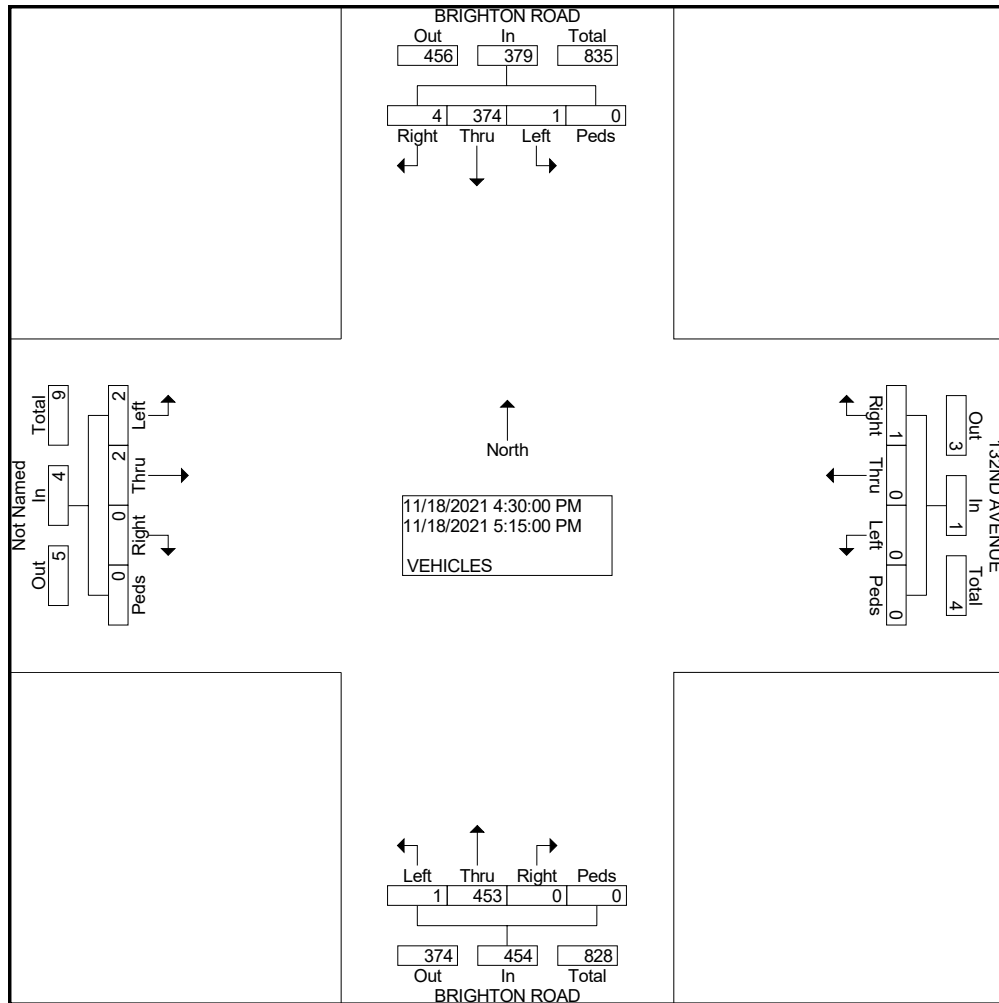
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: BRIGHTON ROAD
E/W STREET: E. 132ND AVENUE
CITY: BRIGHTON
COUNTY: ADAMS

File Name : BRITRD132ND
Site Code : 00000016
Start Date : 11/18/2021
Page No : 2

Start Time	BRIGHTON ROAD Southbound					132ND AVENUE Westbound					BRIGHTON ROAD Northbound					Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Intersection	04:30 PM																				
Volume	1	374	4	0	379	0	0	1	0	1	1	453	0	0	454	2	2	0	0	4	838
Percent	0.3	98.7	1.1	0.0		0.0	0.0	100.0	0.0		0.2	99.8	0.0	0.0		50.0	50.0	0.0	0.0		
05:15 Peak Factor																					
Volume	0	98	3	0	101	0	0	0	0	0	0	133	0	0	133	0	0	0	0	0	234
High Int. Peak Factor																					
Volume	04:30 PM					04:30 PM					05:15 PM					04:45 PM					
Peak Factor	1	102	1	0	104	0	0	1	0	1	0	133	0	0	133	2	1	0	0	3	0.895
Factor	0.91					0.25					0.85					0.33					3
	1					0					3					3					



COUNTER MEASURES INC.

1889 YORK STREET
DENVER.COLORADO
303-333-7409

N/S STREET: BRIGHTON ROAD
E/W STREET: E. 136TH AVENUE
CITY: BRIGHTON
COUNTY: ADAMS

File Name : BRITRD136TH
Site Code : 00000022
Start Date : 11/30/2021
Page No : 1

Groups Printed- VEHICLES

Start Time	BRIGHTON ROAD Southbound				136TH AVENUE Westbound				BRIGHTON ROAD Northbound				136TH AVENUE Eastbound				Int. Total
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
06:30 AM	4	21	0	0	9	0	4	0	0	9	10	0	0	0	0	0	57
06:45 AM	5	33	0	2	7	0	4	0	0	13	15	0	0	0	0	0	79
Total	9	54	0	2	16	0	8	0	0	22	25	0	0	0	0	0	136
07:00 AM	5	23	0	0	7	0	4	0	0	23	11	0	0	0	0	0	73
07:15 AM	10	36	0	0	16	0	2	0	0	18	24	0	0	0	0	0	106
07:30 AM	13	27	0	0	15	0	9	0	0	25	25	0	0	0	0	0	114
07:45 AM	3	41	0	0	21	0	3	0	0	26	27	0	0	0	0	0	121
Total	31	127	0	0	59	0	18	0	0	92	87	0	0	0	0	0	414
08:00 AM	6	32	0	0	9	0	4	0	0	23	30	0	0	0	0	0	104
08:15 AM	7	31	0	2	18	0	9	0	0	29	27	0	0	0	0	0	123
Total	13	63	0	2	27	0	13	0	0	52	57	0	0	0	0	0	227
04:00 PM	3	51	0	0	31	0	9	0	0	44	12	0	0	0	0	0	150
04:15 PM	2	28	0	0	25	0	13	0	0	49	16	3	0	0	0	0	136
04:30 PM	4	44	0	0	13	0	11	0	0	52	28	0	0	0	0	0	152
04:45 PM	6	24	0	0	22	0	4	0	0	46	21	2	0	0	0	0	125
Total	15	147	0	0	91	0	37	0	0	191	77	5	0	0	0	0	563
05:00 PM	5	30	0	0	58	0	9	1	0	86	35	0	0	0	0	0	224
05:15 PM	9	35	0	0	34	0	8	0	0	45	24	0	0	0	0	0	155
05:30 PM	2	18	0	0	27	0	6	0	0	26	22	0	0	0	0	0	101
05:45 PM	1	9	0	0	11	0	4	0	0	13	6	0	0	0	0	0	44
Total	17	92	0	0	130	0	27	1	0	170	87	0	0	0	0	0	524
Grand Total	85	483	0	4	323	0	103	1	0	527	333	5	0	0	0	0	1864
Apprch %	14.9	84.4	0.0	0.7	75.6	0.0	24.1	0.2	0.0	60.9	38.5	0.6	0.0	0.0	0.0	0.0	
Total %	4.6	25.9	0.0	0.2	17.3	0.0	5.5	0.1	0.0	28.3	17.9	0.3	0.0	0.0	0.0	0.0	

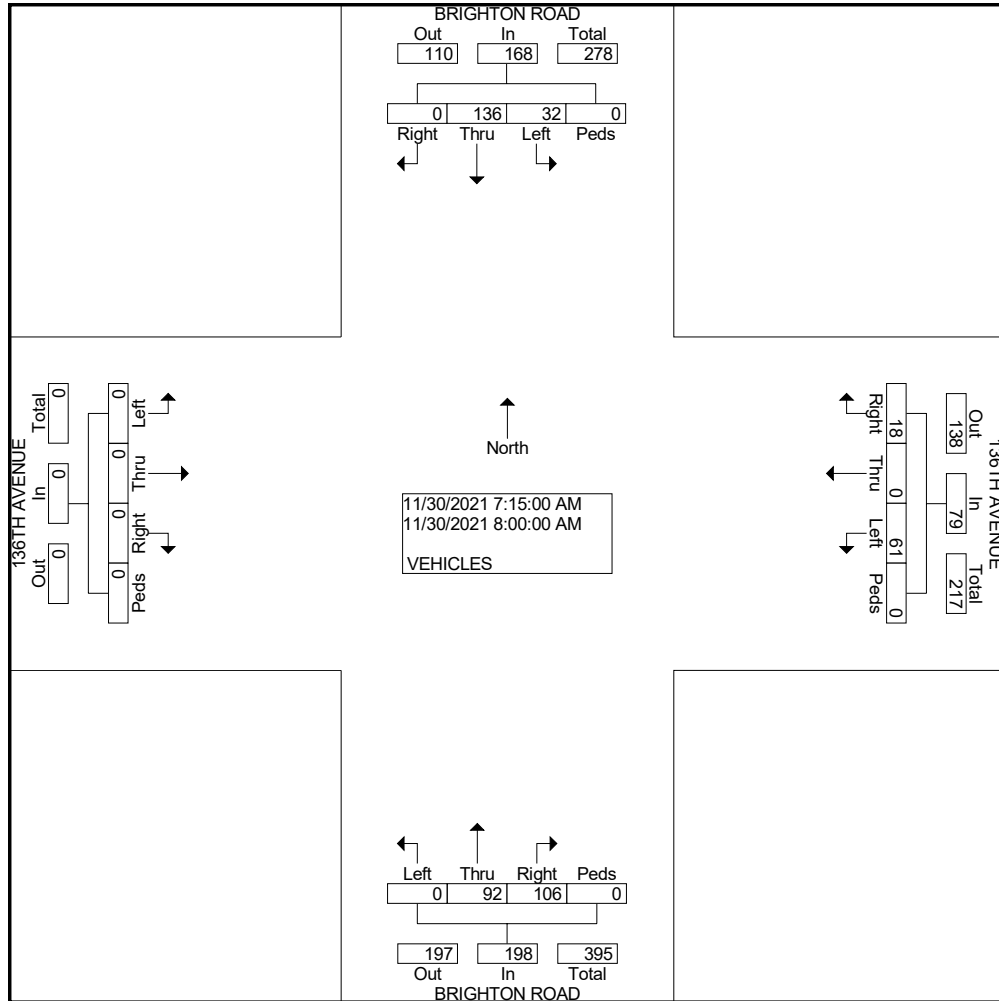
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: BRIGHTON ROAD
E/W STREET: E. 136TH AVENUE
CITY: BRIGHTON
COUNTY: ADAMS

File Name : BRITRD136TH
Site Code : 0000022
Start Date : 11/30/2021
Page No : 2

Start Time	BRIGHTON ROAD Southbound					136TH AVENUE Westbound					BRIGHTON ROAD Northbound					136TH AVENUE Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 07:15 AM to 08:00 AM - Peak 1 of 1																					
Intersection	07:15 AM																				
Volume	32	136	0	0	168	61	0	18	0	79	0	92	106	0	198	0	0	0	0	0	445
Percent	19.0	81.0	0.0	0.0		77.2	0.0	22.8	0.0		0.0	46.5	53.5	0.0		0.0	0.0	0.0	0.0		
07:45 Volume	3	41	0	0	44	21	0	3	0	24	0	26	27	0	53	0	0	0	0	0	121
Peak Factor	0.919																				
High Int. Volume	07:15 AM					07:30 AM					07:45 AM										
Peak Factor	0.913										0.823					0.934					



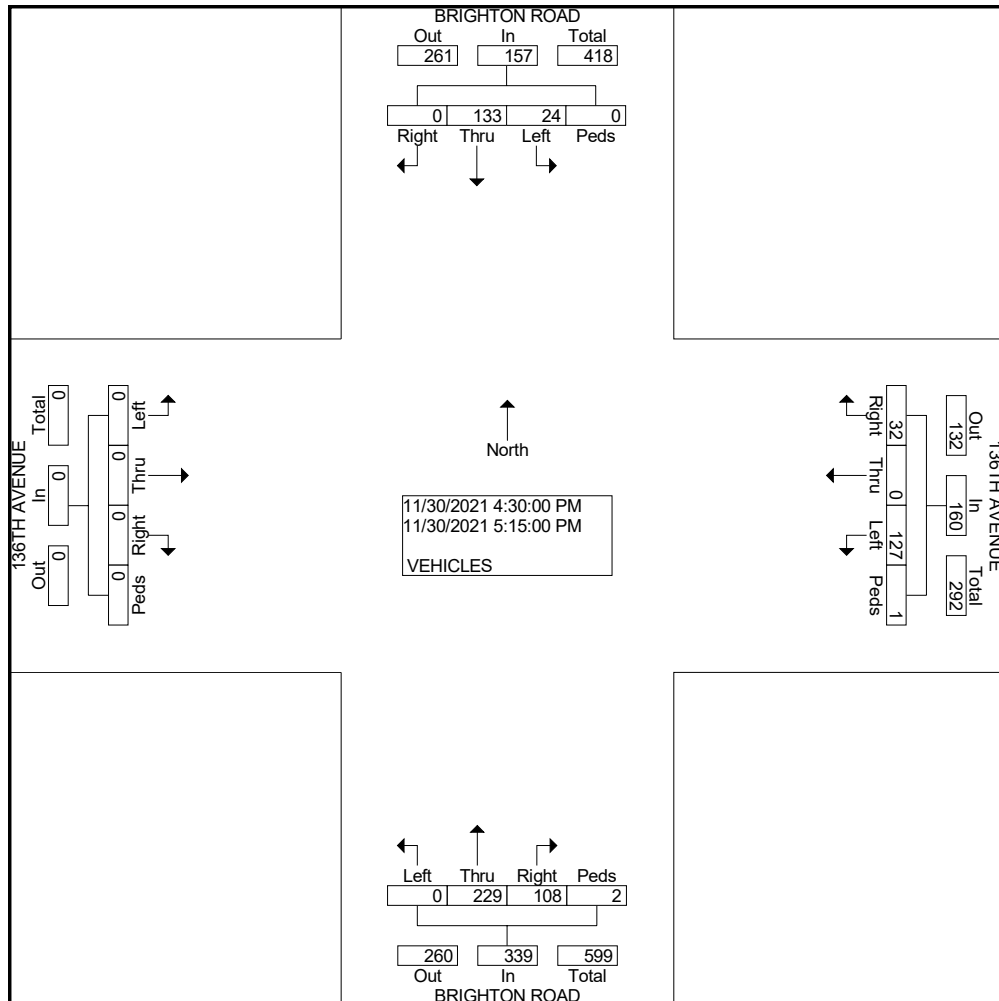
COUNTER MEASURES INC.

1889 YORK STREET
DENVER, COLORADO
303-333-7409

N/S STREET: BRIGHTON ROAD
E/W STREET: E. 136TH AVENUE
CITY: BRIGHTON
COUNTY: ADAMS

File Name : BRITRD136TH
Site Code : 0000022
Start Date : 11/30/2021
Page No : 2

Start Time	BRIGHTON ROAD Southbound					136TH AVENUE Westbound					BRIGHTON ROAD Northbound					136TH AVENUE Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	
Peak Hour From 04:30 PM to 05:15 PM - Peak 1 of 1																					
Intersect on	04:30 PM																				
Volume	24	133	0	0	157	127	0	32	1	160	0	229	108	2	339	0	0	0	0	0	656
Percent	15.3	84.7	0.0	0.0		79.4	0.0	20.0	0.6		0.0	67.6	31.9	0.6		0.0	0.0	0.0	0.0		
05:00 Volume	5	30	0	0	35	58	0	9	1	68	0	86	35	0	121	0	0	0	0	0	224
Peak Factor																					
High Int. Volume	04:30 PM					05:00 PM					05:00 PM										
Peak Factor																					
	4	44	0	0	48	58	0	9	1	68	0	86	35	0	121						0.732
	0.818					0.588					0.700										



COUNTER MEASURES INC.
1889 YORK STREET
DENVER, COLORADO 80206
303-333-7409

Location: BRIGHTON ROAD S-0 132 AVE
 City: BRIGHTON
 County: ADAMS
 Direction: NORTH/SOUTH

Site Code: 211513
 Station ID: 211513

Start Time	16-Nov-21 Tue	NORTHBOU	SOUTHBOU							Total
12:00 AM		4	7							11
01:00		2	2							4
02:00		6	5							11
03:00		1	6							7
04:00		5	8							13
05:00		18	35							53
06:00		61	106							167
07:00		133	155							288
08:00		124	130							254
09:00		76	77							153
10:00		95	102							197
11:00		80	113							193
12:00 PM		98	129							227
01:00		96	116							212
02:00		135	155							290
03:00		175	151							326
04:00		210	200							410
05:00		213	173							386
06:00		104	117							221
07:00		63	58							121
08:00		37	29							66
09:00		23	16							39
10:00		15	17							32
11:00		10	5							15
Total		1784	1912							3696
Percent		48.3%	51.7%							
AM Peak	-	07:00	07:00	-	-	-	-	-	-	07:00
Vol.	-	133	155	-	-	-	-	-	-	288
PM Peak	-	17:00	16:00	-	-	-	-	-	-	16:00
Vol.	-	213	200	-	-	-	-	-	-	410
Grand Total		1784	1912							3696
Percent		48.3%	51.7%							
ADT		ADT 3,696	AADT 3,696							

LEVEL OF SERVICE DEFINITIONS

From *Highway Capacity Manual*, Transportation Research Board, 2016, 6th Edition

SIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS)

<u>LOS</u>	<u>Average Vehicle Delay</u> sec/vehicle	<u>Operational Characteristics</u>
A	<10 seconds	Describes operations with low control delay, up to 10 sec/veh. This LOS occurs when progression is extremely favorable and most vehicles arrive during the green phase. Many vehicles do not stop at all. Short cycle lengths may tend to contribute to low delay values.
B	10 to 20 seconds	Describes operations with control delay greater than 10 seconds and up to 20 sec/veh. This level generally occurs with good progression, short cycle lengths, or both. More vehicles stop than with LOS A, causing higher levels of delay.
C	20 to 35 seconds	Describes operations with control delay greater than 20 and up to 35 sec/veh. These higher delays may result from only fair progression, longer cycle length, or both. Individual cycle failures may begin to appear at this level. Cycle failure occurs when a given green phase does not serve queued vehicles, and overflows occur. The number of vehicles stopping is significant at this level, though many still pass through the intersection without stopping.
D	35 to 55 seconds	Describes operations with control delay greater than 35 and up to 55 sec/veh. At LOS D, the influence of congestion becomes more noticeable. Longer delays may result from some combination of unfavorable progression, long cycle lengths, and high v/c ratios. Many vehicles stop, and the proportion of vehicles not stopping declines. Individual cycle failures are noticeable.
E	55 to 80 seconds	Describes operations with control delay greater than 55 and up to 80 sec/veh. These high delay values generally indicate poor progression, long cycle lengths, and high v/c ratios. Individual cycle failures are frequent.
F	>80 seconds	Describes operations with control delay in excess of 80 sec/veh. This level, considered unacceptable to most drivers, often occurs with over-saturation, that is, when arrival flow rates exceed the capacity of lane groups. It may also occur at high v/c ratios with many individual cycle failures. Poor progression and long cycle lengths may also contribute significantly to high delay levels.

LEVEL OF SERVICE DEFINITIONS

From *Highway Capacity Manual*, Transportation Research Board, 2016, 6th Edition

UNSIGNALIZED INTERSECTION LEVEL OF SERVICE (LOS)

Applicable to Two-Way Stop Control, All-Way Stop Control, and Roundabouts

LOS	Average Vehicle Control Delay	<u>Operational Characteristics</u>
A	<10 seconds	Normally, vehicles on the stop-controlled approach only have to wait up to 10 seconds before being able to clear the intersection. Left-turning vehicles on the uncontrolled street do not have to wait to make their turn.
B	10 to 15 seconds	Vehicles on the stop-controlled approach will experience delays before being able to clear the intersection. <u>The delay could be up to 15 seconds.</u> Left-turning vehicles on the uncontrolled street may have to wait to make their turn.
C	15 to 25 seconds	Vehicles on the stop-controlled approach can expect delays in the range of 15 to 25 seconds before clearing the intersection. Motorists may begin to take chances due to the long delays, thereby posing a safety risk to through traffic. <u>Left-turning vehicles on the uncontrolled street will now be required to wait to make their turn causing a queue to be created in the turn lane.</u>
D	25 to 35 seconds	<u>This is the point at which a traffic signal may be warranted for this intersection.</u> The delays for the stop-controlled intersection are not considered to be excessive. The length of the queue may begin to block other public and private access points.
E	35 to 50 seconds	The delays for all critical traffic movements are considered to be unacceptable. The length of the queues for the stop-controlled approaches as well as the left-turn movements are extremely long. <u>There is a high probability that this intersection will meet traffic signal warrants.</u> The ability to install a traffic signal is affected by the location of other existing traffic signals. Consideration may be given to restricting the accesses by eliminating the left-turn movements from and to the stop-controlled approach.
F	>50 seconds	The delay for the critical traffic movements are probably in excess of 100 seconds. The length of the queues are extremely long. Motorists are selecting alternative routes due to the long delays. <u>The only remedy for these long delays is installing a traffic signal or restricting the accesses.</u> The potential for accidents at this intersection are extremely high due to motorist taking more risky chances. If the median permits, motorists begin making two-stage left-turns.

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

Existing
AM Peak

Intersection						
Int Delay, s/veh	2.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	61	18	92	106	32	136
Future Vol, veh/h	61	18	92	106	32	136
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	66	20	100	115	35	148

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	318	100	0	0	215	0
Stage 1	100	-	-	-	-	-
Stage 2	218	-	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15	-
Critical Hdwy Stg 1	8.45	-	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	513	909	-	-	1337	-
Stage 1	843	-	-	-	-	-
Stage 2	676	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	500	909	-	-	1337	-
Mov Cap-2 Maneuver	500	-	-	-	-	-
Stage 1	843	-	-	-	-	-
Stage 2	658	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.3	0	1.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	500	909	1337	-
HCM Lane V/C Ratio	-	-	0.133	0.022	0.026	-
HCM Control Delay (s)	-	-	13.3	9	7.8	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0.5	0.1	0.1	-

HCM 6th TWSC
2: Brighton Road & Site Access/E. 132nd Avenue

Existing
AM Peak

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	0	0	17	0	0	0	10	168	0	1	207	2
Future Vol, veh/h	0	0	17	0	0	0	10	168	0	1	207	2
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	5	5	100	5	5	2	100	5	5	5	5	100
Mvmt Flow	0	0	18	0	0	0	11	183	0	1	225	2

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	433	433	226	442	434	183	227	0	0	183	0	0
Stage 1	228	228	-	205	205	-	-	-	-	-	-	-
Stage 2	205	205	-	237	229	-	-	-	-	-	-	-
Critical Hdwy	7.15	6.55	7.2	7.15	6.55	6.22	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	6.15	5.55	-	6.15	5.55	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.15	5.55	-	6.15	5.55	-	-	-	-	-	-	-
Follow-up Hdwy	3.545	4.045	4.2	3.545	4.045	3.318	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	528	511	621	521	511	859	927	-	-	1374	-	-
Stage 1	768	710	-	790	726	-	-	-	-	-	-	-
Stage 2	790	726	-	760	709	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	523	504	621	501	504	859	927	-	-	1374	-	-
Mov Cap-2 Maneuver	523	504	-	501	504	-	-	-	-	-	-	-
Stage 1	759	709	-	781	717	-	-	-	-	-	-	-
Stage 2	781	717	-	737	708	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11	0	0.5	0
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	927	-	-	621	-	1374	-
HCM Lane V/C Ratio	0.012	-	-	0.03	-	0.001	-
HCM Control Delay (s)	8.9	-	-	11	0	7.6	-
HCM Lane LOS	A	-	-	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	-	0	-

HCM 6th AWSC
 3: Brighton Road & Henderson Road/E. 124th Avenue

Existing
 AM Peak

Intersection	
Intersection Delay, s/veh	24.4
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	78	253	70	17	305	12	91	66	10	17	69	95
Future Vol, veh/h	78	253	70	17	305	12	91	66	10	17	69	95
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	85	275	76	18	332	13	99	72	11	18	75	103
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	34.3	22.5	15.5	14.1
HCM LOS	D	C	C	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	58%	0%	19%	5%	0%	100%	0%
Vol Thru, %	42%	0%	63%	95%	0%	0%	42%
Vol Right, %	0%	100%	17%	0%	100%	0%	58%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	157	10	401	322	12	17	164
LT Vol	91	0	78	17	0	17	0
Through Vol	66	0	253	305	0	0	69
RT Vol	0	10	70	0	12	0	95
Lane Flow Rate	171	11	436	350	13	18	178
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.383	0.021	0.823	0.675	0.022	0.043	0.365
Departure Headway (Hd)	8.089	7.067	6.801	6.939	6.197	8.312	7.377
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	444	504	532	521	576	430	487
Service Time	5.861	4.838	4.857	4.697	3.954	6.084	5.148
HCM Lane V/C Ratio	0.385	0.022	0.82	0.672	0.023	0.042	0.366
HCM Control Delay	15.8	10	34.3	23	9.1	11.5	14.4
HCM Lane LOS	C	A	D	C	A	B	B
HCM 95th-tile Q	1.8	0.1	8.2	5	0.1	0.1	1.7

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

Existing
PM Peak

Intersection						
Int Delay, s/veh	4.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	127	32	229	108	24	133
Future Vol, veh/h	127	32	229	108	24	133
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	138	35	249	117	26	145

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	446	249	0	0	366	0
Stage 1	249	-	-	-	-	-
Stage 2	197	-	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15	-
Critical Hdwy Stg 1	8.45	-	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	389	705	-	-	1176	-
Stage 1	638	-	-	-	-	-
Stage 2	704	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	380	705	-	-	1176	-
Mov Cap-2 Maneuver	380	-	-	-	-	-
Stage 1	638	-	-	-	-	-
Stage 2	689	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	17.9	0	1.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	380	705	1176	-
HCM Lane V/C Ratio	-	-	0.363	0.049	0.022	-
HCM Control Delay (s)	-	-	19.8	10.4	8.1	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	1.6	0.2	0.1	-

HCM 6th TWSC
 2: Brighton Road & Site Access/E. 132nd Avenue

Existing
 PM Peak

Intersection												
Int Delay, s/veh	0.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	2	2	0	0	0	1	1	453	0	1	374	4
Future Vol, veh/h	2	2	0	0	0	1	1	453	0	1	374	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	2	2	0	0	0	1	1	492	0	1	407	4

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	906	905	409	906	907	492	411	0	0	492	0	0
Stage 1	411	411	-	494	494	-	-	-	-	-	-	-
Stage 2	495	494	-	412	413	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	176	194	476	254	193	571	770	-	-	1056	-	-
Stage 1	463	457	-	551	414	-	-	-	-	-	-	-
Stage 2	411	414	-	611	456	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	175	194	476	251	193	571	770	-	-	1056	-	-
Mov Cap-2 Maneuver	175	194	-	251	193	-	-	-	-	-	-	-
Stage 1	463	457	-	550	414	-	-	-	-	-	-	-
Stage 2	410	414	-	608	456	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	25		11.3		0		0	
HCM LOS	D		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	770	-	-	184	571	1056	-
HCM Lane V/C Ratio	0.001	-	-	0.024	0.002	0.001	-
HCM Control Delay (s)	9.7	-	-	25	11.3	8.4	-
HCM Lane LOS	A	-	-	D	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

HCM 6th AWSC
 3: Brighton Road & Henderson Road/E. 124th Avenue

Existing
 PM Peak

Intersection	
Intersection Delay, s/veh	47.9
Intersection LOS	E

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	131	246	87	37	351	10	95	88	20	6	73	96
Future Vol, veh/h	131	246	87	37	351	10	95	88	20	6	73	96
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	142	267	95	40	382	11	103	96	22	7	79	104
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	78	41.6	18.6	16.6
HCM LOS	F	E	C	C

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	52%	0%	28%	10%	0%	100%	0%
Vol Thru, %	48%	0%	53%	90%	0%	0%	43%
Vol Right, %	0%	100%	19%	0%	100%	0%	57%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	183	20	464	388	10	6	169
LT Vol	95	0	131	37	0	6	0
Through Vol	88	0	246	351	0	0	73
RT Vol	0	20	87	0	10	0	96
Lane Flow Rate	199	22	504	422	11	7	184
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.476	0.046	1.036	0.866	0.02	0.016	0.412
Departure Headway (Hd)	8.89	7.89	7.394	7.603	6.833	9.309	8.372
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	408	457	489	481	527	387	434
Service Time	6.59	5.59	5.44	5.303	4.533	7.009	6.072
HCM Lane V/C Ratio	0.488	0.048	1.031	0.877	0.021	0.018	0.424
HCM Control Delay	19.4	11	78	42.4	9.7	12.2	16.8
HCM Lane LOS	C	B	F	E	A	B	C
HCM 95th-tile Q	2.5	0.1	14.8	9.1	0.1	0	2

Intersection						
Int Delay, s/veh	2.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	62	18	93	108	33	137
Future Vol, veh/h	62	18	93	108	33	137
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	67	20	101	117	36	149

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	322	101	0	0	218
Stage 1	101	-	-	-	-
Stage 2	221	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15
Critical Hdwy Stg 1	8.45	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245
Pot Cap-1 Maneuver	509	907	-	-	1334
Stage 1	842	-	-	-	-
Stage 2	673	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	495	907	-	-	1334
Mov Cap-2 Maneuver	495	-	-	-	-
Stage 1	842	-	-	-	-
Stage 2	655	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.4	0	1.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	495	907	1334	-
HCM Lane V/C Ratio	-	-	0.136	0.022	0.027	-
HCM Control Delay (s)	-	-	13.4	9.1	7.8	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0.5	0.1	0.1	-

HCM 6th TWSC
2: Brighton Road & Site Access/E. 132nd Avenue

2022 Background
AM Peak

Intersection												
Int Delay, s/veh	0.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	0	0	0	1	0	1	0	171	1	1	211	0
Future Vol, veh/h	0	0	0	1	0	1	0	171	1	1	211	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	0	0	0	1	0	1	0	186	1	1	229	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	418	418	229	418	418	187	229	0	0	187	0	0
Stage 1	231	231	-	187	187	-	-	-	-	-	-	-
Stage 2	187	187	-	231	231	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	408	403	618	540	403	847	925	-	-	1369	-	-
Stage 1	595	564	-	808	594	-	-	-	-	-	-	-
Stage 2	633	594	-	765	564	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	407	403	618	539	403	847	925	-	-	1369	-	-
Mov Cap-2 Maneuver	407	403	-	539	403	-	-	-	-	-	-	-
Stage 1	595	563	-	808	594	-	-	-	-	-	-	-
Stage 2	632	594	-	764	563	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	0		10.5		0		0	
HCM LOS	A		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	925	-	-	-	659	1369	-
HCM Lane V/C Ratio	-	-	-	-	0.003	0.001	-
HCM Control Delay (s)	0	-	-	0	10.5	7.6	-
HCM Lane LOS	A	-	-	A	B	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-

Intersection	
Intersection Delay, s/veh	24.6
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	75	258	71	17	311	10	93	65	10	15	65	90
Future Vol, veh/h	75	258	71	17	311	10	93	65	10	15	65	90
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	82	280	77	18	338	11	101	71	11	16	71	98
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	34.3	22.9	15.5	13.9
HCM LOS	D	C	C	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	59%	0%	19%	5%	0%	100%	0%
Vol Thru, %	41%	0%	64%	95%	0%	0%	42%
Vol Right, %	0%	100%	18%	0%	100%	0%	58%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	158	10	404	328	10	15	155
LT Vol	93	0	75	17	0	15	0
Through Vol	65	0	258	311	0	0	65
RT Vol	0	10	71	0	10	0	90
Lane Flow Rate	172	11	439	357	11	16	168
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.385	0.021	0.825	0.683	0.019	0.038	0.346
Departure Headway (Hd)	8.07	7.043	6.763	6.895	6.153	8.33	7.394
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	445	506	536	524	580	429	485
Service Time	5.842	4.815	4.82	4.652	3.91	6.103	5.165
HCM Lane V/C Ratio	0.387	0.022	0.819	0.681	0.019	0.037	0.346
HCM Control Delay	15.8	10	34.3	23.3	9	11.4	14.1
HCM Lane LOS	C	A	D	C	A	B	B
HCM 95th-tile Q	1.8	0.1	8.2	5.2	0.1	0.1	1.5

