



Board of County Commissioners

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

PUBLIC HEARING AGENDA

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

THIS AGENDA IS SUBJECT TO CHANGE

Tuesday
January 5, 2021
9:30 AM

Watch the virtual meeting through our You Tube Channel
<https://www.youtube.com/channel/UC7KDbF1XykrYlxnfhEH5XVA>

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

A. Citizen Communication

Members of the public may submit written comments on any matter within the Board's subject matter jurisdiction or request to speak at the meeting through our eComment system at <https://adcogov.legistar.com/Calendar.aspx>

Residents are encouraged to submit comments, prior to the meeting, through written comment using eComment; eComment is integrated with the published meeting agenda and individuals may review the agenda item details and indicate their position on each item. A request to speak at the meeting may also be submitted using the eComment feature. You will be prompted to set up a user profile to allow you to comment, which will become part of the official public record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting.

B. Elected Officials' Communication

- 6. CONSENT CALENDAR**

- A. Minutes of the Commissioners' Proceedings from December 15, 2020
- B. Resolution Accepting a Permanent Utility Easement from Shanghai Land Investment, L.L.C., to Adams County for Right-of-Way Purposes
(File approved by ELT)
- C. Resolution Accepting a Permanent Utility Easement from Center Plaza, LLC to Adams County for Right-of-Way Purposes
(File approved by ELT)
- D. Resolution Accepting a Permanent Utility Easement from Clear Creek Station Metropolitan District No. 1 to Adams County for Right-of-Way Purposes
(File approved by ELT)
- E. Resolution Approving Encroachment Agreement between Adams County and Adams County Housing Authority for Improvements in Permanent Drainage Easement
(File approved by ELT)
- F. Resolution Approving Four Additional Projects for the Globeville Commercial Urban Redevelopment Plan and Adams County's Continued Participation in the Cooperation Agreement
(File approved by ELT)
- G. Resolution Granting the Office of Emergency Management Approval to Apply for the 2021 Emergency Management Performance Grant
(File approved by ELT)
- H. Resolution Approving Amendments to the Adams County Employee Manual
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

- 1. Resolution Approving Amendment Four to the Agreement between Adams County and Advanced Urgent Care for Mobile Coronavirus-19 Testing
(File approved by ELT)

B. COUNTY ATTORNEY

8. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Ivey Site

9. LAND USE HEARINGS

A. Cases to be Heard

- 1. PRC2020-00005 53rd and Tennyson Row
(File approved by ELT)
- 2. RCU2020-00018 Jedidiah 6910 York Street Rezone
(File approved by ELT)
- 3. Monitoring Meeting Regarding Ivey Site
(File approved by ELT)

10. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

From: [CommissionersMailbox](#)
To: [Mary Hodge](#); [Eva Henry](#); [Chaz Tedesco](#); [Emma Pinter](#); [Steve O'Dorisio](#)
Cc: [Erica Hannah](#)
Subject: FW: Enforce 2000 ft setbacks from Ivey fracking site
Date: Monday, January 4, 2021 5:05:22 PM

From: Alana at IES <alana_burrow@yahoo.com>
Sent: Monday, January 4, 2021 1:46 PM
To: CommissionersMailbox <commissioners@adcogov.org>
Subject: Enforce 2000 ft setbacks from Ivey fracking site

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

Adams County Commissioners,

I am a lifelong resident of Adams County, a resident of the Haven community for the past 19 years, a teacher, and a parent in Adams 12. It is imperative that the setbacks from the Ivey fracking site be enforced for the safety of our residents and children.

You have an obligation to our residents to enforce the new land use authority, enforce new state regulations (2000 ft setbacks from oil & gas operations), honor hundreds of public comments opposing the Ivey site, and honor Adams 12 Star School District 12 Objections to drilling at the Ivey site.

I am completely opposed to the Ivey site and hope you will ensure the beauty and safety of our community. I do not wish to have to leave the home I love, and the county I have lived in for 44 years, due to fracking in our community.

Thank you for your time and consideration of your important decision affecting so many lives.

Sincerely,

Alana Burrow

alana_burrow@yahoo.com

From: [Emma Pinter](#)
To: [Barb Binder](#); [Erica Hannah](#)
Subject: Re: Ivey site input.
Date: Monday, January 4, 2021 4:42:36 PM
Attachments: [image.png](#)
[image.png](#)

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867
C: 720.239.2053

pronouns she/her/hers

Neighborhood Groups:
<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:
<http://www.adcogov.org/a-z-services>

From: Barb Binder <izzykalena@gmail.com>
Sent: Sunday, January 3, 2021 8:30:08 PM
To: Eva Henry <EHenry@adcogov.org>; Mary Hodge <MHodge@adcogov.org>; Steve O'Dorisio <SODorisio@adcogov.org>; Emma Pinter <EPinter@adcogov.org>; Chaz Tedesco <CTedesco@adcogov.org>
Subject: Ivey site input.

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

Dear County Commissioners,

Most of you know the horrific conditions that those of us in unincorporated Adams county were subjected to by Broomfield's agreement with Extraction Oil & Gas. The nightmare will continue as XOG emerges from bankruptcy.

I urge you to review the ongoing health issues that continue to be experienced by those living near the XOG pads.

You may remember how XOG touted their "Best Management Practices" and how they stated they were the gold standard for safety in the industry.

This feels like deja vu all over again with GW touting their "Platinum Green Facility". The wording and promises of being the "standard of excellence" is eerily reminiscent of the promises made by XOG and we know how that failed miserably.

Did any of you attend the Physicians for Social Responsibility Medical Symposium on Dec 5? If you did, then I cannot understand how you can possibly support this project moving forward.

The [2020 Medical Symposium Recording](#) should be required viewing for all government officials.

The peer reviewed scientific data is clear.

Fracking near residents is not safe.

In 4Q 2019, Broomfield provided some of us with SUMMA canisters for grab samples. During one of the more egregious episodes we experienced on Dec 11, 2019 the canister data that my neighbor captured showed one of the highest and most O&G influenced cans CSU had seen.

I sent all of you an email in September 2019. While focused on setbacks, I would like you to read that email again. It is included below.

It documents my experience of living within 1/2 mile of Interchange and ~1400 ft from the Northwest pads. NO ONE should be subjected to the health and safety risks posed by industrial scale fracking encroaching on residential neighborhoods.

I'm simply exhausted fighting for the health and safety of residents who have these monstrosities forced onto their neighborhoods.

It is time for AdCo to be accountable and utilize your power to stop industrial scale fracking near homes and schools.

Thank you for your consideration.

Regards,

Barb Binder

Unincorporated Adams County

Excerpt from email sent to AdCo Commissioners in Sept 2019:

am ~ ½ mile from the Interchange pads, and ~ 1400ft from the Northwest pads.

Drilling started in April at the Interchange B pad. For 3 months I was a prisoner in my own home as an overpowering odor of oil would intermittently permeate our neighborhood.

Again – I am approximately 2640 ft from the Interchange B pad.

If I would have the windows open in the house, as most people like to do in the beautiful spring weather, I could tell when the odor was about to hit as my throat would start to burn. I would experience acute onset dyspnea and would have to utilize my rescue inhaler while trying to get all of the windows in the house closed. I no longer could go on my daily walks as I could not risk being overcome by the toxic odor and did not know if my response would worsen with each exposure. For three months we implored the Operator, CCOB, COGCC and CDPHE to identify the source of this toxic air emission.

We continued to be told by CCOB & COGCC that the Operator was in compliance and the Operator stated, "To date, we have not been able to correlate any of the odor complaints with our operations."

We were also told by the Operator that they were using a “*low aromatic drilling mud which significantly decreases odor release during drilling operations*”. I finally obtained the Safety Data Sheets for the materials being used onsite and discovered the Operator was using a highly odorous, carcinogenic drilling mud, Gibson D822. This same drilling mud was prohibited in the Nov 2018 Operator agreement negotiated between Crestone and Erie based on the significant number of complaints from residents when it was used at the Pratt site previously. Since the toxic odor was intermittent, random and would typically last less than an hour, it was difficult for the COGCC inspector to make it to our neighborhood before it dissipated, especially since we often smelled this at night. The one time he was able to smell the odor, the resulting action was simply for the Operator to add an additional mud chiller and odor neutralizers.

The neutralizers only address the malodor. They do NOT have any impact on the polycyclic aromatic hydrocarbons, toluene, benzene or ethylbenzene. That info was provided to us directly by the manufacturer of the neutralizer.

So even if the noxious odor was mitigated by these neutralizers, we were still breathing PAHs, benzene, toluene, ethylbenzene.

The neutralizers did little to impact the odor. We continued to suffer the health impacts of breathing this toxic plume.

Note that the CDPHE did not have any equipment that can monitor for PAHs.

When fracking started at Interchange, the Operator used Tier 2 engines even though the MOU/Operator Agreement called for Tier 4 engines.

There is a HUGE difference in T2 vs T4 engines during fracking from an air quality perspective.

Cummins Engine moved to the Tier 4 engine in 2015 so they are commonly available and the overall reduction in emissions is huge compared to the T2 engines: 80% less pm (particulate matter) and 45% less NOx.

(NOx is produced from the reaction of nitrogen and oxygen gases in the **air** during combustion, especially at high temperatures. In areas of high motor vehicle traffic, such as in large cities, the amount of nitrogen oxides emitted into the atmosphere as **air pollution** can be significant).

This is the toxic black plume we were subjected to until CCOB finally sent a demand letter for the Operator to switch out the engines. This was taken with an old iPhone, but you can see the black plume. With our already abysmal front range air quality, this certainly was a reminder of how O&G contributes to that poor air quality. The black plume was constant. CCOB tried to tell us that since these were dual source engines, they would rev up on diesel and then switch to natural gas and the emissions would subside at that point. We never saw any differenceit was a constant black plume cascading over our neighborhood. This also required me to up the use of my rescue inhaler.

Other residents with asthma were forced to stay inside just as they did when the drilling was taking place and the Gibson D822 odor was wafting through our neighborhood.

Interchange B



Now they have started spudding at Northwest.

They state they are using water only. Yet twice in the past 3 days we have had a strong petrochemical odor permeate our house. At the time, the wind was blowing from the NW. We are in a direct line with clear line of site to the Northwest pad and the petrochemical odor permeated our house and caused throat, nasal, eye irritation. Once again, no one is able to tell us what we are smelling.

Add the light and noise from the Northwest pad which faces my bedroom, and it is difficult to sleep at night.



With SB-181 you have the power to enact stronger local regulations.

PLEASE utilize that power and ensure that no other citizens will have to deal with the nightmare that I live daily.

1000 ft is not nearly enough. 2500 ft is not enough.

I am a mineral rights owner (pooled and leased).

My ability and anyone else's ability to profit from the drilling should NEVER take precedence over anyone's health and safety.

Protect the health and safety of your constituents.

Industrial scale fracking does not belong in anyone's backyard.

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Sunday, January 3, 2021 7:53:42 PM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Barb Binder submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: As an unincorp AdCo resident who has suffered serious health issues from living 1/2 mile from XOG Interchange Pads and 1300ft from their NW Pads, it is unconscionable that the Ivey site would be allowed to move forward when it is ~ 1300 ft from homes & 3300 ft from an elementary school. Look at the devastation wrought by XOGs "best management practices". GW's "Platinum Green Facility" will do no better. AdCo has an obligation to ensure the health & safety of its residents - SB-181 requires it.

[View and Analyze eComments](#)

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

[Unsubscribe](#) from future mailings

From: [Emma Pinter](#)
To: [Barbara Donachy](#); [Erica Hannah](#)
Subject: Re: Please halt drilling in Adams County
Date: Monday, January 4, 2021 4:43:24 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867

C: 720.239.2053

pronouns she/her/hers

Neighborhood Groups:

<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:

<http://www.adcogov.org/a-z-services>

From: Barbara Donachy <barbaradonachy@gmail.com>

Sent: Sunday, January 3, 2021 1:53:18 PM

To: Eva Henry <EHenry@adcogov.org>; Mary Hodge <MHodge@adcogov.org>; Steve O'Dorisio <SODorisio@adcogov.org>; Emma Pinter <EPinter@adcogov.org>; Chaz Tedesco <CTedesco@adcogov.org>

Subject: Please halt drilling in Adams County

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

Dear Commissioners,

As a member of PSR Colorado, concerned health professional, and 45 year resident of Colorado, I call on you to halt production at the Ivey site to protect the residents of Adams County from the unacceptable health and safety impacts of conducting fracking and related oil and gas extraction activities in close proximity to homes and schools.

Data and reports included in PSR's just-released [Compendium of Scientific, Medical, and Media](#)

Findings Demonstrating Risks and Harms of Fracking, seventh edition demonstrate that public health is endangered by releases of hazardous air pollutants, toxic spills, explosions and fires that occur at drilling sites like Ivey. Studies cited in the Compendium indicate that pregnant women and children, and those with asthma and other respiratory conditions are especially vulnerable to serious health effects associated with proximity to drilling operations. Drilling at Ivey would also compound the cumulative effects of current and proposed drilling projects nearby. The Compendium concludes that no level of regulation or enforcement can prevent these negative impacts. Therefore drilling and fracking operations must not be allowed in close proximity to homes.

I call on the commissioners to use their land use authority to stop drilling at Ivey. Adams County must assure that every operator heeds state law requiring a minimum 2000' setback and other protective rules promulgated under SB19-181, including those regarding cumulative effects, venting, flaring, and pipelines.

Thank you, Barbara Donachy

Barbara Donachy, MPH
720-989-4185

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Sunday, January 3, 2021 4:31:21 PM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Barry Talley submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: I have owned a portion of the mineral rights to be accessed by the Ivey Pad for over 30 years. We have a right to access the minerals as long as we meet the ultra safe drilling regulations which were met when the permits were issued at the end of last year. We all need to keep in mind that the energy industry is very important to Colorado's economy.

[View and Analyze eComments](#)

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[Unsubscribe](#) from future mailings

From: [CommissionersMailbox](#)
To: [Mary Hodge](#); [Eva Henry](#); [Chaz Tedesco](#); [Emma Pinter](#); [Steve O'Dorisio](#)
Cc: [Erica Hannah](#)
Subject: FW: Enforce 2000 ft setbacks from Ivey fracking site
Date: Monday, January 4, 2021 5:05:10 PM

From: CARLA TEAL <ctéal68@msn.com>
Sent: Monday, January 4, 2021 9:23 AM
To: CommissionersMailbox <commissioners@adcogov.org>
Subject: Enforce 2000 ft setbacks from Ivey fracking site

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

Please enact your powers to Deny permitting of Ivey wells. They are NO less of a negative impact to the health, safety, & well being of Adam's County residents than when they got approved previously. Fortunately the law now supports you in denying the permits & putting our air quality as a priority for us & the future inhabitants of the affected areas. Your attention to this important decision & it's impact is very much appreciated.

Best,

Carla Teal

Adam's County Resident

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From: [Chelsea Iverson](#)
To: [CommissionersMailbox](#)
Subject: Ivey Fracking Site
Date: Saturday, January 2, 2021 1:49:22 PM

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

Hello my name is Chelsea Iverson. My family and I reside in Thornton in the Quail Valley neighborhood. We have two children, Liam who is 3 and Ava who is 5. I was born and raised in Thornton and it is where I have always wanted to stay and raise a family. We have lived here in QV for 5 years, and have also been blessed with amazing neighbors who ironically all have children the same age as our children. They all attend school at Silver Creek elementary together as well. We all spend our summers outside, watching the kids play late into the night and we have all become very close and much like a family. We got the heartbreaking and disturbing news that the Ivey site located off 152nd and York will soon be in our neighborhood. We've all talked about moving even. We thought we would always live here, and watch our babies grow up here. But now looking out our windows we can see The massive Ivey site invading. We recently went on a bike ride only to discover the Ivey site has already started drilling and is so close to home we turned around and didn't even finish our walk or let the kids play at the park.. We ask ourselves if we are bad parents for not moving? We ask ourselves how this will impact our health and the children's. What if we don't move, and the toxic air they will be breathing in at school (Silver hills directly east of the well pad site) and the toxic air that they will live on from simply opening their bedroom windows, or stepping outside, will someday shows its harmful results in the form of a disease they will live with the rest of their lives. We shouldn't have to think like this! We shouldn't have to feel helpless! We shouldn't have to feel trapped. I beg you to do anything and everything you can to protect our state and its communities from the oil and gas industry. The Ivey site is being built in our backyards!.. please I beg you to not let the development go any further, our community begs you not to let them drill any more wells.

From: [chris farnworth](#)
To: [CommissionersMailbox](#)
Subject: Enforce 2000 ft setbacks from Ivey fracking site
Date: Thursday, December 31, 2020 2:46:40 PM

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

Dear Sir or Madam..

In all sincerity our only defense against fracking is these regulations.

We are depending on you to enforce them to limit of the law to protect the citizens of Adams County.

Thank you so much for your efforts

Chris Farnworth

PS I have been an Adam County resident for the last 6 years

From: [Emma Pinter](#)
To: [Erica Hannah](#); [Christine Nyholm](#)
Subject: Fwd: Public Hearing - Ivey Staff Presentation
Date: Monday, January 4, 2021 4:47:08 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867

C: 720.239.2053

pronouns she/her/hers

Neighborhood Groups:

<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:

<http://www.adcogov.org/a-z-services>

From: Christine Nyholm <christine.nyholm@gmail.com>
Sent: Saturday, January 2, 2021, 9:09 PM
To: Eva Henry; Emma Pinter
Subject: Public Hearing - Ivey Staff Presentation

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

Good evening Eva and Emma!

I really don't like infringing on your holiday weekend, yet I feel it's important to reach out to you regarding the staff's presentation on the Ivey site prepared for the hearing this Tuesday. At the Study Session, I heard one of your colleagues thank the staff for taking the burden off the Commissioner's shoulders. That got me to thinking about how the staff continued to support the 1000' setbacks during the COGCC Rulemaking even after Jeff Robbins suggested 2000'.