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

2022 Background
PM Peak

Intersection						
Int Delay, s/veh	4.7					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	129	33	232	110	24	135
Future Vol, veh/h	129	33	232	110	24	135
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	140	36	252	120	26	147

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	451	252	0	0	372	0
Stage 1	252	-	-	-	-	-
Stage 2	199	-	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15	-
Critical Hdwy Stg 1	8.45	-	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	385	702	-	-	1170	-
Stage 1	635	-	-	-	-	-
Stage 2	701	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	377	702	-	-	1170	-
Mov Cap-2 Maneuver	377	-	-	-	-	-
Stage 1	635	-	-	-	-	-
Stage 2	686	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.1	0	1.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	377	702	1170	-
HCM Lane V/C Ratio	-	-	0.372	0.051	0.022	-
HCM Control Delay (s)	-	-	20.1	10.4	8.1	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	1.7	0.2	0.1	-

HCM 6th TWSC
2: Brighton Road & Site Access/E. 132nd Avenue

2022 Background
PM Peak

Intersection												
Int Delay, s/veh	0											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	0	0	0	1	0	1	0	462	1	1	381	0
Future Vol, veh/h	0	0	0	1	0	1	0	462	1	1	381	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	0	0	0	1	0	1	0	502	1	1	414	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	919	919	414	919	919	503	414	0	0	503	0	0
Stage 1	416	416	-	503	503	-	-	-	-	-	-	-
Stage 2	503	503	-	416	416	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	172	190	472	249	190	563	768	-	-	1046	-	-
Stage 1	459	454	-	545	409	-	-	-	-	-	-	-
Stage 2	406	409	-	608	454	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	171	190	472	249	190	563	768	-	-	1046	-	-
Mov Cap-2 Maneuver	171	190	-	249	190	-	-	-	-	-	-	-
Stage 1	459	454	-	545	409	-	-	-	-	-	-	-
Stage 2	405	409	-	607	454	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	0		15.5		0		0	
HCM LOS	A		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	768	-	-	-	345	1046	-	-
HCM Lane V/C Ratio	-	-	-	-	0.006	0.001	-	-
HCM Control Delay (s)	0	-	-	0	15.5	8.4	-	-
HCM Lane LOS	A	-	-	A	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-	-

HCM 6th AWSC
 3: Brighton Road & Henderson Road/E. 124th Avenue

2022 Background
 PM Peak

Intersection	
Intersection Delay, s/veh	52.7
Intersection LOS	F

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	133	251	89	38	358	10	97	90	20	6	74	97
Future Vol, veh/h	133	251	89	38	358	10	97	90	20	6	74	97
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	145	273	97	41	389	11	105	98	22	7	80	105
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	88.3	43.9	19	16.9
HCM LOS	F	E	C	C

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	52%	0%	28%	10%	0%	100%	0%
Vol Thru, %	48%	0%	53%	90%	0%	0%	43%
Vol Right, %	0%	100%	19%	0%	100%	0%	57%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	187	20	473	396	10	6	171
LT Vol	97	0	133	38	0	6	0
Through Vol	90	0	251	358	0	0	74
RT Vol	0	20	89	0	10	0	97
Lane Flow Rate	203	22	514	430	11	7	186
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.486	0.046	1.07	0.88	0.02	0.016	0.417
Departure Headway (Hd)	8.983	7.982	7.494	7.683	6.912	9.416	8.478
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	404	451	488	473	521	382	428
Service Time	6.683	5.682	5.494	5.383	4.612	7.116	6.178
HCM Lane V/C Ratio	0.502	0.049	1.053	0.909	0.021	0.018	0.435
HCM Control Delay	19.9	11.1	88.3	44.8	9.8	12.3	17.1
HCM Lane LOS	C	B	F	E	A	B	C
HCM 95th-tile Q	2.6	0.1	16.1	9.4	0.1	0	2

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

2022 Total - Average Day
AM Peak

Intersection						
Int Delay, s/veh	2.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	65	18	94	109	33	138
Future Vol, veh/h	65	18	94	109	33	138
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	71	20	102	118	36	150

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	324	102	0	0	220
Stage 1	102	-	-	-	-
Stage 2	222	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15
Critical Hdwy Stg 1	8.45	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245
Pot Cap-1 Maneuver	507	906	-	-	1332
Stage 1	840	-	-	-	-
Stage 2	671	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	493	906	-	-	1332
Mov Cap-2 Maneuver	493	-	-	-	-
Stage 1	840	-	-	-	-
Stage 2	653	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.5	0	1.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	493	906	1332
HCM Lane V/C Ratio	-	-	0.143	0.022	0.027
HCM Control Delay (s)	-	-	13.5	9.1	7.8
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.5	0.1	0.1

HCM 6th TWSC
2: Brighton Road & Site Access/E. 132nd Avenue

2022 Total - Average Day
AM Peak

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	2	2	6	1	0	1	6	171	1	1	211	4
Future Vol, veh/h	2	2	6	1	0	1	6	171	1	1	211	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	2	2	7	1	0	1	7	186	1	1	229	4

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	434	434	231	439	436	187	233	0	0	187	0	0
Stage 1	233	233	-	201	201	-	-	-	-	-	-	-
Stage 2	201	201	-	238	235	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	397	394	616	523	393	847	921	-	-	1369	-	-
Stage 1	594	563	-	794	584	-	-	-	-	-	-	-
Stage 2	621	584	-	759	562	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	394	390	616	512	389	847	921	-	-	1369	-	-
Mov Cap-2 Maneuver	394	390	-	512	389	-	-	-	-	-	-	-
Stage 1	589	562	-	788	579	-	-	-	-	-	-	-
Stage 2	615	579	-	748	561	-	-	-	-	-	-	-

Approach	EB		WB		NB			SB		
HCM Control Delay, s	12.3		10.7		0.3			0		
HCM LOS	B		B							

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	921	-	-	501	638	1369	-	-
HCM Lane V/C Ratio	0.007	-	-	0.022	0.003	0.001	-	-
HCM Control Delay (s)	8.9	-	-	12.3	10.7	7.6	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-

HCM 6th AWSC
3: Brighton Road & Henderson Road/E. 124th Avenue

2022 Total - Average Day
AM Peak

Intersection	
Intersection Delay, s/veh	25.4
Intersection LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	78	258	71	17	311	11	93	67	10	16	67	93
Future Vol, veh/h	78	258	71	17	311	11	93	67	10	16	67	93
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	85	280	77	18	338	12	101	73	11	17	73	101
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	36.1	23.3	15.7	14.1
HCM LOS	E	C	C	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	58%	0%	19%	5%	0%	100%	0%
Vol Thru, %	42%	0%	63%	95%	0%	0%	42%
Vol Right, %	0%	100%	17%	0%	100%	0%	58%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	160	10	407	328	11	16	160
LT Vol	93	0	78	17	0	16	0
Through Vol	67	0	258	311	0	0	67
RT Vol	0	10	71	0	11	0	93
Lane Flow Rate	174	11	442	357	12	17	174
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.393	0.021	0.838	0.689	0.021	0.04	0.359
Departure Headway (Hd)	8.126	7.102	6.822	6.959	6.216	8.377	7.439
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	442	502	531	517	574	426	482
Service Time	5.899	4.875	4.879	4.719	3.976	6.153	5.214
HCM Lane V/C Ratio	0.394	0.022	0.832	0.691	0.021	0.04	0.361
HCM Control Delay	16.1	10	36.1	23.8	9.1	11.5	14.4
HCM Lane LOS	C	A	E	C	A	B	B
HCM 95th-tile Q	1.8	0.1	8.6	5.3	0.1	0.1	1.6

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

2022 Total - Average Day
PM Peak

Intersection						
Int Delay, s/veh	4.8					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	132	33	233	111	24	136
Future Vol, veh/h	132	33	233	111	24	136
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	143	36	253	121	26	148

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	453	253	0	0	374	0
Stage 1	253	-	-	-	-	-
Stage 2	200	-	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15	-
Critical Hdwy Stg 1	8.45	-	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	383	701	-	-	1168	-
Stage 1	634	-	-	-	-	-
Stage 2	700	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	375	701	-	-	1168	-
Mov Cap-2 Maneuver	375	-	-	-	-	-
Stage 1	634	-	-	-	-	-
Stage 2	685	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.4	0	1.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	375	701	1168
HCM Lane V/C Ratio	-	-	0.383	0.051	0.022
HCM Control Delay (s)	-	-	20.4	10.4	8.2
HCM Lane LOS	-	-	C	B	A
HCM 95th %tile Q(veh)	-	-	1.8	0.2	0.1

HCM 6th TWSC
 2: Brighton Road & Site Access/E. 132nd Avenue

2022 Total - Average Day
 PM Peak

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	2	2	6	1	0	1	6	462	1	1	381	4
Future Vol, veh/h	2	2	6	1	0	1	6	462	1	1	381	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	2	2	7	1	0	1	7	502	1	1	414	4

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	935	935	416	940	937	503	418	0	0	503	0	0
Stage 1	418	418	-	517	517	-	-	-	-	-	-	-
Stage 2	517	517	-	423	420	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	167	185	471	241	185	563	765	-	-	1046	-	-
Stage 1	458	453	-	536	402	-	-	-	-	-	-	-
Stage 2	398	402	-	603	452	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	165	183	471	234	183	563	765	-	-	1046	-	-
Mov Cap-2 Maneuver	165	183	-	234	183	-	-	-	-	-	-	-
Stage 1	454	453	-	531	398	-	-	-	-	-	-	-
Stage 2	394	398	-	591	452	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	18.4		15.9		0.1		0	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	765	-	-	279	331	1046	-
HCM Lane V/C Ratio	0.009	-	-	0.039	0.007	0.001	-
HCM Control Delay (s)	9.7	-	-	18.4	15.9	8.4	-
HCM Lane LOS	A	-	-	C	C	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

HCM 6th AWSC
 3: Brighton Road & Henderson Road/E. 124th Avenue

2022 Total - Average Day
 PM Peak

Intersection	
Intersection Delay, s/veh	55.4
Intersection LOS	F

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	136	251	89	38	358	11	97	92	20	7	76	100
Future Vol, veh/h	136	251	89	38	358	11	97	92	20	7	76	100
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	148	273	97	41	389	12	105	100	22	8	83	109
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	94.4	45.4	19.4	17.4
HCM LOS	F	E	C	C

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	51%	0%	29%	10%	0%	100%	0%
Vol Thru, %	49%	0%	53%	90%	0%	0%	43%
Vol Right, %	0%	100%	19%	0%	100%	0%	57%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	189	20	476	396	11	7	176
LT Vol	97	0	136	38	0	7	0
Through Vol	92	0	251	358	0	0	76
RT Vol	0	20	89	0	11	0	100
Lane Flow Rate	205	22	517	430	12	8	191
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.494	0.046	1.088	0.888	0.022	0.019	0.432
Departure Headway (Hd)	9.062	8.062	7.567	7.767	6.996	9.48	8.541
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	401	447	481	469	515	380	425
Service Time	6.762	5.762	5.567	5.467	4.696	7.18	6.241
HCM Lane V/C Ratio	0.511	0.049	1.075	0.917	0.023	0.021	0.449
HCM Control Delay	20.3	11.2	94.4	46.4	9.9	12.4	17.6
HCM Lane LOS	C	B	F	E	A	B	C
HCM 95th-tile Q	2.6	0.1	16.8	9.6	0.1	0.1	2.1

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

2022 Total - Maximum Day
AM Peak

Intersection						
Int Delay, s/veh	2.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	66	18	94	110	33	139
Future Vol, veh/h	66	18	94	110	33	139
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	72	20	102	120	36	151

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	325	102	0	0	222	0
Stage 1	102	-	-	-	-	-
Stage 2	223	-	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15	-
Critical Hdwy Stg 1	8.45	-	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	506	906	-	-	1329	-
Stage 1	840	-	-	-	-	-
Stage 2	670	-	-	-	-	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	492	906	-	-	1329	-
Mov Cap-2 Maneuver	492	-	-	-	-	-
Stage 1	840	-	-	-	-	-
Stage 2	652	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.6	0	1.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	492	906	1329	-
HCM Lane V/C Ratio	-	-	0.146	0.022	0.027	-
HCM Control Delay (s)	-	-	13.6	9.1	7.8	-
HCM Lane LOS	-	-	B	A	A	-
HCM 95th %tile Q(veh)	-	-	0.5	0.1	0.1	-

HCM 6th TWSC
2: Brighton Road & Site Access/E. 132nd Avenue

2022 Total - Maximum Day
AM Peak

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	3	3	9	1	0	1	9	171	1	1	211	6
Future Vol, veh/h	3	3	9	1	0	1	9	171	1	1	211	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	3	3	10	1	0	1	10	186	1	1	229	7

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	442	442	233	448	445	187	236	0	0	187	0	0
Stage 1	235	235	-	207	207	-	-	-	-	-	-	-
Stage 2	207	207	-	241	238	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	392	389	614	516	388	847	919	-	-	1369	-	-
Stage 1	592	562	-	788	580	-	-	-	-	-	-	-
Stage 2	616	580	-	756	560	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	388	384	614	500	383	847	919	-	-	1369	-	-
Mov Cap-2 Maneuver	388	384	-	500	383	-	-	-	-	-	-	-
Stage 1	585	561	-	779	574	-	-	-	-	-	-	-
Stage 2	609	574	-	739	559	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	12.5		10.7		0.4		0	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	919	-	-	497	629	1369	-
HCM Lane V/C Ratio	0.011	-	-	0.033	0.003	0.001	-
HCM Control Delay (s)	9	-	-	12.5	10.7	7.6	-
HCM Lane LOS	A	-	-	B	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

HCM 6th AWSC
3: Brighton Road & Henderson Road

2022 Total - Maximum Day
AM Peak

Intersection	
Intersection Delay, s/veh	25.9
Intersection LOS	D

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	80	258	71	17	311	12	93	67	10	17	67	95
Future Vol, veh/h	80	258	71	17	311	12	93	67	10	17	67	95
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	87	280	77	18	338	13	101	73	11	18	73	103
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	37	23.6	15.8	14.2
HCM LOS	E	C	C	B

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	58%	0%	20%	5%	0%	100%	0%
Vol Thru, %	42%	0%	63%	95%	0%	0%	41%
Vol Right, %	0%	100%	17%	0%	100%	0%	59%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	160	10	409	328	12	17	162
LT Vol	93	0	80	17	0	17	0
Through Vol	67	0	258	311	0	0	67
RT Vol	0	10	71	0	12	0	95
Lane Flow Rate	174	11	445	357	13	18	176
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.394	0.022	0.845	0.692	0.023	0.043	0.365
Departure Headway (Hd)	8.154	7.13	6.843	6.984	6.241	8.396	7.455
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	440	500	529	517	571	425	481
Service Time	5.932	4.908	4.906	4.749	4.006	6.175	5.233
HCM Lane V/C Ratio	0.395	0.022	0.841	0.691	0.023	0.042	0.366
HCM Control Delay	16.2	10.1	37	24.1	9.2	11.6	14.5
HCM Lane LOS	C	B	E	C	A	B	B
HCM 95th-tile Q	1.8	0.1	8.8	5.3	0.1	0.1	1.7

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

2022 Total - Maximum Day
PM Peak

Intersection						
Int Delay, s/veh	4.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	133	33	233	112	24	137
Future Vol, veh/h	133	33	233	112	24	137
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	145	36	253	122	26	149

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	454	253	0	0	375	0
Stage 1	253	-	-	-	-	-
Stage 2	201	-	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15	-
Critical Hdwy Stg 1	8.45	-	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	382	701	-	-	1167	-
Stage 1	634	-	-	-	-	-
Stage 2	698	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	374	701	-	-	1167	-
Mov Cap-2 Maneuver	374	-	-	-	-	-
Stage 1	634	-	-	-	-	-
Stage 2	683	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	18.6	0	1.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT	
Capacity (veh/h)	-	-	374	701	1167	-
HCM Lane V/C Ratio	-	-	0.387	0.051	0.022	-
HCM Control Delay (s)	-	-	20.6	10.4	8.2	-
HCM Lane LOS	-	-	C	B	A	-
HCM 95th %tile Q(veh)	-	-	1.8	0.2	0.1	-

HCM 6th TWSC
 2: Brighton Road & Site Access/E. 132nd Avenue

2022 Total - Maximum Day
 PM Peak

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	3	3	9	1	0	1	9	462	1	1	381	6
Future Vol, veh/h	3	3	9	1	0	1	9	462	1	1	381	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	3	3	10	1	0	1	10	502	1	1	414	7

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	943	943	418	949	946	503	421	0	0	503	0	0
Stage 1	420	420	-	523	523	-	-	-	-	-	-	-
Stage 2	523	523	-	426	423	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	165	183	469	237	182	563	763	-	-	1046	-	-
Stage 1	457	452	-	532	399	-	-	-	-	-	-	-
Stage 2	395	399	-	601	450	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	163	180	469	226	179	563	763	-	-	1046	-	-
Mov Cap-2 Maneuver	163	180	-	226	179	-	-	-	-	-	-	-
Stage 1	451	452	-	525	394	-	-	-	-	-	-	-
Stage 2	389	394	-	584	450	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	18.9		16.2		0.2		0	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	763	-	-	276	323	1046	-
HCM Lane V/C Ratio	0.013	-	-	0.059	0.007	0.001	-
HCM Control Delay (s)	9.8	-	-	18.9	16.2	8.4	-
HCM Lane LOS	A	-	-	C	C	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-

HCM 6th AWSC
3: Brighton Road & Henderson Road/E. 124th Avenue

2022 Total - Maximum Day
PM Peak

Intersection	
Intersection Delay, s/veh	56.6
Intersection LOS	F

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	138	251	89	38	358	12	97	92	20	8	76	102
Future Vol, veh/h	138	251	89	38	358	12	97	92	20	8	76	102
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	150	273	97	41	389	13	105	100	22	9	83	111
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	97.1	45.9	19.5	17.5
HCM LOS	F	E	C	C

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	51%	0%	29%	10%	0%	100%	0%
Vol Thru, %	49%	0%	53%	90%	0%	0%	43%
Vol Right, %	0%	100%	19%	0%	100%	0%	57%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	189	20	478	396	12	8	178
LT Vol	97	0	138	38	0	8	0
Through Vol	92	0	251	358	0	0	76
RT Vol	0	20	89	0	12	0	102
Lane Flow Rate	205	22	520	430	13	9	193
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.496	0.046	1.096	0.891	0.025	0.022	0.437
Departure Headway (Hd)	9.096	8.096	7.593	7.799	7.028	9.505	8.562
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	399	445	483	469	512	379	424
Service Time	6.796	5.796	5.594	5.499	4.728	7.205	6.262
HCM Lane V/C Ratio	0.514	0.049	1.077	0.917	0.025	0.024	0.455
HCM Control Delay	20.4	11.2	97.1	47	9.9	12.4	17.7
HCM Lane LOS	C	B	F	E	A	B	C
HCM 95th-tile Q	2.7	0.1	17.1	9.7	0.1	0.1	2.2

HCM 6th AWSC
3: Brighton Road & Henderson Road

2022 Total - Maximum Day - mitigated
AM Peak

Intersection	
Intersection Delay, s/veh	18.3
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↶	↷		↶	↷			↶	↷	↶	↷	
Traffic Vol, veh/h	80	258	71	17	311	12	93	67	10	17	67	95
Future Vol, veh/h	80	258	71	17	311	12	93	67	10	17	67	95
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	87	280	77	18	338	13	101	73	11	18	73	103
Number of Lanes	1	1	0	1	1	0	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	19.1	21.3	15.1	13.6
HCM LOS	C	C	C	B

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	58%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	42%	0%	0%	78%	0%	96%	0%	41%
Vol Right, %	0%	100%	0%	22%	0%	4%	0%	59%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	160	10	80	329	17	323	17	162
LT Vol	93	0	80	0	17	0	17	0
Through Vol	67	0	0	258	0	311	0	67
RT Vol	0	10	0	71	0	12	0	95
Lane Flow Rate	174	11	87	358	18	351	18	176
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.381	0.021	0.175	0.653	0.038	0.662	0.042	0.351
Departure Headway (Hd)	7.88	6.862	7.236	6.572	7.329	6.792	8.119	7.183
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	456	521	496	551	488	530	441	500
Service Time	5.633	4.615	4.982	4.318	5.077	4.54	5.872	4.936
HCM Lane V/C Ratio	0.382	0.021	0.175	0.65	0.037	0.662	0.041	0.352
HCM Control Delay	15.4	9.8	11.5	20.9	10.4	21.9	11.2	13.8
HCM Lane LOS	C	A	B	C	B	C	B	B
HCM 95th-tile Q	1.8	0.1	0.6	4.7	0.1	4.8	0.1	1.6

HCM 6th AWSC
3: Brighton Road & Henderson Road/E. 124th Avenue

2022 Total - Maximum Day - mitigated
PM Peak

Intersection	
Intersection Delay, s/veh	24.2
Intersection LOS	C

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↰	↱		↰	↱			↰	↱	↰	↱	
Traffic Vol, veh/h	138	251	89	38	358	12	97	92	20	8	76	102
Future Vol, veh/h	138	251	89	38	358	12	97	92	20	8	76	102
Peak Hour Factor	0.92	0.92	0.92	0.92	0.93	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	150	273	97	41	385	13	105	100	22	9	83	111
Number of Lanes	1	1	0	1	1	0	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	2	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	2	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	2
HCM Control Delay	23.1	32.3	18	16.1
HCM LOS	C	D	C	C

Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	51%	0%	100%	0%	100%	0%	100%	0%
Vol Thru, %	49%	0%	0%	74%	0%	97%	0%	43%
Vol Right, %	0%	100%	0%	26%	0%	3%	0%	57%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	189	20	138	340	38	370	8	178
LT Vol	97	0	138	0	38	0	8	0
Through Vol	92	0	0	251	0	358	0	76
RT Vol	0	20	0	89	0	12	0	102
Lane Flow Rate	205	22	150	370	41	398	9	193
Geometry Grp	7	7	7	7	7	7	7	7
Degree of Util (X)	0.48	0.045	0.325	0.728	0.09	0.809	0.021	0.422
Departure Headway (Hd)	8.405	7.416	7.789	7.088	7.853	7.317	8.781	7.848
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	427	480	461	506	455	494	406	457
Service Time	6.188	5.199	5.567	4.865	5.629	5.092	6.569	5.635
HCM Lane V/C Ratio	0.48	0.046	0.325	0.731	0.09	0.806	0.022	0.422
HCM Control Delay	18.8	10.6	14.3	26.7	11.4	34.5	11.8	16.3
HCM Lane LOS	C	B	B	D	B	D	B	C
HCM 95th-tile Q	2.5	0.1	1.4	6	0.3	7.7	0.1	2.1

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

2042 Background
AM Peak

Intersection						
Int Delay, s/veh	3.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	90	25	135	155	45	200
Future Vol, veh/h	90	25	135	155	45	200
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	98	27	147	168	49	217

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	462	147	0	0	315	0
Stage 1	147	-	-	-	-	-
Stage 2	315	-	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15	-
Critical Hdwy Stg 1	8.45	-	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	376	839	-	-	1228	-
Stage 1	772	-	-	-	-	-
Stage 2	564	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	361	839	-	-	1228	-
Mov Cap-2 Maneuver	361	-	-	-	-	-
Stage 1	772	-	-	-	-	-
Stage 2	541	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.6	0	1.5
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	361	839	1228
HCM Lane V/C Ratio	-	-	0.271	0.032	0.04
HCM Control Delay (s)	-	-	18.6	9.4	8.1
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.1	0.1	0.1

HCM 6th TWSC
 2: Brighton Road & Site Access/E. 132nd Avenue

2042 Background
 AM Peak

Intersection												
Int Delay, s/veh	0.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	0	0	0	1	0	1	0	171	1	1	211	0
Future Vol, veh/h	0	0	0	1	0	1	0	171	1	1	211	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	0	0	0	1	0	1	0	186	1	1	229	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	418	418	229	418	418	187	229	0	0	187	0	0
Stage 1	231	231	-	187	187	-	-	-	-	-	-	-
Stage 2	187	187	-	231	231	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	408	403	618	540	403	847	925	-	-	1369	-	-
Stage 1	595	564	-	808	594	-	-	-	-	-	-	-
Stage 2	633	594	-	765	564	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	407	403	618	539	403	847	925	-	-	1369	-	-
Mov Cap-2 Maneuver	407	403	-	539	403	-	-	-	-	-	-	-
Stage 1	595	563	-	808	594	-	-	-	-	-	-	-
Stage 2	632	594	-	764	563	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	0		10.5		0		0	
HCM LOS	A		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	925	-	-	-	659	1369	-
HCM Lane V/C Ratio	-	-	-	-	0.003	0.001	-
HCM Control Delay (s)	0	-	-	0	10.5	7.6	-
HCM Lane LOS	A	-	-	A	B	A	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-

HCM 6th AWSC
 3: Brighton Road & Henderson Road/E. 124th Avenue

2042 Background
 AM Peak

Intersection	
Intersection Delay, s/veh	140.3
Intersection LOS	F

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	110	380	105	25	430	20	135	95	15	25	95	130
Future Vol, veh/h	110	380	105	25	430	20	135	95	15	25	95	130
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	120	413	114	27	467	22	147	103	16	27	103	141
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	259.1	109.6	29.2	24.6
HCM LOS	F	F	D	C

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	59%	0%	18%	5%	0%	100%	0%
Vol Thru, %	41%	0%	64%	95%	0%	0%	42%
Vol Right, %	0%	100%	18%	0%	100%	0%	58%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	230	15	595	455	20	25	225
LT Vol	135	0	110	25	0	25	0
Through Vol	95	0	380	430	0	0	95
RT Vol	0	15	105	0	20	0	130
Lane Flow Rate	250	16	647	495	22	27	245
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.638	0.037	1.497	1.126	0.045	0.071	0.582
Departure Headway (Hd)	10.616	9.561	8.713	9.137	8.377	10.948	9.987
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	343	377	420	401	430	329	364
Service Time	8.316	7.261	6.713	6.837	6.077	8.648	7.687
HCM Lane V/C Ratio	0.729	0.042	1.54	1.234	0.051	0.082	0.673
HCM Control Delay	30.3	12.6	259.1	113.9	11.5	14.5	25.7
HCM Lane LOS	D	B	F	F	B	B	D
HCM 95th-tile Q	4.2	0.1	32.8	16.4	0.1	0.2	3.5

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

2042 Background
PM Peak

Intersection						
Int Delay, s/veh	14.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↙	↗	↑	↗	↙	↑
Traffic Vol, veh/h	185	45	340	160	35	195
Future Vol, veh/h	185	45	340	160	35	195
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	201	49	370	174	38	212

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	658	370	0	0	544	0
Stage 1	370	-	-	-	-	-
Stage 2	288	-	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15	-
Critical Hdwy Stg 1	8.45	-	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	245	573	-	-	1010	-
Stage 1	508	-	-	-	-	-
Stage 2	593	-	-	-	-	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	236	573	-	-	1010	-
Mov Cap-2 Maneuver	236	-	-	-	-	-
Stage 1	508	-	-	-	-	-
Stage 2	570	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	59	0	1.3
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	236	573	1010	-
HCM Lane V/C Ratio	-	-	0.852	0.085	0.038	-
HCM Control Delay (s)	-	-	70.4	11.9	8.7	-
HCM Lane LOS	-	-	F	B	A	-
HCM 95th %tile Q(veh)	-	-	6.8	0.3	0.1	-

HCM 6th TWSC
2: Brighton Road & Site Access/E. 132nd Avenue

2042 Background
PM Peak

Intersection												
Int Delay, s/veh	0											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	0	0	0	1	0	1	0	462	1	1	381	0
Future Vol, veh/h	0	0	0	1	0	1	0	462	1	1	381	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	0	0	0	1	0	1	0	502	1	1	414	0

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	919	919	414	919	919	503	414	0	0	503	0	0
Stage 1	416	416	-	503	503	-	-	-	-	-	-	-
Stage 2	503	503	-	416	416	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	172	190	472	249	190	563	768	-	-	1046	-	-
Stage 1	459	454	-	545	409	-	-	-	-	-	-	-
Stage 2	406	409	-	608	454	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	171	190	472	249	190	563	768	-	-	1046	-	-
Mov Cap-2 Maneuver	171	190	-	249	190	-	-	-	-	-	-	-
Stage 1	459	454	-	545	409	-	-	-	-	-	-	-
Stage 2	405	409	-	607	454	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	0		15.5		0		0	
HCM LOS	A		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	768	-	-	-	345	1046	-	-
HCM Lane V/C Ratio	-	-	-	-	0.006	0.001	-	-
HCM Control Delay (s)	0	-	-	0	15.5	8.4	-	-
HCM Lane LOS	A	-	-	A	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	0	0	-	-

HCM 6th AWSC
 3: Brighton Road & Henderson Road/E. 124th Avenue

2042 Background
 PM Peak

Intersection	
Intersection Delay, s/veh	248.1
Intersection LOS	F

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	195	370	130	55	530	15	140	130	30	10	105	140
Future Vol, veh/h	195	370	130	55	530	15	140	130	30	10	105	140
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	212	402	141	60	576	16	152	141	33	11	114	152
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	404.6	261.8	40.8	33
HCM LOS	F	F	E	D

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	52%	0%	28%	9%	0%	100%	0%
Vol Thru, %	48%	0%	53%	91%	0%	0%	43%
Vol Right, %	0%	100%	19%	0%	100%	0%	57%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	270	30	695	585	15	10	245
LT Vol	140	0	195	55	0	10	0
Through Vol	130	0	370	530	0	0	105
RT Vol	0	30	130	0	15	0	140
Lane Flow Rate	293	33	755	636	16	11	266
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.757	0.075	1.824	1.507	0.035	0.029	0.655
Departure Headway (Hd)	11.866	10.835	9.945	10.208	9.419	12.513	11.543
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	308	333	370	362	383	288	317
Service Time	9.566	8.535	7.945	7.908	7.119	10.213	9.243
HCM Lane V/C Ratio	0.951	0.099	2.041	1.757	0.042	0.038	0.839
HCM Control Delay	43.7	14.4	404.6	268.2	12.5	15.6	33.7
HCM Lane LOS	E	B	F	F	B	C	D
HCM 95th-tile Q	5.8	0.2	43	29.2	0.1	0.1	4.3

HCM 6th TWSC
 1: Brighton Road & E. 136th Avenue

2042 Total - Average Day
 AM Peak

Intersection						
Int Delay, s/veh	3.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	93	25	136	156	45	201
Future Vol, veh/h	93	25	136	156	45	201
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	101	27	148	170	49	218

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	464	148	0	0	318
Stage 1	148	-	-	-	-
Stage 2	316	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15
Critical Hdwy Stg 1	8.45	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245
Pot Cap-1 Maneuver	374	838	-	-	1225
Stage 1	771	-	-	-	-
Stage 2	563	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	359	838	-	-	1225
Mov Cap-2 Maneuver	359	-	-	-	-
Stage 1	771	-	-	-	-
Stage 2	540	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.9	0	1.5
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	359	838	1225
HCM Lane V/C Ratio	-	-	0.282	0.032	0.04
HCM Control Delay (s)	-	-	18.9	9.4	8.1
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.1	0.1	0.1

HCM 6th TWSC
2: Brighton Road & Site Access/E. 132nd Avenue

2042 Total - Average Day
AM Peak

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	2	2	6	1	0	1	6	171	1	1	211	4
Future Vol, veh/h	2	2	6	1	0	1	6	171	1	1	211	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	2	2	7	1	0	1	7	186	1	1	229	4

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	434	434	231	439	436	187	233	0	0	187	0	0
Stage 1	233	233	-	201	201	-	-	-	-	-	-	-
Stage 2	201	201	-	238	235	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	397	394	616	523	393	847	921	-	-	1369	-	-
Stage 1	594	563	-	794	584	-	-	-	-	-	-	-
Stage 2	621	584	-	759	562	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	394	390	616	512	389	847	921	-	-	1369	-	-
Mov Cap-2 Maneuver	394	390	-	512	389	-	-	-	-	-	-	-
Stage 1	589	562	-	788	579	-	-	-	-	-	-	-
Stage 2	615	579	-	748	561	-	-	-	-	-	-	-

Approach	EB		WB		NB			SB		
HCM Control Delay, s	12.3		10.7		0.3			0		
HCM LOS	B		B							

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	921	-	-	501	638	1369	-	-
HCM Lane V/C Ratio	0.007	-	-	0.022	0.003	0.001	-	-
HCM Control Delay (s)	8.9	-	-	12.3	10.7	7.6	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-

HCM 6th AWSC
 3: Brighton Road & Henderson Road/E. 124th Avenue

2042 Total - Average Day
 AM Peak

Intersection	
Intersection Delay, s/veh	143.9
Intersection LOS	F

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	113	380	105	25	430	21	135	97	15	26	97	133
Future Vol, veh/h	113	380	105	25	430	21	135	97	15	26	97	133
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	123	413	114	27	467	23	147	105	16	28	105	145
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	267	112.1	29.8	25.3
HCM LOS	F	F	D	D

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	58%	0%	19%	5%	0%	100%	0%
Vol Thru, %	42%	0%	64%	95%	0%	0%	42%
Vol Right, %	0%	100%	18%	0%	100%	0%	58%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	232	15	598	455	21	26	230
LT Vol	135	0	113	25	0	26	0
Through Vol	97	0	380	430	0	0	97
RT Vol	0	15	105	0	21	0	133
Lane Flow Rate	252	16	650	495	23	28	250
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.645	0.037	1.515	1.133	0.048	0.074	0.596
Departure Headway (Hd)	10.694	9.642	8.783	9.224	8.463	11.009	10.048
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	340	374	423	396	426	328	363
Service Time	8.394	7.342	6.783	6.924	6.163	8.709	7.748
HCM Lane V/C Ratio	0.741	0.043	1.537	1.25	0.054	0.085	0.689
HCM Control Delay	30.9	12.7	267	116.7	11.6	14.6	26.5
HCM Lane LOS	D	B	F	F	B	B	D
HCM 95th-tile Q	4.2	0.1	33.4	16.5	0.2	0.2	3.7

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

2042 Total - Average Day
PM Peak

Intersection						
Int Delay, s/veh	15.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	188	45	341	161	35	196
Future Vol, veh/h	188	45	341	161	35	196
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	204	49	371	175	38	213

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	660	371	0	0	546	0
Stage 1	371	-	-	-	-	-
Stage 2	289	-	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15	-
Critical Hdwy Stg 1	8.45	-	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	244	572	-	-	1008	-
Stage 1	507	-	-	-	-	-
Stage 2	592	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	235	572	-	-	1008	-
Mov Cap-2 Maneuver	235	-	-	-	-	-
Stage 1	507	-	-	-	-	-
Stage 2	570	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	61.8	0	1.3
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	235	572	1008
HCM Lane V/C Ratio	-	-	0.87	0.086	0.038
HCM Control Delay (s)	-	-	73.8	11.9	8.7
HCM Lane LOS	-	-	F	B	A
HCM 95th %tile Q(veh)	-	-	7	0.3	0.1

HCM 6th TWSC
 2: Brighton Road & Site Access/E. 132nd Avenue

2042 Total - Average Day
 PM Peak

Intersection												
Int Delay, s/veh	0.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	2	2	6	1	0	1	6	462	1	1	381	4
Future Vol, veh/h	2	2	6	1	0	1	6	462	1	1	381	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	2	2	7	1	0	1	7	502	1	1	414	4

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	935	935	416	940	937	503	418	0	0	503	0	0
Stage 1	418	418	-	517	517	-	-	-	-	-	-	-
Stage 2	517	517	-	423	420	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	167	185	471	241	185	563	765	-	-	1046	-	-
Stage 1	458	453	-	536	402	-	-	-	-	-	-	-
Stage 2	398	402	-	603	452	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	165	183	471	234	183	563	765	-	-	1046	-	-
Mov Cap-2 Maneuver	165	183	-	234	183	-	-	-	-	-	-	-
Stage 1	454	453	-	531	398	-	-	-	-	-	-	-
Stage 2	394	398	-	591	452	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	18.4		15.9		0.1		0	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	765	-	-	279	331	1046	-
HCM Lane V/C Ratio	0.009	-	-	0.039	0.007	0.001	-
HCM Control Delay (s)	9.7	-	-	18.4	15.9	8.4	-
HCM Lane LOS	A	-	-	C	C	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

HCM 6th AWSC
 3: Brighton Road & Henderson Road/E. 124th Avenue

2042 Total - Average Day
 PM Peak

Intersection	
Intersection Delay, s/veh	255.7
Intersection LOS	F

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	198	370	130	55	530	16	140	132	30	11	107	143
Future Vol, veh/h	198	370	130	55	530	16	140	132	30	11	107	143
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	215	402	141	60	576	17	152	143	33	12	116	155
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	422.8	265.1	42	34.3
HCM LOS	F	F	E	D

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	51%	0%	28%	9%	0%	100%	0%
Vol Thru, %	49%	0%	53%	91%	0%	0%	43%
Vol Right, %	0%	100%	19%	0%	100%	0%	57%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	272	30	698	585	16	11	250
LT Vol	140	0	198	55	0	11	0
Through Vol	132	0	370	530	0	0	107
RT Vol	0	30	130	0	16	0	143
Lane Flow Rate	296	33	759	636	17	12	272
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.765	0.076	1.865	1.515	0.038	0.032	0.67
Departure Headway (Hd)	11.994	10.963	10.034	10.348	9.558	12.621	11.649
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	305	329	372	356	377	285	312
Service Time	9.694	8.663	8.034	8.048	7.258	10.321	9.349
HCM Lane V/C Ratio	0.97	0.1	2.04	1.787	0.045	0.042	0.872
HCM Control Delay	45	14.6	422.8	272	12.6	15.7	35.1
HCM Lane LOS	E	B	F	F	B	C	E
HCM 95th-tile Q	5.9	0.2	44.4	29.2	0.1	0.1	4.5

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

2042 Total - Maximum Day
AM Peak

Intersection						
Int Delay, s/veh	3.6					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	94	25	136	157	45	202
Future Vol, veh/h	94	25	136	157	45	202
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	102	27	148	171	49	220

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	466	148	0	0	319
Stage 1	148	-	-	-	-
Stage 2	318	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15
Critical Hdwy Stg 1	8.45	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245
Pot Cap-1 Maneuver	373	838	-	-	1224
Stage 1	771	-	-	-	-
Stage 2	561	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	358	838	-	-	1224
Mov Cap-2 Maneuver	358	-	-	-	-
Stage 1	771	-	-	-	-
Stage 2	539	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	17	0	1.5
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	358	838	1224
HCM Lane V/C Ratio	-	-	0.285	0.032	0.04
HCM Control Delay (s)	-	-	19	9.4	8.1
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	1.2	0.1	0.1

HCM 6th TWSC
 2: Brighton Road & Site Access/E. 132nd Avenue

2042 Total - Maximum Day
 AM Peak

Intersection												
Int Delay, s/veh	0.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	3	3	9	1	0	1	9	171	1	1	211	6
Future Vol, veh/h	3	3	9	1	0	1	9	171	1	1	211	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	3	3	10	1	0	1	10	186	1	1	229	7

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	442	442	233	448	445	187	236	0	0	187	0	0
Stage 1	235	235	-	207	207	-	-	-	-	-	-	-
Stage 2	207	207	-	241	238	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	392	389	614	516	388	847	919	-	-	1369	-	-
Stage 1	592	562	-	788	580	-	-	-	-	-	-	-
Stage 2	616	580	-	756	560	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	388	384	614	500	383	847	919	-	-	1369	-	-
Mov Cap-2 Maneuver	388	384	-	500	383	-	-	-	-	-	-	-
Stage 1	585	561	-	779	574	-	-	-	-	-	-	-
Stage 2	609	574	-	739	559	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	12.5		10.7		0.4		0	
HCM LOS	B		B					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	919	-	-	497	629	1369	-
HCM Lane V/C Ratio	0.011	-	-	0.033	0.003	0.001	-
HCM Control Delay (s)	9	-	-	12.5	10.7	7.6	-
HCM Lane LOS	A	-	-	B	B	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

HCM 6th AWSC
 3: Brighton Road & Henderson Road/E. 124th Avenue

2042 Total - Maximum Day
 AM Peak

Intersection	
Intersection Delay, s/veh	145.3
Intersection LOS	F

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	115	380	105	25	430	22	135	97	15	27	97	135
Future Vol, veh/h	115	380	105	25	430	22	135	97	15	27	97	135
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	5	5	5
Mvmt Flow	125	413	114	27	467	24	147	105	16	29	105	147
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	270.5	112.6	30	25.5
HCM LOS	F	F	D	D

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	58%	0%	19%	5%	0%	100%	0%
Vol Thru, %	42%	0%	63%	95%	0%	0%	42%
Vol Right, %	0%	100%	17%	0%	100%	0%	58%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	232	15	600	455	22	27	232
LT Vol	135	0	115	25	0	27	0
Through Vol	97	0	380	430	0	0	97
RT Vol	0	15	105	0	22	0	135
Lane Flow Rate	252	16	652	495	24	29	252
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.646	0.037	1.523	1.135	0.05	0.077	0.601
Departure Headway (Hd)	10.727	9.675	8.805	9.256	8.494	11.029	10.065
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	340	372	417	396	424	327	361
Service Time	8.427	7.375	6.805	6.956	6.194	8.729	7.765
HCM Lane V/C Ratio	0.741	0.043	1.564	1.25	0.057	0.089	0.698
HCM Control Delay	31.1	12.7	270.5	117.5	11.6	14.6	26.8
HCM Lane LOS	D	B	F	F	B	B	D
HCM 95th-tile Q	4.3	0.1	33.7	16.6	0.2	0.2	3.7

HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

2042 Total - Maximum Day
PM Peak

Intersection						
Int Delay, s/veh	15.4					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	189	45	341	162	35	197
Future Vol, veh/h	189	45	341	162	35	197
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	205	49	371	176	38	214

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	661	371	0	0	547
Stage 1	371	-	-	-	-
Stage 2	290	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15
Critical Hdwy Stg 1	8.45	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245
Pot Cap-1 Maneuver	244	572	-	-	1007
Stage 1	507	-	-	-	-
Stage 2	591	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	235	572	-	-	1007
Mov Cap-2 Maneuver	235	-	-	-	-
Stage 1	507	-	-	-	-
Stage 2	569	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	62.5	0	1.3
HCM LOS	F		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	235	572	1007
HCM Lane V/C Ratio	-	-	0.874	0.086	0.038
HCM Control Delay (s)	-	-	74.6	11.9	8.7
HCM Lane LOS	-	-	F	B	A
HCM 95th %tile Q(veh)	-	-	7.1	0.3	0.1

HCM 6th TWSC
 2: Brighton Road & Site Access/E. 132nd Avenue

2042 Total - Maximum Day
 PM Peak

Intersection												
Int Delay, s/veh	0.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕		↕	↕		↕	↕	
Traffic Vol, veh/h	3	3	9	1	0	1	9	462	1	1	381	6
Future Vol, veh/h	3	3	9	1	0	1	9	462	1	1	381	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	175	-	-	250	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	100	100	100	5	100	5	100	5	5	5	5	100
Mvmt Flow	3	3	10	1	0	1	10	502	1	1	414	7

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	943	943	418	949	946	503	421	0	0	503	0	0
Stage 1	420	420	-	523	523	-	-	-	-	-	-	-
Stage 2	523	523	-	426	423	-	-	-	-	-	-	-
Critical Hdwy	8.1	7.5	7.2	7.15	7.5	6.25	5.1	-	-	4.15	-	-
Critical Hdwy Stg 1	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Critical Hdwy Stg 2	7.1	6.5	-	6.15	6.5	-	-	-	-	-	-	-
Follow-up Hdwy	4.4	4.9	4.2	3.545	4.9	3.345	3.1	-	-	2.245	-	-
Pot Cap-1 Maneuver	165	183	469	237	182	563	763	-	-	1046	-	-
Stage 1	457	452	-	532	399	-	-	-	-	-	-	-
Stage 2	395	399	-	601	450	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	163	180	469	226	179	563	763	-	-	1046	-	-
Mov Cap-2 Maneuver	163	180	-	226	179	-	-	-	-	-	-	-
Stage 1	451	452	-	525	394	-	-	-	-	-	-	-
Stage 2	389	394	-	584	450	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	18.9		16.2		0.2		0	
HCM LOS	C		C					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	763	-	-	276	323	1046	-
HCM Lane V/C Ratio	0.013	-	-	0.059	0.007	0.001	-
HCM Control Delay (s)	9.8	-	-	18.9	16.2	8.4	-
HCM Lane LOS	A	-	-	C	C	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-

HCM 6th AWSC
 3: Brighton Road & Henderson Road/E. 124th Avenue

2042 Total - Maximum Day
 PM Peak

Intersection	
Intersection Delay, s/veh	252.6
Intersection LOS	F

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕	↕		↕	↕	↕	↕	
Traffic Vol, veh/h	200	370	130	55	530	17	140	132	30	12	107	145
Future Vol, veh/h	200	370	130	55	530	17	140	132	30	12	107	145
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	217	402	141	60	576	18	152	143	33	13	116	158
Number of Lanes	0	1	0	0	1	1	0	1	1	1	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	2	1	2	2
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	2	2	1	2
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	2	2	2	1
HCM Control Delay	419.5	260.4	41.3	33.9
HCM LOS	F	F	E	D

Lane	NBLn1	NBLn2	EBLn1	WBLn1	WBLn2	SBLn1	SBLn2
Vol Left, %	51%	0%	29%	9%	0%	100%	0%
Vol Thru, %	49%	0%	53%	91%	0%	0%	42%
Vol Right, %	0%	100%	19%	0%	100%	0%	58%
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	272	30	700	585	17	12	252
LT Vol	140	0	200	55	0	12	0
Through Vol	132	0	370	530	0	0	107
RT Vol	0	30	130	0	17	0	145
Lane Flow Rate	296	33	761	636	18	13	274
Geometry Grp	7	7	6	7	7	7	7
Degree of Util (X)	0.761	0.075	1.858	1.505	0.04	0.035	0.67
Departure Headway (Hd)	11.915	10.885	9.95	10.273	9.483	12.522	11.548
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Cap	307	331	373	362	380	288	315
Service Time	9.615	8.585	7.95	7.973	7.183	10.222	9.248
HCM Lane V/C Ratio	0.964	0.1	2.04	1.757	0.047	0.045	0.87
HCM Control Delay	44.3	14.5	419.5	267.6	12.6	15.7	34.8
HCM Lane LOS	E	B	F	F	B	C	D
HCM 95th-tile Q	5.8	0.2	44.5	29	0.1	0.1	4.5

HCM 6th TWSC
 1: Brighton Road & E. 136th Avenue

2042 Total - Maximum Day - mitigated
 AM Peak

Intersection						
Int Delay, s/veh	3.1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	94	25	136	157	45	202
Future Vol, veh/h	94	25	136	157	45	202
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	102	27	148	171	49	220

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	466	148	0	0	319
Stage 1	148	-	-	-	-
Stage 2	318	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15
Critical Hdwy Stg 1	8.45	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245
Pot Cap-1 Maneuver	373	838	-	-	1224
Stage 1	771	-	-	-	-
Stage 2	561	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	358	838	-	-	1224
Mov Cap-2 Maneuver	442	-	-	-	-
Stage 1	771	-	-	-	-
Stage 2	539	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.3	0	1.5
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	442	838	1224
HCM Lane V/C Ratio	-	-	0.231	0.032	0.04
HCM Control Delay (s)	-	-	15.6	9.4	8.1
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.9	0.1	0.1

Lanes, Volumes, Timings
 3: Brighton Road & Henderson Road/E. 124th Avenue

2042 Total - Maximum Day - mitigated
 AM Peak



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	115	380	105	25	430	22	135	97	15	27	97	135
Future Volume (vph)	115	380	105	25	430	22	135	97	15	27	97	135
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		50	0		85	85		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.968			0.993			0.980			0.912	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1719	1752	0	1719	1797	0	1719	1773	0	1719	1650	0
Flt Permitted	0.280			0.467			0.261			0.679		
Satd. Flow (perm)	507	1752	0	845	1797	0	472	1773	0	1229	1650	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		23			3			10			76	
Link Speed (mph)		45			35			35			45	
Link Distance (ft)		1704			1859			543			5706	
Travel Time (s)		25.8			36.2			10.6			86.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles (%)	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Adj. Flow (vph)	125	413	114	27	467	24	147	105	16	29	105	147
Shared Lane Traffic (%)												
Lane Group Flow (vph)	125	527	0	27	491	0	147	121	0	29	252	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA		pm+pt	NA		Perm	NA	
Protected Phases	7	4			8		5	2			6	

Lanes, Volumes, Timings
 3: Brighton Road & Henderson Road/E. 124th Avenue

2042 Total - Maximum Day - mitigated
 AM Peak

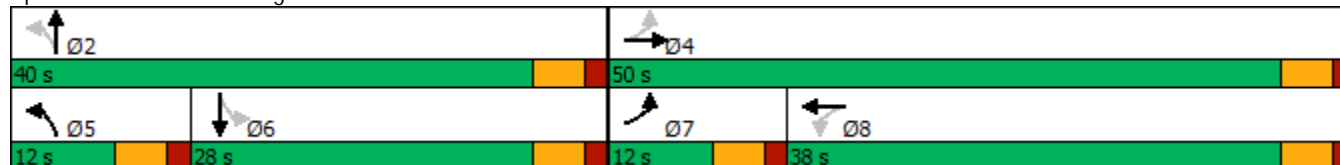


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	4			8			2			6		
Detector Phase	7	4		8	8		5	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	10.0	23.0		23.0	23.0		10.0	23.0		23.0	23.0	
Total Split (s)	12.0	50.0		38.0	38.0		12.0	40.0		28.0	28.0	
Total Split (%)	13.3%	55.6%		42.2%	42.2%		13.3%	44.4%		31.1%	31.1%	
Maximum Green (s)	7.0	45.0		33.0	33.0		7.0	35.0		23.0	23.0	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.5	1.5		1.5	1.5	
Lost Time Adjust (s)	-1.0	-1.0		-1.0	-1.0		-1.0	-1.0		-1.0	-1.0	
Total Lost Time (s)	4.0	4.0		4.0	4.0		4.0	4.0		4.0	4.0	
Lead/Lag	Lead			Lag	Lag		Lead			Lag	Lag	
Lead-Lag Optimize?	Yes			Yes	Yes		Yes			Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Max		Max	Max		None	None		None	None	
Walk Time (s)		7.0		7.0	7.0			7.0		7.0	7.0	
Flash Dont Walk (s)		11.0		11.0	11.0			11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0		0	0			0		0	0	
Act Effect Green (s)	46.2	46.2		36.7	36.7		27.3	27.3		15.3	15.3	
Actuated g/C Ratio	0.57	0.57		0.45	0.45		0.33	0.33		0.19	0.19	
v/c Ratio	0.31	0.53		0.07	0.61		0.53	0.20		0.13	0.68	
Control Delay	11.6	13.8		17.0	23.1		26.3	18.0		27.7	30.7	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	11.6	13.8		17.0	23.1		26.3	18.0		27.7	30.7	
LOS	B	B		B	C		C	B		C	C	
Approach Delay		13.3			22.8			22.6			30.4	
Approach LOS		B			C			C			C	

Intersection Summary

Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	81.5
Natural Cycle:	70
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.68
Intersection Signal Delay:	20.4
Intersection LOS:	C
Intersection Capacity Utilization:	64.7%
ICU Level of Service:	C
Analysis Period (min):	15

Splits and Phases: 3: Brighton Road & Henderson Road/E. 124th Avenue



HCM 6th TWSC
1: Brighton Road & E. 136th Avenue

2042 Total - Maximum Day - mitigated
PM Peak

Intersection						
Int Delay, s/veh	6.5					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	↘	↗	↑	↗	↘	↑
Traffic Vol, veh/h	189	45	341	162	35	197
Future Vol, veh/h	189	45	341	162	35	197
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	0	-	200	215	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	15	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	5	5
Mvmt Flow	205	49	371	176	38	214

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	661	371	0	0	547	0
Stage 1	371	-	-	-	-	-
Stage 2	290	-	-	-	-	-
Critical Hdwy	9.45	7.75	-	-	4.15	-
Critical Hdwy Stg 1	8.45	-	-	-	-	-
Critical Hdwy Stg 2	8.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.345	-	-	2.245	-
Pot Cap-1 Maneuver	244	572	-	-	1007	-
Stage 1	507	-	-	-	-	-
Stage 2	591	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	235	572	-	-	1007	-
Mov Cap-2 Maneuver	351	-	-	-	-	-
Stage 1	507	-	-	-	-	-
Stage 2	569	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	25.5	0	1.3
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	-	351	572	1007
HCM Lane V/C Ratio	-	-	0.585	0.086	0.038
HCM Control Delay (s)	-	-	28.8	11.9	8.7
HCM Lane LOS	-	-	D	B	A
HCM 95th %tile Q(veh)	-	-	3.5	0.3	0.1

Lanes, Volumes, Timings
 3: Brighton Road & Henderson Road/E. 124th Avenue

2042 Total - Maximum Day - mitigated
 PM Peak



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	200	370	130	55	530	17	140	132	30	12	107	145
Future Volume (vph)	200	370	130	55	530	17	140	132	30	12	107	145
Ideal Flow (vphp)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0		0	0		50	0		85	85		0
Storage Lanes	1		0	1		0	1		0	1		0
Taper Length (ft)	25			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.961			0.995			0.972			0.914	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	1790	0	1770	1853	0	1770	1811	0	1770	1703	0
Flt Permitted	0.175			0.461			0.207			0.646		
Satd. Flow (perm)	326	1790	0	859	1853	0	386	1811	0	1203	1703	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		30			2			15			72	
Link Speed (mph)		45			35			35			45	
Link Distance (ft)		1704			1859			543			5706	
Travel Time (s)		25.8			36.2			10.6			86.5	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	217	402	141	60	576	18	152	143	33	13	116	158
Shared Lane Traffic (%)												
Lane Group Flow (vph)	217	543	0	60	594	0	152	176	0	13	274	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		Perm	NA		pm+pt	NA		Perm	NA	
Protected Phases	7	4			8		5	2			6	
Permitted Phases	4			8			2			6		

Lanes, Volumes, Timings

2042 Total - Maximum Day - mitigated

3: Brighton Road & Henderson Road/E. 124th Avenue

PM Peak

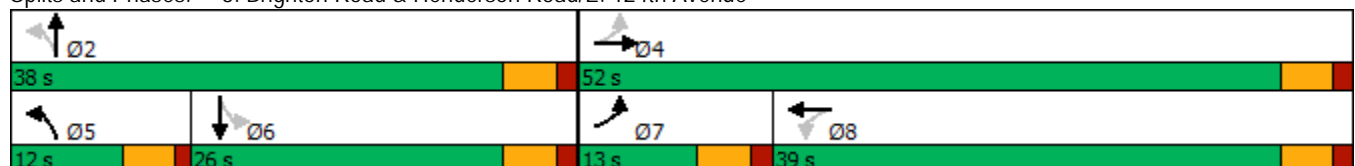


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	7	4		8	8		5	2		6	6	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	10.0	23.0		23.0	23.0		9.5	23.0		23.0	23.0	
Total Split (s)	13.0	52.0		39.0	39.0		12.0	38.0		26.0	26.0	
Total Split (%)	14.4%	57.8%		43.3%	43.3%		13.3%	42.2%		28.9%	28.9%	
Maximum Green (s)	8.0	47.0		34.0	34.0		7.5	33.0		21.0	21.0	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.5	1.5		1.5	1.5		1.0	1.5		1.5	1.5	
Lost Time Adjust (s)	-2.0	-1.0		-1.0	-2.0		0.0	-1.0		-1.0	-1.0	
Total Lost Time (s)	3.0	4.0		4.0	3.0		4.5	4.0		4.0	4.0	
Lead/Lag	Lead			Lag	Lag		Lead			Lag	Lag	
Lead-Lag Optimize?	Yes			Yes	Yes		Yes			Yes	Yes	
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Max		Max	Max		None	None		None	None	
Walk Time (s)		7.0		7.0	7.0			7.0		7.0	7.0	
Flash Dont Walk (s)		11.0		11.0	11.0			11.0		11.0	11.0	
Pedestrian Calls (#/hr)		0		0	0			0		0	0	
Act Effect Green (s)	49.2	48.1		35.2	36.2		27.6	28.1		16.1	16.1	
Actuated g/C Ratio	0.58	0.57		0.42	0.43		0.33	0.33		0.19	0.19	
v/c Ratio	0.60	0.52		0.17	0.75		0.61	0.29		0.06	0.72	
Control Delay	17.0	13.5		18.6	28.4		31.7	19.8		27.3	34.1	
Queue Delay	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	17.0	13.5		18.6	28.4		31.7	19.8		27.3	34.1	
LOS	B	B		B	C		C	B		C	C	
Approach Delay		14.5			27.5			25.3			33.8	
Approach LOS		B			C			C			C	

Intersection Summary

Area Type:	Other
Cycle Length:	90
Actuated Cycle Length:	84.3
Natural Cycle:	70
Control Type:	Semi Act-Uncoord
Maximum v/c Ratio:	0.75
Intersection Signal Delay:	23.2
Intersection LOS:	C
Intersection Capacity Utilization:	76.0%
ICU Level of Service:	D
Analysis Period (min):	15

Splits and Phases: 3: Brighton Road & Henderson Road/E. 124th Avenue



HENDERSON AGGREGATE, LTD. PRE2021-00038 APPLICATION

NEIGHBORHOOD MEETING SUMMARY

Applicant obtained the applicable mailing list of property owners and site addresses within 750ft from Adams County Planning Department Staff on October 28, 2021 (See Henderson Application Mailing List attached hereto as **EXHIBIT A**). Notice of the Neighborhood Meeting was mailed to all on the mailing list on January 18, 2022 (See copy of Notice attached hereto as **EXHIBIT B**) reflecting the Neighborhood Meeting to be held virtually using Microsoft Teams, Wednesday, February 2, 2022 at 5:00pm.

The Neighborhood Meeting was held on the date and time and at the location set forth above. The following people attended the meeting:

- 1) **Norman J. & Charlene R. Einspahr**, 12840 Brighton Rd, Brighton, CO 80601; 303-808-4419; nceinspahr@gmail.com
- 2) **Larry L. & Sharon E. Arnold**, 12700 Brighton Rd, Brighton, CO 80601; 303-659-1443; larry57@aol.com
- 3) **Winifred Lee Bromley**, 12801 Brighton Rd, Brighton, CO 80601; 303-659-0038; wbromley2@gmail.com
- 4) **Tom Walahoski**, current resident, 12389 Brighton Rd, Henderson, CO 80640; 303-659-7244; secondcrk@hotmail.com

No written comments or questions were received in advance of the meeting.

Applicant presented the PowerPoint presentation attached hereto as **EXHIBIT C** and provided copies of same to all attendees and then opened the discussion for feedback, questions, and concerns.

The following questions were raised and responses provided:

<u>QUESTION:</u>	<u>APPLICANT RESPONSE:</u>
How long of a project will this be?	10-20yrs
Will you control the dust?	Yes, will be controlled with our water trucks.
Is it going to be water storage?	No, it was on the market for 10yrs and there was no interest given it is relatively small for a reservoir.
How soon will we start?	It all depends on when the Worthing inert fill site is full and we get our permits. Most likely to begin 2023.
Will all the other construction here related to the Metro Wastewater Reclamation District be done before you start?	Likely Yes
Will the entry way for the sewer line be finished and closed up before we start?	Yes
How many trucks/day?	Same as what we have today, i.e. 40-50 loads/day
Will it hurt the roads? Concern about the 8 ton weight limit on Brighton Rd.	No, same type of traffic as currently with the Worthing inert fill site.
What about noise and jake brakes?	I don't believe there will be any change given the same amount of traffic. Once on site, the speed limit is 10mph so there should be no need for jake brakes.
What will be the traffic pattern?	We can designate that they come in off of 136 th and Brighton Road to avoid 124 th . NOTE: Current detour on 120 th to the east is causing more congestion on 124 th , not related to Stagecoach or Worthing.

Which direction will the trucks enter off of Brighton Rd?	Both ways
Can the entrance be designated as up on 136 th ?	Yes, we will direct traffic to go this way.
What is the post-fill proposal?	Proposing residential estates - 2.5 acre sites; approx. 10-20 residences after rezoning and subdivision change.
What will be their water source?	Likely city water will be there in 20yrs as a lot can change in 20yrs. However, this is not within the scope of this application.
What will be their sewer system as Zigan owners expressed interest in sewer for their nearby homes as well?	Possibly septic unless city sewer is installed along Brighton Rd. However, this is not within the scope of this application.

Applicant advised all attendees that it would keep them apprised via email of updates on the Application. Shortly after the meeting ended, Applicant provided all attendees with a follow up email with a copy of the power point presentation along with Ben Frei and Mark Molen's contact information in case they have any questions or concerns in the future.