Looking over the staff presentation, some of us in ACCDAN noticed that it appears to present Great Western's Ivey site in a somewhat narrow perspective:

1. The presentation does not mention how Adams County's specific MOU might impact the Ivey site in regard to the clause: *To the extent that any of the provisions of this MOU are in conflict with the Act or COGCC rules and regulations, the stricter standards shall govern, or if neither is stricter, the COGCC rule or regulation shall apply.* I would think the staff should know the terms of the MOU forward and backward, particularly when the protection of Adams County residents' health and safety is at stake.
2. On the Rule Comparison slide regarding "Setbacks" - As of Jan. 15, Ivey would not meet the new regulated setback. The staff response simply states that an exception or waiver can be granted, *The staff doesn't say that the Commissioners are not required to grant an exception or waiver.*
3. While ALAs were not required under the current regulations, it's important to note the big misnomer that the Ivey site was the ALA for the Wadley site. Kent Craig of Ward told Stew and I that their decision to drill under Wadley Farms from Ivey was purely an economic one. Ivey was not an alternative location for Ivey because Ward intended to drill from Ivey up to the Wadley site, then drill south from Wadley out to about 120th. Somehow, Ivey has been presented as a "gift" to Wadley Farms residents when Ward simply decided they didn't need Wadley because they could drill 26 3-mile laterals from Ivey. (Remember, they also intended to drill 26 wells north from Ivey.)
4. List of BMPs - Stew and I just finished going door-to-door *again* in the Fairfield neighborhood. A couple of people were for the drilling, including one who yelled at Stew to "get off my porch!" But, by far the majority of those who answered their doors - during a pandemic and the day after Christmas - were irate that they were not listened to. Several said they stopped going to the "community meetings" because Great Western representatives were "condescending," "didn't let them ask any questions," and were only handing out "propaganda." Many residents said they submitted comments during the public comment period just before Thanksgiving in 2019. They asked why their voices weren't heard. This information is totally lacking in the staff presentation!
5. It is hard to not notice that the list of BMPs the staff listed makes Great Western look like a great neighbor. What it doesn't tell you is that all the BMPs in the world are not going to make drilling so close to homes safe. The addition of any wells in the basin that runs along Big Dry Creek is only going to exacerbate poor air quality conditions, regardless of what Greg Dean said at the 12/15 Study Session. There is no way around it. For example, Commissioner Tadesco's comment at that Study Session about Great Western's decision to place air quality monitors where they won't be the most effective was spot on. The staff's answer that it isn't feasible to put them in a better location because of a lack of electricity clearly shows that Great Western is doing what is most cost effective for them, not the public's health. Again, this is not reflected in the staff presentation.
6. I also didn't see in the presentation that the produced gas will be stored on site - just 1300' from a family's livingroom.
7. The fact that Great Western - or any operator - has to do "regular pressure testing" and use "enhanced blowout prevention equipment" demonstrates that this kind of industry has no place 1300' from someone's home.
8. The biggest fact missing from the staff presentation is that no amount of BMPs can protect the health and safety of families from natural disasters, equipment failure, and human error. That is why the 2000' setback is of utmost importance.

What can I say, except THANK YOU for reading this and always considering our concerns. If you want to share this with your colleagues, that would be great!

Respectfully,
Chris

From: [Emma Pinter](#)
To: [Cindy Wakefield](#); [Erica Hannah](#)
Subject: Re: Stop Ivey site
Date: Monday, January 4, 2021 4:52:06 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records before the Public Hearing on this topic tomorrow.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

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C: 720.239.2053

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Neighborhood Groups:
<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:
<http://www.adcogov.org/a-z-services>

From: Cindy Wakefield <cindywakefield12@gmail.com>
Sent: Wednesday, December 30, 2020 1:00:48 PM
To: Eva Henry <EHenry@adcogov.org>; Mary Hodge <MHodge@adcogov.org>; Steve O'Dorisio <SODorisio@adcogov.org>; Chaz Tedesco <CTedesco@adcogov.org>; Emma Pinter <EPinter@adcogov.org>
Subject: Stop Ivey site

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

Hello Commissioners. In light of state law and the new rules adopted by the Colorado Oil and Gas Conservation Commission this year, I urge you to reject Great Western's application to operate the Ivey site near 152 Ave. and York Street.

Our air quality in Colorado has significantly worsened since 2013, resulting in EPA violations of ozone levels from increased operating oil and gas fracturing sites. The Ivey site is especially problematic as the Big Dry Creek Valley is a known air inversion area, with floodplain drainage into Big Dry Creek.

The closest homes to the proposed Ivy site are 1200' away, which violates COGCC's new setback rule of 2,000. The closest school is only 2,158 feet from the site, with 2

additional schools also located nearby. This proposed site is located within a COGCC designated Sensitive Wildlife Area for Bald Eagle nesting. In addition, the proposed pipelines and truck traffic would significantly increase the danger of accidents, noise and contamination in our neighborhoods. Thank you for continuing to protect the health and safety of Adams County citizens.

Cindy Wakefield
3124 E. 132 Ct.
Thornton, Co

--

Cindy
cindywakefield12@gmail.com

From: [Emma Pinter](#)
To: [Cleo Dioletis](#); [Erica Hannah](#)
Subject: Re: Ivey Fracking Site
Date: Monday, January 4, 2021 4:43:13 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

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Neighborhood Groups:
<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:
<http://www.adcogov.org/a-z-services>

From: Cleo Dioletis <cdcmtotr@gmail.com>
Sent: Sunday, January 3, 2021 4:21:06 PM
To: Mary Hodge <MHodge@adcogov.org>; Eva Henry <EHenry@adcogov.org>; Steve O'Doriso <SODoriso@adcogov.org>; Emma Pinter <EPinter@adcogov.org>; Chaz Tedesco <CTedesco@adcogov.org>
Subject: Ivey Fracking Site

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

I am writing in opposition to the Ivey Fracking site proposed by Great Western in Adams County. This site is supposed to place 12 wells 1300 feet away from homes and also be placed near schools. This was proposed in 2017 before the new rules of 2000 feet away from homes was instituted.

I call on the commissioners to use their land use authority to stop drilling at Ivey. Adams County must assure that every resident is, at minimum, protected by rules promulgated under state law SB19-181 including a minimum 2000' setback and limits on cumulative effects, venting, flaring, and pipelines.

Sincerely,

Cleo Dioletis

Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has... Margaret Mead

COLORADO RISING

P.O. Box 370
Eastlake, CO 80614-0370
Phone: (303) 895-7044
Email: joe@corising.org

January 4, 2021

Via Electronic Mail: ehenry@adcogov.org; ctedesco@adcogov.org; epinter@adcogov.org;
sodorisio@adcogov.org; mhodge@adcogov.org

Adams County Board of Commissioners
4430 S. Adams County Parkway, 5th Floor
Suite C5000A
Brighton, CO 80601

Dear Commissioners:

As you may be aware, Colorado Rising for Communities represents individuals in the Ivey area. We thank you for holding a hearing on Great Western's operation at the Ivey pad and for taking a close look at whether its operation meets the standards its predecessor agreed upon in the February 17, 2015 Memorandum of Understanding ("MOU"). The intent of the Adams County Board of County Commissioners ("BOCC") at that time was to put into place rules that would protect public health, safety, and welfare during oil and gas operations within the confines of state law. For example, subsection (1) of the MOU reads:

The provisions of this MOU are intended to supplement and add to the COGCC's rules and regulations and not to replace such rules and regulations. To the extent that any of the provisions of this MOU are in conflict with the [Colorado Oil and Gas Conservation] Act or the COGCC rules and regulations, the stricter standards shall govern, or if neither is stricter, the COGCC rule or regulation shall apply.

As the BOCC is aware, the Act has substantially changed since 2015; however, the MOU remains unamended since that date and still requires the stricter standards between the MOU and the Act to apply to the Ivey pad operation. See § 28 of the MOU. Adams County staff recognizes recent changes to the Act have an impact on the Ivey pad and prepared a useful comparison between current COGCC rules and the MOU in its January 5, 2021 agenda packet. We should note that Adams County staff did not identify recent more rigorous rule changes in the Air Quality Control Commission's ("AQCC") emissions and monitoring rules for oil and gas facilities. Nonetheless, the COGCC comparison correctly identifies four areas where the MOU

standards are absent or deficient: setbacks, noise abatement, alternative location analysis, and cumulative impacts.

PowerPoint Presentation 7 / 10

Ivey LC Pad Update Rule Comparison

Impact	AdCo Regulations at Permitting	COGCC Rules at Permitting	Current AdCo Regulations	COGCC Rules effective January 15, 2021	Permit Conditions and BMPs at Ivey Site	Meets January 15, 2021 rules?
Setbacks	500-feet (same as COGCC at time of permitting)	500-feet from residences and school facilities	1,000-feet from residences, schools & environmentally sensitive areas	2,000-feet from residences and schools 1,000-ft from water wells & some water bodies	1,300-feet from nearest residence and 2,850-feet from nearest school/childcare center	No , but an Operator could still be granted an exception or waiver to these rules
Air Quality Monitoring	Not required	Not required	Required on site-specific basis	Not required	Air quality monitoring from drilling through the first 6 months of production	N/A
Noise	Same as COGCC	Various db(A) requirements based on land use, no db(C) restrictions	Same as COGCC, Baseline Noise Study required, and Continuous Noise Monitoring on site-specific basis	Requires continuous noise monitoring, lower maximum permissible noise in some areas, and AdCo determines land use designation for maximum noise at COGCC	Operator improved noise mitigation: 32-ft. sound walls around entire site vs. 24-ft walls, sound dampening equipment, and use of lower decibel electric engines	Partially , based on noise modeling - with mitigation, Ivey will meet new noise standards at residences to the SE/NE
Alternative Location Analysis	Not required	Not required	Required for all new applications	Required for locations within 2,000-ft of homes	Operators conducted ALA to move location from Wadley Farms site	Partially , did not meet all submission requirements of a formal ALA
Cumulative Impacts Evaluation	Not required	Not required	Not required	Required for all new applications	Analysis not formally conducted	No

6

Colorado Rising strongly urges the BOCC to strictly enforce subsection (1) of the MOU by continuing its stay on Ivey pad operations unless or until Great Western proves that it has implemented the new stricter COGCC standards. These four areas – setbacks, noise, alternative location analysis, and cumulative impacts – were recognized as essential for protecting public health, safety, and welfare during the recent COGCC mission change rulemaking.

Setbacks. The issue of setbacks was among the most discussed during the mission change rulemaking. The Commission was presented with a wide range of proposals ranging from environmental groups asking for 2500’ setbacks with no variances to oil and gas industry representatives arguing for no change to the existing 500’ setback standard. After considering all of the evidence and arguments, the Commission set a 2000’ setback with a variance possibility if the variance is equally as protective of public health, safety, and welfare. The Commission explained its findings in a Statement of Basis and Purpose (“SBP”):

Based on substantial evidence in the administrative record, the Commission determined that a 2,000 foot distance was necessary and reasonable to avoid, minimize, and mitigate potential impacts to public health and welfare.

....

Throughout the course of developing the proposed 200–600 and 800/900/1200 Mission Change Rules, the Commission and the Commission’s Staff reviewed the growing body of peer-reviewed scientific literature documenting potential health impacts that are likely attributable to proximity to oil and gas development.

....

Evidence in the administrative record clearly supports the conclusion that there *are* health impacts that are highly likely to be attributable as a result of proximity to oil and gas development. The body of peer-reviewed scientific literature documenting potential health impacts that are likely attributable to proximity to oil and gas development is robust and growing. Peer-reviewed studies have identified a range of different adverse health outcomes with high degrees of statistical likelihoods, and that those adverse health outcomes are likely to occur at a variety of distances from oil and gas operations.

....

The Commission's choice of 2,000 feet is a conclusion based on the Commission's review of all the evidence in the administrative record, and on weighing the relative merits and critiques of each peer-reviewed scientific study.¹

As noted by the agenda packet provided to the BOCC, the Ivey pad is currently 1,300 feet from the nearest residence and less than 2,000 feet from 102 residences. This is clearly contrary to public health, safety, and welfare, and also clearly not as strict as the setbacks currently in place. Great Western should not be able to continue its operations at the Ivey pad until it can prove it will abide by the more protective setback standard.

Noise. The noise created by oil and gas operations is more than a simple nuisance; it negatively affects the well-being of nearby residents particularly because the noise can last for long periods of time and occur during all hours of the day and night. The Commission recognized the effect on public health, safety, and welfare when it revised its noise standards to include an ambient noise survey and noise monitoring. As stated in the SBP:

The Commission determined that 2,000 feet is the appropriate distance to require noise monitoring because evidence in the administrative record demonstrates that 2,000 feet is a reasonable radius for noise perception in most circumstances. Specifically, in 2015, the Commission's Staff collaborated with Colorado State University to investigate noise impacts from oil and gas development and production activities. Among other things, the study published based on this investigation in 2016 concluded that unmitigated completion operations had the potential to exceed noise limits (65 dBC) at a distance of up to 1,968 feet, and unmitigated drilling operations had the potential to exceed noise limits (65 dBC) at 1,754 feet.²

As noted by the Adams County staff, the MOU falls short of the stricter COGCC standard regarding noise monitoring. The staff report indicates Great Western will comply with COGCC dBA and dBC noise requirements at 1,000 feet (although it is unclear about the compliance between 1,000 and 2,000 feet from the pad, where over one hundred homes are currently located) but is currently not required to implement noise monitoring within a 2,000 foot

¹ Statement of Basis, Specific Statutory Authority, and Purpose New Rules to Current Rules of the Colorado Oil and Gas Conservation Commission, 2 C.C.R. § 404-1; Cause No. 1R Docket No. 200300071 200-600 Mission Change, Cumulative Impacts, and Alternative Location Analysis Rulemaking [hereinafter "SBP"] at 223. Available at: <https://docs.google.com/document/d/1R-GS88pBa1uiDr1-EIQhN8NmUFwKdb1S/edit#>

² SBP at 150.

radius. Noise monitoring of any type is stricter than the absence of noise monitoring, and we ask the BOCC to require Great Western to use it in conjunction with its new setback.

Alternative Location Analysis. The new COGCC criteria for an alternative location analysis requires a formalized process subject to Commission review and consultation if the operator is proposing a site in a populated area. As stated by the SBP, “[t]he criteria...reflect the Commission’s careful consideration about areas in which there are particularly likely to be adverse impacts to public health, safety, welfare, the environment, and wildlife resources that could potentially be avoided through the choice of an alternative location. The criteria...are modeled after the objective permitting criteria the Director adopted in May 2019...”³ The current location of the Ivey pad clearly falls within the area which would require an alternative location analysis process that includes consultation with the Commission, and should yield the same result with the BOCC under the terms of the MOU.

Cumulative Impacts. The Commission’s new cumulative impact rules are designed to achieve two purposes: evaluate those impacts and address them. Evaluating cumulative impacts alone would do little to protect public health, safety, and welfare, and meaningfully addressing those cumulative impacts would be difficult without meaningful data. The Commission made clear its cumulative impact rules are the beginning of an evolving process to better evaluate and address the adverse incremental impacts caused by ever-increasing oil and gas operations within certain geographic areas of the state.⁴

The data the COGCC intends to collect includes, but is not necessarily limited to quantifying greenhouse gas emissions, ozone precursor and other air pollutant emissions, effect on water and wildlife resources, and public welfare effects like increased noise, lighting, odor, and recreational area degradation. The COGCC may expand dataset categories as it implements its new cumulative impact rules.

Adams County and its incorporated municipalities represent a part of the state that will feel the cumulative effects of oil and gas development most acutely during the upcoming years if each of the currently planned sites are allowed to operate. Approximately 500 wells, including very large operations on the Ivey, Rio, Tollway, Tower, Kortum, and Gus pads (among others) are currently permitted or have been submitted for approval within a 32-mile radius in Adams County. These wellsites alone will have massive cumulative impacts in emissions, traffic, and various nuisance effects.

As noted by the county staff, the cumulative impacts of the Ivey location were not evaluated or addressed at the time of the MOU. Changes to the Act and subsequent COGCC rules have forged a new essential direction for identifying and addressing the environmental degradation caused by the increasing density of oil and gas operations. The BOCC should require Great Western to identify, and even more importantly, address the cumulative impacts the Ivey operation will have on its residents’ health, safety, and welfare.

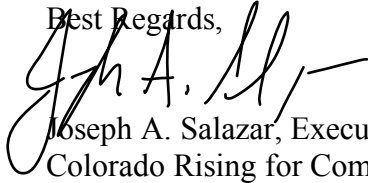
In conclusion, we urge the BOCC to follow the MOU and require Great Western to prove it will follow the stricter guidelines as currently required in the COGCC rules before it is allowed

³ SBP at 81.

⁴ SBP at 65-66.

to resume its operations. Great Western may try to shirk its MOU responsibilities, but we are hopeful the BOCC will enforce the highest and strictest standards for public health, safety, and welfare possible under the law.

Best Regards,

A handwritten signature in black ink, appearing to read "Joseph A. Salazar". The signature is fluid and cursive, with a long horizontal stroke at the end.

Joseph A. Salazar, Executive Director
Colorado Rising for Communities

cc: Heidi Miller, Adams County Attorney (hmillier@adcogov.org)
Ray Gonzales, Adams County Manager (rgonzales@adcogov.org)

From: [Emma Pinter](#)
To: [Courtney Howard](#); [Erica Hannah](#)
Subject: Re: Ivey Well Site
Date: Monday, January 4, 2021 4:43:01 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867

C: 720.239.2053

pronouns she/her/hers

Neighborhood Groups:

<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:

<http://www.adcogov.org/a-z-services>

From: Courtney Howard <courtney.howard@comcast.net>
Sent: Sunday, January 3, 2021, 7:06 PM
To: Emma Pinter
Subject: Ivey Well Site

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

Ms. Pinter,

I am writing to express my extreme concern about the Ivey Well Site at 152nd and York St. in Thornton, Co. As a teacher at Silver Creek Elementary only 500 or so yards away from the site, I am concerned about the safety of my students', my colleagues, and my health should this site be allowed. There are many studies that prove that wells produce many toxins that are dangerous to human health especially the health of people with respiratory illnesses even when they are running "safely". Many of my students suffer from asthma already, and this would contribute to their symptoms. If the site was not running properly, then the health risks would be even higher. There are no evacuation routes that would be safe for my students or staff to take. There is no planned response team to help in the case of a needed evacuation.

While this is my immediate concern, I have other concerns as well. The future of our city, county,

and state is a priority as well. I keep wondering why everyone wants the latest form of technology to use for their communication needs, but we are still functioning on century old energy sources to run them. We have the opportunity to attract new business and new residents to our area by being pioneers in sustainable energy. Many people would be jumping at an opportunity to live in a place that is looking towards our future as a human race as opposed to lining the pockets of the oil and gas companies. Long term vs. short term is becoming increasingly necessary.

Please reconsider moving forward with the Ivey Well site. Our city, county, and state cannot survive the long term affects that would occur from drilling at this site.