EXHIBIT A

ADAMS COUNTY			4430 SOUTH ADAMS COUNTY PKWY	BRIGHTON CO 80601-8204
BROMLEY DISTRICT WATER PROVIDERS LLC	C/O BROMLEY COMPANIES LLC		8301 E PRENTICE AVE STE 100	GREENWOOD VILLAGE CO 80111-2904
BROMLEY KENNETH M JR AND	BROMLEY LOU ELLEN		12600 BRIGHTON RD RT 3	BRIGHTON CO 80601
COUNTY OF ADAMS THE			4430 S ADAMS COUNTY PKWY	BRIGHTON CO 80601-8222
CUTLER ROBERT L AND	CUTLER SHIRLEY E		12395 BRIGHTON RD	HENDERSON CO 80640
HAMILTON PATRICIA L LIVING TRUST THE			10485 HENDERSON RD	BRIGHTON CO 80601-8111
HEINZ ERIC BRAAD			12730 BRIGHTON RD	BRIGHTON CO 80601-7346
HENDERSON AGGREGATE LTD			35715 HIGHWAY 40 BLDG B	STE 120 EVERGREEN CO 80439-9678
HENDERSON WATER SKI CLUB LLC	C/O TOM KRUEGER		15037 W 49TH PLACE	GOLDEN CO 80403
MCCARTY TRAVIS K AND	MCCARTY SHANTEL M		12730 BRIGHTON RD	BRIGHTON CO 80601-7346
NELSON ANNE J			17227 W 12TH AVE	GOLDEN CO 80401-2899
PENA MANUELA VERONICA MOLINA			1201 W THORNTON PKWY LOT 197	THORNTON CO 80260-5420
ZIGAN HOMEOWNERS ASSOCIATION			10801 E 124TH AVE	BRIGHTON CO 80601-7114
ARNOLD LARRY L AND	ARNOLD SHARON E	OR CURRENT RESIDENT	12700 BRIGHTON RD	BRIGHTON CO 80601-7346
BELUSCAK CONNIE JEAN AND	BELUSCAK VINCENT J	OR CURRENT RESIDENT	10757 E 124TH AVE	BRIGHTON CO 80601-7138
BLISS WILLIAM G AND	BLISS CHARLENE M	OR CURRENT RESIDENT	12460 BRIGHTON RD	BRIGHTON CO 80601-7350
BOSTROM SHARON A		OR CURRENT RESIDENT	12550 BRIGHTON RD	BRIGHTON CO 80601-7350
BROMLEY WINIFRED LEE		OR CURRENT RESIDENT	12801 BRIGHTON RD	BRIGHTON CO 80601-7341
CHAVEZ JESUS IGNACIO AND	CHAVEZ LUZ ALEJANDRA	OR CURRENT RESIDENT	12350 BRIGHTON RD	HENDERSON CO 80640-9748
CLARK MELVIN M/VICKI L	REVOCABLE TRUST THE	OR CURRENT RESIDENT	10381 E 123RD AVE	HENDERSON CO 80640-7436
COOPER SCOTT RICHARD AND	COOPER TRACY DANEEN	OR CURRENT RESIDENT	12420 BRIGHTON RD	BRIGHTON CO 80601-7350
CUTLER ROBERT L AND	CUTLER SHIRLEY E	OR CURRENT RESIDENT	12395 BRIGHTON RD	HENDERSON CO 80640-9747
EINSPAHR NORMAN J AND	EINSPAHR CHARLENE R	OR CURRENT RESIDENT	12840 BRIGHTON RD	BRIGHTON CO 80601
GARCIA ALFREDO AND	GARCIA ADELINA R	OR CURRENT RESIDENT	10321 E 123RD AVE	HENDERSON CO 80640-7436
JONES CALLAN MICHAEL		OR CURRENT RESIDENT	10371 E 123RD AVE	HENDERSON CO 80640-7436
KREMHELLER DIANNA O AND	KREMHELLER DAVID B	OR CURRENT RESIDENT	10391 E 123RD AVE	HENDERSON CO 80640-7436
KROLL TRISHA/ALAN 25 PERCENT INT AND	HAMILTON PATRICIA L LIVING TRUST 75 PERC	OR CURRENT RESIDENT	10485 HENDERSON RD	BRIGHTON CO 80601-8111
MONTOYA MICHAEL AND SANDRA		OR CURRENT RESIDENT	10800 E 126TH AVE	BRIGHTON CO 80601
PAWLAK MATTHEW AND NATHALIE		OR CURRENT RESIDENT	12500 BRIGHTON RD	BRIGHTON CO 80601
PRILL MICHAEL J AND	PRILL JOLENE L	OR CURRENT RESIDENT	12375 BRIGHTON RD	HENDERSON CO 80640-9747
RUSSELL GRACE G AND	RUSSELL KENNETH L	OR CURRENT RESIDENT	13185 BRIGHTON RD	BRIGHTON CO 80601-7341
SHURTLEFF JOSEPH W AND	SHURTLEFF MINDY	OR CURRENT RESIDENT	12770 BRIGHTON RD	BRIGHTON CO 80601
ZIGAN FLORIAN B		OR CURRENT RESIDENT	10801 E 124TH AVE	BRIGHTON CO 80601-7114
ZIGAN STEVEN AND JONI		OR CURRENT RESIDENT	10900 E 126TH AVE	BRIGHTON CO 80601
CURRENT RESIDENT			10800 E 124TH AVE	BRIGHTON CO 80601-7114
CURRENT RESIDENT			12840 BRIGHTON RD	BRIGHTON CO 80601-7342
CURRENT RESIDENT			12735 BRIGHTON RD	BRIGHTON CO 80601-7345
CURRENT RESIDENT			12600 BRIGHTON RD	BRIGHTON CO 80601-7351
CURRENT RESIDENT			9755 HENDERSON RD	BRIGHTON CO 80601-8114
CURRENT RESIDENT			12389 BRIGHTON RD	HENDERSON CO 80640-9747

EXHIBIT B



35715 HWY 40
BLDG B STE 120
EVERGREEN CO 80439

January 17, 2022

Delivery via USPS First Class Postage Mail

CURRENT RESIDENT
12735 BRIGHTON RD
BRIGHTON CO 80601-7342

**Re: PRE2021-00038: Henderson Aggregate, Ltd.-Application for Certificate of Designation
12601 Brighton Rd., Henderson, CO 80640 (125.617 acres) ("Property")**

Dear Neighbor:

Henderson Aggregate, Ltd. invites you to attend a neighborhood meeting regarding its prospective land use application of the Property and related project details. With the ongoing issues related to COVID-19, this meeting will be conducted virtually using the Microsoft Teams access information below:

DATE: Wednesday, February 2, 2022
TIME: 5:00 p.m. to 6:00 p.m.
LINK: Microsoft Teams meeting
Join on your computer or mobile app
[Click here to join the meeting](#)
Or call in (audio only)
[+1 719-582-5267](tel:+17195825267), 858353025# United States, Pueblo
Phone Conference ID: 858 353 025#

If you intend to attend or participate in the virtual meeting, please RSVP by contacting Michelle A. Stein at (720) 413-3186 or email at mstein@albertfreiandsons.com and provide your email address so that we may send the meeting link directly to you as well as any updates related to the meeting or the Application. We look forward to meeting with you.

Thank you and have a good day!

Sincerely,

A handwritten signature in black ink, appearing to read 'Ben Frei', with a stylized flourish at the end.

Ben Frei






Enc: Property Map

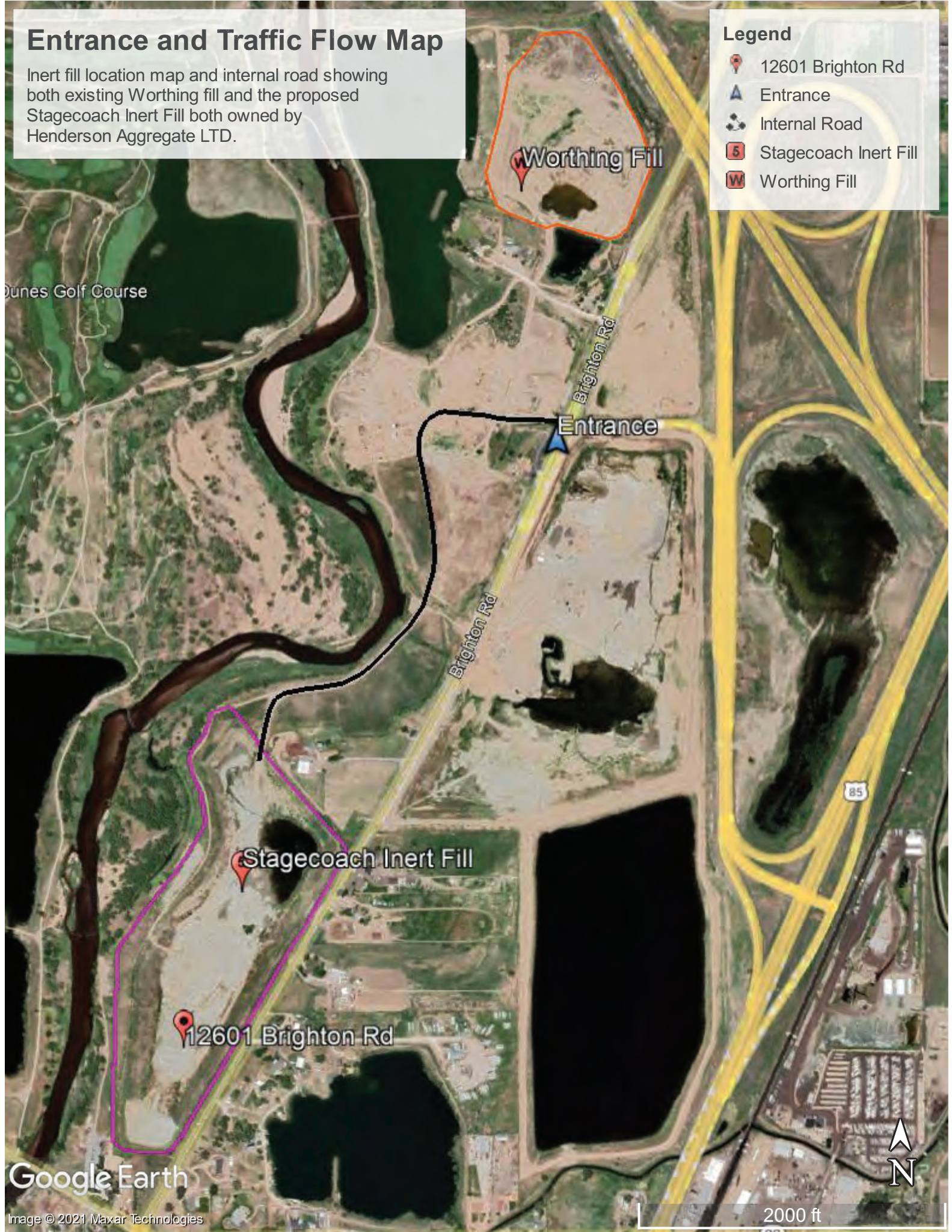
Note: If you wish to be removed from this mailing list, please send an email to mstein@albertfreiandsons.com.

Entrance and Traffic Flow Map

Inert fill location map and internal road showing both existing Worthing fill and the proposed Stagecoach Inert Fill both owned by Henderson Aggregate LTD.

Legend

-  12601 Brighton Rd
-  Entrance
-  Internal Road
-  Stagecoach Inert Fill
-  Worthing Fill



Dunes Golf Course

Worthing Fill

Brighton Rd

Entrance

Brighton Rd

Stagecoach Inert Fill

12601 Brighton Rd

85

Google Earth

Image © 2021 Maxar Technologies

2000 ft



EXHIBIT C

A F S

A L B E R T F R E I & S O N S

Proposed Stagecoach Inert
Fill

PRE2021-00038

ADAMS COUNTY

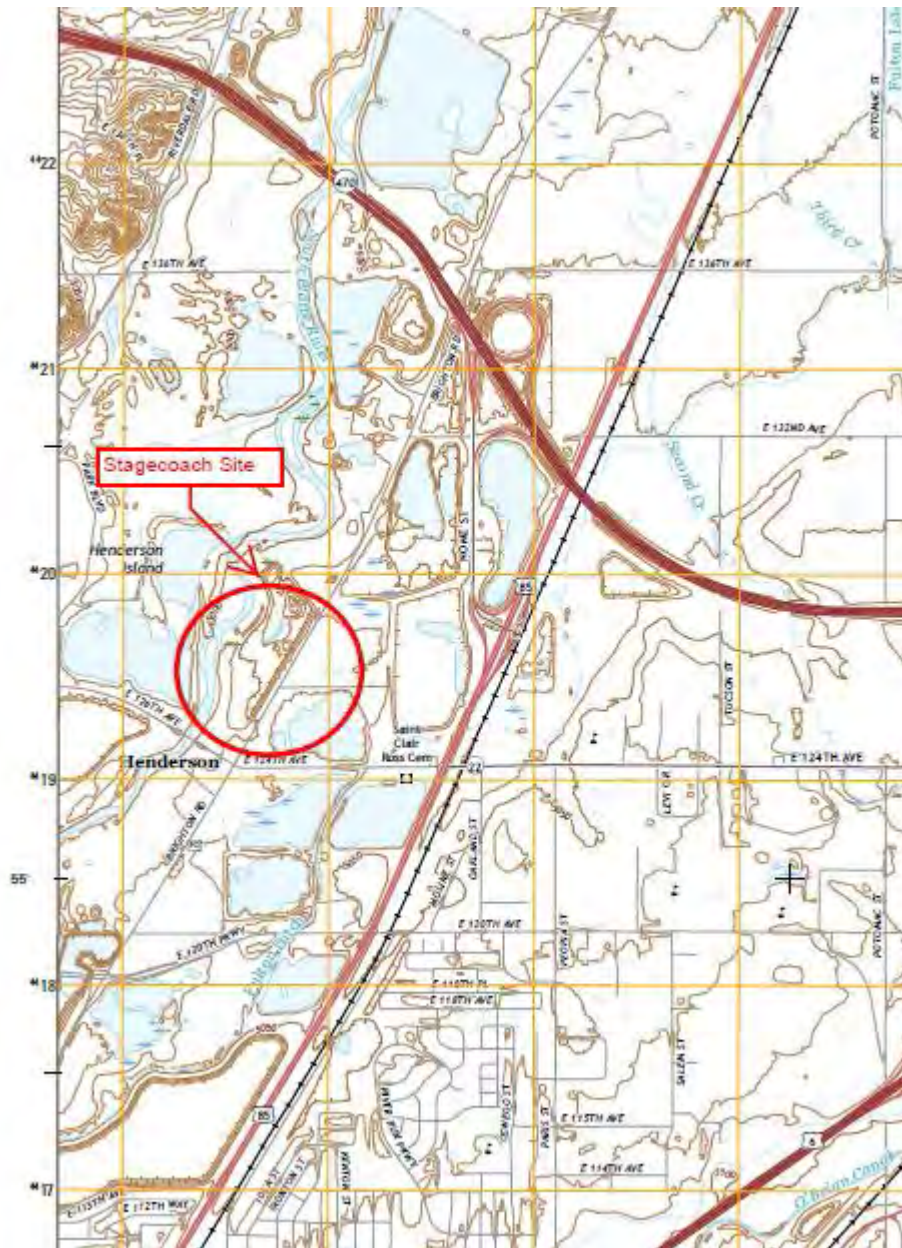
NEIGHBORHOOD MEETING

FEBRUARY 2, 2022

About Albert Frei & Sons

Founded in 1962 when the family farm in Henderson, Colorado was converted to a gravel pit supplying material for the construction of Interstate 76. Albert Frei & Sons is now in its 3rd generation of providing Colorado and the Denver area with the high-quality aggregates it demands in order to maintain and build its infrastructure. The 3rd generation consists of Albert Sr.'s children Al, Ben, Joe, Lisa and Tommy.





Stagecoach Excavation Pit



Henderson, CO

Inert Fill Mined Excavation Pit

- Inert fill to bring grade level to approximately Brighton Road
- Inert filling the same as the Worthing Henderson Inert Fill Site
- Use of existing entrance - same as Worthing Inert Fill Site
- Inert fill is earthen material - dirt, soil, rock, brick, concrete, asphalt
- Typical inert fill is basement excavations or utility line excavations
- Operation hours 7 am to 4 pm M-F and 7 am to 12 pm Saturday, closed on Sundays and Holidays
- Fill will commence from South to North

Reclamation Examples



Brighton, CO

Reclamation Examples



RTD Station, Commerce City, CO

Post-Reclamation Appearance



Summary & Questions

- Inert filling to reclaim the site to pre-mining conditions
- Operations the same as Worthing Inert Fill Site
- Phased filling from South to North
- Questions?
- Contact Mark Molen
mark@molenandassociates.com



Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 5/5/2022

Project Number: EXG2022-00002

Project Name: Stagecoach Inert Fill Certificate of Designation

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 04/19/2022

Email:

Complete

ENV6. 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.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 04/19/2022

Email:

Comment

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

ENV1. Applicant should be aware that the documents required for second public hearing submittal must be provided to the Director of Community and Economic Development 230 days prior to the scheduled public hearing date. These documents include the Operations Plan and Technical Document.

ENV2. An Operations Plan meeting all applicable CDPHE regulatory requirements will need to be reviewed and accepted by staff.

ENV3. A closure plan and estimate of the closure costs must be provided for review to determine the required performance bond (see General Operating and Performance Standards below).

ENV4. Storage of inoperable equipment or vehicles, stockpiles of metal not specific to the site's operation, and trash/debris stockpiles will not be allowed on the property. All approved material stockpiles must be maintained with proper dust suppression and nuisance control measures.

ENV5. Section 4-11-02-03-02.1 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 in the amount of one million dollars shall be maintained; evidence of such insurance must be submitted upon request.

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. Records of uncovered loads to include haul company, license plate, and rate collected shall be maintained for the life of the inert landfill facility.

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.

l. Screening: 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.

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.

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.

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 04/19/2022

Email: glabrie@adcogov.org

Complete

Comments

ENG1: The applicant will be required to submit a grading, erosion and sediment control plan to be reviewed and approved by Development Engineering before any construction permits are issued.

ENG2: The applicant will be required to obtain a floodplain use permit.

ENG3: There is enough existing right-of-way at the Brighton Road and E. 136th Avenue for the applicant to build a westbound to southbound left-turn acceleration lane on Brighton Road departing E. 136th Avenue to mitigate the background traffic growth and improve the expected LOS F to a LOS D.

ENG4: The applicant shall also consider making some improvements to the intersection of Brighton Road, Henderson, and 124th Avenue by adding a south to eastbound left turn lane on Brighton Road, a west to northbound left turn lane on Henderson Road, and an east to southbound left turn lane on 124th Avenue.

Time Tracking Start Date

Est. Completion Date

In Possession Time (hrs)

Display E-mail Address in ACA

No

Display Comment in ACA

Comment Display in ACA

All ACA Users

Record Creator

Licensed Professional

Contact

Owner

Estimated Hours

0.0

Action

Updated

Workflow Calendar

Commenting Division: Planner Review

Name of Reviewer: Layla Bajelan

Date: 04/19/2022

Email:

Complete

Section 02-02-04-05

At the first hearing concerning a certificate of designation, the Planning Commission shall conduct a preliminary fact finding and consider all relevant evidence regarding land use compatibility and site impacts concerning the application. This hearing shall include, but not be limited to, information of the impact on the surrounding land uses, access and traffic impact, conformance with requirements of these standards and regulations, and conformance with policies of the Adams County Comprehensive Plan. At such hearing, the Planning Commission shall forward a recommendation in the form of recommended findings of fact to the Board of County Commissioners as to whether or not the proposed land use is in accordance with the criteria. The Board of County Commissioners shall then conduct a preliminary fact-finding public hearing and consider all relevant evidence regarding land use compatibility and site impacts concerning the application. If the Board of County Commissioners finds the proposed land use is not in accordance with the criteria, it shall make a finding of fact, and such findings may be the basis of a denial at future hearings should the applicant wish to proceed with the remainder of the permitting process.

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 04/14/2022

Email: glabrie@adcgov.org

Comment

ENG1: The applicant will be required to submit a grading, erosion and sediment control plan to be reviewed and approved by Development Engineering before any construction permits are issued.

ENG2: The applicant will be required to obtain a floodplain use permit.

ENG3: There is enough existing right-of-way at the Brighton Road and E. 136th Avenue for the applicant to build a westbound to southbound left-turn acceleration lane on Brighton Road departing E. 136th Avenue to mitigate the background traffic growth and improve the expected LOS F to a LOS D.

ENG4: The applicant shall also consider making some improvements to the intersection of Brighton Road, Henderson, and 124th Avenue by adding a south to eastbound left turn lane on Brighton Road, a west to northbound left turn lane on Henderson Road, and an east to southbound left turn lane on 124th Avenue.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 04/05/2022

Email: gmoon@adcgov.org

Complete

There are no OPEN violations at this location at this time. NO COMMENT

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

From: [Rick Reigenborn](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments- EXG202200002; Stagecoach Inert Fill Certificate of Designation
Date: Tuesday, March 15, 2022 6:30:14 PM
Attachments: [image002.wmz](#)
[image001.png](#)

The Sheriff's Office has no opposition to this request.

Richard A. Reigenborn
Sheriff
Adams County Sheriff's Office
4430 S. Adams County Parkway,
1st Floor, Suite W5400
Brighton, CO 80601
303-655-3218 | RReigenborn@adcogov.org

Character • Integrity • Transparency

From: Layla Bajelan
Sent: Tuesday, March 15, 2022 3:30 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- EXG202200002; Stagecoach Inert Fill Certificate of Designation

Request for Comments

The Adams County Planning Commission is requesting comments on the following application: Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit. The request would raise the grade to an elevation that would match the surrounding properties. This request is located at 12601 BRIGHTON RD. The Assessor's Parcel Numbers are 0157126000018, 0157135015001, 0157135015002, 0157135202001.

Applicant Information: Ben Frei- Henderson Aggregates
7321 E. 88th Avenue Ste. 100
Henderson, Colorado 80640

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 04/05/2022 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LBajelan@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of

From: [BFR Plan Reviews](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments- EXG202200002; Stagecoach Inert Fill Certificate of Designation
Date: Tuesday, March 29, 2022 12:06:02 PM
Attachments: [image002.png](#)

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

Hello Layla,

We do not have any comments on this one at this time.

Thank you



Julie Sovizdraniouk
Administrative Assistant III
Brighton Fire Rescue District
500 S. 4th Ave – 3rd Floor
Brighton, CO. 80601
Office: 303.659.4101
Direct: 303.654.8044
www.brightonfire.org

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Tuesday, March 15, 2022 3:30 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- EXG202200002; Stagecoach Inert Fill Certificate of Designation

Request for Comments

The Adams County Planning Commission is requesting comments on the following application: Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit. The request would raise the grade to an elevation that would match the surrounding properties. This request is located at 12601 BRIGHTON RD. The Assessor's Parcel Numbers are 0157126000018, 0157135015001, 0157135015002, 0157135202001.

Applicant Information: Ben Frei- Henderson Aggregates
7321 E. 88th Avenue Ste. 100
Henderson, Colorado 80640

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 04/05/2022 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please

From: [Loeffler - CDOT, Steven](#)
To: [Layla Bajelan](#)
Subject: Re: Request for Comments- EXG202200002; Stagecoach Inert Fill Certificate of Designation
Date: Wednesday, April 6, 2022 1:49:28 PM

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

Layla,

I have reviewed the referral for the Stagecoach Inert Fill Certificate of Designation, located at 12601 Brighton Road, and would allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit and have the following comments:

- We have no objections to the proposal. Access to the site is from Brighton Road and is off of the state highway system.
- 124th Ave. (Highway 22) may be impacted by the haul route. Please provide the traffic study by LSC Consultants that is referenced in the referral material. We would like an opportunity to review it.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



On Tue, Mar 15, 2022 at 3:29 PM Layla Bajelan <LBajelan@adcogov.org> wrote:

Request for Comments

The Adams County Planning Commission is requesting comments on the following application: Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit. The request would raise the grade to an elevation that would match the surrounding properties. This request is located at 12601 BRIGHTON RD. The Assessor's Parcel Numbers are 0157126000018, 0157135015001, 0157135015002, 0157135202001.

Applicant Information: Ben Frei- Henderson Aggregates

From: [Comaniciu - DNR, Ioana](#)
To: [Layla Bajelan](#)
Cc: [Joanna Williams](#)
Subject: Fwd: Request for Comments- EXG202200002; Stagecoach Inert Fill Certificate of Designation
Date: Tuesday, March 22, 2022 10:04:19 AM
Attachments: [EXG2022-00002- Stagecoach Inert Fill Certificate of Designation.pdf](#)

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

Good Morning,

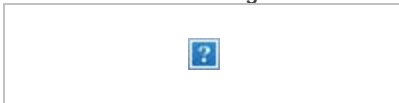
We have reviewed the referral related to the application for backfilling a previously mined property, more specifically backfilling that Stagecoach Reservoir (WDID 0203014) and we have no comments on the proposal to backfill this reservoir.

Please contact me at this office if you have any questions.

Sincerely,

Ioana Comaniciu, P.E.

Water Resources Engineer



P 303-866-3581 x 8246

1313 Sherman St., Suite 818, Denver, CO 80203

ioana.comaniciu@state.co.us | www.colorado.gov/water

----- Forwarded message -----

From: Layla Bajelan <LBajelan@adcogov.org>

Date: Tue, Mar 15, 2022 at 3:29 PM

Subject: Request for Comments- EXG202200002; Stagecoach Inert Fill Certificate of Designation

To: Layla Bajelan <LBajelan@adcogov.org>

Request for Comments

The Adams County Planning Commission is requesting comments on the following application: Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit. The request would raise the grade to an elevation that would match the surrounding properties. This request is located at 12601 BRIGHTON RD. The Assessor's Parcel Numbers are 0157126000018, 0157135015001, 0157135015002, 0157135202001.

Applicant Information: Ben Frei- Henderson Aggregates

7321 E. 88th Avenue Ste. 100

From: [O'Dell, Dennis](#)
To: [Layla Bajelan](#)
Cc: [Young, Travis](#); [O'Dell, Dennis](#)
Subject: Fw: Request for Comments- EXG202200002; Stagecoach Inert Fill Certificate of Designation=12601 BRIGHTON RD. Brighton, Co.
Date: Monday, March 21, 2022 6:17:54 PM
Attachments: [EXG2022-00002: Stagecoach Inert Fill Certificate of Designation.pdf](#)
[Lumen Fibers in blue along Brighton Rd.pdf](#)

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

Hi Layla,

See attached of Lumens cable along Brighton Rd. I have marked for reference to developer and you to do cable locates before any work out at the site.

If I missed anything, let me know. Have a great day.

Thanks,

Dennis O'Dell | Wire Center Engineer & OSP Eng. @ Lumen.

970-290-7037.

801 W Mineral Ave. Suite 100.

Littleton, CO 80120.

www.MOUNTAINLTD.com.

EOE, AA.

Wire Centers;

AURRCOMB--Monaghan.

BITTCOMA---Brighton.

DNVRCOMB--Montbello.

DNVRCOOU-DIA--Airport.

From: Young, Travis <Travis.Young@lumen.com>

Sent: Wednesday, March 16, 2022 1:40 PM

To: O'Dell, Dennis <Dennis.Odell@lumen.com>

Cc: Layla Bajelan <LBajelan@adcogov.org>

Subject: FW: Request for Comments- EXG202200002; Stagecoach Inert Fill Certificate of Designation

Hello Dennis,

Can you please review and get back with Layla on this request?

Thanks,

Travis Young

SR Network Implementation Engineer

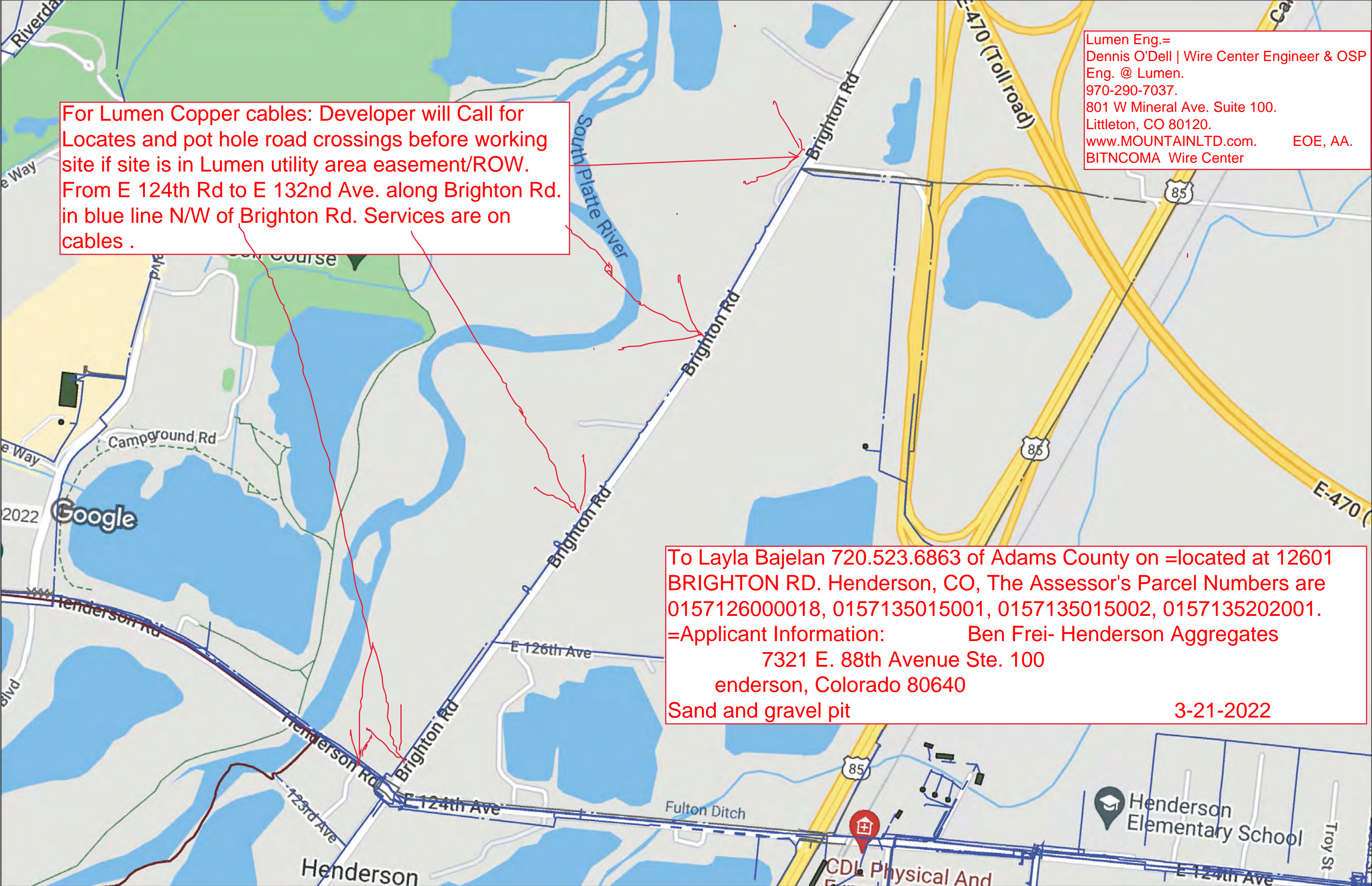
7759 S. Wheeling Ct.

Cell (303) 263-1725

For Lumen Copper cables: Developer will Call for Locates and pot hole road crossings before working site if site is in Lumen utility area easement/ROW. From E 124th Rd to E 132nd Ave. along Brighton Rd. in blue line N/W of Brighton Rd. Services are on cables .

Lumen Eng.=
Dennis O'Dell | Wire Center Engineer & OSP
Eng. @ Lumen.
970-290-7037.
801 W Mineral Ave. Suite 100.
Littleton, CO 80120.
www.MOUNTAINLTD.com. EOE, AA.
BITNCOMA Wire Center

To Layla Bajelan 720.523.6863 of Adams County on =located at 12601 BRIGHTON RD. Henderson, CO, The Assessor's Parcel Numbers are 0157126000018, 0157135015001, 0157135015002, 0157135202001.
=Applicant Information: Ben Frei- Henderson Aggregates
7321 E. 88th Avenue Ste. 100
Henderson, Colorado 80640
Sand and gravel pit
3-21-2022



From: [Clayton Woodruff](#)
To: [Layla Bajelan](#)
Subject: RE-EXG2022-00002
Date: Thursday, March 24, 2022 10:08:32 AM

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

Layla,

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@rd-denver.com

From: [Jeff Nelson](#)
To: [Layla Bajelan](#)
Cc: [Sharleen Maier](#)
Subject: RE: Request for Comments- EXG202200002; Stagecoach Inert Fill Certificate of Designation
Date: Tuesday, March 22, 2022 9:17:18 AM
Attachments: [image002.png](#)

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

Layla

SACWSD has no comments as the site is outside of SACWSD boundaries.

Sincerely,

Jeff Nelson
Development Review Supervisor
jnelson@sacwsd.org

South Adams County Water & Sanitation District
10200 East 102nd Avenue, Henderson, CO 80640

Direct: 720-206-0593, Cell: 720-530-8396



From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Tuesday, March 15, 2022 3:30 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- EXG202200002; Stagecoach Inert Fill Certificate of Designation

Request for Comments

The Adams County Planning Commission is requesting comments on the following application: Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit. The request would raise the grade to an elevation that would match the surrounding properties. This request is located at 12601 BRIGHTON RD. The Assessor's Parcel Numbers are 0157126000018, 0157135015001, 0157135015002, 0157135202001.

Applicant Information: Ben Frei- Henderson Aggregates
7321 E. 88th Avenue Ste. 100
Henderson, Colorado 80640



April 4, 2022

Layla Bajelan
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Stagecoach Inert Fill Certificate of Designation EXG2022-00002
TCHD Case No. 7583

Dear Ms. Bajelan,

Thank you for the opportunity to review and comment on the Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit on 125.617 acres at 126001 Brighton Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Solid Waste-Inert Fills

TCHD encourages recycling of waste to the maximum extent practicable, while also recognizing that disposal of waste is also necessary. Inert fills are an essential component of solid waste management and when properly designed, operated and closed, provide a safe and protective means of disposal.

TCHD acknowledges that the applicant will be required to submit a Design and Operations Plan and Construction Engineering Design Plans for the facility, or Engineering Design and Operations Plan (EDOP). The EDOP will need to be reviewed and approved by the Colorado Department of Public Health and Environment (CDPHE) as part of their approval process. Upon receipt of the EDOP, TCHD is available to review the plan concurrently with CDPHE and to provide specific comments.

Please feel free to contact me at 720-200-1568 or wbrown@tchd.org with any questions.

Sincerely,

A handwritten signature in black ink that reads "Warren S. Brown".

Warren S. Brown, P.E.
Senior Environmental Health Consultant

cc: Sheila Lynch, Kathleen Boyer, Keith Homersham, TCHD
Jerry Henderson, P.E., Colorado Department of Public Health and Environment
Katie Keefe, Adams County



Your Touchstone Energy® Cooperative 

April 5, 2022

Adams County | Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601

Re: EXG2022-00002 – Stagecoach Inert Fill Certificate of Designation

Dear Layla:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Stagecoach Inert Fill Certificate of Designation. After review of the information, we currently have existing electrical facilities within the site locations. This consists of underground and overhead/above ground infrastructure. I am not sure if these facilities will be in conflict with your project. We will need to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution. Please ensure work closely with United Power to deenergize, remove, or relocate any facilities. Please note any related fees would be at the expense of the applicant.