Courtney Howard

courtney.howard@comcast.net

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 9:56:24 AM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Don McFall submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: My name is Don McFall. Myself and my partner, Barry Talley, own leasehold acreage in Great Western's Ivey South wells. We have decided to donate a majority of our royalty payments to the Challenge Foundation, benefiting economically disadvantaged children in an effort to prepare them for college and life. With that being said, we strongly support the Ivey Development and look forward to seeing how much this will benefit the children and their families, during these trying times.

[View and Analyze eComments](#)

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From: [Donna Dethouars](#)
To: [CommissionersMailbox](#); [Chris Nyholm](#); [Joseph Salazar](#); [Suzanne Cabral](#)
Subject: Comments on the Ivey Well Site - 1/5/21 Public Hearing
Date: Sunday, January 3, 2021 3:20:51 PM
Attachments: [image.png](#)

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

Dear Adams County Commissioners and Director,

I would like to express my concerns regarding the oil and gas drilling at the Ivey site. My family and I have been residents of Quail Valley for 16 years, our house is located 4,000 feet from the Ivey site. We love the area, especially the open space surrounding our subdivision. I am deeply concerned how this project will impact the health of my family, my neighbors, the environment, and wildlife.

With due respect, you have an obligation to enforce the new land use authority, as well as enforce new state regulations i.e., 2,000 ft setbacks from oil & gas operations. I am also asking that you honor hundreds of public comments opposing the Ivey site and honor Adams 12 Star School District 12 objections to drilling at the Ivey site too.

It is concerning that this drilling site is near a designed 100-year floodplain. During our years in Quail Valley, we have experienced severe flooding twice forcing the closure of 144th Ave and 152nd Parkway between York and Washington Street. In 2013, Colorado experienced **historic** rainfall and flooding, again our area was flooded forcing the closures of these roads. Two historic floods in the last 15 years and with climate change, more flooding to come.

We love the area, especially the open space surrounding our subdivision. We often go biking, jogging, and walking along the bike path that borders the Creek. Big Dry Creek is the natural feature that shapes Thornton's central northwest area. Big Dry Creek travels approximately 6 miles, from the city's western boundary at I-25 and approximately 132nd Ave to northeast of 168th Ave, east of Colorado Boulevard. Big Dry Creek is approximately 110 miles long, its watershed begins at the mouth of Coal Creek Canyon and flows to Standley Lake. From Standley Lake, Big Dry Creek then flows in a northeasterly direction through the cities of Westminster and Thornton. It then flows to

unincorporated Adams and Weld Counties to where it joins the South Platte River near Fort Lupton. Big Dry Creek provides outstanding opportunities for preservation and enhancement as a passive recreation, wildlife habitat and open space area. As identified in Thornton's Parks and Open Space Master Plan, Big Dry Creek and its floodplain are an important natural resource for east-west wildlife movement and regional trail connectivity through this ecologically diverse drainage corridor. The Plan details the following:

Also of great concern is the threat State Listed Threatened, Endangered, or Special Concern Species - The Colorado Parks & Wildlife (CPW) maintains a list of species which, while not threatened or endangered at the national level, are given a special designation in Colorado. The only state listed species known to occur in the Thornton area is the burrowing owl, which nests in prairie dog towns.

Not given a special statutory status but also considered rare or imperiled in Colorado are a variety of "State Special Concern" species. Among these are several species known to occur or be potentially present in the Thornton area: black-tailed prairie dog, swift fox, Townsend's big-eared bat, ferruginous hawk, peregrine falcon (previously federally listed as threatened), western snowy plover, common garter snake, and northern leopard frog. Big Dry Creek provides potential habitat for three special-concern non-game fishes—the brassy minnow, common shiner, and plains killifish (also called plains top minnow, but not a member of the minnow family). The black-tailed prairie dog, swift fox, ferruginous hawk, and snowy plover are prairie species, while the other species are associated with aquatic, wetland, or riparian habitats.

In addition, the bald eagle is protected under the Bald and Golden Eagle Protection Act and the Migratory Bird Treaty Act. Thornton lies in the migration path for a large number of bald eagles that use large cottonwood trees along the South Platte River, the Big Dry Creek and other surrounding lakes for perching, and search for their preferred prey—fish and waterfowl—in the open water. During winter, bald eagles use the river, creek and lakes but wander farther afield in search of prairie dogs, rabbits, or carrion. Bald eagle nesting undoubtedly occurred historically along the South Platte River and Big Dry Creek.

A large-scale oil and drilling operation this close to the Creek and our neighborhoods would cause great harm to us, the environment, wildlife and our health. In addition, we the voters passed a City of Thornton ballot initiative in 1997 and 2013 allowing for a .25% sales and use tax for parks and open space acquisition and development. In addition, the city was awarded a \$75,000 Great Outdoors Colorado planning grant to help fund the Big Dry Creek Recreation and Floodplain Restoration Master Plan and Corridor Design. Using these funds, and along with Adams County, over 300 acres of open land along the corridor in Thornton have been preserved, mostly as natural stream bordered by undeveloped floodplain. **The development intent for the corridor is to remain natural and be used primarily as open space and wildlife habitat with passive recreation.** Locating such a large-scale oil and gas drilling well site right next to our beautiful open space and Big Dry Creek does **NOT** meet this intent. (See photo below with fracking walls feet away)

image.png



My family and I are requesting that the Board of Commissioners begin the process to ensure that the strictest standards will be applied to this project. Thank you for your time and consideration to this most important issue of the residents of Adams County.

Donna Dethouars
14576 Williams Street
Thornton, CO 80602

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Sunday, January 3, 2021 10:10:36 AM

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[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Ethan Black submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: This site does not follow new COGCC rules requiring wells to be at least 2,000 ft from homes. We do not want fracking in our neighborhoods! Do not approve this well.

[View and Analyze eComments](#)

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From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 12:15:29 PM

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[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Heather Peters submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 5. PUBLIC COMMENT

eComment: I understand that an oil and gas company is planning to drill a new well near my home where I am raising my baby. I thought there was laws passed last year to protect us and our families from things like this. I don't understand why we would put our families and children at risk? It is not worth doing something that could cause harm our enviornment or people like myself who live here and are raising our children here.

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From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 2:26:39 PM

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[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Holly Vaccaro submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: The Ivey site should not move forward because it does not meet the new state requirements for health and safety. This site is way too close to homes. It is also very close to the XOG Broomfield site and the cumulative impacts on residents should also be taken into account. Most of you remember how poorly Adams County residents were treated by Broomfield. In that situation you all were powerless to help us. In this situation you are not. Please stand up for our health.

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From: [Emma Pinter](#)
To: [Ivan Widom](#); [Erica Hannah](#); [Ray Gonzales](#)
Subject: Re: Fracking well adjacent to 470 - noise complaint
Date: Monday, January 4, 2021 4:50:42 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records.

We are collecting public comment, and will have a hearing on this issue tomorrow.

Hopefully we will be able to address some of your concerns about noise levels.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867
C: 720.239.2053

pronouns she/her/hers

Neighborhood Groups:
<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:
<http://www.adcogov.org/a-z-services>

From: Ivan Widom <iwidom@earthlink.net>
Sent: Saturday, January 2, 2021, 8:49 PM
To: Emma Pinter
Subject: Fracking well adjacent to 470

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

Can anything be done about the noise coming from the 2 fracking wells near my home. Noise from one well is bad enough, but 2 is ten times as bad.

Thanks,
Ivan Widom

From: [Emma Pinter](#)
To: [Erica Hannah](#); stargazejb@aol.com
Subject: Fwd: Ivey
Date: Monday, January 4, 2021 4:42:02 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867
C: 720.239.2053

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Neighborhood Groups:
<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:
<http://www.adcogov.org/a-z-services>

From: stargazejb@aol.com <stargazejb@aol.com>
Sent: Monday, January 4, 2021, 5:58 AM
To: Eva Henry; Mary Hodge; Steve O'Dorisio; Emma Pinter; Chaz Tedesco
Subject: Ivey

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

Dear Commissioners,

As a member of PSR Colorado, a retired critical care RN and a concerned citizen, I call on you to halt production at the Ivey site to protect the residents of Adams County from the unacceptable health and safety impacts of conducting fracking and related oil and gas extraction activities in close proximity to homes and schools.

Data and reports included in PSR's just-released [Compendium of Scientific, Medical, and Media Findings Demonstrating Risks and Harms of Fracking, seventh edition](#) demonstrate that public health is endangered by releases of hazardous air pollutants, toxic spills, explosions and fires that occur at drilling sites

like Ivey. Studies cited in the Compendium indicate that pregnant women and children, and those with asthma and other respiratory conditions are especially vulnerable to serious health effects associated with proximity to drilling operations. Drilling at Ivey would also compound the cumulative effects of current and proposed drilling projects nearby. The Compendium concludes that no level of regulation or enforcement can prevent these negative impacts. Therefore drilling and fracking operations must not be allowed in close proximity to homes.

I call on the commissioners to use their land use authority to stop drilling at Ivey. Adams County must assure that every resident is, at minimum, protected by rules promulgated under state law SB19-181 including a minimum 2000' setback and limits on cumulative effects, venting, flaring, and pipelines.

Thank you,

Janice L. Brown, BSN

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 12:14:01 PM

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[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Jason Medina submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: The County Board has an obligation to serve and protect it people. Say no.

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From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 2:34:59 PM

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[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Jennifer Dulles submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: Please learn from the experience of Broomfield residents and city council members. Operations near residents are a disaster. Noises that keep residents from sleeping; chemical fumes that are apparent inside and outside homes; and persistent acute health issues such as headaches and nosebleeds, not to mention long-term health impacts. BMPS do not remedy these issues. SB-181 provides the opportunity to protect residents, it ensures health and safety is a mandate. Please utilize it to full extent.

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From: [Jessica Holcombe](#)
To: [CommissionersMailbox](#)
Subject: Regarding the Ivey Well Site
Date: Saturday, January 2, 2021 8:00:44 PM

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To Whom it May Concern -

My children attend Silver Creek Elementary in Thornton, and I have been a Thornton resident for the last 13 years. It is because of my proximity to the well site and my children's school that I write my concerns to you. It has been brought to my attention that the Ivey Well Site fracking project will be brought before the Adams County Board of Commissioners on January 5th to determine if the project meets the standards put in place by the law. As a parent of Silver Creek and a nearby resident, it is my top concern that the fracking project does in fact meet the 2,000 foot requirement from a school or residential building. I have been told that the current distance is not 2,000 feet, but in fact 1,300 feet to the closest home.

To my Commissioners who speak for the residents of Thornton, please do your research and hold Great Western Petroleum and the Ivey Well accountable to the new law and regulations that have been put into effect for a reason. The safety of our children and nearby residents need to be the top priority.

I appreciate your time.

Jessica Holcombe

From: [Jessica Frenkel](#)
To: [CommissionersMailbox](#)
Subject: Enforce the strictest standards for the Ivey Wells
Date: Saturday, January 2, 2021 5:27:17 PM

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

Hi Commissioners,

I live in Fairfield, the closest development to the new Ivey Wells. New state law requires that wells be no closer than 2000 feet from the nearest homes, but the Ivey Wells are closer than that to the homes in my neighborhood.

According to the study commissioned by the Colorado Department of Health, that means my neighbors, their children, and I will be in the zone of greatest risk for adverse health effects, including benzene exposure.

See https://drive.google.com/file/d/1pO41DJMXw9sD1NjR_OKyBJP5NCb-AO0I/view.

I am disgusted that regulatory agencies in Colorado have disregarded the risk to the health and lives of those who built their homes in this neighborhood within the last couple of years. I understand that you do not have full control over this situation, but I implore you to do everything within your power to ensure that the Wells are subject to the strictest enforcement standards. Had these permits been reviewed after January 15, they would be too close to homes to be approved precisely because they present such a significant health risk to the families that live in my neighborhood

I built what I consider to be my dream house in this neighborhood, but I would never consider staying in this home once I have children because of the health risks of these Wells. It is unconscionable that I will be forced to move in order to protect my health or the health of my future children.

Please do the right thing here. Protect the lives of those who live in your county.

Thank you,
Jessica R. Frenkel

From: [JoAnn Vondracek](#)
To: [CommissionersMailbox](#)
Subject: Enforce 2000 ft setbacks from Ivey fracking site
Date: Friday, January 1, 2021 11:45:29 AM

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

Commissioners, I am writing to ask that Adams County enforce new State regulations for 2000 ft setbacks from oil & gas operations at the Ivey site.

As you all are well aware, regulation of these operations is a long standing issue here in Adams County. Many, many residents are in opposition to the placement of the Ivey site. We are concerned for the health and safety of those near to the proposed site.

And we are especially concerned that we protect our children attending Adams 12 schools near the operations. Please honor Adams 12 Star School District 12 Objections to drilling at the Ivey site.

Thank you for your help with this issue and thank you for all you do for the County.

JoAnn and Milan Vondracek
2489 W 122nd Ave, Westminster, CO 80234

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 10:09:00 AM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Jonna Lopez submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: This site does not follow new COGCC rules requiring wells to be at least 2,000 ft from homes. We do not want fracking in our neighborhoods and near our children's schools. Do not approve this well.

[View and Analyze eComments](#)

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

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From: [Josh Bastian](#)
To: [CommissionersMailbox](#)
Subject: Ivey Wellsite
Date: Saturday, January 2, 2021 4:14:05 PM

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

Adams County Commissioners,

I understand you will soon be blitzed by a small very vocal group aiming to overturn the law, approved permits and instead to revoke legally granted permits and instead engage in an illegal taking that will leave the taxpayers liable for your illegal actions should you revoke a properly granted permit.

You should remember that the revised COGCC regulations are currently being challenged in court as the back door attempt to circumvent the will of the voters in both Adams county and the State.

Josh

From: [Kate Fantozzi](#)
To: [CommissionersMailbox](#)
Subject: Ivey Well Site
Date: Saturday, January 2, 2021 1:55:51 PM

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

Hello,

I am a resident that lives in Quail Valley subdivision and my children go to Silver Creek Elementary school. I am very concerned about the Ivey Well Site on 152nd and York as it is not 2000 feet away from the closest home and is in such close proximity to the elementary school. I want to ensure that you were doing everything for the safety of our children with this new site.

Thank you,
Kate Fantozzi

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 4:05:23 PM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Kathy Bog submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: Anything less than 2000ft needs to be stopped as this is now the state standard based on the CDPHE model that showed short term adverse health effects occurred at less than 2000ft. Long term health effects such as cancer were not evaluated and the CDPHE model did not look past 2000ft. There are over 90,800,000 reports and studies on negative health effects of living close to oil and gas (using Google as the search engine). If only 10% of these are applicable that is still over 9 million.

[View and Analyze eComments](#)

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

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From: [Emma Pinter](#)
To: [Erica Hannah](#); denverkathy000@gmail.com
Subject: Re: Opposing the Ivey Site
Date: Monday, January 4, 2021 5:12:08 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records before the Public Hearing on this topic tomorrow.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867
C: 720.239.2053

pronouns she/her/hers

Neighborhood Groups:
<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:
<http://www.adcogov.org/a-z-services>

From: CommissionersMailbox <commissioners@adcogov.org>
Sent: Monday, January 4, 2021, 5:06 PM
To: Mary Hodge; Eva Henry; Chaz Tedesco; Emma Pinter; Steve O'Dorisio
Subject: FW: Opposing the Ivey Site

From: Kathy Swanbogard <denverkathy000@gmail.com>
Sent: Monday, January 4, 2021 4:01 PM
To: CommissionersMailbox <commissioners@adcogov.org>
Subject: Opposing the Ivey Site

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

Anything less than 2000ft needs to be stopped as this is now the state standard based on the CDPHE model that showed short term adverse health effects occurred at less than 2000ft. Long term health effects such as cancer were not evaluated and the CDPHE model did not look past 2000ft. There are over 90,800,000 reports and studies on negative health effects of living close to oil and gas (using Google

as the search engine). If only 10% of these are applicable (fairly new, peer reviewed, etc) that is still over 9 million.

In CCOB Extraction repeatedly violated the contractually required noise limitations and is now suing CCOB. It would appear oil and gas cannot meet the noise requirements or it is too expensive and cuts into their profits. I have not been following closely but this is noisy work and if the noise requirements per the contract cannot be met at approximately 1300 feet than oil and gas is too close to residents.

Do not let Gibson D822 be used as a drilling mud (lubricant) as it is almost 100% carcinogens and it really smells bad (burnt oil mixed with stock yard). Please read the SDS. The operator is going to want to mask the odor but people still have the exposures to these carcinogens.

Many workers show up at National Jewish seeking help for their health. You might want to talk to National Jewish about the health effect living so close to oil and gas. National Jewish thought SB-181 would stop all this but here we are almost two years later with little protection to residents.

Thank you,

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Saturday, January 2, 2021 1:51:56 PM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Katy O'Leary submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 5. PUBLIC COMMENT

eComment: Please enforce Colorado's state law (SB 181) which requires all oil and gas operations to be at least 2,000 feet away from residences and schools. Adams County Commissioners are obligated to enforce the new land use authority. Keep our communities safe.

[View and Analyze eComments](#)

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

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From: [Emma Pinter](#)
To: [Laurie](#); [Erica Hannah](#)
Subject: Re: Please do not allow Ivey site operation
Date: Monday, January 4, 2021 4:51:35 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records before the Public Hearing on this topic tomorrow.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867
C: 720.239.2053

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Neighborhood Groups:
<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:
<http://www.adcogov.org/a-z-services>

From: Laurie <lauriewakefield12@gmail.com>
Sent: Wednesday, December 30, 2020 2:48:58 PM
To: Eva Henry <EHenry@adcogov.org>; Mary Hodge <MHodge@adcogov.org>; Steve O'Dorisio <SODorisio@adcogov.org>; Chaz Tedesco <CTedesco@adcogov.org>; Emma Pinter <EPinter@adcogov.org>
Subject: Please do not allow Ivey site operation

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

Dear Commissioners,
Now that state law and the Colorado Oil & Gas Conservation Commission have adopted the new health & safety rules, I hope that you will permanently reject Great Western's application to operate the Ivey site near 152 Ave. and York Street. A few of the very good reasons are:

1. Our neighborhoods' air quality in Colorado has significantly worsened since 2013, resulting in increased EPA violations of ozone levels because of operating oil and gas fracturing sites. The Ivey site is especially problematic, as the Big Dry Creek Valley is a known air inversion area with floodplain drainage into Big Dry Creek.
2. The closest homes to the proposed Ivey site are only 1200 feet away, which violates COGCC's new 2021 setback rule of 2,000 feet. There are also 3 schools nearby.
3. This proposed site is located within a COGCC designated Sensitive Wildlife Area for Bald Eagle nesting. This natural area is prized by nature lovers and exercise/recreation users.
4. And last but not least, the proposed pipelines and truck traffic would significantly increase the danger of accidents, noise, and contamination in our neighborhoods.

Thank you for all your careful consideration & challenging work to protect the health & safety of we who love our Adams County home.
Sincerely,
Laurie Wakefield
12686 Madison Way

Thornton, CO 80241

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 1:58:43 PM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Lynn Daniels submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: I do not want fracking in our neighborhoods or near our children's schools. Do not approve this well it does not follow new COGCC rules requiring wells to be at least 2,000 ft from homes

[View and Analyze eComments](#)

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

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From: [Emma Pinter](#)
To: [Matt Oehlert](#); [Erica Hannah](#)
Subject: Re: Great Western Ivey Drilling Pad
Date: Monday, January 4, 2021 4:52:18 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records before the Public Hearing on this topic tomorrow.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867

C: 720.239.2053

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Neighborhood Groups:

<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:

<http://www.adcogov.org/a-z-services>

From: Matt Oehlert <moehlert@gmail.com>
Sent: Wednesday, December 30, 2020 12:47:34 PM
To: Emma Pinter <EPinter@adcogov.org>
Subject: Great Western Ivey Drilling Pad

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

Good Afternoon Commissioner Pinter,

I am writing in opposition to the drilling at the Great Western Ivey Well Drilling Site located on Washington St.

I am a resident of Adams County living with my wife and three children in the Haven subdivision just east of the site. I am also a school district employee of Adams 12 Five Star Schools. In my capacities as a resident, parent and employee I stand fully in opposition to the fracking and drilling moving forward so close to communities and schools. It is unsafe and the potential long term consequences to the land, air and water quality are too unknown and potentially catastrophic for this site to move forward.

This site is within 1300' of homes and needs to be shut down.

Thank you for your time and your service to the residents of Adams County.

Sincerely,
Matt Oehlert
[2902 E. 151st Pl.](#)
[Thornton, CO](#)
80602

Sent from my iPhone

From: [Megan Houseweart](#)
To: [CommissionersMailbox](#)
Subject: Public Comment 1/5 Hearing: Enforce 2000 ft setback from Ivey fracking site + all new COGCC rules
Date: Thursday, December 31, 2020 3:43:57 PM

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

Adams County Commissioners -

It is imperative that you follow the newly enacted COGCC rules when deciding whether to allow drilling on the Ivey site. As a result of SB181, these statewide rules now include 2000 ft setbacks (measured from the edge of the well pad) from ALL homes, schools, hospitals, child care centers, trailheads and water sources. There are many, many houses closer than 2000 feet to the Ivey site, some as close as 1300 feet. These residents should not have to suffer detriments to their health, reduction in lifestyle enjoyment and decreased home values that fracking operations will cause.

The new regulations also require you to consider the effects of drilling to disproportionately impacted communities - like neighbors who live 1300 feet from the Ivey pad and school children at risk for explosions, leaks and noise disruption.

There are many options available to you as County Commissioners. I encourage you to carefully study the enhanced regulations that Boulder County has enacted - they include strict zoning rules, noise restrictions, odor controls, strong air quality monitoring plans, enforcement, siting rules, worker training requirements, safety plans, financial requirements, orphan well protections, reclamation assurances, etc. Enacting stronger protections like these would better protect your constituents. It is the very least you can do in good conscience.

Please follow the law and do the right thing.

Megan Wilder

Commission finalizes 2,000-foot setback rule for drilling operations statewide

https://www.coloradopolitics.com/denver-gazette/commission-finalizes-2-000-foot-setback-rule-for-drilling-operations-statewide/article_892ada9c-01af-11eb-82e1-77db7e1fcc86.html

From: [michelle.dupree](#)
To: [CommissionersMailbox](#)
Subject: Enforce 2000 ft setbacks from Ivey fracking site
Date: Monday, January 4, 2021 8:20:06 AM

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

Hello Adams County Commissioners,

I am a resident in plain sight of the Ivey drilling site. As you know, SB 191 (passed for a reason), gives you all newly appointed power to now impact change for the health and safety of the residents in your county. There are thousands of residents and 4 schools impacted by this site. Please use your new abilities to enforce a safer setback of 2000 feet and pause this drilling activity to reassess the health and safety impact relative to all new legislation now in effect. I hope this very large and growing segment of the county will not be sacrificed merely due to the unfortunate timing of early drilling approval that happened, to our detriment, before the new community health guidelines were adopted.

Thank you very much for your help in this critical matter

Michelle Dupree
2999 E 152nd Place
Thornton CO

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 8:07:55 AM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

michelle dupree submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 5. PUBLIC COMMENT

eComment: SB 181 has been passed for a reason, please use this opportunity to afford deserved protections to the residents of 2614 homes and 4 schools effected by the Ivey drilling site. Please keep us all safe.

[View and Analyze eComments](#)

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From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 11:18:54 AM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Michelle Koopmann submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: From a concerned community member of Adam's County This site will bring nothing but harm to our community. It is not far from homes or businesses at all.....its scary to think you guys don't care about your community to build this right there!

[View and Analyze eComments](#)

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From: [Emma Pinter](#)
To: [Miki Laws](#); [Erica Hannah](#)
Subject: Re: Please Protect Our Children, Stop the Drilling
Date: Monday, January 4, 2021 4:43:36 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867

C: 720.239.2053

pronouns she/her/hers

Neighborhood Groups:

<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:

<http://www.adcogov.org/a-z-services>

From: Miki Laws <mikilaws@hotmail.com>
Sent: Sunday, January 3, 2021 2:51:48 PM
To: Emma Pinter <EPinter@adcogov.org>
Subject: Please Protect Our Children, Stop the Drilling

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

Dear Ms. Pinter,

I have watched with horror as the poisonous drilling sites have moved ever closer to where our precious children will be spending their days. It is unconscionable to allow this! We do not need more oil and gas at this point--much of what we produce will be exported, and more good jobs will be created for a healthy future in new, clean forms of energy development. Reliable research shows that we will be causing untold sickness and suffering if we allow the drilling to go forward. My sister and son are both physicians (she worked her way through med school as a researcher, and he as an army doctor), and they pointed me to this Doctors' organization called PSR. Here is what that group has to say about drilling near residences and schools:

The facts documented in PSR's recently updated [Compendium of Scientific, Medical, and Media Findings Demonstrating Risks and Harms of Fracking](#) and presented by experts at PSR Colorado's [Medical Symposium on the Health Impacts of Oil & Gas Development](#) indicate that allowing the Ivey project to proceed would contradict best public health practice, because the facts demonstrate that there is no way for such operations to be conducted safely.

In particular, studies indicate that public health is threatened and harmed by releases of dangerous levels of hazardous air pollutants and other ongoing hazards at drilling sites like Ivey. Among other problems, Colorado studies cited in the Compendium have associated negative birth outcomes and childhood leukemia with proximity to drilling operations. Drilling at Ivey would also increase public exposure to the toxic spills, leaks, fires, and explosions that are frequently reported at well pads, and would compound the cumulative effects of current and proposed drilling projects near the Ivey site.

Please reconsider any permits that would allow this dangerous development to go forward.
Thank you.

Miki Laws

Boulder County Resident

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 11:29:30 AM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Molly Lambright submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: Adams County Board of County Commissioners has an obligation to ensure that Colorado's new oil and gas regulations are applied to Great Western's Ivey drilling site. The Ivey Site does not follow the strictest standards to protect health and safety under the law of SB-181.

[View and Analyze eComments](#)

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

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From: [PAUL CSIBRIK Owner](#)
To: [CommissionersMailbox](#)
Subject: Ivey Pad Drilling Site
Date: Sunday, January 3, 2021 2:49:03 PM

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

Th all commissioers:

We live on G aylord Street about a mile from this site. In the past there was nothing here, but now the nearest house in 1300 feet from the site and there is an elementary school due east of the site. Current rules and regulations state that the nearest house should be be 2000 feet from a site and that the governing entities should take the health and safety of the residents as paramount and not the wishes of the oil and gas companies. We know that this site was approved by the statee before but it is your responsibility as Adams County comissioners to make sure that the most stringent conditions are placed on Great Western so that the will comply and mitigate any serious and dangerous effects om the residents/

Thank you
Paul and Eileen Csibrik

From: [Paul Robin](#)
To: [CommissionersMailbox](#)
Subject: Ivey well site 152nd Ave/ York St.
Date: Saturday, January 2, 2021 4:58:42 PM

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

I will be unable to attend the hearing regarding the proposed drilling near 152nd Pkwy and York St. so I just wanted to urge you to not hold this site to the 2000 ft setback rule that was put in place despite the will of the people of Colorado. This work can be done safely and has been for many many years without such egregious regulations. I say this as a concerned citizen for our state and a resident of one of the affected neighborhoods. Thank you for taking the time to read my comments. Sincerely Paul R Robin

Sent from [Mail](#) for Windows 10

From: [Emma Pinter](#)
To: [Rebecca](#); [Erica Hannah](#)
Subject: Re: Please Halt GW Fracking @ Ivey Site
Date: Monday, January 4, 2021 4:51:53 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records before the Public Hearing on this topic tomorrow.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867

C: 720.239.2053

pronouns she/her/hers

Neighborhood Groups:

<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:

<http://www.adcogov.org/a-z-services>

From: Rebecca <felicidad73@yahoo.com>
Sent: Wednesday, December 30, 2020 2:03:13 PM
To: Emma Pinter <EPinter@adcogov.org>
Subject: Please Halt GW Fracking @ Ivey Site

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

> Ms. Pinter:

>

> As a resident of The Haven neighborhood with a special needs child that attends Silver Creek Elementary and an 8th grader at Rocky Top Middle School, I beseech you to please use your statutory authority to protect the health and well-being of not only my family but my entire neighborhood. You can't put a price on environmental health and safety. Please stop the Ivey fracking project until GW proves they are complying with the current regulations that were passed. My oldest daughter has asthma while my youngest is already medically fragile and neither one need environmental contaminants added to the mix of factors that negatively impact their health. The long term health and safety of citizens should take precedence over a short-term monetary gain for Adams County.

>

> I hope I can count on you to honor this request
>
> Regards,
>
> Rebecca Alstrum-Acevedo
> Concerned Resident of The Haven & Special Needs Mom
>
> Sent from my iPhone

From: [Christine Nyholm](#)
To: [MTD](#)
Cc: [CommissionersMailbox; jcc80229@gmail.com](#)
Subject: Re: Ivey Well Site concerns
Date: Saturday, January 2, 2021 3:53:27 PM

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

This is great! Is it possible to add a line at the end that you and your neighbors deserve the same health and safety protections that other residents will benefit from the new COGCC regulations.
Thanks!

On Sat, Jan 2, 2021 at 3:45 PM MTD <mightytalldude@gmail.com> wrote:

Hello,

We are the closest home to this well site, 15153 Vine Way, although Great Western lists the home 2029 E 151st Ave, as the closest in their presentations at Todd Creek last year. Please see attached images for distances. We're less than 1500' from the well site center, much less than the 2000' setback law which went into effect September 2020. This site was just approved in November 2020, AFTER this law went into effect. If Great Western is selectively choosing which closest home to use to get approval, it sets a precedent as to what to expect from them.

When we put money down to build our home in Fairfield, we were not disclosed this well site active permit application. This is not the fault of Great Western, or the company prior who originally put in the permit, but our builder. Our first notification about this came November 1, 2017, the day we moved into our brand new home. It was also first time the other 6 first residents on Vine Way heard of it.

We've been vocal about the distance, attended many hearing and presentations about it, letters submitted against it on the Adams County public comments section for the well, even an interview with the Denver Post about Proposition 112 <https://www.denverpost.com/2018/09/13/colorado-oil-and-gas-well-regulations/> so when we hear it was approved without any objections from residents, it again goes back to the accuracy of the submitted permit application.

The Ivey Well Site is in a well known inversion area that follows along the Big Dry Creek. We were aware of that when we bought our new home. When inversions happen, everything gets trapped and held into this valley until conditions change to let it escape. The emissions from the Ivey Well would intensify that, especially now during the winter months when it's most prevalent. Want to know how Great Western feels about those emissions, ask them to put a top over the well site, and wait for all the reasons why they can't, and won't say because of the dangerous emissions.

We're also aware of the flooding potential of the area as September 2013 saw the York Street Bridge damaged by flood waters and closed. The area was a temporary lake. A train car walking bridge directly West of our home less than 750', was knocked off it's foundation, and still sits damaged today. The Big Dry Creek is within feet of the Ivey Well Site. Big Dry Creek empties into the South Platte River, which supplies drinking water to those down stream.

The Ivey Well Site also sits adjacent to Big Dry Creek open space, part of the City Of Thornton "String of Pearls" open space nature preserve. The city took great pride and millions of dollars into buying and preserving these areas for permanent open space.

<https://www.thorntonco.gov/thornton-parks/Pages/open-space-pearls.aspx>

They also just restored the area. With future city plans, this may be a walking area preserve.

<https://www.thkassoc.com/big-dry-creek-master-plan>

This area is also home to Bald Eagles, Red Tailed Hawks, Great Blue Heron and Great Horned Owls, of which one was perched on our home last night. We watch many of them daily. What will be the impact of the site on their well being?

This well doesn't just affect the immediate 108 homes, the well lines will go under multiple communities North and South of the well site potentially affecting thousands of homes.

Last thing, was there an alternate site ever submitted for the Ivey Well Site? I haven't been able to locate any immediate information, only Wadley Farm area and their alternate site.

Thanks for your time and consideration.

Robert and Cassandra Andersen
15153 Vine Way, Thornton

From: [MTD](#)
To: [CommissionersMailbox](#)
Cc: jcc80229@gmail.com
Subject: Re: Ivey Well Site concerns addendum
Date: Saturday, January 2, 2021 3:57:59 PM

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

Hello,

I would like to add the following to what I just submitted.

We and our neighbors deserve the same health and safety protections that other residents will benefit from the new COGCC regulations.

Thank you again,

Robert and Cassandra Andersen
15153 Vine Way, Thornton

On Sat, Jan 2, 2021, 15:45 MTD <[mightyalldude@gmail.com](mailto:mightytalldude@gmail.com)> wrote:

Hello,

We are the closest home to this well site, 15153 Vine Way, although Great Western lists the home 2029 E 151st Ave, as the closest in their presentations at Todd Creek last year. Please see attached images for distances. We're less than 1500' from the well site center, much less than the 2000' setback law which went into effect September 2020. This site was just approved in November 2020, AFTER this law went into effect. If Great Western is selectively choosing which closest home to use to get approval, it sets a precedent as to what to expect from them.

When we put money down to build our home in Fairfield, we were not disclosed this well site active permit application. This is not the fault of Great Western, or the company prior who originally put in the permit, but our builder. Our first notification about this came November 1, 2017, the day we moved into our brand new home. It was also first time the other 6 first residents on Vine Way heard of it.

We've been vocal about the distance, attended many hearing and presentations about it, letters submitted against it on the Adams County public comments section for the well, even an interview with the Denver Post about Proposition 112 <https://www.denverpost.com/2018/09/13/colorado-oil-and-gas-well-regulations/> so when we hear it was approved without any objections from residents, it again goes back to the accuracy of the submitted permit application.

The Ivey Well Site is in a well known inversion area that follows along the Big Dry Creek. We were aware of that when we bought our new home. When inversions happen, everything gets trapped and held into this valley until conditions change to let it escape. The emissions from the Ivey Well would intensify that, especially now during the winter months when it's most prevalent. Want to know how Great Western feels about those emissions, ask them to put a top over the well site, and wait for all the reasons why they can't, and won't say because of the dangerous emissions.

We're also aware of the flooding potential of the area as September 2013 saw the York Street Bridge damaged by flood waters and closed. The area was a temporary lake. A train car walking bridge directly West of our home less than 750', was knocked off it's foundation, and still sits damaged today. The Big Dry Creek is within feet of the Ivey Well Site. Big Dry Creek empties into the South Platte River, which supplies drinking water to those down stream.

The Ivey Well Site also sits adjacent to Big Dry Creek open space, part of the City Of Thornton "String of Pearls" open space nature preserve. The city took great pride and millions of dollars into buying and preserving these areas for permanent open space.

<https://www.thorntonco.gov/thornton-parks/Pages/open-space-pearls.aspx>

They also just restored the area. With future city plans, this may be a walking area preserve.

<https://www.thkassoc.com/big-dry-creek-master-plan>

This area is also home to Bald Eagles, Red Tailed Hawks, Great Blue Heron and Great Horned Owls, of which one was perched on our home last night. We watch many of them daily. What will be the impact of the site on their well being?

This well doesn't just affect the immediate 108 homes, the well lines will go under multiple communities North and South of the well site potentially affecting thousands of homes.

Last thing, was there an alternate site ever submitted for the Ivey Well Site? I haven't been able to locate any immediate information, only Wadley Farm area and their alternate site.

Thanks for your time and consideration.

Robert and Cassandra Andersen
15153 Vine Way, Thornton

From: [MTD](#)
To: [CommissionersMailbox](#)
Cc: jcc80229@gmail.com
Subject: Ivey Well Site concerns
Date: Saturday, January 2, 2021 3:46:27 PM
Attachments: [Screenshot_20200220-205105.png](#)
[Screenshot_20200220-205136.png](#)
[bigdrycreek_os \(3\) \(1\).pdf](#)

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

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Thanks for your time and consideration.

Robert and Cassandra Andersen
15153 Vine Way, Thornton

From: [Christine Nyholm](#)
To: [MTD](#)
Cc: [CommissionersMailbox](#); jcc80229@gmail.com
Subject: Re: Ivey Well Site concerns addendum
Date: Saturday, January 2, 2021 4:12:06 PM

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

Looks great!

On Sat, Jan 2, 2021 at 3:57 PM MTD <mightytalldude@gmail.com> wrote:

Hello,

I would like to add the following to what I just submitted.

We and our neighbors deserve the same health and safety protections that other residents will benefit from the new COGCC regulations.

Thank you again,

Robert and Cassandra Andersen
15153 Vine Way, Thornton

On Sat, Jan 2, 2021, 15:45 MTD <mightytalldude@gmail.com> wrote:

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Thanks for your time and consideration.