Please have the property owner/developer/contractor submit an application for new electric service, any modification to existing facilities including relocation and/or removal along with CAD data via <https://www.unitedpower.com/construction>. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate instrument. Obtaining easements via a separate instrument can be time consuming and could cause delays.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,



Samantha Riblett
United Power, Inc.
Right of Way Agent
O: 303-637-1324 | Email: platreferral@unitedpower.com



Right of Way & Permits

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

April 8, 2022

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

Attn: Layla Bajelan

Re: Stagecoach Inert Fill Certificate of Designation, Case # EXG2022-00002

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the certificate of designation documentation for **Stagecoach Inert Fill** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Kevin Priola
Priola Real Estate & Investment

P.O. Box 222
Henderson, CO 80640-0222
303-882-5486
kpriola@hotmail.com

April 7, 2022

Layla Bajelan
Senior Long Range Planner
Community and Economic Development Department
S. Adams County Parkway Suite W2000A
Brighton, CO 80601-8216

RE: Stagecoach Inert Fill Certificate of Designation

Dear Adams County Planning Commission,

I am writing in support of the Stagecoach Inert Fill Certificate of Designation application. The need for inert fill space in the metro area is very strong, especially during the current construction boom. I know from working with Ben Frei in the past, that he will operate the location in a professional manor.

Adams County is developing quickly and the growth will only continue in the coming decade. This kind of inert land fill will allow for more economic development and lower costs for home builders creating affordable housing in our county.

Given the traffic issues that are increasingly worsening, I would ask that the trucks entering Brighton Rd and the fill sight, enter via 136th as it has much less traffic now compared to 124th and Henderson Rd.

I strongly urge that Adams County approve the Stagecoach Inert Fill Certificate of Designation for Ben Frei and Henderson Aggregates. with the one stipulation on access to Brighton Rd. I've suggested prior in this this letter.

Sincerely,



Kevin Priola



Request for Comments

Case Name: Stagecoach Inert Fill Certificate of Designation

Case Number: EXG2022-00002

March 15, 2022

The Adams County Planning Commission is requesting comments on the following application: **Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed on the property. The request would raise the grade to an elevation that would match the surrounding properties.** This request is located at 12601 BRIGHTON RD. The Assessor's Parcel Numbers are 0157126000018, 0157135015001, 0157135015002, 0157135202001.

Applicant Information: Ben Frei- Henderson Aggregates
7321 E. 88th Avenue Ste. 100
Henderson, Colorado 80640

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 04/07/2022 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to **LBajelan@adcogov.org**.

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

Thank you for your review of this case.

Layla Bajelan, Senior Long Range Planner
Case Manager

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 Notification

Case Name:	Stagecoach Inert Fill Certificate of Designation
Case Number:	EXG2022-00002
Planning Commission Hearing Date:	05/12/2022 at 6:00 p.m.
Board of County Commissioners Hearing Date:	06/14/2022 at 9:30 a.m.

April 19, 2022

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit. The request would raise the grade to an elevation that would match the surrounding properties. This request is located at 12601 Brighton Rd. The Assessor's Parcel Number(s) 0157126000018, 0157135015001, 0157135015002, 0157135202001**

Applicant Information: Ben Frei, HENDERSON AGGREGATE LTD
7321 E 88TH AVE STE 100
HENDERSON, CO 806408137

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

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

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Layla Bajelan, Senior Long Range Planner
Case Manager

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

PUBLICATION REQUEST

Case Name: Stagecoach Inert Fill Certificate of Designation

Case Number: EXG2022-00002

Planning Commission Hearing Date: May 12th, 2022 at 6:00 p.m.

Board of County Commissioners Hearing Date: June 14th, 2022 at 9:30 a.m.

Case Manager: Layla Bajelan, Long-Range Planner II, LBajelan@adcogov.org 720.523.6863

Request: Inert Fill Certificate of Designation to allow for 2.5 million cubic yards of inert fill materials to be placed in the previously mined sand and gravel pit. The request would raise the grade to an elevation that would match the surrounding properties.

Parcel Number (s): 0157135202001, 0157126000018, 0157135015001, and 0157135015002

Legal Description: SUB:STAGECOACH STOP PIT-AMENDMENT NO 1 LOT:2, SECT,TWN,RNG:26-1-67 DESC: BEG 1004/81 FT W OF SE COR SW4 SEC 26 SD PT BEING ON NWLY ROW LN OF COUNTY RD NO 31 TH N 29D 13M E 1213/32 FT TH N 24D 44M E 525/94 FT TH N 74D 04M W 527/20 FT TH N 55D 06M W 825 FT TH N 53D 30M E 799/85 FT TO A PT ON N LN SW4 SD SEC TH W 1120/06 FT TO A PT ON C/L OF S PLATTE RIVER AS NOW LOCATED TH ALG SD C/L AS FOL S 24D 20M W 507/58 FT S 26D 25M E 919/48 FT S 06D 02M W 123/88 FT S 38D 45M W 318/37 FT S 48D 57M W 207/49 FT S 38D 39M W 1004/20 FT TO A PT ON W LN SW4 TH S 50 FT TO SW COR SD SEC TH E 1644/75 FT TO TRUE POB EXC PARC 77/096A **NO ADDRESS, STAGECOACH PIT M-1983-067 SUB:STAGECOACH STOP PIT DESC: PARCEL 1, and SUB:STAGECOACH STOP PIT DESC: PARCEL 2

Applicant: Ben Frei, Henderson Aggregate LTD. 7321 E. 88th Avenue Ste. 100 Henderson, Colorado 80640

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.



Referral Listing
Case Number EXG2022-00002
Stagecoach Inert Fill Certificate of Designation

Agency	Contact Information
27J Schools	Kerrie Monti 1850 Egbert St Suite 140, Box 6 Brighton CO 80601 303-655-2984 kmonti@sd27j.net
ABERDEEN METROPOLITAN DISTRICT NO 2	BARBARA VANDER 7400 E ORCHARD RD SUITE 3300 GREENWOOD VILLAGE CO 80111 303 770-2700
Aberdeen Metropolitan District, No. 1	Barbara Vander Wall Seter & Vander Wall, P.C. 7400 E Orchard Rd, Suite 3300 Greenwood Village CO 80111 303.7 svw@svwpc.com
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 kkeefe@adcogov.org

Agency

Contact Information

Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County Constiuent Services	Matt Gorenc 4430 S Adams County Pkwy Brighton CO 80220 720.523.6997 mgorenc@adcogov.org
Adams County CSWB Code Compliance Officer	Kerry Gress 4430 S Adams County Pkwy Brighton CO 80601 720.523.6832 kgress@adcogov.org
Adams County CSWB Code Compliance Officer	Brooke Pettry 4430 S Adams County Pkwy Brighton CO 80601 720.523.6206 bpettry@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County School District 14	Leo Rodriguez 4211 E 68th Ave Commerce City CO 80022 303.853.7901 lrodriguez@adams14.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org

Agency

Contact Information

AMBER CREEK METROPOLITAN DISTRICT

BARBARA VANDER
7400 E ORCHARD RD, SUITE 3300
GREENWOOD VILLAGE CO 80111
303 770-2700

BRIGHTON FIRE DISTRICT

Elizabeth Bednarcik
500 S 4th Ave
3rd Floor
Brighton CO 80601
(303) 659-4101
planreviews@brightonfire.org

Century Link

Joseph Osbourne
303.518.3360
RCUs only: joseph.osborne@centurylink.com

Century Link

Network Real Estate Team
303.518.3360
VSPs ONLY: relocations@centurylink.com

Century Link

NRE Easement
303.518.3360
PLTs ONLY: nre.easement@centurylink.com

Century Link, Inc

Ken Miller
5325 Zuni St, Rm 728
Denver CO 80221
303.518.3360
RCUs ONLY: kenneth.r.miller@lumen.com

City of Brighton Planning

Mike Tylka
500 S 4th Ave
Brighton CO 80601
303-655-2069
mtylka@brightonco.gov

City of Commerce City

Omar Yusuf
7887 E 60th Ave
Commerce City CO 80022
303-289-3693
oyusuf@c3gov.com

CITY OF THORNTON

JASON O'SHEA
9500 CIVIC CENTER DR
THORNTON CO 80229
0

City of Thornton

Warren Campbell
9500 Civic Center Dr
Thornton CO 80229
303-538-7670
developmentsubmittals@thorntonco.gov

City of Thornton

James Kaiser
12450 Washinton St
Thornton CO 80241
720.977.6266
jim.kaiser@thorntonco.gov

Agency

Contact Information

Colorado Department of Public Health & Environment (CDPHE) Sean Hackett
4300 S Cherry Creek Dr
Denver CO 80246
303.692.3662 303.691.7702
cdphe_localreferral@state.co.us

Colorado Department of Public Health & Environment (CDPHE) - SCaren Johannes
Waste Unit
4300 Cherry Creek South Dr
HMWMD-CP-B2
Denver CO 80246-1530
303.692.3347
cdphe_localreferral@state.co.us

Colorado Department of Public Health & Environment (CDPHE) - VBret Icenogle
Quality Protection District
4300 Cherry Creek Drive South
WQCD-B2
Denver CO 80246-1530
303-692-3278
cdphe_localreferral@state.co.us

Colorado Department of Transportation (CDOT) Steve Loeffler
2829 W Howard Pl
2nd Floor
Denver CO 80204
303-757-9891
steven.loeffler@state.co.us

Colorado Division of Water Resources Joanna Williams
Office of State Engineer
1313 Sherman St, Room 818
Denver CO 80203
303-866-3581
joanna.williams@state.co.us

Colorado Division of Wildlife Hannah Posey
6060 Broadway St.
Denver CO 80216-1000
303-947-1798
hannah.posey@state.co.us

COMCAST JOE LOWE
8490 N UMATILLA ST
FEDERAL HEIGHTS CO 80260
303-603-5039

Creekside South Estates Metro District White Bear Ankele Tanaka Waldron
2154 East Commons Avenue, Suite 2000
Centennial CO 80122
303-858-1800
jtanaka@wbapc.com

Division of Mining and Reclamation Safety Jared Ebert
Colorado Department of Natural Resources
1313 Sherman St., #215
Denver CO 80203
(303) 866-3567 EXT. 8120
jared.ebert@state.co.us

Agency

Contact Information

Eagle Shadow Metropolitan District No 1

Russell W Dykstra
Spencer Fane
1700 Lincoln Street, Suite 2000
Denver CO 80203
303-839-3800
rdykstra@spencerfane.com

HAZELTINE HEIGHTS WATER & SANITATION

KEITH SABIN
P.O. BOX 38
HENDERSON CO 80640
303-916-3800
hhw_sd@comcast.net

HERITAGE AT TODD CREEK METRO DIST.

GARY BEUTLER
2154 E. Commons Ave. Suite 2000
Centennial CO 80122
303-868-8131

Metro Wastewater Recovery

Craig Simmonds
6450 York St.
Denver CO 80229
303-286-3338
simmonds@metrowaterrecovery.com

North Metro Fire District

Steve Gosselin
101 Spader Way
Broomfield CO 80020
(303) 252-3540
sgosselin@northmetrofire.org

PRAIRIE CENTER METRO NO. #1

MCGEADY SISNEROS, P.C.
141 Union Boulevard, Suite 150
Lakewood CO 80228
303.592.4380

Public Service Company of Colorado (PSCo) dba Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

Public Service Company of Colorado (PSCo) dba Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

Public Service Company of Colorado (PSCo) dba Xcel Energy

--
1123 W 3rd Ave
Denver CO 80223
303.571.3306
bdrco@xcelenergy.com

Public Service Company of Colorado (PSCo) dba Xcel Energy

--
1123 W 3rd Ave
Denver CO 80223
303.571.3306
bdrco@xcelenergy.com

Agency

Contact Information

Regional Transportation District (RTD)

Paul Von Fay
1560 Broadway
Suite 700
Denver CO 80202
303-299-2317
engineering@rtd-denver.com

RIVERDALE DUNES METRO DIST. #1

..
141 UNION BLVD.
LAKEWOOD CO 80228-1814
303-987-0835

Riverdale Peaks Metro District

Lisa Johnson
141 Union Blvd, Suite 150
Lakewood CO 80228
303-987-0835
ljohnson@sdmsi.com

South Adams County Fire District

Randall Weigum
6050 Syracuse St
Commerce City CO 80022
720-573-9790
rweigum@sacfd.org

FAX: 303-288-5977

South Adams County Fire District

Fire Prevention Division
6050 Syracuse St
Commerce City CO 80022
303-288-0835
planreview@sacfd.org

South Adams County Water & San Dist

Sharleen Maier
10200 E 102nd Avenue
Henderson CO 80022
720.206.0590
smaier@sacwsd.org

South Adams County Water & San Dist

Abel Moreno
10200 E 102nd Ave
Henderson CO 80022
720-206-0590
amoreno@sacwsd.org

South Adams County Water & Sanitation District

Nelson Jeff
10200 E 102nd Avenue
Henderson CO 80640
720.206.0593
jnelson@sacwsd.org

720.530.8396

Thornton Fire Department

Stephanie Harpring
9500 Civic Center Dr
Thornton CO 80229-4326
303-538-7602
firedept@cityofthornton.net

TODD CREEK FARMS METRO DIST #2

Zachary White
2154 E. Commons Ave, STE 2000
Centennial CO 80122
303-858-1800
zwhite@wbapc.com

Agency

Contact Information

TODD CREEK METRO DISTRICT #2

..
141 UNION BLVD
SUITE 150
LAKEWOOD CO 80228
(303) 592-4380
dmccoy@sdmsi.com

Todd Creek Village Metropolitan District

Don Summers
10450 E. 159th Ct.
BRIGHTON CO 80602
303-637-0344
don@toddcreekvillage.org

Todd Creek Village Metropolitan District

Jimmy Ogé
Equinox Land Group
10450 E. 159th Court
BRIGHTON CO 80602
(303) 659-8866
jimmy@equinoxland.com

Union Pacific Railroad

Rod Carroll
1400 Douglas St Stop 1690
Omaha NE 68179
402-544-2255
rscarroll@up.com

United Power

Samantha Riblett
500 Cooperative Way
Brighton CO 80603
303-659-0551
platreferral@unitedpower.com

US EPA

Stan Christensen
1595 Wynkoop Street
DENVER CO 80202
1-800-227-8917
christensen.stanley@epa.gov

WRIGHT FARMS METRO DISTRICT

KIM J. SETER, ESQ
7400 E ORCHARD RD STE 3300
GREENWOOD VILLAGE CO 80111
303-770-2700
svw@svwpc.com

11485 E 124TH LLC
C/O WARREN J COLLIER
14900 AKRON ST
BRIGHTON CO 80602-5646

BRANNAN SAND AND GRAVEL CO LLC
2500 E BRANNAN WAY
DENVER CO 80229

12330 BRIGHTON ROAD LLC
6885 LOWELL BLVD
DENVER CO 80221-2652

BROMLEY DISTRICT WATER PROVIDERS LLC
C/O BROMLEY COMPANIES LLC
8301 E PRENTICE AVE STE 100
GREENWOOD VILLAGE CO 80111-2904

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

BROMLEY KENNETH M JR AND
BROMLEY LOU ELLEN
12600 BRIGHTON RD RT 3
BRIGHTON CO 80601

ADAMS COUNTY HISTORICAL SOCIETY
9601 HENDERSON RD
BRIGHTON CO 80601

CITY OF BRIGHTON
500 S 4TH AVE
BRIGHTON CO 80601-3165

ASPHALT SPECIALTIES CO INC
10100 DALLAS STREET
HENDERSON CO 80640

COUNTY OF ADAMS
BOARD OF COUNTY COMMISSIONERS
4430 SOUTH ADAMS COUNTY PKWY
BRGHTON CO 80601-8204

ASPHALT SPECIALTIES COMPANY INC
10100 DALLAS STREET
HENDERSON CO 80640

COUNTY OF ADAMS THE
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601-8222

BILLINGS DARYL D AND
BILLINGS JOYCE E
PO BOX 143
HENDERSON CO 80640-0143

COUNTY OF ADAMS THE
9755 HENDERSON RD
BRIGHTON CO 80601-8114

BILLINGS DARYL DEAN AND
BILLINGS JOYCE ELAINE
PO BOX 143
HENDERSON CO 80640-0143

CROM RAYMOND L
PO BOX 33
HENDERSON CO 80640-0033

BOARD OF COUNTY COMMISSIONERS
COUNTY OF ADAMS
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601

CUTLER ROBERT L AND
CUTLER SHIRLEY E
12395 BRIGHTON RD
HENDERSON CO 80640

BOARD OF COUNTY COMMISSIONERS OF
ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

FREI THOMAS JACOB GST TRUST
7321 E 88TH AVE
HENDERSON CO 80640-8137

FROST GERALDINE H TRUST THE
PO BOX 23
HENDERSON CO 80640-0023

NELSON ANNE J
17227 W 12TH AVE
GOLDEN CO 80401-2899

GRIZZLY PETROLEUM COMPANY LLC
C/O KE ANDREWS
2424 RIDGE RD
ROCKWALL TX 75087-5116

OFF DON AND JEANNE PARTNERSHIP
10495 E 120TH AVE
HENDERSON CO 80640-9742

HAMILTON PATRICIA L LIVING TRUST THE
10485 HENDERSON RD
BRIGHTON CO 80601-8111

PEARSON BEN
12230 BRIGHTON ROAD
HENDERSON CO 80640

HEINZ ERIC BRAAD
12730 BRIGHTON RD
BRIGHTON CO 80601-7346

RASUL LAILUMA
6842 E 131ST DR
THORNTON CO 80602-6950

HENDERSON AGGREGATE LTD
35715 HIGHWAY 40 BLDG B, STE 120
EVERGREEN CO 80439-9678

RED ROCK DEVELOPMENT LLC
4337 MT SNEFFELS ST
BRIGHTON CO 80601-6554

HENDERSON WATER SKI CLUB LLC
C/O TOM KRUEGER
15037 W 49TH PLACE
GOLDEN CO 80403

RODRIGUEZ-RONQUILLO SANDRA C AND
RODRIGUEZ-RONQUILLO SAUL
10285 E 112TH WAY
HENDERSON CO 80640-9357

HOLSTINE RONALD R
3655 OTIS ST
WHEAT RIDGE CO 80033-6450

SCHUMANN WILLIAM H
8501 E 104TH AVE
HENDERSON CO 80640-8923

HOLSTINE RONALD R
3655 OTIS STREET
WHEAT RIDGE CO 80033

SEXAUER KEVIN
201 E CLEVELAND ST
LAFAYETTE CO 80026-2340

LANCASTER LEW M
12300 BRIGHTON ROAD
HENDERSON CO 80640

SHURTLEFF JOSEPH AND
SHURTLEFF MINDY
PO BOX 55
HENDERSON CO 80640-0055

MCCARTY TRAVIS K AND
MCCARTY SHANTEL M
12730 BRIGHTON RD
BRIGHTON CO 80601-7346

SWEETMAN JAMES K
PO BOX 321
HENDERSON CO 80640

TRUNKENBOLZ FREDRICK A LIVING TRUST 1/2
TRUNKENBOLZ ELSIE R LIVING TRUST 1/2
609 S 1ST AVE
BRIGHTON CO 80601-3001

ARNOLD LARRY L AND
ARNOLD SHARON E
OR CURRENT RESIDENT
12700 BRIGHTON RD
BRIGHTON CO 80601-7346

TRUNKENBOLZ LLC
609 S 1ST AVE
BRIGHTON CO 80601-3001

BEHRMANN LARRY JOHN AND
STINNETT SHERYL LYNN
OR CURRENT RESIDENT
11275 E 124TH AVE
BRIGHTON CO 80601

UNKNOWN OWNERSHIP

BELUSCAK CONNIE JEAN AND
BELUSCAK VINCENT J
OR CURRENT RESIDENT
10757 E 124TH AVE
BRIGHTON CO 80601-7138

UPCHURCH DENISE
12270 BRIGHTON RD
HENDERSON CO 80640-9750

BLISS WILLIAM G AND
BLISS CHARLENE M
OR CURRENT RESIDENT
12460 BRIGHTON RD
BRIGHTON CO 80601-7350

VALDEZ DURON ALEJANDRO
634 E 130TH WAY
THORNTON CO 80241-1713

BROMLEY WINIFRED LEE
OR CURRENT RESIDENT
12801 BRIGHTON RD
BRIGHTON CO 80601-7341

ZIGAN HOMEOWNERS ASSOCIATION
10801 E 124TH AVE
BRIGHTON CO 80601-7114

CHAVEZ ALFREDO QUINTANA AND PENA MAGDALENA E
NRIQUEZ AND
HERNANDEZ GAMBOA MARIA DEL SOCORRO
OR CURRENT RESIDENT
12199 BRIGHTON RD
HENDERSON CO 80640-9751

ZIGAN THEODORE
2724 CASTLE GLEN CT
CASTLE ROCK CO 80108-8303

CHAVEZ JESUS IGNACIO AND
CHAVEZ LUZ ALEJANDRA
OR CURRENT RESIDENT
12350 BRIGHTON RD
HENDERSON CO 80640-9748

120 85 LLC
OR CURRENT RESIDENT
10925 E 120TH AVE
HENDERSON CO 80640-9733

CLARK MELVIN M/VICKI L
REVOCABLE TRUST THE
OR CURRENT RESIDENT
10381 E 123RD AVE
HENDERSON CO 80640-7436

ADAME JOSE RAUL AND
ADAME CONSUELO
OR CURRENT RESIDENT
11285 E 124TH AVE
BRIGHTON CO 80601-7114

COOPER SCOTT RICHARD AND
COOPER TRACY DANEEN
OR CURRENT RESIDENT
12420 BRIGHTON RD
BRIGHTON CO 80601-7350

ALONSO REYNALDO
OR CURRENT RESIDENT
11225 E 124TH AVENUE
BRIGHTON CO 80601

CUTLER ROBERT L AND
CUTLER SHIRLEY E
OR CURRENT RESIDENT
12395 BRIGHTON RD
HENDERSON CO 80640-9747

DEARDORFF DENNIS J AND
DEARDORFF DEBRA A W
OR CURRENT RESIDENT
13293 BRIGHTON RD
BRIGHTON CO 80601-7348

PAWLAK MATTHEW AND NATHALIE
OR CURRENT RESIDENT
12500 BRIGHTON RD
BRIGHTON CO 80601

EINSPAHR NORMAN J AND
EINSPAHR CHARLENE R
OR CURRENT RESIDENT
12840 BRIGHTON RD
BRIGHTON CO 80601

PEARSON BEN E
OR CURRENT RESIDENT
12197 BRIGHTON RD
HENDERSON CO 80640-9751

GARCIA ALFREDO AND
GARCIA ADELINA R
OR CURRENT RESIDENT
10321 E 123RD AVE
HENDERSON CO 80640-7436

PRILL MICHAEL J AND
PRILL JOLENE L
OR CURRENT RESIDENT
12375 BRIGHTON RD
HENDERSON CO 80640-9747

HUIZAR JUAN
OR CURRENT RESIDENT
12209 BRIGHTON RD
HENDERSON CO 80640-9749

RUSSELL GRACE G AND
RUSSELL KENNETH L
OR CURRENT RESIDENT
13185 BRIGHTON RD
BRIGHTON CO 80601-7341

ISELL LARRY AND ISELL DONNA
OR CURRENT RESIDENT
12211 BRIGHTON RD
HENDERSON CO 80640-9749

SHURTLEFF JOSEPH W AND
SHURTLEFF MINDY
OR CURRENT RESIDENT
12770 BRIGHTON RD
BRIGHTON CO 80601

JONES CALLAN MICHAEL
OR CURRENT RESIDENT
10371 E 123RD AVE
HENDERSON CO 80640-7436

SHURTLEFF JOSEPH W AND
SHURTLEFF MINDY
OR CURRENT RESIDENT
12221 BRIGHTON RD
HENDERSON CO 80640

KREMHELLER DIANNA O AND
KREMHELLER DAVID B
OR CURRENT RESIDENT
10391 E 123RD AVE
HENDERSON CO 80640-7436

TASHIRO STUART AND
TASHIRO MICHELLE
OR CURRENT RESIDENT
13393 BRIGHTON RD
BRIGHTON CO 80601

KROLL TRISHA/ALAN 25 PERCENT INT AND
HAMILTON PATRICIA L LIVING TRUST 75 PERC
OR CURRENT RESIDENT
10485 HENDERSON RD
BRIGHTON CO 80601-8111

UPCHURCH BRITTNEY
OR CURRENT RESIDENT
12270 BRIGHTON RD
HENDERSON CO 80640-9750

MONTOYA MICHAEL AND SANDRA
OR CURRENT RESIDENT
10800 E 126TH AVE
BRIGHTON CO 80601

UPCHURCH MATTHEW R AND
UPCHURCH DENISE M
OR CURRENT RESIDENT
12271 BRIGHTON RD
HENDERSON CO 80640

OFF DON AND JEANNE PARTNERSHIP
OR CURRENT RESIDENT
10495 E 120TH AVE
HENDERSON CO 80640-9742

VAUGHN TODD L AND
VAUGHN LAURA L
OR CURRENT RESIDENT
11221 E 124TH AVE
BRIGHTON CO 80601

WHITE JEFFREY J AND
WHITE JUDY A
OR CURRENT RESIDENT
12290 BRIGHTON RD
HENDERSON CO 80640-9750

CURRENT RESIDENT
11485 E 124TH AVE
BRIGHTON CO 80601-7173

WILBERT J AND SHARON A BOSTROM TRUST
OR CURRENT RESIDENT
12550 BRIGHTON RD
BRIGHTON CO 80601-7350

CURRENT RESIDENT
13305 BRIGHTON RD
BRIGHTON CO 80601-7333

YI YOUNG JIN AND
HARN GWI SUK
OR CURRENT RESIDENT
12345 BRIGHTON RD
HENDERSON CO 80640-9747

CURRENT RESIDENT
12840 BRIGHTON RD
BRIGHTON CO 80601-7342

ZIGAN FLORIAN B
OR CURRENT RESIDENT
10801 E 124TH AVE
BRIGHTON CO 80601-7114

CURRENT RESIDENT
12735 BRIGHTON RD
BRIGHTON CO 80601-7345

ZIGAN STEVEN AND JONI
OR CURRENT RESIDENT
10900 E 126TH AVE
BRIGHTON CO 80601

CURRENT RESIDENT
12600 BRIGHTON RD
BRIGHTON CO 80601-7351

CURRENT RESIDENT
10800 E 124TH AVE
BRIGHTON CO 80601-7114

CURRENT RESIDENT
11100 E 126TH AVE
BRIGHTON CO 80601-7402

CURRENT RESIDENT
11288 E 124TH AVE
BRIGHTON CO 80601-7114

CURRENT RESIDENT
9755 HENDERSON RD
BRIGHTON CO 80601-8114

CURRENT RESIDENT
11290 E 124TH AVE
BRIGHTON CO 80601-7114

CURRENT RESIDENT
9601 HENDERSON RD
BRIGHTON CO 80601-8127

CURRENT RESIDENT
11284 E 124TH AVE APT 1
BRIGHTON CO 80601-7123

CURRENT RESIDENT
12210 BRIGHTON RD
HENDERSON CO 80640-1000

CURRENT RESIDENT
11284 E 124TH AVE APT 2
BRIGHTON CO 80601-7123

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 1
HENDERSON CO 80640-1002

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 10
HENDERSON CO 80640-1002

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12210 BRIGHTON RD UNIT 2
HENDERSON CO 80640-1002

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12210 BRIGHTON RD UNIT 11
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12210 BRIGHTON RD UNIT 20
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HENDERSON CO 80640-1003

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HENDERSON CO 80640-1003

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12210 BRIGHTON RD UNIT 157
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12210 BRIGHTON RD UNIT 167
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12210 BRIGHTON RD UNIT 168
HENDERSON CO 80640-1008

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12210 BRIGHTON RD UNIT 178
HENDERSON CO 80640-1009

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 169
HENDERSON CO 80640-1008

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12210 BRIGHTON RD UNIT 179
HENDERSON CO 80640-1009

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 170
HENDERSON CO 80640-1008

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12210 BRIGHTON RD UNIT 180
HENDERSON CO 80640-1009

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12210 BRIGHTON RD UNIT 181
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12210 BRIGHTON RD UNIT 172
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12210 BRIGHTON RD UNIT 182
HENDERSON CO 80640-1009

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12210 BRIGHTON RD UNIT 173
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12210 BRIGHTON RD UNIT 183
HENDERSON CO 80640-1009

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 174
HENDERSON CO 80640-1008

CURRENT RESIDENT
12210 BRIGHTON RD UNIT 184
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CURRENT RESIDENT
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BRIGHTON CO 80640-7439

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CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at

12601 Brighton Rd.

on April 27, 2022

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan

Layla Bajelan

Stagecoach Inert Fill Certificate of Designation

EXG2022-00002

12601 Brighton Rd.

Community & Economic Development Department

July 26th, 2022

Presented by: Layla Bajelan, Senior Long Range Planner



ADAMS COUNTY
COLORADO

Requests

- Certificate of Designation to allow for 2.5 million cubic yards of inert fill material to be placed in a previously mined sand and gravel pit.
 - Applicant: Henderson Aggregate/ Albert Frei and Sons
 - Stagecoach Pit
 - 4 parcels
 - Total Acreage: 127 acres
 - Mined area: 40 acres

Request for a Continuance

- BoCC Hearing: June 14th, 2020- Applicant requested a continuance to the July 26th, 2022 BoCC Hearing
- Applicant is requesting an additional continuance to the January 24th, 2023 BoCC Hearing at 9:30 a.m.



Review Process for Certificate of Designation

Section 2-02-04-01

- Initial Review/ Hearing: Review the certificate of designation's compatibility with adjacent land uses and to make preliminary findings.
 - information of the impacts on the surrounding land uses
 - access
 - traffic impact
 - conformance with requirements of these standards and regulations
 - conformance with policies of the Adams County Comprehensive Plan.
- Initial Hearing can be waived by the Director
- Planning Commission shall forward a recommendation in the form of recommended findings of fact to the Board of County Commissioners as to whether the proposed land use is in accordance with the criteria

Review Process for Certificate of Designation

Section 2-02-04-01

Second Review/Hearing: Review the operations plan and technical report.

- If the use is found to be incompatible in the initial hearing, the PC and BoCC can use this information in second review
- Requires CDPHE sign off prior to scheduling hearing
- BoCC will approve or deny the request



Applicants Proposal

- Inert Fill landfill
 - Rock
 - Concrete
 - Asphalt
 - Other Aggregate Materials
- 10–20-year timeline on filling
- Proposed Use: Low-Density Residential
- Start filling after completion of the Worthing Pit, filling will commence south to north

Aerial View

470

Worthing Pit

Site

Riverdale Regional Park

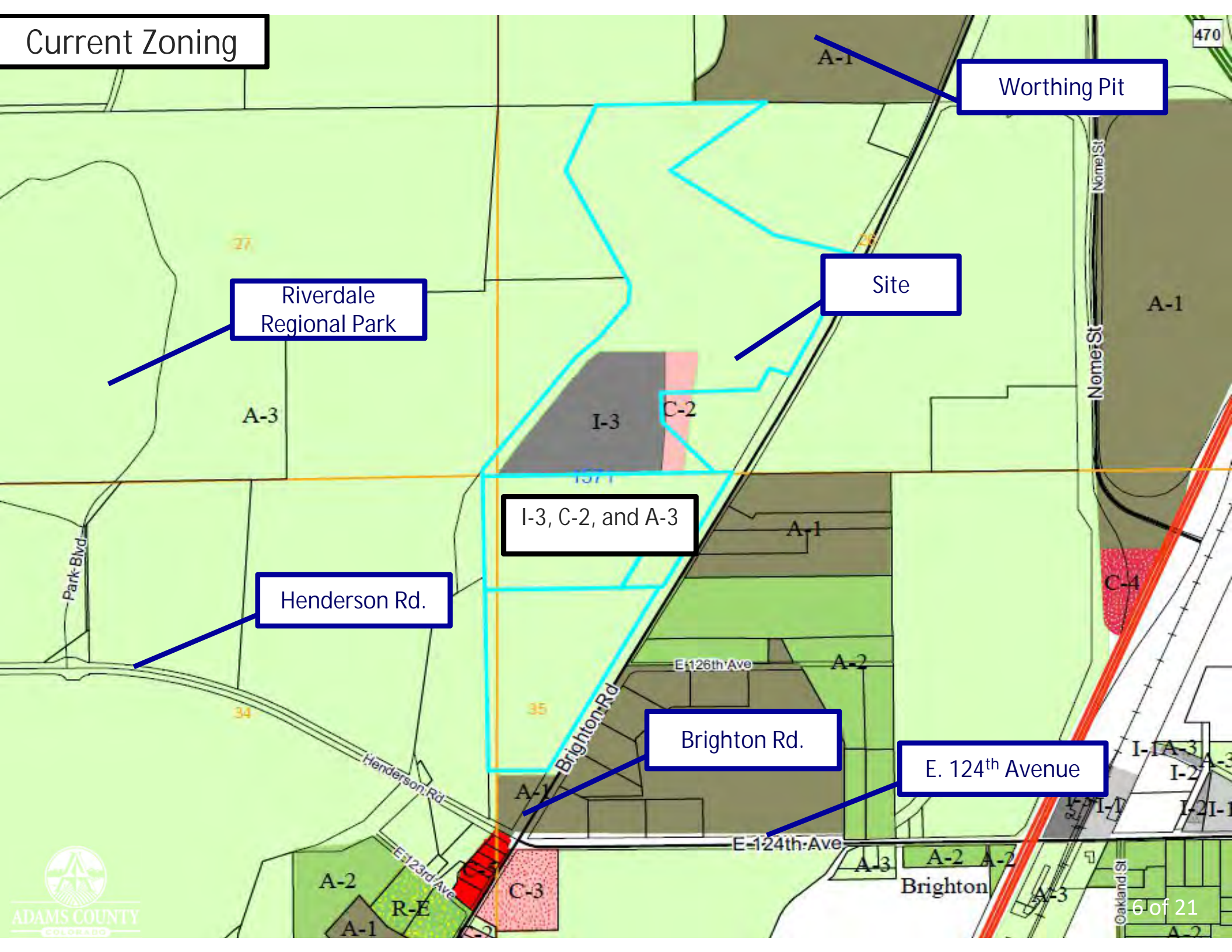
Henderson Rd.

Brighton Rd.

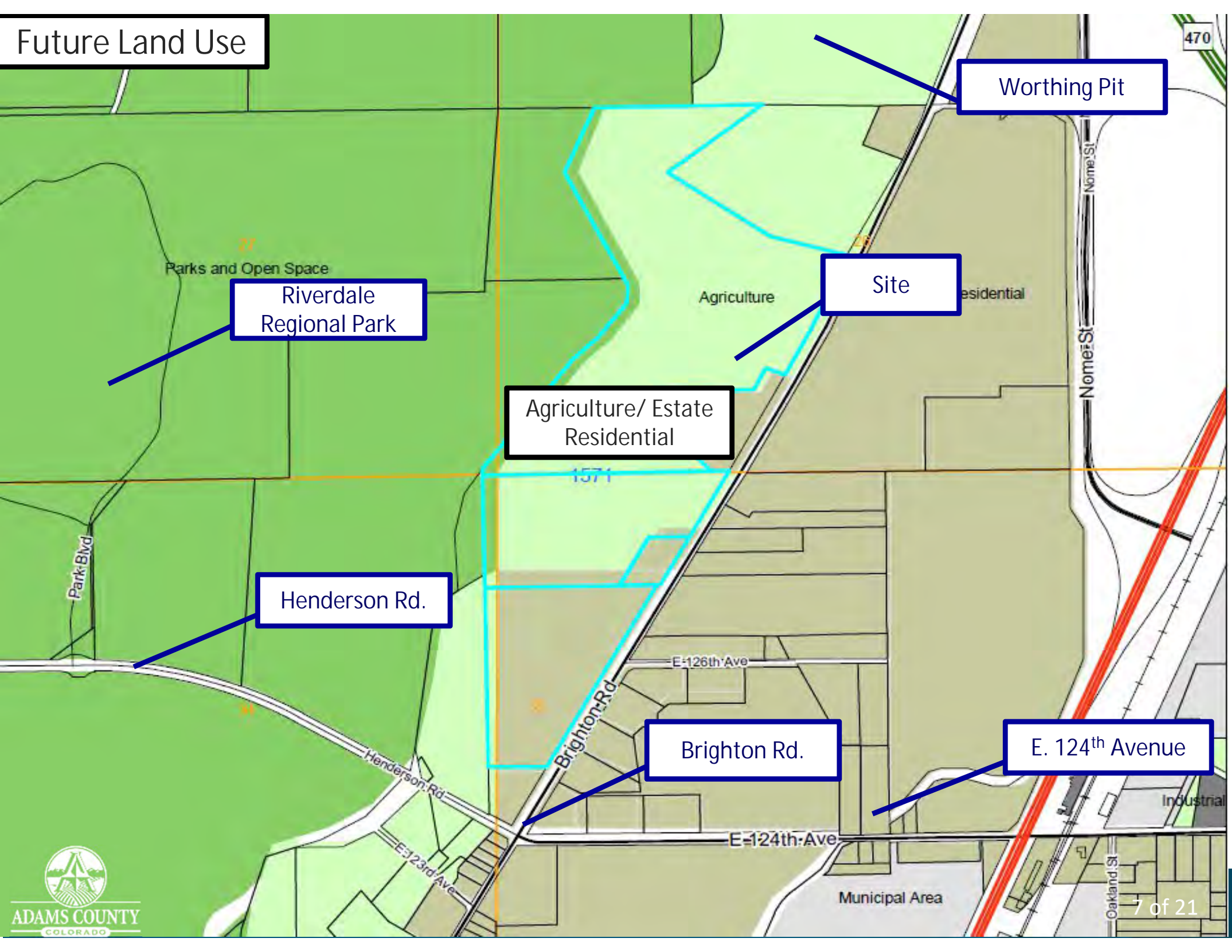
E. 124th Avenue



Current Zoning



Future Land Use



Riverdale Regional Park

Worthing Pit

Site

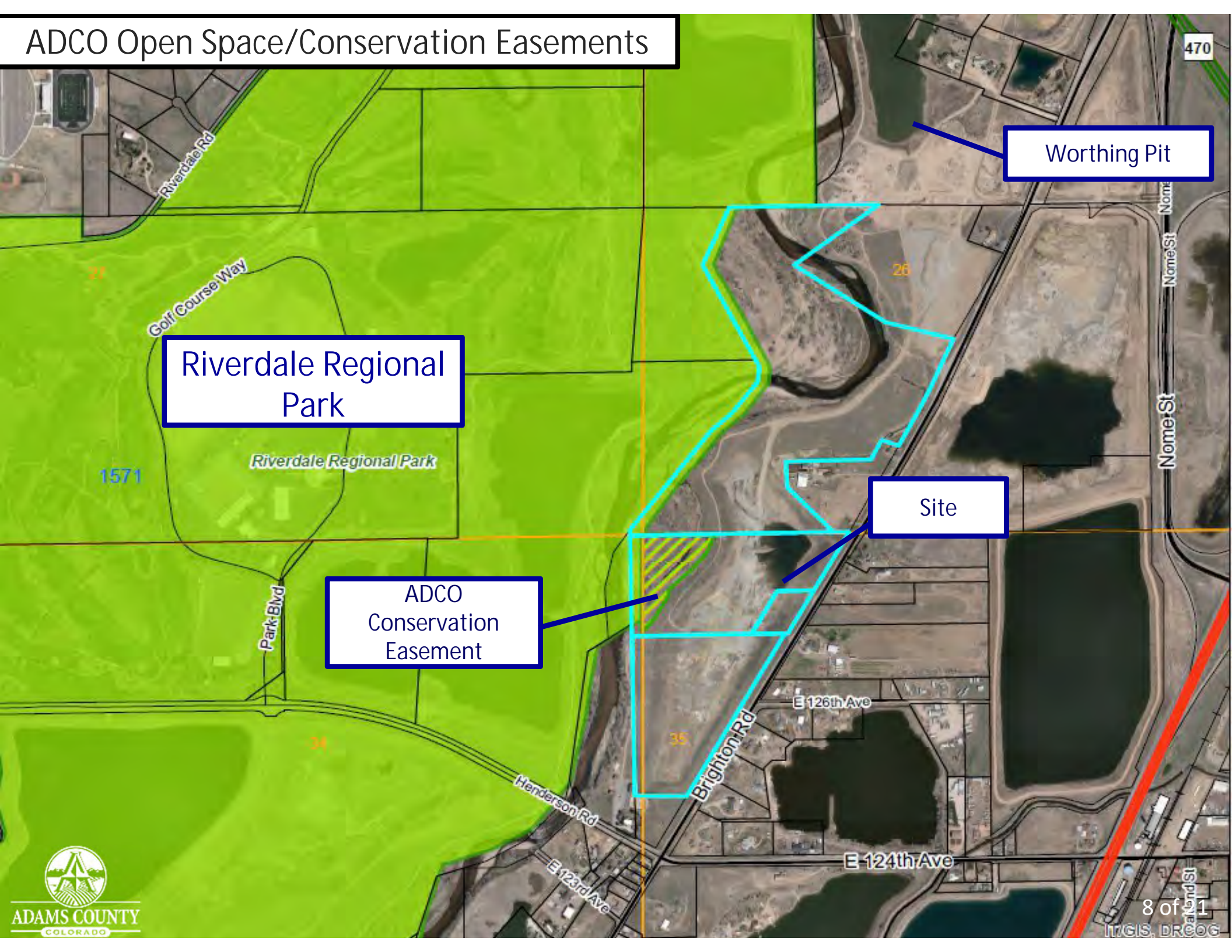
Agriculture/ Estate Residential

Henderson Rd.

Brighton Rd.

E. 124th Avenue

ADCO Open Space/Conservation Easements



Riverdale Regional Park

ADCO Conservation Easement

Site

Worthing Pit

Criteria for Certificate of Designation

Section 2-02-04-06

1. Acceptable use in the applicable zone district
2. Consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan
3. Complies with the requirements of these standards and regulations including, but not limited to, all applicable performance standards
4. Harmonious and Compatible to the surrounding properties and certificate of designation will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation
5. The certificate of designation has addressed all off-site impacts.

Criteria for Certificate of Designation

Section 2-02-04-06

6. The site is suitable for the certificate of designation, including adequate usable space, adequate access, and absence of environmental constraints.
7. There is a need for the facility in the County.
8. The applicant has documented the ability to comply with the health standards and operating procedures as provided by the Colorado Department of Health, the Tri-County Health Department, and other relevant agencies.
9. The site is accessible to Adams County residents and other potential users.
10. The proposed facility will comply with all applicable laws and regulations relating to air pollution, water pollution, and noise.
11. The site conforms to siting standards for the type of facility being proposed.

Site Conditions



Site Conditions



Site Conditions



Site Conditions



Referral Comments

Notifications Sent*	#Comments Received
800	1

*Property owners and occupants within 2,640 ft.

Public Comment: (1) Support - stating that there is a need for inert material space and the proposed use of the property will help to alleviate the housing shortages within Adams County.

Responding with initial Concern: N/A

Responding without Concern: Adams County Sheriff's Department, Brighton Fire and Rescue, CDOT, DWR, Lumen, RTD, SACWS, TCHD, United Power, Xcel Energy

Summary

Initial Review:

- impacts on the surrounding land uses
- access
- traffic impact
- conformance with requirements of these standards and regulations
- conformance with policies of the Adams County Comprehensive Plan.

PC Update/Recommendation

EXG2022-00002; Stagecoach Inert Fill Certificate of Designation

PC Update:

- May 12, 2022
- Planning Commission voted to forward the following nine out of eleven preliminary findings to the Board of County Commissioners.
 1. The proposed use is an acceptable use in the applicable zone district.
 2. The certificate of designation is consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan.
 3. The certificate of designation will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.

PC Update/Recommendation

EXG2022-00002; Stagecoach Inert Fill Certificate of Designation

4. The certificate of designation is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the certificate of designation will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The certificate of designation has addressed all off-site impacts.
6. The site is suitable for the certificate of designation, including adequate usable space, adequate access, and absence of environmental constraints.
7. There is a need for the facility in the County.
9. The site is accessible to Adams County residents and other potential users.
11. The site conforms to siting standards for the type of facility being proposed.



PC Update/Recommendation

EXG2022-00002; Stagecoach Inert Fill Certificate of Designation

- Criteria of Approval Number 8 and 10 were omitted from the recommendation, however the Planning Commission did not take a stance on the criteria.
- No members of the public
- No major concerns- feasibility of building homes on the property in the future, the definition of inert materials, and the timeline of the project.

Recommendation:

- Preliminary Findings-of-Fact in the form of Criteria of Approval

Potential Findings-of-Fact

1. The proposed use is an acceptable use in the applicable zone district.
2. The certificate of designation is consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan.
3. The certificate of designation will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The certificate of designation is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the certificate of designation will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The certificate of designation has addressed all off-site impacts.
6. The site is suitable for the certificate of designation, including adequate usable space, adequate access, and absence of environmental constraints.
7. There is a need for the facility in the County.

Potential Findings-of-Fact

8. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Health, the Tri-County Health Department, and other relevant agencies.
9. The site is accessible to Adams County residents and other potential users.
10. The proposed facility will comply with all applicable laws and regulations relating to air pollution, water pollution, and noise. When standards do not exist for regulating emissions from a particular type of facility, the County will consider whether the facility may impact health and welfare of the community based upon specific facility design and operating procedures.
11. The site conforms to siting standards for the type of facility being proposed.

Background

- PRJ2001-00060; Stagecoach Sand and Gravel Mine CUP for sand and gravel mining. Expiration: March 18, 2007
- RCU2006-00029; Stagecoach Pit Amendment No. 2 Extend the mining expiration date from March 18, 2007 to March 18, 2012.
- RCU2009-00003; Stagecoach/Worthing Pit
 - The request combined the pits and extended the expiration date for both CUPs to December 31, 2015.



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO.: RCU2020-00003

CASE NAME: CAMBODIAN BUDDHIST OF COLORADO PLACE OF WORSHIP CUP

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- 3.1 Applicant Written Explanation
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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT STAFF REPORT**

Board of County Commissioners

July 26, 2022

Case No.: RCU2020-00003	CASE NAME: Cambodian Buddhist of Colorado Place of Worship CUP
Owner/Applicant's Name:	Chanrith Oum
Owner/Applicant's Address:	14383 N. 83rd St. Longmont, Colorado 80503
Location of Request:	2780 W. 65th Pl. Denver, Colorado 80221
Nature of Request:	Conditional Use Permit to allow for a Place of Worship and living quarters for the Monks of the congregation.
Zone Districts:	Residential-2 (R-2)
Comprehensive Plan:	Urban Residential
Site Size:	0.45 acres
Proposed Uses:	Institutional- Place of Worship/Monastery
Existing Use:	Single-Family Residential
Hearing Date(s):	PC: July 14, 2022 / 6:00 p.m. BOCC: July 26, 2022 /9:30 a.m.
Report Date:	July 19, 2022
Case Manager:	Layla Bajelan, Senior Long Range Planner
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 2 Conditions, and 1 Note

SUMMARY OF APPLICATION

Background

Mr. Oum is requesting the Conditional Use Permit to allow for a Place of Worship for the Cambodian Buddhist of Colorado. The proposed Place of Worship use of the property would allow for roughly three religious events to be held annually on the property, and as residential living quarters for the Monks of the congregation. The events will consist of roughly 7 families, totaling 25 people visiting the site at one time. Members of the congregation are also anticipated to visit the Monks, who will reside on site, during significant life events, such as weddings,

birthdays, and deaths, however very few individuals will be on the site at once during these visits. There will be no weekly religious services held on the site.

Site Characteristics

The subject parcel is located along W. 65th Pl., east of Federal Blvd. Currently, the parcel is developed with a single-family home with a detached building. The property has been well maintained and a small basketball court is located in the rear of the property.

Development Standards and Regulations Requirements:

The subject property is designated as Residential-2 (R-2), which is intended to provide a residential district which permits two-family dwellings and single-family homes in a moderate density setting. Per Section 3-09-01 of the Adams County Development Standards and Regulations, Places of Worship shall require a Conditional Use Permit in the R-2 zone district. Section 2-02-09-06 of the County's Development Standards and Regulations outlines the criteria for approval of a Conditional Use Permit. These include compliance with the County's Development Standards and Regulations, compatibility with the surrounding area, the request must be permitted in the zone district, and must address all off-site impacts. In addition, the proposed use is required to be harmonious with the character of the neighborhood, and must not be detrimental to the immediate area, or to the health, safety, or welfare of the inhabitants of the area and the County.

Additional performance standards for Places of Worship are outlined in Section 4-08-02-06 of the Adams County Development Standards & Regulations. Places 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 when located in a residential district or on a lot contiguous to a residential district or use. The applicant has applied for and been approved for a variance in December of 2021 to allow for a Place of Worship to have its principal vehicular entrance 958 feet from the intersection of a local road and an arterial or collector road where a 100-foot maximum distance is required. The applicant has demonstrated conformance with all other standards through the proposed site plan and landscape plan. The applicant has provided a landscape plan that provides adequate buffering from the adjacent residential properties.

Surrounding Zoning Designations and Existing Use Activity:

<u>Northwest</u> PUD Commercial	<u>North</u> PUD Commercial	<u>Northeast</u> PUD Commercial
<u>West</u> R-2 Single-Family	<u>Subject Property</u> R-2 Single-family	<u>East</u> R-2 Single-family
<u>Southwest</u> MH Mobile Home Park	<u>South</u> MH Mobile Home Park	<u>Southeast</u> MH Mobile Home Park

Compatibility with the Surrounding Land Uses

The subject property is surrounded by residential properties to the west, south, and east. The properties to the south are developed with a mobile home park community. The property to the north is developed with the West Adams County Salvation Army Silvercrest facility, with a large building on-site and parking for the facility located to the north and east of the subject property. The properties to the east and west of the subject site are zoned as R-2 and are developed with single- and two-family dwellings, or overflow parking for the Salvation Army. The proposed Place of Worship is located directly to the south of a commercial facility and no additional impacts will be imposed on the surrounding properties.

Two other places of worship are located along W. 65th Pl. to the east of the subject property. Both of the existing sites are located on a local roadway and are a farther distance from a collector or arterial than the subject property. The proposed Place of Worship would be compatible with the existing residential neighborhood as it will primarily serve as the residence for the Monks and other places of Worship are currently developed within the neighborhood.

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 is to provide 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.

The proposed use of a Place of Worship would be encouraged by the Future Land Use, as the Comprehensive Plan includes neighborhood serving uses and community facilities in the Urban Residential designation. The subject property would be used as a residence for the Monks and will not have the impacts that a large-scale Place of Worship could have on the surrounding properties.

PC UPDATE

This case was heard at the Planning Commission (PC) on July 14, 2022, and the PC forwarded a recommendation of approval (5-0) with 8 findings-of-fact, 2 conditions, and 1 note to the applicant. The PC had no comments on the subject request and only asked why the application was required if the place of worship did not hold weekly services. The applicant spoke at the hearing and had no concerns with the staff report or presentation. No members of the public attended the meeting in support or opposition to this request.

Staff Recommendations:

Based upon the application, the criteria for approval of a Conditional Use Permit, and a recent site visit, staff recommends approval of the request with 8 findings-of-fact, 2 conditions, and 1 note.

RECOMMENDED FINDINGS-OF-FACT:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions of Approval:

1. The Conditional Use Permit shall expire on July 26, 2032 (10 years).
2. The Conditional Use Permit will expire on July 26, 2023, if the use is not established on the property through a change of occupancy issued by the County.

Recommended Notes to the applicant:

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

PUBLIC COMMENTS

Notices Sent	Number of Responses
250	3

All property owners and addresses within 750 feet of this request were notified of this application. As of writing this report, three comments have been received. Two of the comments are in support of the conditional use permit, noting that the Monks have been wonderful neighbors and that diversity is welcome in their neighborhood. The other comment in support stating that they support religious freedom and the rights that this congregation has to practice. The final comment is in opposition to this request citing a perception that places of worship are not appropriate in this neighborhood or residential areas at all. Staff would like to reiterate that there are two existing places of worship along W. 65th Pl. within this neighborhood.

REFERRAL AGENCY COMMENTS

Staff sent the request to referral agencies and Adams County Fire and Rescue has initial concerns on the occupancy of the building. The applicant is required to obtain a change-in-use permit and change-of-occupancy permit from the County prior to establishing the use on the property. Adams County Fire and Rescue confirmed that their comments can be addressed during the change-of-occupancy.

Responding with initial Concerns:

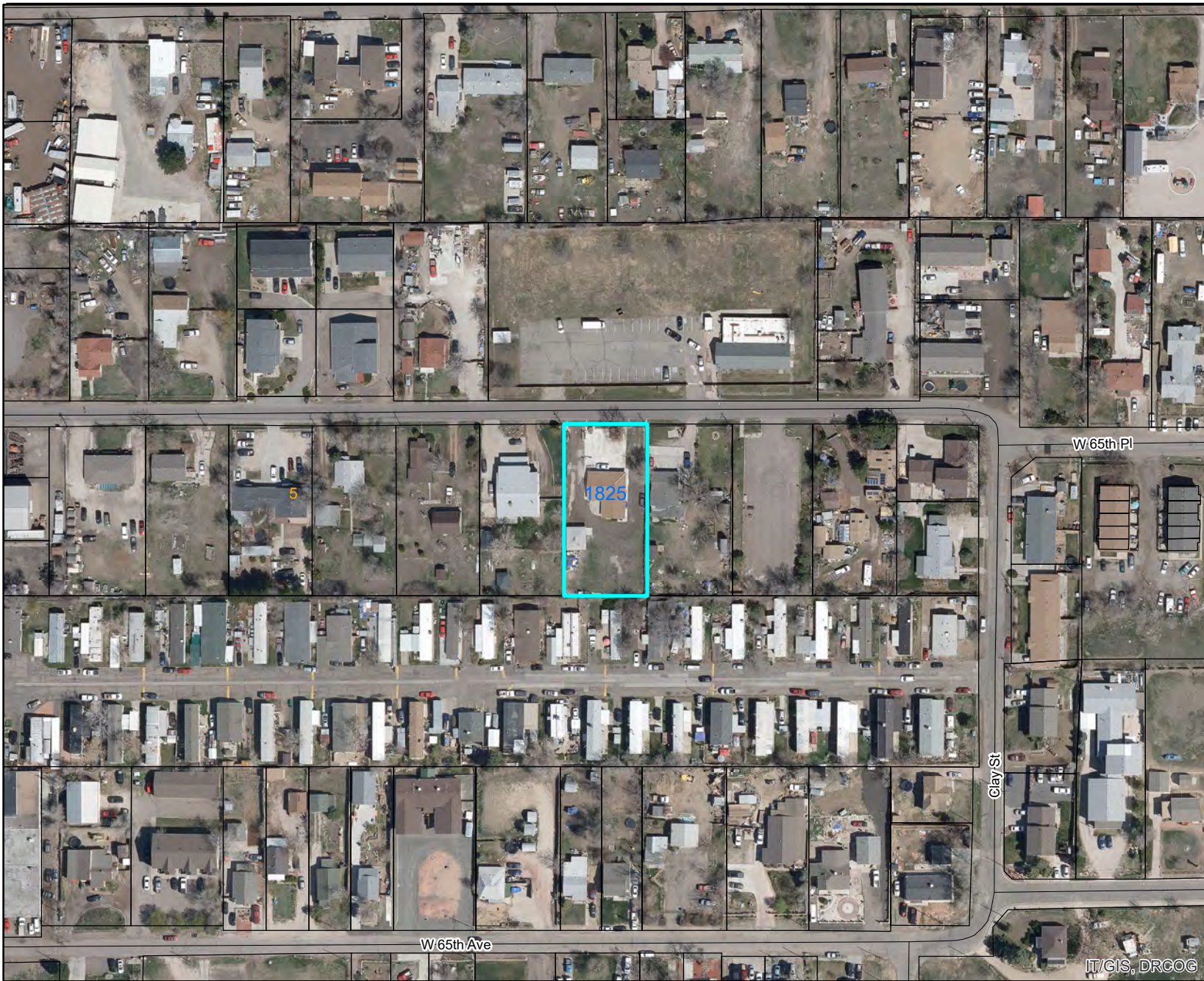
Adams County Fire and Rescue

Responding without Concerns:

Adams County Sheriff
Tri-County Health Department
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Century Link
Colorado Department of Public Health & Environment
Colorado Department of Transportation
Colorado Division of Wildlife
Crestview Water and Sanitation District
Goat Hill
Regional Transportation District
Westminster School District #50



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

W65th Pl

1825

5

Clay St

W65th Ave

IT/GIS, DRCOG

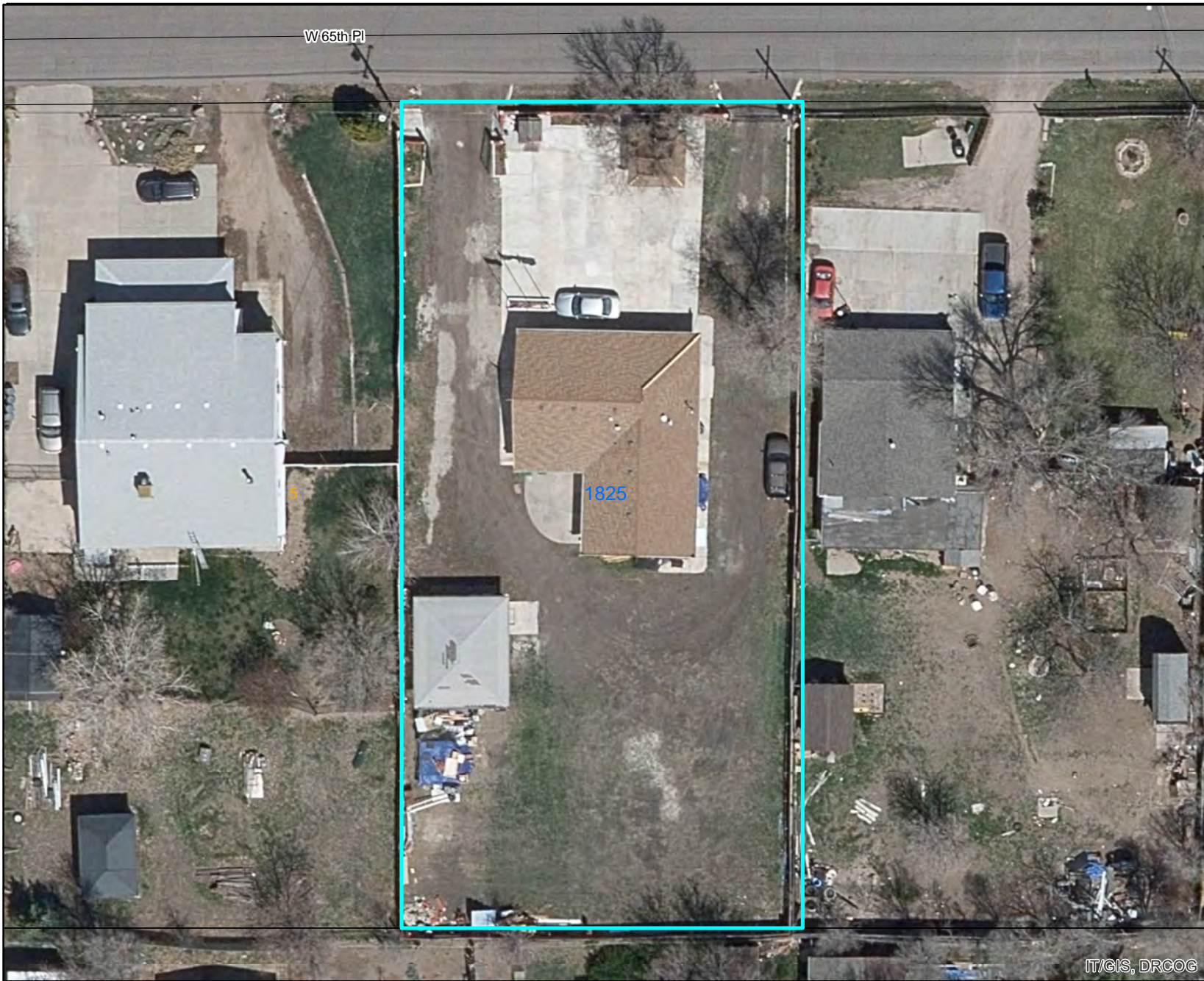
Aerial Map



For display purposes only.



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



W65th Pl

1825

Legend

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

IT/GIS, DRCOG

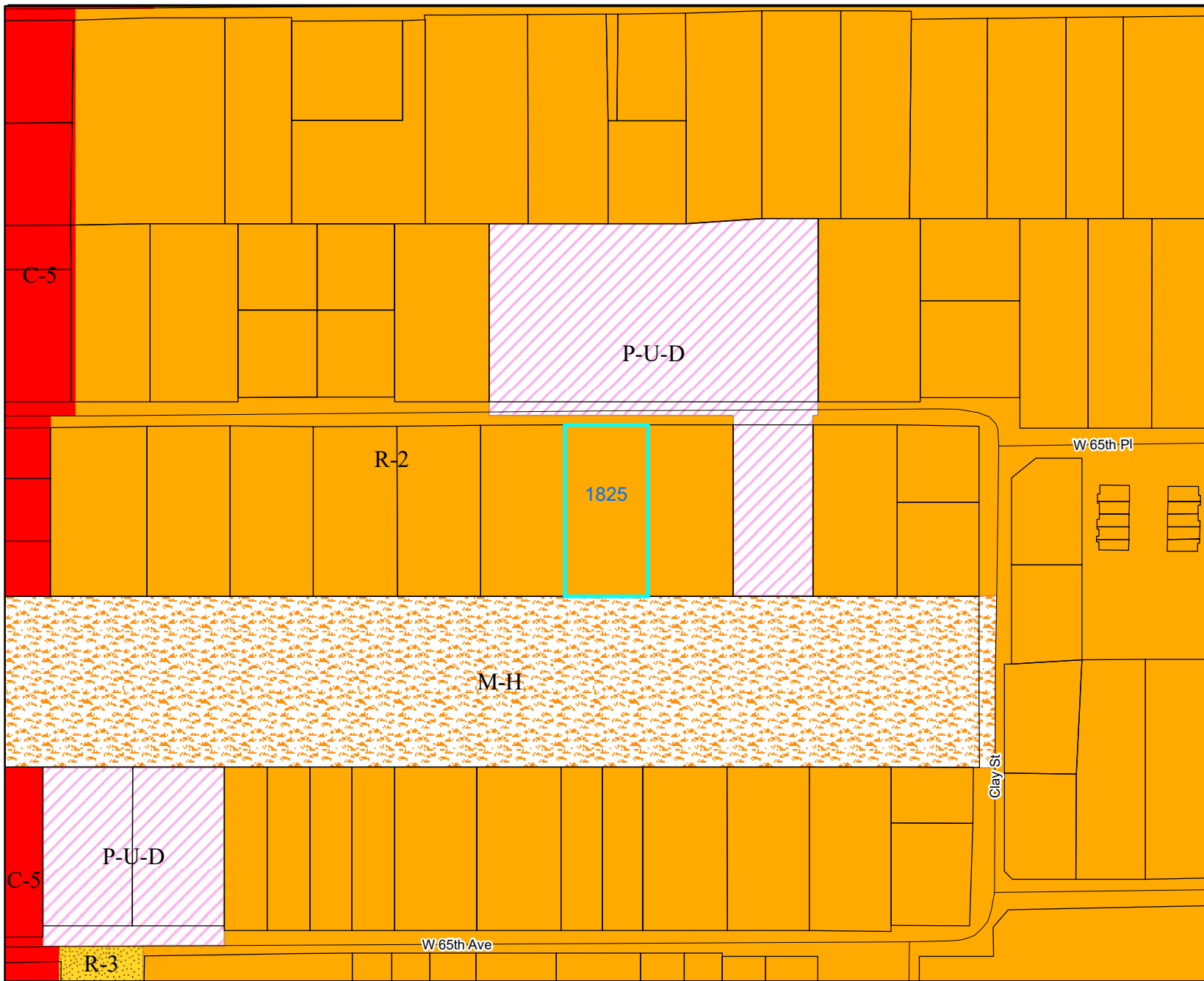
Aerial Map



For display purposes only.