Robert and Cassandra Andersen
15153 Vine Way, Thornton

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Monday, January 4, 2021 2:13:35 PM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Ron Booth submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: A. Citizen Communication

eComment: With regard to consideration of the siting of proposed oil and gas development within Adams county I respectfully request that at a bare minimum setback distances for any such operations be at least 2,000' from the property lines of any residential dwellings as set for in new rule making by the COGCC and that setbacks within Adams county be at least 3,000 feet from the property lines of any school or school properties such as playgrounds or athletic fields. No waivers to COGCC guidelines PERIOD!

[View and Analyze eComments](#)

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

[Unsubscribe](#) from future mailings

From: [Patrick and Sandra Stockey](#)
To: [CommissionersMailbox](#)
Subject: Great Western Petroleum's Ivey Fracking Site York and 152
Date: Saturday, January 2, 2021 6:28:03 PM

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

Please hold the Great Western Petroleum's fracking site to the current law. New state law requires that oil and gas operations are more than 2,000 feet from homes, schools, and other protected places. The Ivey site is within 1,300 feet of the closest home so it is not within adherence to the current law. Please hold them accountable.

Sandra Stockey
707-372-6289

From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Sunday, January 3, 2021 7:13:12 PM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Sashs Stiles submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: request to speak as Chair of Physicians for Social Responsibility Colorado to oppose the Ivey Site.

[View and Analyze eComments](#)

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

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From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Sunday, January 3, 2021 2:59:35 PM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Stacy Lambright submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: Adams County Commissioners are empowered to listen to their residents and push for the protections that they know are necessary. The MOU between Adams County and GWO makes it clear that the most protective rules will apply. The most protective rules we have are the COGCC's new rules that will be effective on January 15, 2021.

[View and Analyze eComments](#)

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

[Unsubscribe](#) from future mailings

From: [Emma Pinter](#)
To: [Erica Hannah](#); [Suzanne Cabral](#)
Subject: Fwd: Ivey Site Concerns
Date: Monday, January 4, 2021 4:42:29 PM

Thank you for reaching out. I am copying the Clerk to the Board on this email to make sure your comments get included in our records.

Thank you,

~Emma

Emma Pinter
Adams County Commission, Chair
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 5th Floor, Suite C5000A Brighton, CO 80601

O: 720-523-6867
C: 720.239.2053

pronouns she/her/hers

Neighborhood Groups:
<http://www.adcogov.org/neighborhood-groups>

Adams County Service A-Z:
<http://www.adcogov.org/a-z-services>

From: Suzanne Cabral <suzannecabral.nmnse@gmail.com>
Sent: Sunday, January 3, 2021, 8:34 PM
To: Eva Henry; Chaz Tedesco; Emma Pinter; Steve O'Dorisio; Mary Hodge
Subject: Ivey Site Concerns

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

Dear Adam County Commissioners,

Over the years I have shared information, articles, and Peer-Reviewed Studies regarding the health concerns, risks, and harms of oil and gas development. Please feel free to review: [Compendium of Scientific, Medical, and Media Findings Demonstrating Risks and Harms of Fracking](#) and the Physicians for Social Responsibility: [Medical Symposium on the Health Impacts of Oil & Gas Development](#) held on December 5, 2020.

The Ivey site is in close proximity to homes and Silver Creek Elementary. The children and staff at Silver Creek Elementary are especially vulnerable because of the cumulative impacts that the Oil and Gas Site Tollway also imposes.

As a Registered Nurse and a community member, I am reminding you that is your legal responsibility to prioritize health, safety, and the environment.

https://leg.colorado.gov/sites/default/files/2019a_181_signed.pdf

The following is from SB 9-181:

(C) A REQUIREMENT THAT OIL AND NATURAL GAS OPERATORS MUST INSTALL AND OPERATE CONTINUOUS METHANE EMISSIONS MONITORS AT FACILITIES WITH LARGE EMISSIONS POTENTIAL, AT MULTI-WELL FACILITIES, AND AT FACILITIES IN CLOSE PROXIMITY TO OCCUPIED DWELLINGS;

Commissioner Tedesco, you had brought up a very valid point about the placement of Air Monitors and air currents. Solar Air Monitors are used in other locations, why are they not being required at this site?

I spoke with Mr. and Ms. Anderson who are the homeowners that live a mere 1300 feet from the site and they said no one has ever talked with them about placing an air monitor on their property.

Certainly monitoring fugitive emissions that can affect the health and well-being of the community can not be considered cost-prohibitive? Many of the emissions at oil and gas development sites are heavier than air and can travel several miles. Children and animals are closer to the ground. Children are especially vulnerable because of their developing bodies and they often spend more time outdoors.

Earthworks have collected numerous videos of unpermitted emissions coming off Great Western well pads. See Earthworks' complaint videos here:

https://www.youtube.com/playlist?list=PL9BS7nDf-8toJ7_7zm__Ma2FTwQgpKON_.

Air monitors placed in the appropriate locations and making the data publicly available should be a standard requirement of all Operators, regardless of cost or inconvenience.

Great Western has promoted themselves as a great neighbor, I and many other neighbors have found this to be untrue. It is disingenuous to promote their site as a Platinum Site when there are no qualifying rankings or measurable objectives to qualify this site as such. Are we then to believe, that all the other GW sites are less than Platinum?

It wasn't so long ago that you were advocating for Adams County

residents regarding the Interchange site that would be built in Broomfield but impact Adams County residents. Please keep that same advocating determination and do the right thing for the residents in Adams County that will be greatly impacted by the Ivey Site.

Commissioner O'Doriso, especially empowering for you as an Attorney must be the way you are able to apply the law. SB181 made it so that public health, safety, and welfare, the environment, and wildlife resources come before oil and gas profits.

As described in the letter submitted by Mike Foote and Joe Salazar and Colorado Rising, the MOU between Adams County and GWO make it clear that the most protective rules will apply.

For the well-being of Adams County residents young and old, I implore you to do the right thing. Do what is within your legal authority, protect the health and safety of the people you have been elected to represent.

Respectfully,

Suzanne Cabral
Nurse, Mom, Neighbor,
working for
Sustainable Energy

The following pictures are of the Ivey site from the area south of 152nd and York. The second picture is of rusted old oil and gas lines discarded in the open space along the north side of the Fairfield Neighborhood. Old oil and gas and new oil and gas and how little regard the industry has for the people they call neighbors. The third picture has the billboard to the right that has the Flood Plain Restoration information.





From: noreply@granicusideas.com
To: [Erica Hannah](#)
Subject: New eComment for Board of County Commissioners on 2021-01-05 9:30 AM
Date: Sunday, January 3, 2021 10:02:19 AM

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

[SpeakUp](#)

New eComment for Board of County Commissioners on 2021-01-05 9:30 AM

Suzie Brundage submitted a new eComment.

Meeting: Board of County Commissioners on 2021-01-05 9:30 AM

Item: 3. 21-035 Monitoring Meeting Regarding Ivey Site (File approved by ELT)

eComment: This site does not meet the strictest standards to protect the public's health and safety and should not be allowed to go forward

[View and Analyze eComments](#)

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

[Unsubscribe](#) from future mailings

From: [terry.ruby](#)
To: [CommissionersMailbox](#)
Subject: Enforce 2000 ft setbacks from Ivey fracking site
Date: Saturday, January 2, 2021 11:33:27 AM

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

Dear commissioners,

We need the strictest enforcements possible going forward with this. Please keep the health and safety of the community the top priority. We must begin to transfer our energy systems if we are to save the future for our future generations.

I am a native of Denver and have been a resident of Adams County for the past 15 years, and I am very concerned about this issue. Thank you for your efforts concerning this,

Teresa Ruby

Dear Commissioners,

As a member of Physicians for Social Responsibility (PSR) Colorado and the Legislative Action Committee of the League of Women Voters Colorado, a concerned citizen, parent and grandparent, I call on you to halt production at the Ivey site to protect the residents of Adams County from the unacceptable health and safety impacts of conducting fracking and related oil and gas extraction activities in close proximity to homes and schools.

The data and reports included in PSR's just-released Compendium of Scientific, Medical and Media Findings Demonstrating Risks and Harms of Fracking, seventh edition, demonstrates that public health is endangered by releases of hazardous air pollutants, toxic spills, explosions and fires that occur at drilling sites like Ivey. Studies cited in the Compendium indicate that pregnant women and children, and those with asthma and other respiratory conditions are especially vulnerable to serious health effects associated with proximity to drilling operations. Drilling at Ivey would also compound the cumulative effects of current and proposed drilling projects nearby. The Compendium concludes that no level of regulation or enforcement can prevent these negative impacts. Therefore, drilling and fracking operations must not be allowed in close proximity to homes.

I call on the commissioners to use their land use authority to stop drilling at Ivey Adams County must assure that every resident is, at minimum, protected by rules promulgated under state law SB 19-181 including a minimum 2,000 foot setback and limits on cumulative effects, venting, flaring and pipelines, which the LWVCO supported.

Thank you,

Amy Sherwood
LWVCO

January 4, 2021

Adams County, Board of County Commissioners
c/c Erica Hannah, Clerk to the BOCC
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216
ehannah@adcogov.org

Dear Adams County Board of County Commissioners,

Adams 12 Five Star Schools (Adams 12) has been approached by our parents and community members about the application of new COGCC rules within unincorporated Adams County. Thank-you for the opportunity to comment.

As you are well aware, Senate Bill 19-181 gave clear authority to local governments over oil and gas development. The bill amended both the Local Government Land Use Control Enabling Act and the Colorado Oil and Gas Conservation Act. As a result of these changes, the Adams County is in a much better position to protect its residents' health, safety, and welfare from the negative impacts of oil and gas development. Adams County now has express authority to regulate the siting and surface impacts of oil and gas development. The Colorado Oil and Gas Conservation Act now allows local governments to pass stricter regulations than the rules of the COGCC – eliminating the threat of state preemption of local government land use regulations. (C.R.S. §34-60-131).

Adams 12 Five Star Schools appreciated the leadership Adams County showed in supporting strong COGCC rules during the mission change rulemaking. Adams 12 was the only school district to participate in the COGCC mission change rulemaking as a party. During the rulemaking, Adams 12 advocated for a 2,000-foot setback from school facilities (current and future school properties) without the possibility of an exception being granted by the COGCC or a waiver granted by a school district. This rule was passed as COGCC Rule 604.a.(3).

Since the COGCC rules now require a 2,000-foot setback from school facilities, without waivers or exceptions, Adams 12 encourages Adams County and other local governments within the Adams 12 School District to follow suit. We understand that Adams County will soon be considering amendments to its oil and gas regulations within the Adams County Development Standards and Regulations. We encourage you to adopt changes to school setbacks that are at least as protective as the 2,000-foot setback required by the COGCC.

Thank you again for allowing Adams 12 the opportunity to comment.

Sincerely,



Chris Gdowski
Superintendent



**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
Mary Hodge - District #5**

**Tuesday
December 15, 2020
9:30 AM**

1. ROLL CALL

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

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

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

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

4. AWARDS AND PRESENTATIONS

A. GFOA Distinguished Budget Presentation Award Program

B. Proclamation of December 22, 2020 as Dale Schmidt Day in Adams County

5. PUBLIC COMMENT

A. Citizen Communication

B. Elected Officials' Communication

6. CONSENT CALENDAR

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

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

- A.** List of Expenditures Under the Dates of November 16-20, 2020
- B.** List of Expenditures Under the Dates of November 23-27, 2020
- C.** List of Expenditures Under the Dates of November 30-December 4, 2020
- D.** Minutes of the Commissioners' Proceedings from December 8, 2020
- E.** Resolution Approving Utility Easement Grant between Adams County and the City of Brighton on the Heckendorf-Smith Property
(File approved by ELT)
- F.** Resolution Approving the Third Amendment to the Intergovernmental Agreement between Adams County and the Town of Bennett for an Office Lease at the Bennett Shared County Service Center
(File approved by ELT)
- G.** Resolution Approving Abatement Petitions and Authorizing the Refund of Taxes for Account Numbers R0182896, R0182614, R000811, R0182140, R0031057, R0186742, R0154528, R002569, R002570, R0172274, R0121157, R0174913, R0109963, R0174913, R0109963, and R0161514
(File approved by ELT)
- H.** Resolution Approving Agreement to Amend/Extend Contract, Special Warranty Deed, and Bill of Sale Regarding the Sale of the Old Animal Shelter Property Located at 10705 Fulton Street
(File approved by ELT)
- I.** Resolution Approving Termination Agreement Regarding Front Range Airport Module #2 Master (Premises) Lease
(File approved by ELT)
- J.** Resolution Approving CDHS Certification of Compliance - Year 2021 County Personnel And Merit System for Adams County Human Services
(File approved by ELT)

- K. Resolution Supporting the 30X30 Campaign to Protect 30 Percent of Lands and Ocean by 2030
(File approved by ELT)
- L. Resolution Joining Colorado Communities for Climate Action
(File approved by ELT)
- M. Resolution Approving the Award of Open Space Grant Awards and Grant Agreements on December 15, 2020
(File approved by ELT)
- N. Resolution Approving 2020-2024 Consolidated Plan, 2020 Annual Action Plan, and Analysis of Impediments to Fair Housing Choice
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

- 1. Resolution Approving Amendment Three to the Agreement between Adams County and C.A. Short Company to Provide Employee Recognition Software Solution Services
(File approved by ELT)
A motion was made by Commissioner Hodge, 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 Hodge

- 2. Resolution Approving Expenditures and Revenues for Each Fund and Adopting a Budget for Adams County, State of Colorado, for the Calendar Year Beginning on the First Day of January 2021 and Ending on the Last Day of December 2021
(File approved by ELT)
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Tedesco, that this New Business be approved. The motion carried by the following vote:

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

3. Resolution Appropriating Sums of Money to the Various Funds in the Amounts and for the Purposes as Set Forth Below, for the County of Adams, State of Colorado for the Calendar Year Beginning on the First Day of January 2021 and Ending on the Last Day of December 2021
(File approved by ELT)
A motion was made by Commissioner O'Doriso, seconded by Commissioner Tedesco, 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 Hodge
4. Resolution Approving the Certification of Mill Levies for the Calendar Year Beginning on the First Day of January 2021 and Ending on the Last Day of December 2021
(File approved by ELT)
A motion was made by Commissioner O'Doriso, seconded by Commissioner Tedesco, 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 Hodge
5. Resolution Approving Adams County 2021 Fee Schedule for the Calendar Year Beginning on the First Day of January 2021 and Ending on the Last Day of December 2021
(File approved by ELT)
A motion was made by Commissioner O'Doriso, seconded by Commissioner Tedesco, 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 Hodge
6. Resolution Adopting Regulations Establishing Limits on Fees that Third-Party Food Delivery Services May Charge to Restaurants in Unincorporated Adams County, Restricting Other Practices of Third-Party Food Delivery Services, and Establishing Penalties for Violations Thereof in Accordance with House Bill 20B-1005
(File approved by ELT)
A motion was made by Commissioner O'Doriso, 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'Doriso, and Commissioner Hodge

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

1. PRC2019-00020 Brannan Sand & Gravel
(File approved by ELT)

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: January 5, 2021
SUBJECT: Resolution accepting a Permanent Utility Easement from Shanghai Land Investment, L.L.C., to Adams County for right-of-way purposes
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, 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 accepting a Permanent Utility Easement for right-of-way purposes.

BACKGROUND:

Shanghai Land Investment, L.L.C., has executed a Permanent Utility Easement to Adams County for right-of-way purposes. The property is located in the Northwest Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian. The permanent utility easement is for the installation, operation, maintenance and replacement of traffic signal equipment.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Permanent Utility Easement
Board of County Commissioners 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:			<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 ACCEPTING A PERMANENT UTILITY EASEMENT FROM SHANGHAI
LAND INVESTMENT, L.L.C., TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

WHEREAS, Adams County is in the process of acquiring right-of-way, and permanent utility easements throughout Adams County for the Traffic Signal Cabinet Upgrade project; and

WHEREAS, Shanghai Land Investment, L.L.C., owns certain property located in the Northwest Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado (“Shanghai Land”); and,

WHEREAS, Adams County requires easements over certain Shanghai Land property for traffic signal cabinet upgrades; and,

WHEREAS, Shanghai Land Investment, L.L.C., is willing to grant easements to Adams County under the terms and conditions of the attached Permanent Utility Easement; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton, Colorado on Thursday, November 12th, 2020, the Planning Commission recommended that the Board of County Commissioners accept said Permanent Utility Easement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Permanent Utility Easement between Adams County and Shanghai Land Investment, L.L.C., 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 accept said Permanent Utility Easement and execute any attending documents on behalf of Adams County.

PERMANENT UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That Shanghai Land Investment, LLC, a Colorado limited liability company, whose address is 1930 North Sherman Street, Denver, Colorado, 80203-1116 (hereinafter called "Grantor"), for and in consideration of the sum of two thousand one hundred ten and NO/100 dollars (\$2,110.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to the **County of Adams**, State of Colorado, whose address is 4430 South Adams County Parkway, Brighton, Colorado, 80601, (hereinafter called "Grantee"), for the use of a non-exclusive utility easement for access, construction, replacement, and maintenance of traffic signal equipment and all of its appurtenances thereto, and may from time to time require on, over, under and across the following described parcel of land which undersigned Grantor owns, said easements and rights to be utilized in a responsible and prudent manner on, over and across the following described land to wit:

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

together with the following rights: (a) of ingress and egress over and across the lands of the undersigned to and from the above-described parcel for the purpose of exercising the rights herein granted; (b) to place location markers on or beyond said parcel; (c) to trim interfering trees and brush and remove objects interfering therewith; (d) to permit other public utilities to attach wires and fixtures to above-ground facilities or to use trenches jointly in the event of underground installation; and (e) to open and re-close any fences crossing said parcel or, when agreed to by Grantor, install gates and stiles in such fences.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by Adams County, in connection with this easement shall be done with care, and the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to protect the facilities and appurtenances installed by Adams County.

The Grantor reserves the right to use and occupy the easement for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger any of the public improvements and appurtenances therein. Grantor agrees not to erect or construct any building or structure within the easement.

Ull-

IN WITNESS WHEREOF, the parties hereto have set their hand and seal this

23 day of July, 2020.

Shanghai Land Investment,
a Colorado limited liability company

By: [Signature]
Print Name: Woon Ki Lau
Print Title: Manager

STATE OF Colorado)
COUNTY OF Adams) §

The foregoing instrument was acknowledged before me this 23 day of July, 2020 by Woon Ki Lau, as manager of Shanghai Land Investment, a Colorado limited liability company.