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

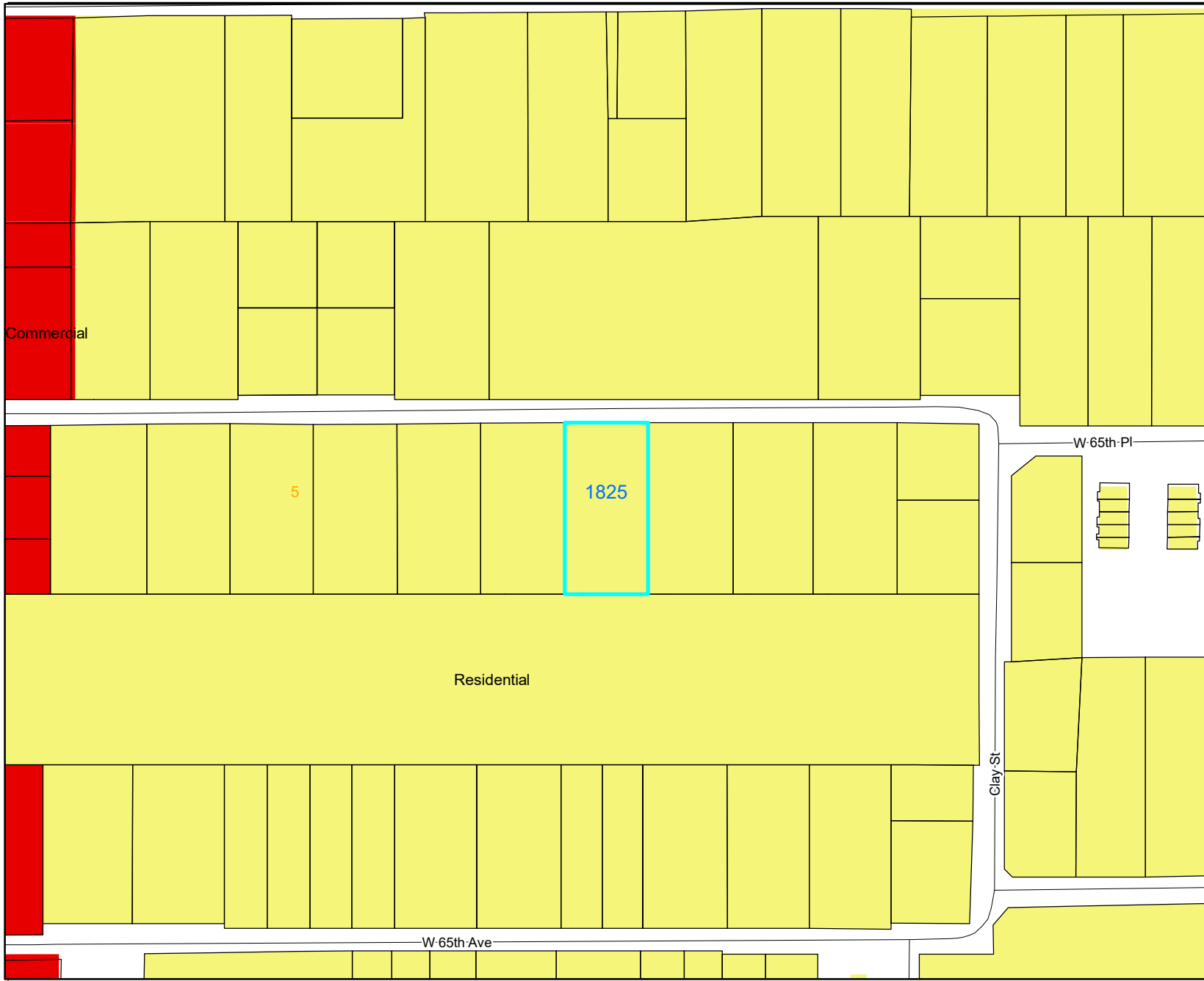
Current Zoning Map



For display purposes only.



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Legend

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

Legend

Future Landuse 2012 (Rev2016)

- Residential**
 - Urban Residential
 - Estate Residential
- Mixed Use**
 - Local District Mixed Use
 - Mixed Use Neighborhood
 - Activity Center
 - Mixed Use Employment
- Commercial/Industrial**
 - Commercial
 - Industrial
- Other**
 - Agriculture
 - DIA Reserve
 - Parks and Open Space
 - Public
 - Municipal Area

Future Land Use



For display purposes only.



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Legend

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

Simple Map



For display purposes only.



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

Chanrith Oum
(Cambodian Buddhist of Colorado)
2780 W. 65th Place
Denver, CO 80221

Adams County
Community & Economic
Development Department

Explanation of Request

Chanrith Oum (applicant/property owner) hereby files an application for a conditional use permit at the address of 2780 W. 65th Place, Denver, CO 80221 to be used by the Cambodian Buddhist of Colorado.

PROPOSAL:

The proposal is to use the property as a private Place of Worship for a small group of people including residing monks.

PURPOSE:

The reason for this proposal is so the property can be used as a private Place of Worship where family and friends can pray, chant, meditate, and celebrate 3 main events for the entire year, where about 25 people usually attend. The property will mainly be used as a primary place of residence for 2 monks where they will also provide services for members. Those services include a variety of blessings, teachings, and meditations, while also doing their own outside of the property visits to hospitals, funeral homes, and other places per the member's requests. An average of 5 people usually come per month to provide food to the monks (also known as almsgiving), to learn Buddhist lessons, to pray, and to donate (since monks do not earn any income). Even though it is a Place of Worship it will primarily be used as a place of residence for the monks, since events related to worship is much less than 50% a year.

DAILY OPERATIONS:

Two residing monks will be at the building daily since they live and work there, visitors to the building are almost none on a daily basis due to the fact that the Buddhist religion is event based and does not hold any type of service daily or weekly. The time of day the building is in use as a Place of Worship are general business hours although there are little to no visitors on a daily basis because the religion is event based or a member schedules an appointment for a specific date, but it is always used as a place of residence for the monks at all hours. The vehicle trip per day is also minimal to almost always being none, as previously stated, the Buddhist religion is centered on events or scheduled appointments. Overall, the foot traffic and vehicle traffic is almost non-existent in and around the building on a daily basis. Outside of a handful scheduled events and appointments throughout the year; the building is generally quiet on day-to-day basis.

Sincerely,



Chanrith Oum
Property Owner



Development Review Team Comments

Date: 4/7/2020

Project Number: RCU2020-00003

Project Name: Oum Place of Worship CUP

Commenting Division: ROW Review

Name of Reviewer: Eden Steele

Date: 04/07/2020

Email:

Complete

ROW1: W 65th Pl is classified as a local street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 25 feet. Since the existing half right-of-way width is 20 feet, this would require a dedication of 5 feet additional right-of-way as a condition precedent on the conditional use permit.

ROW2: In the event that a drainage report and plans are required through engineering review, any additional drainage infrastructure proposed to mitigate impacts of the development will need to be placed in an easement and conveyed to the County by separate document. Please go to <http://www.adcogov.org/documents/adams-county-easement-or-right-way-dedication-packet> for steps on how to prepare and submit the easement documents.

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 04/06/2020

Email: glabrie@adcogov.org

Comment

ENG3: The traffic impact letter shall include information regarding the maximum number of people that will attend the larger services during the year and the vehicle trips associated with these services. The letter should also described the traffic impacts from these services and any mitigation that may be required.

Commenting Division: Planner Review

Name of Reviewer: Maggie Barringer

Date: 04/06/2020

Email:

Resubmittal Required

PLN01 : This request is for a Conditional Use Permit to allow a Place of Worship and living quarters in the R-2 zone district.

PLN02: The height of the building needs to be added to the site plan. Please note Section 4-08-02-06 (2), Belfries and Steeples are exempt from Height Limitations: Belfries or steeples shall be exempt from any height requirements.

PLN03: It does not appear that performance standard 4-08-02-06 (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.

PLN04: It does not appear that a landscape plan has been provided. Please submit a landscape plan that is in compliance with Section 4-16 of the Adams County Development Standards and Regulations.

PLN05: Submit a detailed operations plan that explains how many people a day will be at the building, what time of the day that the building will be in use and how many estimated vehicle trips will there be per day.

PLN06: Please provide a summary of the comments received at the neighborhood meeting.

PLN07: 1 parking space per 5 seats is required, how many seats will be in the building?

PLN08: The parking area will need to be in compliance with Section 4-12 of the Adams County Development Standards and Regulations.

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 03/11/2020

Email: glabrie@adcogov.org

Resubmittal Required

Eng1: The applicant's proposed scope of work shows the new addition of impervious surface is greater than 3,000 square feet. A drainage analysis is required. A grading and drainage plan will be required for the proposed improvements to the site.

ENG2: The project site is within the County's MS4 Stormwater Permit area. The project parcel and the proposed area of disturbance are less than 1 acre, therefore the installation of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

Commenting Division: Building Safety Review

Name of Reviewer: Justin Blair

Date: 03/09/2020

Email: jblair@adcogov.org

Complete

BSD1- Building permit would be required for a change of occupancy.

BSD2- Building would be required to comply with the current adopted building codes.

From: [Carla Gutierrez](#)
To: [Layla Bajelan](#)
Cc: [Whitney Even](#)
Subject: RE: 2780 W 65th Pl - Buddhist Place of Worship
Date: Tuesday, June 7, 2022 3:01:36 PM
Attachments: [image010.png](#)
[137C7AA5D6DE4F5C992C0523C6D7509B.png](#)
[437BD5287BE419B92A006819FA76E51.png](#)
[Comment Letter Referral RCU2020-00003 - Buddhist Place of Worship - 2780 W 65th Place - ACFR Reviewed 06072022.pdf](#)

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

Good afternoon Layla,

We can go ahead and move forward with the conditional use permit approval. Please see the attached comment letter.

Thank you!

Carla Gutierrez
Deputy Fire Marshal
Adams County Fire Rescue
7980 Elmwood Lane
Denver, Colorado 80221



Sent from [Mail](#) for Windows 10

From: [Layla Bajelan](#)
Sent: Friday, June 3, 2022 4:34 PM
To: [Carla Gutierrez](#)
Subject: FW: 2780 W 65th Pl - Buddhist Place of Worship

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Carla,

Our Chief Building Official has reviewed the most recent submittal, see attached and below, for RCU2020-00003; Cambodian Buddhist of Colorado Place of Worship CUP. Is this sufficient for the Fire Dept review on the Conditional Use Permit, as the applicant will have to get a change of occupancy and the Fire Dept. will have to sign off on that permit as well?

Please let me know!

Have a great weekend.

Thanks,



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

Project:	Cambodian Buddhist of Colorado Place of Worship	Type:	County Referral – RCU2020-00003
Address:	2780 w 65 th Place	Date:	2/24/22
Reviewed By:	Carla Gutierrez		

The following information provides guidance on general fire code requirements typically applicable to new development projects. However, please be aware that this list is NOT all encompassing. **It is the responsibility of the contractor to read this comment letter in its entirety and make sure that all requirements are satisfied.**

Plan Specific Comments:

- **Floor plan does not provide sufficient information for me to determine applicable fire code requirements. Please add the requested information that is listed below on the floor plan and resubmit for review:**
 - **Floor plan shall include occupancy classification information (Appears to be a mixed-use occupancy)**
 - **Floor plan shall include occupant load and occupant load calculation information**
 - **Please submit the revised floor plan for review**

Comments in blue below are specific to the documents reviewed.

Comments in red below are specific to the documents reviewed and require a response.

General:

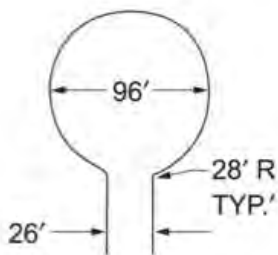
1. The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to <https://codes.iccsafe.org/public/document/IFC2018>. Amendments to this code can be located by going to http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf.
2. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, *Fire Safety During Construction and Demolition*.
3. Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.

Access Requirements:

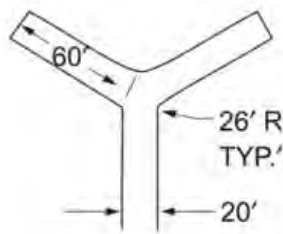
4. **Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site**, whichever comes first. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e.

85,000 lbs), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections.

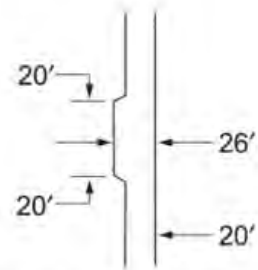
5. Fire apparatus access roads shall be a minimum of 24' wide or 26' when a hydrant is present or the building exceeds 30' in height.
6. Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building.
7. Any dead-end fire apparatus access road in excess of 150' shall be provided with an approved turnaround.



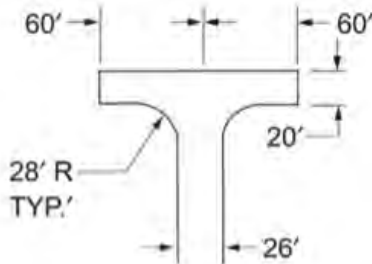
96' DIAMETER
CUL-DE-SAC



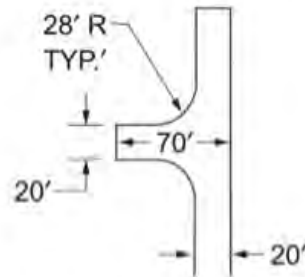
60-FOOT "Y"



MINIMUM CLEARANCE
AROUND A FIRE
HYDRANT



120' HAMMERHEAD



ACCEPTABLE ALTERNATIVE
TO 120' HAMMERHEAD

8. Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic. For information on how to order this, please go to <https://www.acfpd.org/plan-submittals.html>.
9. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of

0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches is not clearly visible from the street or road.

- a. A temporary sign must be provided if the permanent signage is not yet installed.

Fire Protection Water Supply and Hydrants:

10. **Water mains and all required hydrants shall be installed before the delivery of combustible materials to the site.** Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. Any private fire service mains and fire hydrants and all fire sprinkler service lines shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground Contractor and meet the requirements of National Fire Protection Association Standard 24. Plans for the underground fire sprinkler service line shall be submitted for review and approval to ACFR. A current list of registered contractors can be found by going to <https://www.colorado.gov/dfpc/fire-suppression-system-contractors>. Once installed, all underground fire sprinkler service lines must be inspected by an ACFR inspector before covering. Attached is a guideline for the inspections required for an underground fire sprinkler service line.
11. Unobstructed access to fire hydrants shall be maintained at all times. Fire department personnel shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher than 4 inches above grade. The unobstructed vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by the Fire District.
12. The FDC for each building with a fire sprinkler system must be located within 150 feet of a fire hydrant.
13. A fire hydrant shall be located within 400’ (un-sprinklered building) or 600’ (fully sprinkled building) of all ground level exterior portions of the building.
14. The number and distribution of fire hydrants is based on the required fire flow. You may refer to Appendix C of the 2018 IFC for guidance.

**TABLE B105.1(1)
REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

FIRE-FLOW CALCULATION AREA (square foot)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
0–3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0–3,600	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	500	1/2
3,601 and greater	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	1/2 value in Table B105.1(2)	1

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.

**TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2**

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute) ^b	FLOW DURATION (hours)
Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.

**TABLE B105.2
REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN ONE- AND
TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES**

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

For SI: 1 gallon per minute = 3.785 L/m.

a. The reduced fire flow shall be not less than 1,000 gallons per minute.

b. The reduced fire flow shall be not less than 1,500 gallons per minute.

**TABLE C102.1
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS^h**

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a, b, c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{d, f, g}
1,750 or less	1	500	250
1,751–2,250	2	450	225
2,251–2,750	3	450	225
2,751–3,250	3	400	225
3,251–4,000	4	350	210
4,001–5,000	5	300	180
5,001–5,500	6	300	180
5,501–6,000	6	250	150
6,001–7,000	7	250	150
7,001 or more	8 or more ^e	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.

- a. Reduce by 100 feet for dead-end streets or roads.
- b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.
- c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.
- d. Reduce by 50 feet for dead-end streets or roads.
- e. One hydrant for each 1,000 gallons per minute or fraction thereof.
- f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Fire Code*.
- g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*.
- h. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

Other Helpful Information:

15. Please be aware that the fire code does not specify building fire rating or set-back requirements. These are located within the building code and therefore are out of our scope. This preliminary review does not approve anything covered under the building code. These requirements need to be verified with the County’s Building and Planning Departments.
16. Please be aware that we are a separate entity from the County and anytime you submit to the county, you will need to submit to us separately utilizing a dropbox that you will be set up with.
17. The following reviews and permits are often needed for new development projects:
 - a. Site Development and Water Plans
 - i. Civil Plans
 - ii. Utility Plans
 - iii. Autoturn Exhibit (use attached apparatus specifications)
 - b. New Construction Building Plans
 - i. Architectural
 - ii. MEP
 - c. Fire Protection System Plans
 - i. Fire Alarm

ii. Fire Sprinkler

18. Site development plans must be reviewed and approved before plans for all buildings and fire protection systems are submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.

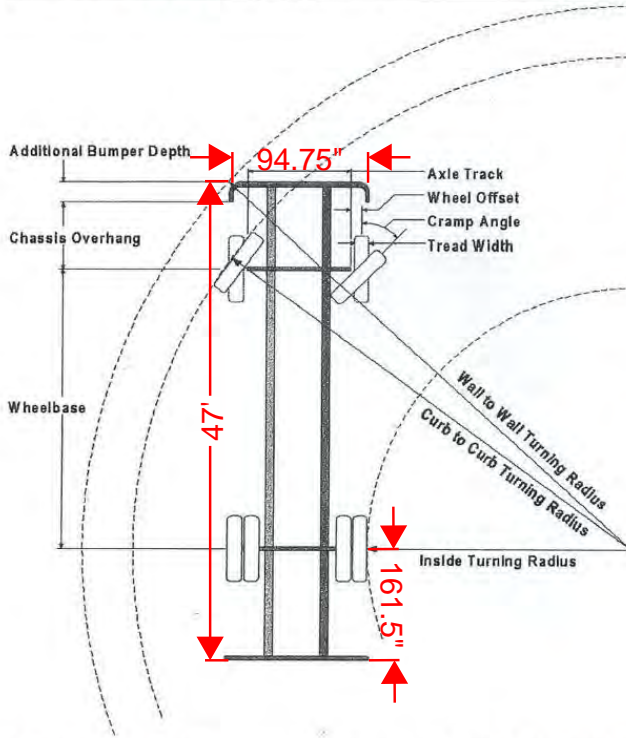


Turning Performance Analysis

09/28/2017

Bid Number: 593
Department: Adams County Fire Rescue

Chassis: Arrow XT Chassis, PAP, PUC
Body: Aerial, Platform 100', PUC, Alum Body



Parameters:	
Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.50 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	16.00 in.
Front Overhang:	84.99 in.
Wheelbase:	277.50 in.

Calculated Turning Radii:	
Inside Turn:	26 ft. 5 in.
Curb to curb:	42 ft. 8 in.
Wall to wall:	49 ft. 0 in.

Comments:

Other Notes:

The front bumper extends 16 inches from the face of the cab.

The width is 19' with outriggers fully extended.

Angle of approach & departure: 15 degree

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0582746	Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Bumpers	0606536	Bumper, 16" Extended, Steel Painted, Arrow XT
Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

Underground Fire Sprinkler Service Line Requirements

When installing an underground fire sprinkler system service line in our jurisdiction, the installing contractor shall be responsible for the following:

1. Notifying the authority having jurisdiction and the owner’s representative of the time and date testing is to be performed
2. Performing all required acceptance tests below and completing and signing the contractor’s material and test certificate(s)
 - **Visual:** All underground piping and joints must be uncovered and exposed, with labeling of the pipe legible from grade. All thrust blocks will be visually inspected and must be uncovered and exposed to grade. Depth of bury of the pipe shall be measured and verified. All ductile iron, retaining rods, and other non-plastic components shall be externally coated for corrosion and poly wrapped.
 - **Hydrostatic Test:** Underground piping will have to have passed the visual inspection first. The hydrostatic test will be at 200 psi or at 50 psi in excess of the system working pressure, whichever is greater, and shall maintain that pressure ± 5 psi for 2 hours. Testing to be from the gate valve to the top of the spigot. Pressure loss shall be determined by a drop in gauge pressure or visual leakage. Only liquid filled gauge rated for over 200 PSI will be accepted. Time stamped picture of the gauge will need to be provided to the inspector to show when pressure was put on the line.
 - **Flush:** Underground piping, from the water supply to the system riser, and lead-in connections to the system riser shall be completely flushed before connection is made to downstream fire protection system piping. This flush needs to be witnessed by ACFR staff. The flushing operation shall be continued for a sufficient time to ensure thorough cleaning. The minimum rate of flow shall be not less than one of the following:
 - Hydraulically calculated water demand rate of the system, including any hose requirements
 - Maximum flow rate available to the system under fire conditions
 - Flow necessary to provide a velocity of 10 ft/sec (preferred method)

Underground Pipe Size (in)	Required Flow Rate (gpm)	Hose/Pipe Sizes					
		2½"	3"	4"	5"	6"	8"
4	390	1	1	1	-	-	-
6	880	2	2	1	1	1	-
8	1560	4	3	2	1	1	1
10	2440	6	4	3	2	1	1
12	3520	8	6	4	2	2	1

Provision shall be made for the proper disposal of water used for flushing or testing. A mechanical method of securing the discharge flushing line(s), (like a Hose Monster, tube hitch adapter/Pipe Vice shall be used). The flushing discharge line shall be mechanically secured. The inspection will be failed immediately if the flushing line is not mechanically secured and creates a dangerous atmosphere. A diffuser attached to the end of the flushing line should be utilized.

- **Pitot Test:** The contractor shall provide all equipment required to take a pitot reading to ensure that all street or isolation valves are open, and the required flow for base of riser is available.
3. After the riser has been flushed and hydrostatically tested, a blank cover shall be installed /secured to cover any/ all open-end risers.

From: [Rick Reigenborn](#)
To: [Layla Bajelan](#)
Subject: RE: RCU2020-00003; Cambodian Buddhist of Colorado Place of Worship CUP (Formerly Oum Place of Worship)-2nd submittal
Date: Wednesday, February 9, 2022 4:43:50 PM
Attachments: [image003.wmz](#)
[image001.png](#)

The Sheriff's Office has no opposition to this request.

Richard A. Reigenborn
Sheriff
Adams County Sheriff's Office
4430 S. Adams County Parkway,
1st Floor, Suite W5400 Brighton, CO 80601
303-655-3218 | RReigenborn@adcogov.org

Character • Integrity • Transparency

From: Layla Bajelan
Sent: Wednesday, February 9, 2022 12:59 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: RCU2020-00003; Cambodian Buddhist of Colorado Place of Worship CUP (Formerly Oum Place of Worship)-2nd submittal

Good afternoon,

The attached request for comments has already been sent out to your agency in 2020. The case has sat inactive for more than 6-months, so I wanted to ensure that you have the opportunity to look at the current submittal. It appears that your organization did not have comments during the initial review, however we accept comments at any time if you have additional concerns.

Because this is a resubmittal and not a new application, the comments are due on 03/01/2022.

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

Thanks,

[Layla Bajelan](#)

Senior Long Range Planner, *Community and Economic Development*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601



February 28, 2022

Layla Bajelan
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Cambodian Buddhist of Colorado Place of Worship CUP, RCU2020-00003
TCHD Case No. 7515

Dear Ms. Bajelan,

Thank you for the opportunity to review and comment on the Conditional Use Permit to allow for a place of worship and living quarters located at 2780 W 65th 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 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "AHF".

Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Keith Homersham, TCHD



March 11, 2020

Maggie Barringer
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Oum Place of Worship CUP, RCU2020-00003
TCHD Case No. 6176

Dear Ms. Barringer,

Thank you for the opportunity to review and comment on the Conditional Use Permit to allow Cambodian Buddhist of Colorado to use the existing residence as a place of worship and living quarters located at 2780 W 65th 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 720-200-1585 or ahenrich@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "AHF".

Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD

From: [Loeffler - CDOT, Steven](#)
To: [Maggie M. Barringer](#)
Subject: Re: For Review: Oum Place of Worship CUP
Date: Monday, March 9, 2020 9:46:07 AM

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

Maggie,

I have reviewed the referral request for CUP to allow Cambodian Buddhist of Colorado to use a residence located at 2780 W. 65th Place as a place of worship and to be used as living quarters and have no objections. This use is off the State Highway system and should have negligible impact.

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 | www.codot.gov | www.cotrip.org

On Fri, Mar 6, 2020 at 10:20 AM Maggie M. Barringer <MBarringer@adcogov.org> wrote:

Adams County has received an application for a Conditional Use Permit, please review the attached information. If you have comments on this case, we will need them by March 31st, 2020. The full application packet will be posted to our website by the end of the day on Friday March 13th, 2020

Thank you,



Maggie Barringer

Planner I, Community and Economic Development

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor

Brighton, CO 80601

From: [Fran Jarosz](#)
To: [Maggie M. Barringer](#)
Subject: Oum Place of Worship CUP
Date: Wednesday, March 25, 2020 3:00:25 PM

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

Dear Maggie,

I am truly upset that a place of worship was allowed to be placed in a residential area. My house is almost directly behind this place of "Worship".

I hear them chanting when I would rather be able to hear my television. I am a retired person and I would like to have it quiet. It is appalling that they are allowed to be in a residential area when there are so many properties with space available for parking and not hogging up these narrow streets and having a building that would support this type of religion. I see Mr. Oum lives in Longmont and doesn't have to hear all the pounding and noise from building on to the property. My vote is NO! I would like to be informed of the public hearing dates.

Thank You,

Frances Jarosz
6521 Clay St Lot #33
Denver, CO.
303-428-8456

From: [Carmen Olivarez](#)
To: [Maggie M. Barringer](#)
Subject: OUM Place of Worship
Date: Wednesday, March 11, 2020 12:48:48 AM

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

To Whom It May Concern:

With reference to the "Request for Comments," about the proposed Cambodian Buddhist worship site; I say, Yes! Freedom of religion is what America is about. We need diversity of cultures and religion in this community and all communities. If we welcome them, it will boost the economy in our neighborhood.

I'm in favor and I welcome change. We live in a world and community of many cultures and people. We all need to thrive, mentally, physically, spiritually and emotionally.

Thanks for the letter and although I am not a Buddhist, I welcome change in the community.

Respectfully,
Carmen Olivarez

[Sent from Yahoo Mail on Android](#)

From: [Phyllis Persinger](#)
To: [Layla Bajelan](#)
Subject: Chanrith Oum
Date: Wednesday, March 2, 2022 6:33:38 PM

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

Layla, I am so sorry to be late in responding to the application for 2780 W. 65th Place. I have been unable to come up with anything more to add to my previous letters in support of this application. If it isn't too late, please just add my previous letter to the application packet, with the statement that I truly believe that these people need a place of worship for their small private Buddhist community. They are unintrusive and no threat to the local area. Traffic is minimal and causes no disturbance. Being probably their closest neighbor I can honestly say I hear no noise coming from the property.....ever. When they hold one of their very infrequent celebrations they are still very quiet. I believe they deserve to have their application approved as quickly as possible so everyone get back to their normal lives.

Thanks you for assisting the Buddhist community.

[Sent from Yahoo Mail on Android](#)



Request for Comments

Case Name: Oum Place of Worship CUP
Case Number: RCU2020-00003

March 5, 2020

The Adams County Planning Commission is requesting comments on the following application: **Request for Conditional Use Permit to allow Cambodian Buddhist of Colorado to use residence as a place of worship and to be used as living quarters.** This request is located at 2780 W 65TH PL. The Assessor's Parcel Number is 0182505405010.

Applicant Information:

CHANRITH OUM
14383 N 83RD ST
LONGMONT, CO 80503

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 03/25/2020 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 MBarringer@adcogov.org.

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

Thank you for your review of this case.

Maggie Barringer
Planner I

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 2

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DISTRICT 3

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DISTRICT 4

Mary Hodge
DISTRICT 5



Public Hearing Notification

Case Name:	Cambodian Buddhist of Colorado Place of Worship CUP
Case Number:	RCU2020-00003
Planning Commission Hearing Date:	07/14/2022 at 6:00 p.m.
Board of County Commissioners Hearing Date:	07/26/2022 at 9:30 a.m.

June 22, 2022

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Conditional Use Permit to allow for a Place of Worship and living quarters for the Monks of the congregation.** This request is located at 2780 W 65TH PL. The Assessor's Parcel Number(s) 0182505405010

Applicant Information: CHANRITH OUM

14383 N 83RD ST
LONGMONT, CO 80503

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

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

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Layla Bajelan, Senior Long Range Planner
Case Manager

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

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DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

PUBLICATION REQUEST

Case Name: Cambodian Buddhist of Colorado Place of Worship CUP

Case Number: RCU2020-00003

Planning Commission Hearing Date: 07/14/2022 at 6:00 p.m.

Board of County Commissioners Hearing Date: 07/26/2022 at 9:30 a.m.

Case Manager: Layla Bajelan, Senior Long-Range Planner, LBajelan@adcogov.org 720.523.6863

Request: Conditional Use Permit to allow for a Place of Worship and living quarters for the Monks of the congregation.

Parcel Number (s): 0182505405010

Legal Description: SUB:NORTH LAWN GARDENS BLK:2 LOT:10

Applicant: Chanrith Oum 14383 N. 83rd St. Longmont, Colorado 80503

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.



Referral Listing
Case Number RCU2020-00003
Oum Place of Worship CUP

Agency

Contact Information

Adams County Attorney's Office

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

Adams County CEDD 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
720-523-6986
kkeefe@adcogov.org

Adams County CEDD Right-of-Way

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

Adams County Community Safety & Wellbeing, Neighborhood Services

Gail Moon

gmoon@adcogov.org
4430 S. Adams County Pkwy.
Brighton CO 80601
720-523-6856
gmoon@adcogov.org

Adams County Development Services - Building

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

Adams County Fire Protection District

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

Adams County Parks and Open Space Department

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

Agency

Contact Information

Adams County Parks and Open Space Department	Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org	
Adams County Sheriff's Office: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org	
Adams County Sheriff's Office: SO-SUB	- - 303-655-3283 CommunityConnections@adcogov.org	
CDOT Colorado Department of Transportation	Bradley Sheehan 2829 W. Howard Pl. 2nd Floor Denver CO 80204 303.757.9891 bradley.sheehan@state.co.us	
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 sean.hackett@state.co.us	303.691.7702
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 30 sean.hackett@state.co.us	
CDPHE - AIR QUALITY	Richard Coffin 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303.692.3127 richard.coffin@state.co.us	
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us	
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us	
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 brandyn.wiedrich@centurylink.com	720-245-0029

Agency

Contact Information

COLORADO DEPT OF TRANSPORTATION

Steve Loeffler
2000 S. Holly St.
Region 1
Denver CO 80222
303-757-9891
steven.loeffler@state.co.us

COLORADO DIVISION OF WILDLIFE

Serena Rocksund
6060 BROADWAY
DENVER CO 80216
3039471798
serena.rocksund@state.co.us

COLORADO DIVISION OF WILDLIFE

Matt Martinez
6060 BROADWAY
DENVER CO 80216-1000
303-291-7526
matt.martinez@state.co.us

COMCAST

JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260
303-603-5039
thomas_lowe@cable.comcast.com

Crestview Water & Sanitation

Patrick Stock
7145 Mariposa St
PO Box 21299
Denver CO 80221-0299
303-430-1660 303-434-0607
PatrickStock@crestviewwater.net

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

NS - Code Compliance

Kerry Gress
kgress@adcogovorg
720.523.6832
kgress@adcogov.org

REGIONAL TRANSPORTATION DIST.

Engineering RTD
1560 BROADWAY SUITE 700
DENVER CO 80202
303-299-2439
engineering@rtd-denver.com

Agency

Contact Information

WESTMINSTER SCHOOL DISTRICT #50

Jackie Peterson
7002 Raleigh Street
WESTMINSTER CO 80030
720-542-5100
jpeterson@adams50.org

Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

2661 W 65TH PLACE LLC
PO BOX 1500
ARVADA CO 80001-1500

BOGETICH JOSEPH J AND
BRAND LARRY N
6580 FEDERAL BLVD
DENVER CO 80221

2681 AND 2685 W 65TH PLACE LLC
5820 W 50TH AVE
DENVER CO 80212-2806

BOGETICH JOSEPH J AND
BRAND LARRY N
6580 FEDERAL BLVD
DENVER CO 80221-2204

2812 W 66TH LLC
C/O DEERWOODS REAL ESTATE MANAGEMENT
510 E 51ST AVE
DENVER CO 80216-2091

BUSTAMANTE FRANCISCO JR AND
SANTILLANO NATIVIDAD S MORALES
2885 W 65TH PL UNIT A
DENVER CO 80221-2244

6606-6640 N FEDERAL BL LLC
21521 MAIN AVE
GOLDEN CO 80401

CABRALES JESUS JAY AND
CABRALES CYNTHIA J
11926 COAL CREEK HEIGHTS DR
GOLDEN CO 80403-8503

ALVAREZ JAIME
2863 W 65TH PL
DENVER CO 80221

CALVO ARTHUR
13564 MARION DR
THORNTON CO 80241-1986

APEX AUTOS
16938 W 87TH AVE
ARVADA CO 80007-6755

CHAVEZ ROSE ANN MARIE AND
HAUGEN JAMES B
4122 KING ST
DENVER CO 80211-1612

ARCHULETA JOSEPH AND
ARCHULETA KATY E
2621 W 65TH PLACE
DENVER CO 80221

COOPER PROPERTY GROUP LLC
1201 S PARKER RD STE 104
DENVER CO 80231-2154

BANDIMERE MARJOE D AND
BANDIMERE SUSAN GAYLE
8195 KNOX CT
WESTMINSTER CO 80031-4136

FRAZIER CHRISTA
5950 W 60TH AVE
ARVADA CO 80003-5702

BEAL NATHAN
3021 E 7TH AVENUE PKWY
DENVER CO 80206-3907

GREVIOUS GERALD
PO BOX 21334
DENVER CO 80221-0334

BENNETT DAWN D
2885 W 65TH PLACE NO. B
DENVER CO 80221

HANEY VIRGINIA
2575 W 65TH AVE
DENVER CO 80221-2339

JAIME EDI S AND
JAIME SANDRA V
1146 S KENDALL CT
LAKEWOOD CO 80232-5751

MULDOON CAITLIN
25193 N TURKEY CREEK RD
EVERGREEN CO 80439-5243

LOCOFORTIS LLC
12815 FLINT CREEK RD
THONOTOSASSA FL 33592-2660

NAVARRETE TOMAS
3185 W HAWTHORNE PL
DENVER CO 80221

LOF-DOW LLC
C/O PAT DOWDLE
WHEAT RIDGE CO 80033-5367

OROZCO MARIA V
1799 E 96TH WAY
DENVER CO 80229-2415

LOPEZ SERBULA M AND
LOPEZ TOBIAS DAVID
2710 W 66TH PL
DENVER CO 80221-2218

OROZCO MARIA V AND OROZCO MANUEL
1799 E 96TH WAY
DENVER CO 80229-2415

MAESTAS SANDRA
PO BOX 2
DUPONT CO 80024

PORRAS AGUSTIN AND
PORRAS MARIA
10129 GRANBY DRIVE
COMMERCE CITY CO 80022

MANCHA JORGE
2640 WEST 65TH
DENVER CO 80211

RAMOS ROSEMARY
2833 W 65TH PL
DENVER CO 80221-2250

MATLACK ANTHONY W
6660 DECATUR
DENVER CO 80221

REPLOGLE BILLY L AND
REPLOGLE AYAKO
PO BOX 21124
DENVER CO 80221

MILINAZZO RICHARD
2434 TYRRHENIAN CIRCLE
LONGMONT CO 80504-3762

ROBLES SAMUEL AND
ACEVEDO MANUEL ROBLES
6502-04 CLAY STREET
DENVER CO 80221

MONTOYA TROY E
6665 DECATUR ST
DENVER CO 80221-2227

RSM INVESTMENT CO LLC
1770 E 69TH AVE
DENVER CO 80229

MR ROBERTS MOTORS INC
4 AMBERWOOD LN
LITTLETON CO 80127-2631

SALVATION ARMY THE
PO BOX 2369
DENVER CO 80201

SEDBERRY PEARL M
3247 S STUART ST
DENVER CO 80236-3718

WANGMO SONAM
12734 UTICA CIR
BROOMFIELD CO 80020-5783

SHARMA N K
2920 RANCH RESERVE LN
DENVER CO 80234-2686

WEBB FREDERICK R
PO BOX 12010
DENVER CO 80212-0010

SHERWOOD FAMILY LIMITED
PARTNERSHIP
8832 FRANKFORD AVE
PHILADELPHIA PA 19136-1313

WELLS CHARLES J AND
WELLS SHARON L
2580 W 66TH PL
DENVER CO 80221-2214

SOLE JOHN I
2821 WEST 64TH AVENUE
DENVER CO 80221

WELLS CHARLES J AND
WELLS SHARON
2580 W 66TH PL
DENVER CO 80221-2214

SOTO JESUS E AND
SOTO LETICIA A
19549 E 40TH PL
DENVER CO 80249-7171

WERSHAW ROBERT L/ ESTHER B 1/3 JT AND
WERSHAW ROBERT L 2/3 INT
1566 WINONA CT
DENVER CO 80204-1143

TANOUE RALPH K
6356 W 68TH PLACE
ARVADA CO 80003

WILLIAMS CAROL M
2900 W 65TH AVE APT 4
DENVER CO 80221-2359

THE CANRITH OUM AND CHAMBO LAKHENA OUM JOINT
REVOCABLE TRUST
14383 N 83RD ST
LONGMONT CO 80503-7885

64TH & CLAY STORAGE LLC
OR CURRENT RESIDENT
2805 W 64TH AVE
DENVER CO 80221-2303

TWO FUSES LLC
347 FOREST ST
DENVER CO 80220-5752

ANDERSEN CURT AND
SHELL AIMEE
OR CURRENT RESIDENT
2875 W 65TH PL UNIT B
DENVER CO 80221-2247

VERHEY RICHARD J/JANETTE M/RICHARD J
VERHEY JANETTE M
13820 ELMORE RD
LONGMONT CO 80504-9309

ARCHULETA JOSEPH AND
ARCHULETA KATY E
OR CURRENT RESIDENT
2621 W 65TH PLACE
DENVER CO 80221

W 65TH PROPERTY MANAGEMENT LLC
11084 LEROY DR
NORTHGLENN CO 80233-3617

BAHENA BACILIZA DURAN AND
CERVANTES ANTONIO
OR CURRENT RESIDENT
6475 CLAY ST
DENVER CO 80221-2332

BEATTIE DOROTHY
OR CURRENT RESIDENT
2840 W 65TH PL
DENVER CO 80221-2210

ESTRADA HIPOLITO
OR CURRENT RESIDENT
2811 W 64TH AVE
DENVER CO 80221-2303

BENNETT DAWN D
OR CURRENT RESIDENT
2885 W 65TH PLACE NO. B
DENVER CO 80221

FAIRBANKS LINDA M AND
TRUJILLO RAYMOND G
OR CURRENT RESIDENT
2760 W 66TH PLACE
DENVER CO 80221

CABRIALES RAUL
OR CURRENT RESIDENT
2765 W 65TH AVE
DENVER CO 80221-2311

FUNK GARRETT D
OR CURRENT RESIDENT
2823 W 65TH AVE
DENVER CO 80221-2313

CARELLI MARY JO AND ARY LINDA
OR CURRENT RESIDENT
2840 W 65TH AVE
DENVER CO 80221-2314

GALLOWAY RICHARD L AND
GALLOWAY KRISTINE P
OR CURRENT RESIDENT
2828 W 65TH AVE
DENVER CO 80221-2314

CASADY INVESTMENTS LLC
OR CURRENT RESIDENT
2855 W 64TH AVE
DENVER CO 80221

GARTZ KEVIN
OR CURRENT RESIDENT
2740 W 66TH PL
DENVER CO 80221

CORDOVA BRANDY AND
ZIMMERMAN SHANE
OR CURRENT RESIDENT
2841 W 65TH AVE
DENVER CO 80221-2313

GONZALES ANDRES AND
GONZALES LEONA C
OR CURRENT RESIDENT
2700 W 65TH PLACE
DENVER CO 80221

DOLPH MARIE LOUISE S
OR CURRENT RESIDENT
2784 W 65TH AVE
DENVER CO 80221-2312

GREENBERG CLIVE
OR CURRENT RESIDENT
2701 W 66TH PL
DENVER CO 80221-2217

DURAN BONIFACIO E AND
DURAN ANNETTE D
OR CURRENT RESIDENT
2792 W 66TH PL
DENVER CO 80221-2218

GUZMAN LAWRENCE AND
MONTANO VENUS
OR CURRENT RESIDENT
2805 W 65TH AVE
DENVER CO 80221-2313

EQUITY TRUST COMPANY
OR CURRENT RESIDENT
2841 W 66TH PL
DENVER CO 80221-2219

HANEY VIRGINIA
OR CURRENT RESIDENT
2575 W 65TH AVE
DENVER CO 80221-2339

ESTRADA BORUNDA JOSE
OR CURRENT RESIDENT
2860 W 65TH PL
DENVER CO 80221-2210

HARRIS MARINA
OR CURRENT RESIDENT
2910 W 65TH PL
DENVER CO 80221-2236

HAYES ARLON R AND
HAYES URSULA E
OR CURRENT RESIDENT
2830 W 65TH PLACE
DENVER CO 80221

MARQUEZ JAMES VICTOR AND
MARQUEZ LISA K
OR CURRENT RESIDENT
2661 W 66TH PL
DENVER CO 80221

INSKEEP CHARLES C AND
INSKEEP CLAUDETTE M
OR CURRENT RESIDENT
2620 W 66TH PL
DENVER CO 80221-2218

MARTINEZ PHILLIP
OR CURRENT RESIDENT
2850 W 66TH PL
DENVER CO 80221-2220

JOHNSTON MARVIN LEE
OR CURRENT RESIDENT
2870 W 65TH AVE
DENVER CO 80221-2314

MASCARENAZ MARTHA E AND
SAMORA SALLY R
OR CURRENT RESIDENT
2875 W 65TH PLACE NO. A
DENVER CO 80221

KELLOGG EUGENE D
OR CURRENT RESIDENT
2700 W 66TH PLACE
DENVER CO 80221

MATA JOSE
OR CURRENT RESIDENT
2816 W 66TH PL
DENVER CO 80221-2220

LOPEZ GABRIEL
OR CURRENT RESIDENT
2570 W 65TH PL
DENVER CO 80221-2205

MATLACK CODY C AND
MATLACK NICHOLE
OR CURRENT RESIDENT
2680 W 66TH PL
DENVER CO 80221-2218

LOPEZ JOSEPH AND LOPEZ TOBIAS D AND
LOPEZ SERBULA M
OR CURRENT RESIDENT
2710 W 66TH PL
DENVER CO 80221-2218

MCDONALD KEVIN D
OR CURRENT RESIDENT
2791 W 66TH PL
DENVER CO 80221-2217

MADERA JUANITA AND
MADERA JESUS
OR CURRENT RESIDENT
2824 W 65TH AVE
DENVER CO 80221-2314

MEDINA YESENIA MELENDEZ
OR CURRENT RESIDENT
2705 W 66TH PL
DENVER CO 80221-2217

MADERA ROBLES JOSE DE JESUS
OR CURRENT RESIDENT
2820 W 65TH AVE
DENVER CO 80221-2314

MONTOYA TROY E
OR CURRENT RESIDENT
6665 DECATUR ST
DENVER CO 80221-2227

MALDONADO DALIA
OR CURRENT RESIDENT
2620 W 65TH PL
DENVER CO 80221-2235

MORA JUAN M
OR CURRENT RESIDENT
2701 W 65TH AVE
DENVER CO 80221-2311

MARQUEZ DANIEL L AND
MARQUEZ SUZANNA M
OR CURRENT RESIDENT
2641 W 65TH PL
DENVER CO 80221-2201

OLIVAREZ-ROBIN CARMEN BIANCA AND
BOCANEGRA CARMEN
OR CURRENT RESIDENT
2900 W 65TH AVE APT 1
DENVER CO 80221-2359

OLIVAS ANTHONY H AND
OLIVAS SANDRA M
OR CURRENT RESIDENT
2832 W 65TH AVE
DENVER CO 80221-2314

SANCHEZ AURELIO TORRES AND
TORRES CHRISTINA V
OR CURRENT RESIDENT
2693 W 65TH PL
DENVER CO 80221-2201

OLIVAS KATHLEEN A AND
OLIVAS ANTHONY H J
OR CURRENT RESIDENT
2585 W 65TH AVE
DENVER CO 80221-2339

SANCHEZ EDUARDO
OR CURRENT RESIDENT
2745 W 65TH AVENUE
DENVER CO 80221

OLIVAS ROBERT B AND PERSINGER PHYLLIS A
OR CURRENT RESIDENT
2810 W 65TH PLACE
DENVER CO 80221

SANTELLA DONNA LYNN
OR CURRENT RESIDENT
2681 W 66TH PL
DENVER CO 80221-2217

ORTIZ-URRUTIA RICARDO A
OR CURRENT RESIDENT
6519 CLAY ST
DENVER CO 80221-2315

VIGIL ANTONIO F AND
VIGIL IRENE M
OR CURRENT RESIDENT
6500 CLAY ST
DENVER CO 80221-2316

PHILBROOK DAVID W TRUST
OR CURRENT RESIDENT
2704 W 65TH PL
DENVER CO 80221-2208

VIGIL ODELIA
OR CURRENT RESIDENT
2650 W 66TH PL
DENVER CO 80221-2218

RAGSDALE KERRY L AND
RAGSDALE RAMONA F
OR CURRENT RESIDENT
2803 W 66TH PL
DENVER CO 80221-2219

WEBSTER STEVEN THOMAS
OR CURRENT RESIDENT
6531 CLAY ST
DENVER CO 80221-2315

RAIGOSA DANIEL SR AND
RAIGOSA OLIVIA
OR CURRENT RESIDENT
2705 W 65TH PLACE
DENVER CO 80221

WELLS CHARLES J JR AND
WELLS SHARON
OR CURRENT RESIDENT
2580 W 66TH PLACE
DENVER CO 80221

RAMOS ROSEMARY
OR CURRENT RESIDENT
2833 W 65TH PL
DENVER CO 80221-2250

WILLIAMS STEVEN R
OR CURRENT RESIDENT
2851 W 65TH AVE
DENVER CO 80221

ROBERTS JEREMY AND
FINLAYSON KAITLYN
OR CURRENT RESIDENT
2900 W 65TH AVE APT 2
DENVER CO 80221-2359

WOHLLEBER MAYLENE ANNE
OR CURRENT RESIDENT
2853 W 65TH PL
DENVER CO 80221-2209

SALAS SIGIFREDO AND
SALAS CANDELARIA
OR CURRENT RESIDENT
2642 W 65TH AVE
DENVER CO 80221

WOLFSKILL JENNIFER DIANE
OR CURRENT RESIDENT
2830 W 65TH AVE
DENVER CO 80221-2314

CURRENT RESIDENT
2812 W 66TH PL APT 1
DENVER CO 80221-2200

CURRENT RESIDENT
6606 FEDERAL BLVD
DENVER CO 80221-2204

CURRENT RESIDENT
2812 W 66TH PL APT 2
DENVER CO 80221-2200

CURRENT RESIDENT
2740 W 65TH PL
DENVER CO 80221-2208

CURRENT RESIDENT
2812 W 66TH PL APT 3
DENVER CO 80221-2200

CURRENT RESIDENT
2780 W 65TH PL
DENVER CO 80221-2208

CURRENT RESIDENT
2812 W 66TH PL APT 4
DENVER CO 80221-2200

CURRENT RESIDENT
2821 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2812 W 66TH PL APT 5
DENVER CO 80221-2200

CURRENT RESIDENT
2831 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2812 W 66TH PL APT 6
DENVER CO 80221-2200

CURRENT RESIDENT
2901 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2595 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2935 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2661 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2880 W 65TH PL
DENVER CO 80221-2210

CURRENT RESIDENT
2681 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2590 W 66TH PL
DENVER CO 80221-2214

CURRENT RESIDENT
6600 FEDERAL BLVD
DENVER CO 80221-2204

CURRENT RESIDENT
2621 W 66TH PL
DENVER CO 80221-2217

CURRENT RESIDENT
2703 W 66TH PL
DENVER CO 80221-2217

CURRENT RESIDENT
2650 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2702 W 66TH PL
DENVER CO 80221-2218

CURRENT RESIDENT
2652 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2704 W 66TH PL
DENVER CO 80221-2218

CURRENT RESIDENT
2654 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2831 W 66TH PL
DENVER CO 80221-2219

CURRENT RESIDENT
2656 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2881 W 66TH PL
DENVER CO 80221-2219

CURRENT RESIDENT
2658 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2900 W 66TH PL
DENVER CO 80221-2220

CURRENT RESIDENT
2660 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
6660 DECATUR ST
DENVER CO 80221-2228

CURRENT RESIDENT
2662 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2861 W 66TH PL APT A
DENVER CO 80221-2229

CURRENT RESIDENT
2664 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2861 W 66TH PL APT B
DENVER CO 80221-2229

CURRENT RESIDENT
2666 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2861 W 66TH PL APT C
DENVER CO 80221-2229

CURRENT RESIDENT
2668 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2621 W 65TH PL APT A
DENVER CO 80221-2242

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 2
DENVER CO 80221-2300

CURRENT RESIDENT
2621 W 65TH PL APT B
DENVER CO 80221-2242

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 3
DENVER CO 80221-2300

CURRENT RESIDENT
2885 W 65TH PL UNIT A
DENVER CO 80221-2244

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 4
DENVER CO 80221-2300

CURRENT RESIDENT
2833 W 65TH PL UNIT A
DENVER CO 80221-2251

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 5
DENVER CO 80221-2300

CURRENT RESIDENT
2833 W 65TH PL UNIT B
DENVER CO 80221-2251

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 6
DENVER CO 80221-2300

CURRENT RESIDENT
6640 FEDERAL BLVD UNIT A
DENVER CO 80221-2253

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 7
DENVER CO 80221-2300

CURRENT RESIDENT
6640 FEDERAL BLVD UNIT B
DENVER CO 80221-2253

CURRENT RESIDENT
2681 W 64TH AVE
DENVER CO 80221-2302

CURRENT RESIDENT
6640 FEDERAL BLVD UNIT C
DENVER CO 80221-2253

CURRENT RESIDENT
2821 W 64TH AVE
DENVER CO 80221-2303

CURRENT RESIDENT
6640 FEDERAL BLVD UNIT D
DENVER CO 80221-2253

CURRENT RESIDENT
6530 FEDERAL BLVD
DENVER CO 80221-2309

CURRENT RESIDENT
6500 FEDERAL BLVD UNIT 1
DENVER CO 80221-2300

CURRENT RESIDENT
6570 FEDERAL BLVD
DENVER CO 80221-2309

CURRENT RESIDENT
2785 W 65TH AVE
DENVER CO 80221-2311

CURRENT RESIDENT
6502 CLAY ST
WESTMINSTER CO 80221-2316

CURRENT RESIDENT
2630 W 65TH AVE
DENVER CO 80221-2312

CURRENT RESIDENT
6520 CLAY ST
WESTMINSTER CO 80221-2316

CURRENT RESIDENT
2640 W 65TH AVE
DENVER CO 80221-2312

CURRENT RESIDENT
6521 CLAY ST LOT 12
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
2825 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
6521 CLAY ST LOT 36A
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
2837 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
6521 CLAY ST LOT 36B
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
2839 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
6521 CLAY ST LOT 36C
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
2875 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
6521 CLAY ST LOT 44
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
2881 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
6521 CLAY ST LOT 45
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
2901 W 65TH AVE
DENVER CO 80221-2313

CURRENT RESIDENT
6521 CLAY ST LOT 10
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
2980 W 65TH AVE
DENVER CO 80221-2314

CURRENT RESIDENT
6521 CLAY ST LOT 11
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 2
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 15
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 3
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 16
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 4
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 17
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 5
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 18
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 6
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 19
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 7
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 20
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 8
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 21
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 9
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 22
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 13
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 23
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 14
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 24
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 25
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 35
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 26
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 37
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 27
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 38
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 28
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 39
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 29
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 40
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 30
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 41
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 31
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 42
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 32
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 43
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 33
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
2891 W 65TH AVE APT A
DENVER CO 80221-2341

CURRENT RESIDENT
6521 CLAY ST LOT 34
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
2891 W 65TH AVE APT B
DENVER CO 80221-2341

CURRENT RESIDENT
2891 W 65TH AVE APT C
DENVER CO 80221-2341

CURRENT RESIDENT
2891 W 65TH AVE APT D
DENVER CO 80221-2341

CURRENT RESIDENT
2891 W 65TH AVE APT E
DENVER CO 80221-2341

CURRENT RESIDENT
2891 W 65TH AVE APT F
DENVER CO 80221-2341

CURRENT RESIDENT
2900 W 65TH AVE APT 3
DENVER CO 80221-2359

CURRENT RESIDENT
6540 CLAY ST APT A
DENVER CO 80221-2361

CURRENT RESIDENT
6540 CLAY ST APT B
DENVER CO 80221-2361

CURRENT RESIDENT
6550 CLAY ST APT A
WESTMINSTER CO 80221-2363

CURRENT RESIDENT
6550 CLAY ST APT B
WESTMINSTER CO 80221-2363

CURRENT RESIDENT
6521 CLAY ST LOT 36
DENVER CO 80221-2364

CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at

2780 W. 65th Pl. Denver, Colorado 80221

on June 29th, 2022

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan

Layla Bajelan

Cambodian Buddhist of Colorado Place of Worship CUP

RCU2020-00003

2780 W. 65th Pl.

July 26, 2022

Board of County Commissioners Hearing
Community and Economic Development Department

Case Manager: Layla Bajelan



Request

- Conditional Use Permit (CUP)
 - Place of Worship
 - Residential-2 (R-2) zone district.
- Expiration: 10 years

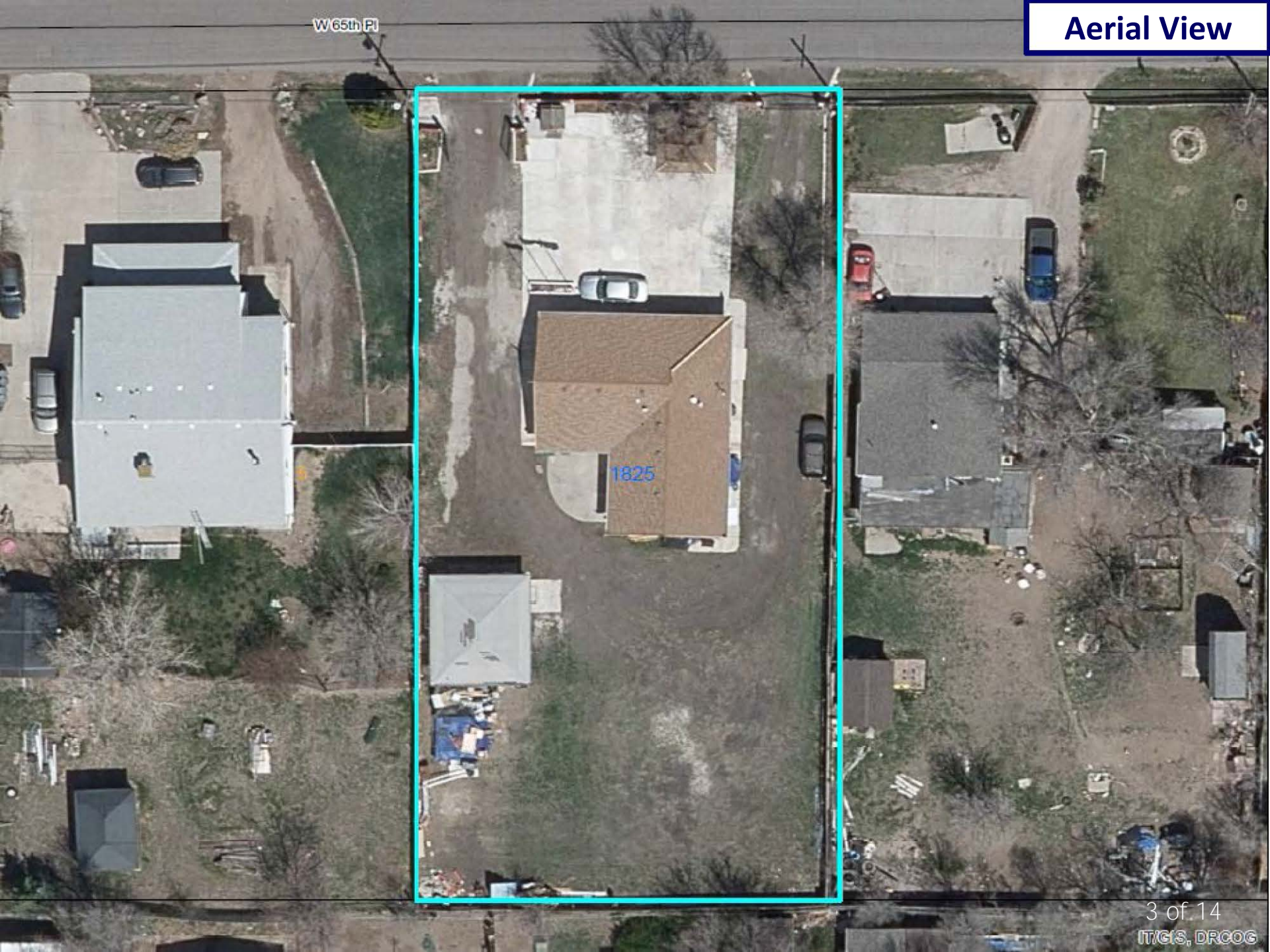
Federal Blvd.

W. 65th Pl.

Site

W. 65th Avenue





1825

Federal Blvd.

C-5

PUD

W. 65th Pl.

R-2

R-2

Site

W 65th Pl

MH

Clay St

W. 65th Avenue

W 65th Ave

Residential-2 (R-2)

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.

Future Land Use

Commercial

Federal Blvd.

Urban Residential

W. 65th Pl.

Site

1825

Commercial

W 65th Pl

Residential

Clay St

W 65th Avenue

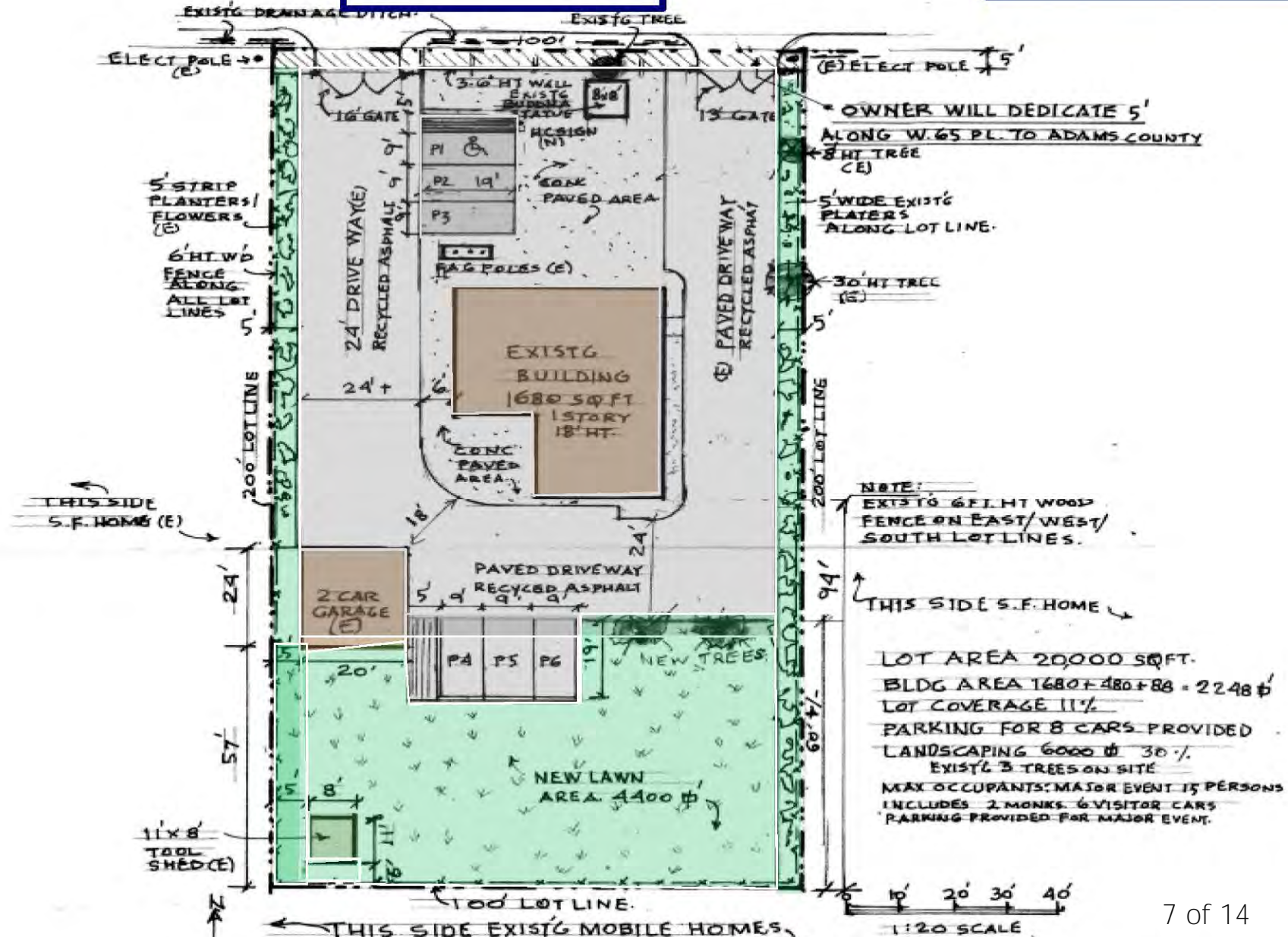
W 65th Ave

Urban Residential
Purpose: to provide for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. Areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents. Includes neighborhood serving uses and community facilities

Criteria for Conditional Use Permit

Section 2-02-09-06

1. Permitted in zone district
2. Consistent with performance standards
3. Complies with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Convenient and functional layout of site plan
8. Adequate services



**1:20 SITE PLAN 2780 W 65 PLACE DENVER
 OUM PLACE OF WORSHIP. CAMBODIAN BUDDHIST OF COLORADO**



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Site Conditions



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Referral Comments

Notifications Sent*	#Comments Received
250	3

*Property owners and occupants within 1,000 ft.

Public Comment (3): Support (2)-noting that the Monks have been wonderful neighbors and that diversity is welcome in their neighborhood, and support religious freedom and the rights that this congregation has to practice
Opposition (1)- Perception that Places of Worship are not appropriate in this neighborhood or residential areas at all.

Referral Agency

Responding with initial concern: Adams County Fire and Rescue

Responding without Concern: ADCO Sheriff, TCHD, and Xcel Energy

PC Update/Staff Recommendation

(RCU2020-00003; Cambodian Buddhist of Colorado Place of Worship CUP)

PC Update:

- PC Hearing: July 14, 2022
- Approval (5-0) with 8 Findings-of-Fact, 2 Conditions, and 1 Note to the Applicant
- No public comment

Staff Recommendation:

Staff recommends APPROVAL of the subject request (RCU2020-00003) with 8 Findings-of-Fact, 2 Conditions, and 1 Note to the Applicant

Recommended Findings-of-Fact

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions of Approval

1. The Conditional Use Permit shall expire on July 26, 2032 (10 years).
2. The Conditional Use Permit will expire on July 26, 2023, if the use is not established on the property through a change of occupancy issued by the County.

Recommended Notes

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.