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

MARISSA HILLJE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194046420
MY COMMISSION EXPIRES 12/12/2023

[Signature]
Notary Public
My commission expires: 12/12/2023

WKL

EXHIBIT "A"

**EASEMENT FROM SHANGHI LAND INVESTMENTS, LLC,
TO
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

A parcel of land being a portion of Block 10 of the RESUBDIVISION OF BLOCKS 10 & 11, PERL-MACK MANOR THIRD FILING, a Subdivision recorded on April 12, 1956 in File No. 10 Map 142 Reception No. 476798 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Northwest Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Commencing at the North One-Quarter Corner of said Section 4, from which the Northwest Corner of said Section 4 bears South 89°40'21" West, 2638.00 feet; thence South 89°40'21" West, along the North line of said Section 4, a distance of 50.22 feet; thence leaving said North line, South 00°19'39" East, a distance of 40.00 feet to the Northeast Corner of said Block 10 and the Point of Beginning;

Thence South 00°00'46" East, along the Easterly line of said Block 10, a distance of 24.00 feet;

Thence leaving said Easterly line, North 39°57'00" West, a distance of 31.16 feet to the Northerly line of said Block 10;

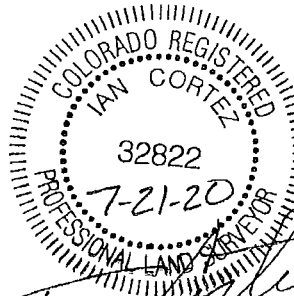
Thence North 89°40'21" East, along the Northerly line of said Block 10, a distance of 20.00 feet to the Point of Beginning.

Containing: 240 square feet, more or less.

Legal description prepared by:

Ian Cortez, PLS
Colorado Professional
Land Surveyor No. 32822
For and on behalf of:
Adams County, Colorado

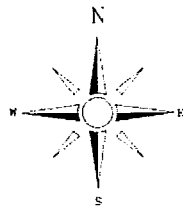
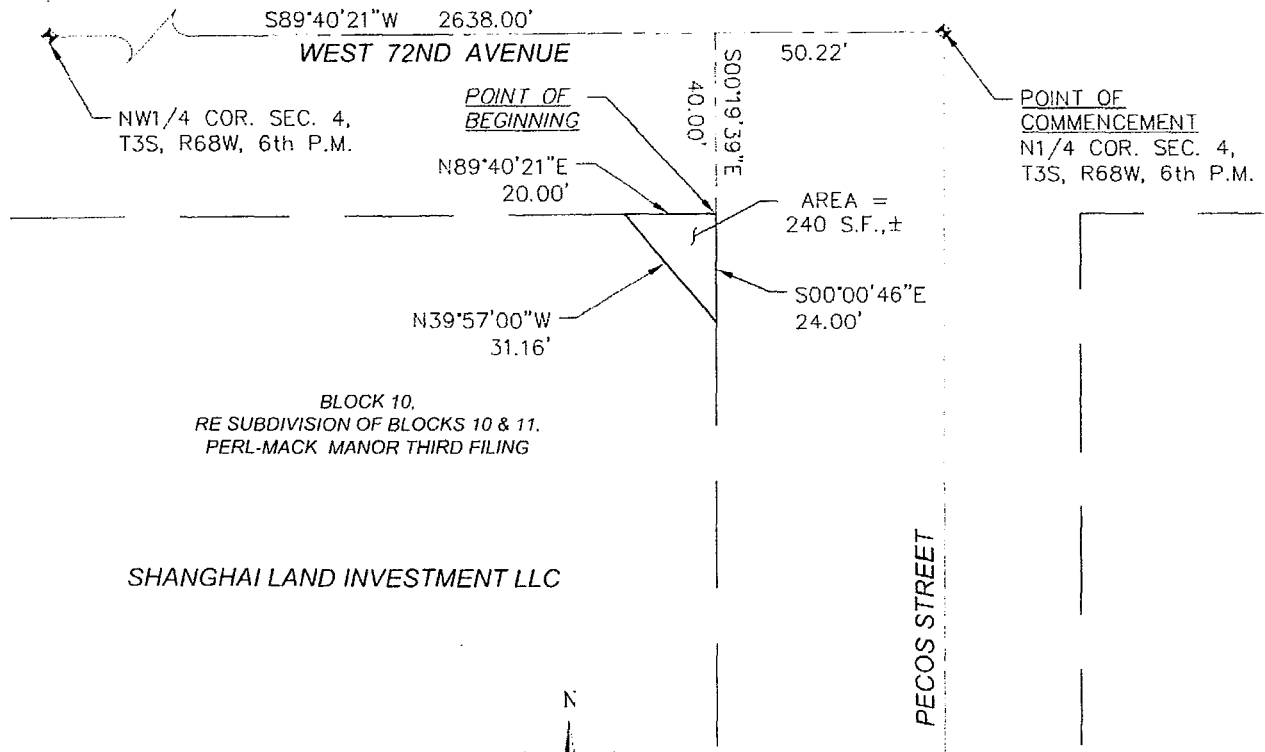
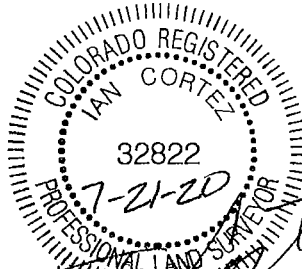
Exhibit "B" attached and hereby made a part thereof.



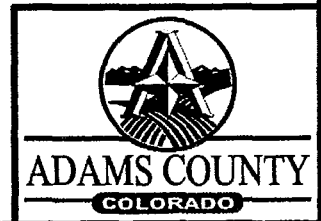
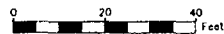
Ian Cortez

ADAMS COUNTY PUBLIC WORKS
EXHIBIT "B"

LOCATED in the NW1/4 of SEC 4, T3S, R68W of the 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



LINEAL UNITS=US SURVEY FEET



THIS DAY: August 1, 2017 CREATED BY: cortez

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

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT UTILITY
EASEMENT FROM SHANGHAI LAND INVESTMENT, LLC, TO ADAMS COUNTY
FOR RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 12th day of November, 2020, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners of a non-exclusive permanent utility easement from Shanghai Land Investment, LLC, for the installation, operation, maintenance, and replacement of traffic signal equipment and all of their appurtenances thereto, 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 permanent utility easement is in conjunction with the DRCOG Traffic Signal Cabinet Upgrade project, for a portion of 7041 Pecos Street, located in the Northwest Quarter of Section 4, 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 Utility Easement be accepted by the Board of County Commissioners.

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

I, Justin Martinez, 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: January 5, 2021
SUBJECT: Resolution accepting a Permanent Utility Easement from Center Plaza, LLC to Adams County for right-of-way purposes
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, 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 accepting a Permanent Utility Easement for right-of-way purposes.

BACKGROUND:

Center Plaza, LLC has executed a Permanent Utility Easement to Adams County for right-of-way purposes. The property is located in the Southwest Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian. The permanent utility easement is for the installation, operation, maintenance and replacement of traffic signal equipment.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Permanent Utility Easement
Board of County Commissioners 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:			<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 ACCEPTING A PERMANENT UTILITY EASEMENT FROM CENTER
PLAZA, LLC, TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

WHEREAS, Adams County is in the process of acquiring right-of-way, and permanent utility easements throughout Adams County for the Traffic Signal Cabinet Upgrade project.

WHEREAS, Center Plaza, LLC, owns certain property located in the Southwest Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado (“Center Plaza”); and,

WHEREAS, Adams County requires easements over certain Center Plaza property for traffic signal cabinet upgrades; and,

WHEREAS, Center Plaza, LLC, is willing to grant easements to Adams County under the terms and conditions of the attached Permanent Utility Easement; 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 12th day of November, 2020, the Planning Commission recommended that the Board of County Commissioners accept said Permanent Utility Easement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Permanent Utility Easement between Adams County and Center Plaza, 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 accept said Permanent Utility Easement and execute any attending documents on behalf of Adams County.

PERMANENT UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That Center Plaza, LLC, a Colorado limited liability company, whose address is 1480 East 73rd Avenue, Denver, CO, 80229 (hereinafter called "Grantor"), for and in consideration of the sum of one thousand four hundred seventy and NO/100 dollars (\$1,470.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to the **County of Adams**, State of Colorado, whose address is 4430 South Adams County Parkway, Brighton, Colorado, 80601, (hereinafter called "Grantee"), for the use of a non-exclusive utility easement for access, construction, replacement, and maintenance of traffic signal equipment and all of its appurtenances thereto, and may from time to time require on, over, under and across the following described parcel of land which undersigned Grantor owns, said easements and rights to be utilized in a responsible and prudent manner on, over and across the following described land to wit:

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

together with the following rights: (a) of ingress and egress over and across the lands of the undersigned to and from the above-described parcel for the purpose of exercising the rights herein granted; (b) to place location markers on or beyond said parcel; (c) to trim interfering trees and brush and remove objects interfering therewith; (d) to permit other public utilities to attach wires and fixtures to above-ground facilities or to use trenches jointly in the event of underground installation; and (e) to open and re-close any fences crossing said parcel or, when agreed to by Grantor, install gates and stiles in such fences.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by Adams County, in connection with this easement shall be done with care, and the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to protect the facilities and appurtenances installed by Adams County.

The Grantor reserves the right to use and occupy the easement for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger any of the public improvements and appurtenances therein. Grantor agrees not to erect or construct any building or structure within the easement.

EXHIBIT "A"

**EASEMENT FROM CENTER PLAZA, LLC,
TO
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

Being a portion of the parcel of land described in the Special Warranty Deed recorded on May 6, 2009 in Reception No. 2009000032454 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Southwest Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Commencing at the Southwest Corner of said Section 35, from which the West One-Quarter Corner of said Section 35 bears North 00°04'09" West, 2635.74 feet; thence North 03°56'08" East, a distance of 715.95 feet to the most Northerly Corner of the right-of-way parcel described in the Warranty Deed recorded on March 10, 2005 in Reception No. 2005000248720 in the Office of the Clerk and Recorder of said Adams County, said point being the Point of Beginning;

Thence North 00°04'09" West, along the East line of the right-of-way parcel described in the Quit Claim Deed recorded on January 18, 1967 in Book 1341 Page 53 in the Office of the Clerk and Recorder of said Adams County, a distance of 2.50 feet;

Thence leaving said East right-of-way line, North 89°55'51" East, a distance of 14.50 feet;

Thence South 00°04'09" East, a distance of 20.52 feet to a point on the Northeasterly right-of-way line of said Reception No. 2005000248720;

Thence North 38°53'38" West, along said Northeasterly right-of-way, a distance of 23.13 feet to the Point of Beginning.

Containing: 167 square feet, more or less.

Legal description prepared by:

Ian Cortez, PLS
Colorado Professional
Land Surveyor No. 32822
For and on behalf of:
Adams County, Colorado

Exhibit "B" attached and hereby made a part thereof.



ADAMS COUNTY PUBLIC WORKS
EXHIBIT "B"

LOCATED in the SW1/4 of SEC 35, T2S, R68W of the 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

W1/4 SEC. 35,
T2S, R68W, 6th P.M.

BLOCK 7
NORTH SIDE GARDENS

CENTER PLAZA, LLC
(RECEPTION NO. 2009000032454)

WASHINGTON STREET

EASTERLY RIGHT-OF-WAY
LINE
(BOOK 1341 PAGE 53)

N00°04'09"W
2.50'
POINT OF
BEGINNING
N38°53'38"W
23.13'

N89°55'51"E
14.50'

S00°04'09"E
20.52'

NORTHEASTERLY RIGHT-OF-WAY LINE
(RECEPTION NO. 2005000248720)

AREA =
167 S.F., ±

EAST 73RD AVENUE

2635.74'

N00°04'09"W

N03°56'08"E
715.95'

POINT OF
COMMENCEMENT
SW COR. SEC. 35,
T2S, R68W, 6th P.M.

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



Ian Cortez



LINEAL UNITS=US SURVEY FEET



PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT UTILITY
EASEMENT FROM CENTER PLAZA, LLC, TO ADAMS COUNTY
FOR RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 12th day of November, 2020, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners of a non-exclusive permanent utility easement from Center Plaza, LLC, for the installation, operation, maintenance, and replacement of traffic signal equipment and all of their appurtenances thereto, 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 permanent utility easement is in conjunction with the DRCOG Traffic Signal Cabinet Upgrade project, for a portion of 821 East 73rd Avenue, located in the Southwest 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 Permanent Utility Easement be accepted by the Board of County Commissioners.

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

I, Justin Martinez, 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: January 5, 2021
SUBJECT: Resolution accepting a Permanent Utility Easement from Clear Creek Station Metropolitan District No. 1 to Adams County for right-of-way purposes
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, 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 accepting a Permanent Utility Easement for right-of-way purposes.

BACKGROUND:

Clear Creek Station Metropolitan District No. 1 has executed a Permanent Utility Easement to Adams County for right-of-way purposes. The property is located in the Southwest Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian. The permanent utility easement is for the installation, operation, maintenance and replacement of traffic signal equipment.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Permanent Utility Easement
Board of County Commissioners 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:			<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 ACCEPTING A PERMANENT UTILITY EASEMENT FROM
CLEAR CREEK STATION METROPOLITAN DISTRICT NO. 1 TO
ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

WHEREAS, Adams County is in the process of acquiring right-of-way, and permanent utility easements throughout Adams County for the Traffic Signal Cabinet Upgrade project; and,

WHEREAS, Clear Creek Station Metropolitan District No. 1 owns certain property located in the Southwest Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado (“Clear Creek Station”); and,

WHEREAS, Adams County requires easements over certain Clear Creek Station property for traffic signal cabinet upgrades; and,

WHEREAS, Clear Creek Station Metropolitan District No. 1, is willing to grant easements to Adams County under the terms and conditions of the attached Permanent Utility Easement; 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 12th day of November, 2020, the Planning Commission recommended that the Board of County Commissioners accept said Permanent Utility Easement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Permanent Utility Easement between Adams County and Clear Creek Station Metropolitan District No. 1, 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 authorized to accept said Permanent Utility Easement and execute any attending documents on behalf of Adams County.

PERMANENT UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That Clear Creek Station Metropolitan District No. 1, a quasi-municipal corporation and political subdivision of the State of Colorado, whose address is 11002 Benton Street, Westminster, Colorado, 80020 (hereinafter called "Grantor"), for and in consideration of the sum of six thousand three hundred forty-five and 00/100 dollars (\$6,345.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to the **County of Adams**, State of Colorado, whose address is 4430 South Adams County Parkway, Brighton, Colorado, 80601, (hereinafter called "Grantee"), for the use of a non-exclusive utility easement for access, construction, replacement, and maintenance of traffic signal equipment and all of its appurtenances thereto, and may from time to time require on, over, under and across the following described parcels of land which undersigned Grantor owns, said easements and rights to be utilized in a responsible and prudent manner on, over and across the following described lands to wit:

Legal description as set forth in **Exhibits "A, B, C & D"**
attached hereto and incorporated by this reference.

together with the following rights: (a) of ingress and egress over and across the lands of the undersigned to and from the above-described parcels for the purpose of exercising the rights herein granted; (b) to place location markers on or beyond said parcels; (c) to trim interfering trees and brush and remove objects interfering therewith; (d) to permit other public utilities to attach wires and fixtures to above-ground facilities or to use trenches jointly in the event of underground installation; and (e) to open and re-close any fences crossing said parcels or, when agreed to by Grantor, install gates and stiles in such fences.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by Adams County, in connection with this easement shall be done with care, and the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to protect the facilities and appurtenances installed by Adams County.

The Grantor reserves the right to use and occupy the easement for any purpose not inconsistent with the rights and privileges above granted and which will not interfere with or endanger any of the public improvements and appurtenances therein. Grantor agrees not to erect or construct any building or structure within the easement.

IN WITNESS WHEREOF, the parties hereto have set their hand and seal this

11th day of August, 2020.

Clear Creek Station Metropolitan District No. 1,
a quasi-municipal corporation and political subdivision
of the State of Colorado

By: [Signature]
Print Name: Rachel Williams
Print Title: President

STATE OF Colorado)
COUNTY OF Adams) §

The foregoing instrument was acknowledged before me this 11 day of August,
2020 by Rachel Williams, as President of
metro clear creek station, a Metro District.

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

MARISSA HILLJE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20194046420
MY COMMISSION EXPIRES 12/12/2023

[Signature]
Notary Public
My commission expires: 12/12/2023

EXHIBIT "A"

**EASEMENT FROM CLEAR CREEK STATION METROPOLITAN
DISTRICT NO. 1 C/O MSI, LLC,
TO
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

Being two parcels of land being a portion of Lot 3 Block 2 of the MIDTOWN AT CLEAR CREEK FILING NO. 9, a Subdivision recorded on January 18, 2018 in Reception No. 2018000005761 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Southwest Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Parcel 1

Commencing at the Southeast Corner of said Lot 3 Block 2, thence South North 00°00'15" East, along the East line of said Lot 3 Block 2, a distance of 29.37 feet to the Point of Beginning;

Thence leaving said Easterly line, North 89°59'45" West, a distance of 21.00 feet;

Thence North 00°00'15" East, a distance of 8.50 feet;

Thence South 89°59'45" East, a distance of 21.00 feet to the East line of said Lot 3 Block 2:

Thence South 00°00'15" West, along the East line of said Lot 3 Block 2, a distance of 8.5 feet to the Point of Beginning.

Containing: 189 square feet, more or less.

Parcel 2

Commencing at the Southeast Corner of said Lot 3 Block 2, thence South 45°08'25" West, along the Southeast line of said Lot 3 Block 2, a distance of 3.94 feet to the Point of Beginning;

Thence continuing along the Southeast and South lines of said Lot 3 Block 2, the following two (2) courses and distances:

Thence South 45°08'25" West, a distance of 23.60 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 5.00 feet;

Thence Westerly along the arc of said curve, a distance of 2.09 feet through a central angle of 23°27'54";

Thence leaving said South line, North 00°09'58" East, a distance of 7.61 feet;

Thence North 38°10'26" East, a distance of 12.96 feet;

Thence South 89°59'45" East, a distance of 10.44 feet to the Point of Beginning.

Containing: 128 square feet, more or less.

Legal description prepared by:

Ian Cortez, PLS
Colorado Professional
Land Surveyor No. 32822
For and on behalf of:
Adams County, Colorado

Exhibit "B" attached and hereby made a part thereof.



ADAMS COUNTY PUBLIC WORKS

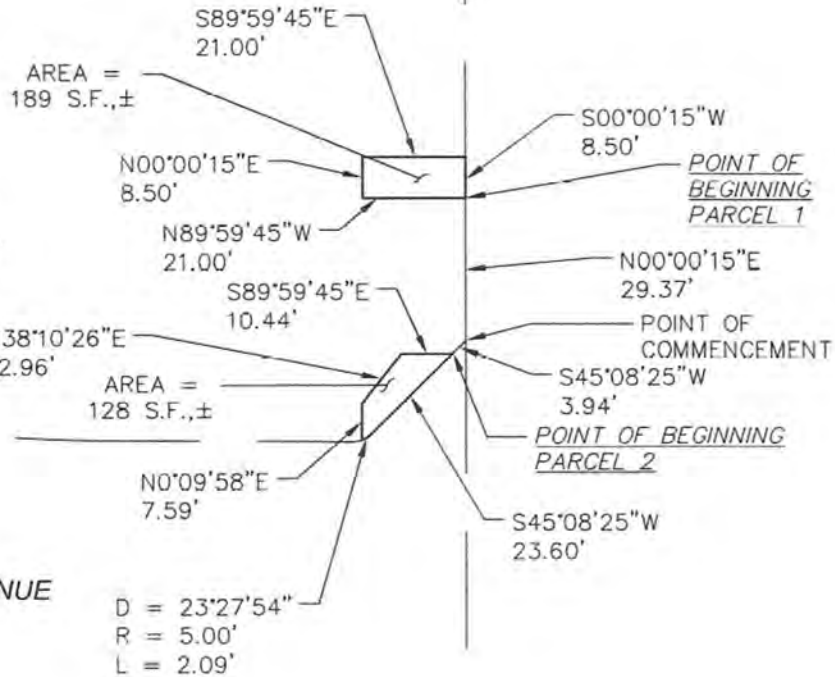
EXHIBIT "B"

LOCATED in the SW1/4 of SEC 4, T3S, R68W of the 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO

LOT 3 BLOCK 2
MIDTOWN AT CLEAR CREEK
FILING NO. 9

CLEAR CREEK STATION
METROPOLITAN DISTRICT
NO. 1/MSI, LLC

WEST 67TH AVENUE



MIDTOWN AT CLEAR CREEK
FILING NO. 1
PLAT CORRECTION

MIDTOWN AT CLEAR CREEK
FILING NO. 8

PECOS STREET

LINEAL UNITS=US SURVEY FEET



Ian Cortez



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

EXHIBIT "C"

**EASEMENT FROM CLEAR CREEK STATION METROPOLITAN
DISTRICT NO. 1 C/O MSI, LLC,
TO
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

Being a parcel of land being a portion of Tract D of the MIDTOWN AT CLEAR CREEK FILING NO. 8, a Subdivision recorded on April 28, 2016 in Reception No. 201000032613 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Southwest Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Beginning at the Northeast Corner of said Tract, thence South 00°00'15" West, along the Easterly line of said Tract D, a distance of 14.00 feet;

Thence leaving said Easterly line, North 89°59'45" West, a distance of 18.00 feet;

Thence North 00°00'15" East, a distance of 28.00 feet;

Thence South 89°59'45" East, a distance of 4.06 feet to the Northeast line of said Tract D;

Thence South 44°51'35" East, along the Northeast line of said Tract D, a distance of 19.75 feet to the Point of Beginning.

Containing: 406 square feet, more or less.

Legal description prepared by:

Ian Cortez, PLS
Colorado Professional
Land Surveyor No. 32822
For and on behalf of:
Adams County, Colorado

Exhibit "B" attached and hereby made a part thereof.



A handwritten signature in black ink that reads "Ian Cortez".

ADAMS COUNTY PUBLIC WORKS

EXHIBIT "D"

LOCATED in the SW1/4 of SEC 4, T3S, R68W of the 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



LOT 3 BLOCK 2
MIDTOWN AT CLEAR CREEK
FILING NO. 9

CLEAR CREEK STATION
METROPOLITAN DISTRICT
NO. 1/MSI, LLC



LINEAL UNITS=US SURVEY FEET



WEST 67TH AVENUE

PECOS STREET

S89°59'45"E
4.06'

AREA =
406 S.F., ±

S44°51'35"E
19.75'

POINT OF
BEGINNING

N00°00'15"E
28.00'

S00°00'15"W
14.00'

MIDTOWN AT CLEAR CREEK
FILING NO. 1
PLAT CORRECTION

N89°59'45"W
18.00'

TRACT D
MIDTOWN AT CLEAR CREEK
FILING NO. 8

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



PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT UTILITY
EASEMENT FROM CLEAR CREEK STATION METROPOLITAN DISTRICT NO. 1,
TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 12th day of November 2020, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners of a non-exclusive permanent utility easement from Clear Creek Station Metropolitan District No. 1, for the installation, operation, maintenance, and replacement of traffic signal equipment and all of their appurtenances thereto, on the following described land to wit:

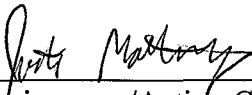
Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this permanent utility easement is in conjunction with the DRCOG Traffic Signal Cabinet Upgrade project, for a portions of 1625 West 67th Avenue and 1610 ½ West 67th Avenue, located in the Southwest Quarter of Section 4, 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 Utility Easement be accepted by the Board of County Commissioners.

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

I, Justin Martinez, 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: January 5, 2021
SUBJECT: Resolution approving encroachment agreement between Adams County and Adams County Housing Authority for improvements in Permanent Drainage Easement
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, 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 an encroachment agreement to allow a fence in a Permanent Drainage Easement.

BACKGROUND:

Adams County Housing Authority is requesting to install a fence in the County's permanent drainage easement located on the Adams County Housing Authority property at 1080 West 69th Avenue. The proposed agreement will allow the fence to be installed, upon fence permit, and the Adams County Housing Authority must install a vehicle access gate to allow the County access to the easement area and underlying stormwater infrastructure.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works, Community & Economic Development, and Office of the County Attorney

ATTACHED DOCUMENTS:

Encroachment Agreement
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/>

	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 APPROVING ENCROACHMENT AGREEMENT BETWEEN ADAMS
COUNTY AND ADAMS COUNTY HOUSING AUTHORITY FOR IMPROVEMENTS IN
PERMANENT DRAINAGE EASEMENT

WHEREAS, Adams County Housing Authority owns a fee parcel of land located in the Northwest Quarter of Section 4, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado (the "Property"); and,

WHEREAS, Adams County Housing Authority requests to install a fence along the southern property boundary that is within a permanent drainage easement granted to Adams County for the Kalcevic Gulch Drainage System Project (recorded on August 6, 1999 in Book 5849 at Page 871 of the records of the Clerk and Recorder of said Adams County); and,

WHEREAS, Adams County requires an Encroachment Agreement for improvements that are within the Permanent Drainage Easement; and,

WHEREAS, the encroachment within the Permanent Drainage Easement will not impact the County's use of the Permanent Drainage Easement, and the Adams County Housing Authority must install a vehicle access gate to allow access to the easement and the underlying stormwater infrastructure.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Encroachment Agreement between Adams County Housing Authority 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 the Encroachment Agreement of behalf of Adams County.

ENCROACHMENT AGREEMENT

This encroachment agreement ("Agreement") is entered into this 7th day of December 2020 between ADAMS COUNTY, a body politic, whose address is 4430 S Adams County Parkway, Brighton, Colorado 80601 (the "County") and the ADAMS COUNTY HOUSING AUTHORITY (the "Property Owner") whose address is 3033 W. 71st Avenue, Suite 1000, Westminster, CO 80030. The County and the Property Owner are collectively referred to as the "Parties".

RECITALS

WHEREAS, the Property Owner owns Parcel B as described in the Warranty Deed as recorded on May 7, 1981 in Book 2552 at Page 384 of the records in the Office of the Clerk and Recorder of Adams County, Colorado, said Parcel B located in the Northeast Quarter of Section 4, Township 3 South, Range 68 West, of the 6th Principal Meridian, Adams County, Colorado, (Tax Parcel # 0182504100076), also known as 1080 W. 69th Avenue, Denver, CO 80221 hereinafter referred to as the "Property"; and,

WHEREAS, the Property Owner granted the County a Permanent Drainage Easement as recorded on August 6, 1999 in Book 5849 at Page 871 of the records in the Office of the Clerk and Recorder of said Adams County, over a portion of the Property, hereinafter referred to as the "Easement"; and,

WHEREAS, Property Owner is requesting to install a security fence, hereinafter called the "Improvements", within the Easement along the Easterly property line as shown on the attached plan.

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

- A. The Property Owner must install a vehicle access gate to allow access to the easement area and the underlying stormwater infrastructure.
- B. The County shall provide the Property Owner written notice of its need to affect 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 shall be 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 Easement 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 Easement.
- E. The Improvements shall be maintained in accordance with the most current version of the Adams County Codes and Development Standards and Regulations.
- F. This Agreement shall be recorded in the County records and shall run 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 Easement.

ADAMS COUNTY HOUSING AUTHORITY:

By: 

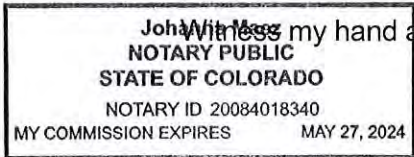
Print Name: Peter F. LiFari

Print Title: Executive Director

STATE OF COLORADO)

COUNTY OF Adams) §

The foregoing instrument was acknowledged before me this 7 day of December 2020, by Peter F. LiFari, as Executive Director of the Adams County Housing Authority.



Witness my hand and official seal: 
Notary Public
My commission expires: May 27, 2024

COUNTY:

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

Attest:
Josh Zygielbaum, Clerk

By: _____
Chairman

By: _____
Deputy Clerk

Approved as to form: _____
County Attorney's Office

ENCROACHMENT AGREEMENT EXHIBIT

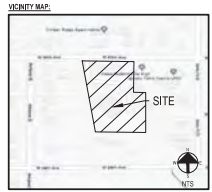
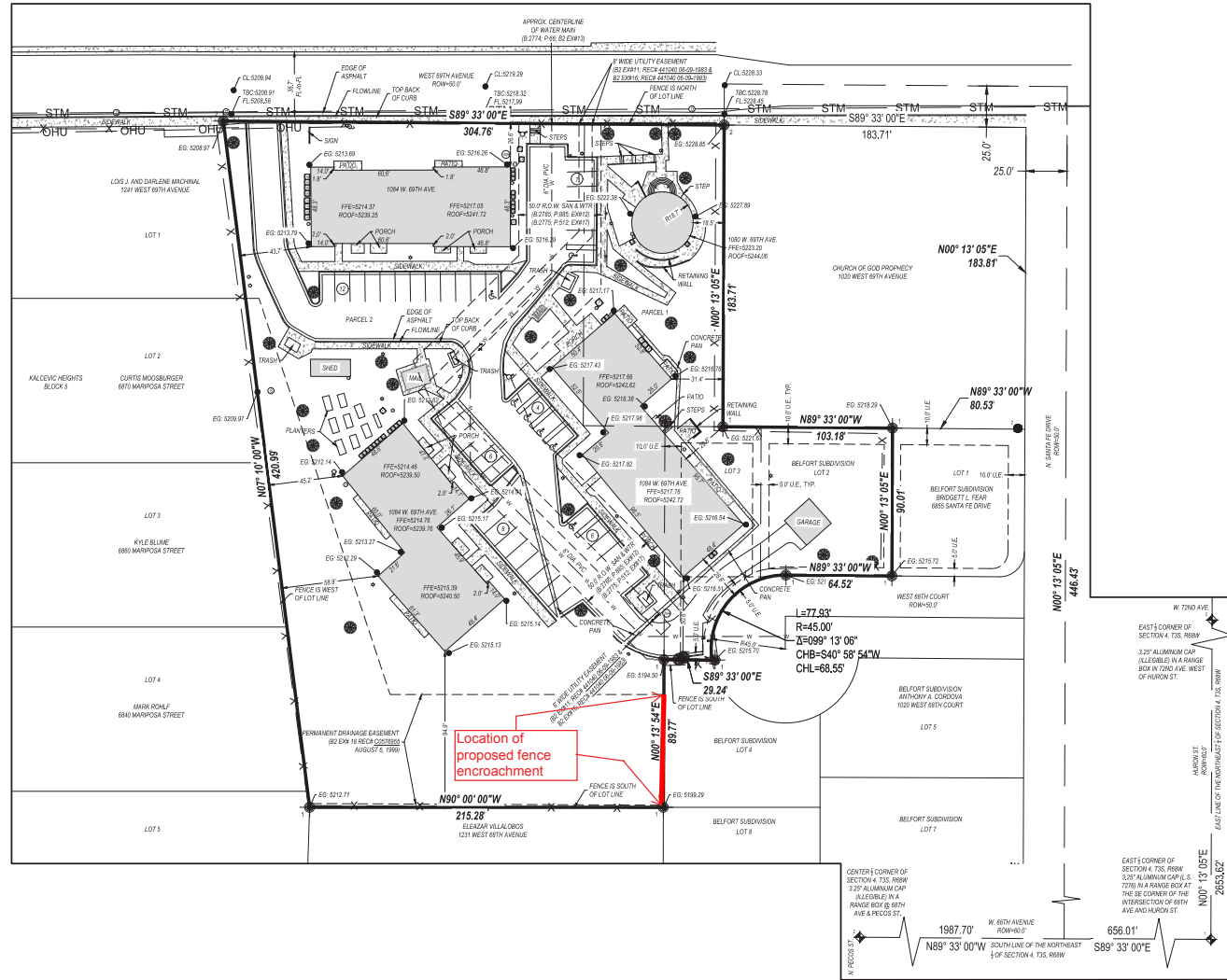
1080 WEST 69TH AVENUE ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
LOTS 2-3, BELFORT SUBDIVISION, PARCELS 1-2, KALCEVIC ACRES SUBDIVISION, CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

GENERAL NOTES:

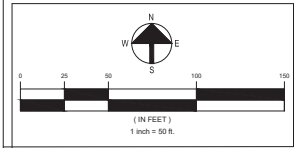
1. FIELD WORK PERFORMED IN MARCH 2020.
2. TITLE COMMITMENT RELIED UPON FOR THE PREPARATION OF THIS SURVEY WAS PREPARED BY FIDELITY NATIONAL TITLE, NATIONAL COMMERCIAL SERVICES, ORDER NUMBER: 1004N0025707-0204-JY, WITH COMMITMENT DATE JANUARY 16, 2020.
3. **BASE OF BEARING:** BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. BETWEEN A FOUND 3.25" ALUMINUM CAP IN THE INTERSECTION OF PECOS AND 68TH AVE AND THE FOUND 2.5" ALUMINUM CAP IN THE INTERSECTION OF HURON AND 68TH AVE. ASSUMED TO BEAR S89°33'00"E.
4. SITE ADDRESS IS 1080 EAST 69TH AVENUE, DENVER, CO. 80221-7047 (PER TITLE COMMITMENT)
5. ALL PROPERTY CORNERS WERE FOUND OR SET AS SHOWN ON THIS SURVEY.
6. ALL MEASUREMENTS IN PARENTHESES ARE PER RECORD DOCUMENT. ALL MEASUREMENTS IN BOLD ITALICS ARE AS MEASURED IN THE FIELD.
7. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
8. **BENCHMARK STATEMENT:** ELEVATIONS ARE ASSUMED BASED ON HANDHELD GPS (NAVORS).

TOTAL NUMBER OF PARKING SPACES ONSITE	
STANDARD STALL	36
ACCESSIBLE STALL	7
TOTAL STALLS	43



LEGEND:

- SET #5 REBAR WITH 1-2\"/> ORANGE PLASTIC CAP TAG STAMPED 'ALS PLS 379869'
- SET MAG NAIL AND 1\"/> BRASS TAG STAMPED 'ALS PLS 379869'
- FOUND #3 REBAR NO CAP (NOT ACCEPTED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- INTERIOR PROPERTY LINE
- EASEMENT
- TREE
- EXISTING CONCRETE
- SPOT ELEVATION
- STORM SEWER MANHOLE
- STORM SEWER
- SANITARY CLEANOUT
- ELECTRIC BOX
- ELECTRIC METER
- WATER METER
- WATER VALVE
- UTILITY BOX
- UTILITY PEDESTAL
- UTILITY POLE
- OVERHEAD UTILITY
- WATER LINE
- FENCE
- LIGHT POLE
- MANHOLE
- GAS METER
- FIRE HYDRANT
- GROUND SHOT
- SIGN



DATE: 05/06/2020
JOB NO: 20-023

DRAWN BY: BCW
CHECKED BY: KWF

CIVIL [SURVEY] PLANNING [LANDSCAPE]
3461 Ringsby Ct, Suite 125
Denver, CO 80216
info@altitudelandco.com
AltitudeLandCo.com



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: January 5, 2021
SUBJECT: Resolution approving the additional projects for the Globeville Commercial Urban Redevelopment Plan and Adams County's continued participation in the Cooperation Agreement
FROM: Jill Jennings Golich, Director of Community and Economic Development and Kristin Sullivan, Director of Public Works
AGENCY/DEPARTMENT: Community and Economic Development and Public Works
HEARD AT STUDY SESSION ON: December 8, 2020
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolution authorizing the additional projects and the County's continued participation in the cooperation agreement.

BACKGROUND:

In 2011, an urban renewal plan and cooperation agreement were approved to support redevelopment of the ASARCO smelter into a modern industrial park. Adams County and Denver authorized the use of incremental tax revenues to fulfill the initial project, which was defined as redevelopment of the ASARCO property using a Section 108 HUD loan, with TIF serving as the loan collateral. The initial project was completed in March 2019 and the initial agreements provide a process to authorize additional projects to be funded by TIF. In November 2019, staff presented to the Board a proposed IGA between Adams County, the City & County of Denver and the Denver Urban Renewal Authority (DURA) to set a one-year clock for the entities to consider additional projects. That IGA was finalized in February 2020.

Working collaboratively with staff from Denver and DURA, staff recommends authorization of four additional projects that meet the urban renewal plan objectives, provide benefits to both entities and the surrounding community, and have real potential to encourage additional investment and economic development. The four projects are outlined in the November 18th letter from the Denver Urban Renewal Authority and are stated here:

1. Design and reconstruction of 54th Avenue between Washington and Franklin, including intersection improvements at 54th and Washington;
2. Signage design and installation for wayfinding and placemaking to denote important landmarks and historical places both in Adams County and Denver, and highlight

connections to the South Platte River Trail, the N Line Transit station and other nearby amenities such as Heron Pond/Heller/Carpio-Sanguinette Park.

3. Multimodal connection at 51st Avenue bridge over the South Platte; and
4. Washington/51st Avenue intersection.

DURA is seeking approval to collect TIF from all taxing entities through December 31, 2026 to fund these four projects. If the actual project costs exceed the amount of tax increment collected through December 31, 2026, any additional funding will be provided by the local governments. The County can consider continuing the collection of its mill levy beyond 2026 or we could identify supplemental funding from the Road & Bridge fund, if necessary.

An amendment to the Cooperation Agreement will be required for these projects to move forward, and must be presented to the DURA Board of Commissioners, the Adams County Board of County Commissioners and the Denver City Council.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community and Economic Development
Finance
Public Works

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund:
Cost Center:

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

The County has a receivable on the books that payment from DURA is expected to satisfy.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING FOUR ADDITIONAL PROJECTS FOR THE GLOBEVILLE
COMMERCIAL URBAN REDEVELOPMENT PLAN AND ADAMS COUNTY'S
CONTINUED PARTICIPATION IN THE COOPERATION AGREEMENT

Resolution 2021-

WHEREAS, the Denver City Council (the "City") approved by ordinance and the Board of County Commissioners of Adams County (the "County") approved by resolution an urban redevelopment plan known as the Globeville Commercial Urban Redevelopment Plan (the "Urban Redevelopment Plan"), in accordance with Section 31-25-112.5 of the Urban Renewal Act (the "Act"); and,

WHEREAS, pursuant to Section 31-25-112.5 of the Act, the City, the County and Denver Urban Renewal Authority ("DURA") are authorized to cooperate for the development of the area located adjacent to the City; and,

WHEREAS, DURA, the City, and the County entered into a Cooperation Agreement (the "Cooperation Agreement") in May 2011, to guide the redevelopment of the areas outlined within the Redevelopment Plan; and,

WHEREAS, the Act, Section 18, Article XIV of the Colorado Constitution, C.R.S. Sections 29-1-201, *et seq.*, and the City Charter authorize the City, the County and DURA to enter into intergovernmental agreements; and,

WHEREAS, DURA, the City, and the County entered into an intergovernmental agreement regarding reimbursement from "Increment Revenues" (as defined in the Urban Redevelopment Plan) pursuant to the Cooperation Agreement and to set forth the process by which additional projects may be considered; and,

WHEREAS, DURA, the City, and the County have identified four additional projects outlined in a November 18, 2020 letter from DURA that further the objectives of the Urban Redevelopment Plan and have a direct benefit to the Initial Project as defined in Section 6.1 (a) of the Cooperation Agreement; and,

WHEREAS, the County intends to amend the Cooperation Agreement, to establish the plan to finance these four projects in whole or in part with Increment Revenues.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the County approves the four additional projects for the Globeville Commercial Urban Development Plan; and

BE IT FURTHER RESOLVED, that County agrees to continue participating in the Cooperation Agreement, including collection of the "County Property Tax Increment" and "County Sales Tax Increment" as defined in the Cooperation Agreement to fund said additional projects.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: January 5, 2021
SUBJECT: 2021 Emergency Management Performance Grant Application
FROM: Ron Sigman, Emergency Manager
AGENCY/DEPARTMENT: CSWB
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 Authorizes the 2021 Emergency Management Performance Grant Application.

BACKGROUND:

The Emergency Management Performance Grant (EMPG) is the primary source of federal funding directed to state, local, and tribal governments to support all-hazards emergency management programs through personnel, planning, training, and exercises. The 2021 EMPG application allows for Adams County to be considered as a sub-recipient for a grant award from this program. In addition, the application Part II – Jurisdiction Information and Signatures serves to meet the requirements of 24-33.5-707(7), C.R.S.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Colorado Department of Homeland Security and Emergency Management

ATTACHED DOCUMENTS:

- Resolution
- 2021 EMPG application packet to include Part II

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 GRANTING THE OFFICE OF EMERGENCY MANAGEMENT APPROVAL
TO APPLY FOR THE 2021 EMERGENCY MANAGEMENT PERFORMANCE GRANT

Resolution -

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, hereby grants approval to the Office of Emergency Management to apply for the 2021 Emergency Management Performance Grant.

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

Raymond H. Gonzales
COUNTY MANAGER



County Manager's Office
4430 South Adams County Parkway
5th Floor, Suite C5300
Brighton, CO 80601
PHONE 720.523.6829
FAX 720.523.6120
www.adcogov.org

November 23, 2020

Ron Sigman,

Per Adams County policy, you have been approved to apply for the 2021 Emergency Management Performance Grant (EMPG). The project is for \$77,000 pending allocation of funds by the Colorado Division of Homeland Security/Emergency Management.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'RHG', is written over a horizontal line. The signature is stylized and somewhat cursive.

Raymond H. Gonzales
County Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Doriso
DISTRICT 4

Mary Hodge
DISTRICT 5



COLORADO

**Division of Homeland Security
& Emergency Management**

Department of Public Safety

**Part I
Calendar Year 2021 EMPG-LEMS Grant Activities
Work Plan Template (v.082018)**

Instructions

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

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

Please don’t hesitate to contact your DHSEM Regional Field Manager for assistance in completing this Work Plan Template.

Signatures

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

By signing, the applicant acknowledges that he/she has read and understands the calendar year 2018 Program Guidelines and Application Kit.

Jurisdiction: Adams County

Jurisdiction Administrator (Title): Ron Sigman (Emergency Manager) Date: 01/15/21

Emergency Manager of Jurisdiction: Ron Sigman Date: 01/15/21

DHSEM Regional Field Manager: Corey Stark Date: 01/15/21



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

Part I 2021 EMPG-LEMS Grant Activities Work Plan Template

2021 EMPG-LEMS Grant Activities		
EMF-1		
Finance and Administration		
Objective(s) of Planned Activities: <i>Budget preparation, grant administration, LEMS application, expense tracking, quarterly reimbursement requests, quarterly performance reports, equipment monitoring</i>		
Mandatory Federal Activities for this EMF: Submit updated FFATA		
1 st Quarter	Planned Activities: Submit 1 st Quarter report and reimbursement request. Submit 2020 Financial Reimbursement Request CARES funds tracking	Results:
2 nd Quarter	Planned Activities: Submit 2 nd Quarter report and reimbursement request.	Results:
3 rd Quarter	Planned Activities: Submit 3 rd Quarter report and reimbursement request.	Results:
4 th Quarter	Planned Activities: Submit 4 th Quarter report and reimbursement request.	Results:



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-2

Laws and Authorities

Objective(s) of Planned Activities: *Ordinances, resolutions, emergency declarations, EMAP accreditation, compliance with laws and regulations*

Mandatory Federal Activities for this EMF: None

1 st Quarter	Planned Activities: AOP adoption by resolution 2021 EMPG application approved	Results:
2 nd Quarter	Planned Activities:	Results:
3 rd Quarter	Planned Activities:	Results:
4 th Quarter	Planned Activities:	Results:



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-3

Risk Assessment

Objective(s) of Planned Activities: *Development/upgrade of local/tribal THIRA (Threat and Hazard Risk Identification and Assessment) or (HIRA Hazard Risk Identification and Assessment), development of corresponding risk management strategies*

Mandatory Federal Activities for this EMF: None

1 st Quarter	Planned Activities: Adams County CEPA session	Results:
2 nd Quarter	Planned Activities:	Results:
3 rd Quarter	Planned Activities:	Results:
4 th Quarter	Planned Activities:	Results:



COLORADO

**Division of Homeland Security
& Emergency Management**

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-4

Hazard Mitigation Plans and Projects

Objective(s) of Planned Activities: *Development of local/tribal hazard mitigation plans, implementation of hazard mitigation projects, coordination of Environmental and Historic Preservation (EHP) reviews*

Mandatory Federal Activities for this EMF: None

1 st Quarter	Planned Activities: Local Hazard Mitigation projects review with Public Works/Storm Water	Results:
2 nd Quarter	Planned Activities:	Results:
3 rd Quarter	Planned Activities:	Results:
4 th Quarter	Planned Activities:	Results:



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Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-5

Emergency Operations Plans

Objective(s) of Planned Activities: *Development/upgrades of local/tribal emergency operations plans (EOPs) in accordance with CPG-101, Version 2.0, fostering partnerships with EOP stakeholder agencies and organizations.*

Mandatory Federal Activities for this EMF: All EMPG Program grantees/sub-grantees must maintain, or revise as necessary, jurisdiction-wide all-hazards Emergency Operations Plans that are consistent with CPG-101 v.2 (November 2010) and provide copies of new and revised EOPs/Annexes to DHSEM Regional Field Manager.

1 st Quarter	Planned Activities: Review status of EOP and components. Determine development and update priorities.	Results:
2 nd Quarter	Planned Activities:	Results:
3 rd Quarter	Planned Activities:	Results:
4 th Quarter	Planned Activities:	Results:



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-6

Recovery Plans

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

Mandatory Federal Activities for this EMF: None

Quarter	Planned Activities:	Results:
1 st Quarter	LEPC meetings Local & Regional committee meetings UASI/NCR coordination meetings Adams County OEM coordination meetings AOP kick-off meeting with Fire Districts/DFPC/Sheriff	
2 nd Quarter		
3 rd Quarter		
4 th Quarter		



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-7

Training

Objective(s) of Planned Activities: *NIMS training delivery, staff professional development, development of Training & Exercise Plans (TEPs)*

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

1 st Quarter	Planned Activities: Implement the <u>CY21 TEP</u> <u>Update CY22</u> of the multi-year training and exercise plan. This plan should include required training for EMPG funded personnel Report completed training for EMPG funded personnel.	Results:
2 nd Quarter	Planned Activities: Submit updated TEP to FM Report completed training for EMPG funded personnel.	Results:
3 rd Quarter	Planned Activities: Work with MAC group to determine <u>training and exercise goals for 2022 and 2023.</u> Participate in TEPW	Results:
4 th Quarter	Planned Activities: Report completed training for EMPG funded personnel.	Results:



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-8

Exercises

Objective(s) of Planned Activities: *Participation in exercises as "Sponsoring" and/or "Participating" agencies. Conduct at least one resource management drill/functional exercise.*

Mandatory Federal Activities for this EMF: (1) All EMPG program funded personnel (State/Tribal/Local) must participate in at least three exercises in a 12-month period. Sub-grantees may sponsor and/or participate in other sponsor's exercises to fulfill this requirement, (2) all grantees and sub-grantees are required to develop a Multi-Year TEP that incorporates linkages to core capabilities and update it annually.

1 st Quarter	Planned Activities: Implement exercise program as outlined in the TEP Develop plan to meet grant exercise requirement and review with FM. Report on completed exercises include AAR or CAP *subject to COVID restrictions	Results:
2 nd Quarter	Planned Activities: Implement exercise program as outlined in the TEP Report on completed exercises include AAR or CAP	Results:
3 rd Quarter	Planned Activities: Implement exercise program as outlined in the TEP Report on completed exercises include AAR or CAP	Results:
4 th Quarter	Planned Activities: Implement exercise program as outlined in the TEP Report on completed exercises include AAR or CAP	Results:



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-9

Incident Management

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

Mandatory Federal Activities for this EMF: None

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

1 st Quarter	Planned Activities: AOP planning meeting with Fire Chiefs/LE LEPC meetings Local / Regional NCR / UASI meetings	Results:
2 nd Quarter	Planned Activities:	Results:
3 rd Quarter	Planned Activities:	Results:
4 th Quarter	Planned Activities:	Results:



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-10

Communications

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

Mandatory Federal Activities for this EMF: None

Quarter	Planned Activities:	Results:
1 st Quarter	Planned Activities: Monthly EOC equipment checks Inventory of MCI trailers	Results:
2 nd Quarter	Planned Activities:	Results:
3 rd Quarter	Planned Activities:	Results:
4 th Quarter	Planned Activities:	Results:



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-11

Operations Procedures

Objective(s) of Planned Activities: *Development/maintenance of systems (e.g., Web EOC), processes (e.g., resource order process), capabilities (e.g., EOC management training), and Plans (e.g., COOP) to support incident operations*

Mandatory Federal Activities for this EMF: None

1 st Quarter	Planned Activities: Continue with COOP plan development Continue with EOC training/development EOC remodel completed 4 th Q, training in 1 st Q	Results:
2 nd Quarter	Planned Activities:	Results:
3 rd Quarter	Planned Activities:	Results:
4 th Quarter	Planned Activities:	Results:



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-12

Mutual Aid

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

Mandatory Federal Activities for this EMF: None

Quarter	Planned Activities:	Results:
1 st Quarter	Review of existing MOU/IGA, update as needed Work with NCR Planning committee on Regional plans & agreements	
2 nd Quarter		
3 rd Quarter		
4 th Quarter		



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-13

Resource Management

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

Mandatory Federal Activities for this EMF: None

Colorado Requirement: In order to meet the requirements of the Colorado Disaster Emergency Act CRS 24-33.5, Part 7, a Colorado priority for the 2021 EMPG program is the development and implementation of state and local resource management systems. (Please see program requirements in guidance)

1 st Quarter	Planned Activities: Some time in 2021 conduct a resource management workshop, drill, or functional exercise. Update resource database in WebEOC Participate in Regional Resource Mob planning and development Demob of super COVID test site POD / LTP planning	Results:
2 nd Quarter	Planned Activities:	Results:
3 rd Quarter	Planned Activities:	Results:
4 th Quarter	Planned Activities:	Results:



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-14

Facilities Management

Objective(s) of Planned Activities: *Monitoring & maintenance of EOC/Alternate EOC facilities and equipment*

Mandatory Federal Activities for this EMF: None

1 st Quarter	Planned Activities: Monthly EOC equipment checks Plan for alternate EOC equipment purchases	Results:
2 nd Quarter	Planned Activities:	Results:
3 rd Quarter	Planned Activities:	Results:
4 th Quarter	Planned Activities:	Results:



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Grant Activities

EMF-15

Crisis Communication, Public Information and Education

Objective(s) of Planned Activities: *Development/maintenance of Joint Information System (JIS) protocols and procedures, web page management, and procedures for utilizing social media. Development and maintenance of Alert and Warning Plans and procedures.*

Mandatory Federal Activities for this EMF: None .

1 st Quarter	Planned Activities: Continue our social media & web sites Work with Communications Director for Public information outputs Participate in Regional planning workshops	Results:
2 nd Quarter	Planned Activities:	Results:
3 rd Quarter	Planned Activities:	Results:
4 th Quarter	Planned Activities:	Results:



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

2021 EMPG-LEMS Annual Program Paper

Part II Jurisdiction Information and Signatures (v.010118)

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

Jurisdiction Name: Adams County

Emergency Program Manager

Name: Ron Sigman

Job Title: Adams County Emergency Manager

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

Physical Address (if different):

Phone Contact Information

Office Phone number: 720-523-6601

24 Hour Emergency Line: 720-5230-6600

Office Fax:

Cellular: 720-988-4148

Pager: 720-521-2182

E-Mail Address: rsigman@adcogov.org

Employment Status (Please indicate how many)

Paid Full Time: 3 Paid Part Time: Volunteer: Other:

Jurisdiction Job Title Program Manager Reports to: Director Community Safety & Well Being

Hours worked per week for jurisdiction in all job titles: 120 hours

Hours worked per week devoted to Emergency Management: 120 hours

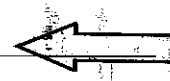
Additional Emergency Management Staff

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

Senior Elected Official (Name and Title) Emma Pinter, Chair Adams County Board of County Commissioners

Chief Executive Officer (if different from above) _____

Signature/Chief Executive _____



Signature/Emergency Manager/Coordinator: Ron Sigman

Date 11-20-20

Signature/DHSEM Regional Field Manager _____

Date _____



**Emergency Management Program Grant (EMPG)
 Local Emergency Manager Support (LEMS)
 Program Funding Application: Part III (v.082018)**

Staffing Pattern for Calendar Year 2021

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

JURISDICTION: Adams County

1a) Employee Name	2) Classification Specification/Full Position Title	3) Date of Appoint- ment or Date Hired	4) Employee Status- Type of Appointment SEE INSTRUCTIONS
Ron Sigman	Emergency Manager	1/1/2018	Full-time
Michael Bean	Emergency Management Coordinator	8/12/2018	Full-time
Dean Berenbaum	Emergency Management Coordinator	10/28/2019	Full-time

1b) PAID Employee Name	5) Jurisdiction Gross Annual salary (All job titles)	6) Gross Annual Employer- Provided Benefits	7) Total Hours/ Week	8) LEM Hours/ Week	9) Percent LEM Hours/ Week	10) LEMS Eligible Salary	11) LEMS Eligible Benefits
Ron Sigman	\$111,677	\$37,219	40	40	100%	\$111,677	\$37,219
Michael Bean	\$86,308	\$39,161	40	40	100%	\$86,308	\$39,161
Dean Berenbaum	\$79,564	\$36,307	40	40	100%	\$79,564	\$36,307
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
Totals	\$ 277,549.00	\$ 112,687.00				\$277,549	\$112,687

Enter in Slot A On Funding Request	Enter in Slot B On Funding Request
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**Emergency Management Program Grant (EMPG)
 Local Emergency Manager Support (LEMS)
 Program Funding Application: Part III (v.082018)**

Staffing Pattern and Program Funding for Calendar Year 2021

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

JURISDICTION:

Salaries & Benefits		
A	LEMS Eligible Salary (Staffing Report Block 10 Total):	\$277,549
B	LEMS Eligible Benefits (Staffing Report Block 11 Total):	\$112,687
C	Total Salary and Benefits (a+b):	\$ \$390,236
Travel Expenses		
D	Local Travel (mileage, fleet expense, or other):	\$ 19,676.00
E	Out of State Travel:	\$ 3,000.00
F	Conference & Seminars (Registration Fees, Hotels, etc.):	\$ 3,000.00
G	Training (Registration Fees, hotels, etc.):	\$ 3,900.00
H	Per Diem:	\$ -
I	Other (Dues, Certifications and Membership Fees):	\$ 700.00
J	Total Travel Expenses (D+E+F+G+H+I):	\$ \$ 30,276.00
Office Support Expenses (more than \$200 for year)		
K	Office Supplies and Materials:	\$ 8,000.00
L	Equipment Purchase:	
M	Equipment Lease:	\$ 2,208.00
N	Rent, Utilities, etc.:	
O	Printing & Copying:	\$ 500.00
P	Postage:	
Q	Other (Advertising, Cell Phones, Aircards, etc.):	\$ 26,830.00
R	Total Office Support Expenses (K+L+M+N+O+P+Q):	\$ \$ 37,538.00
S	Total Request (C+J+R):	\$ 458,050.00
T	Federal (Eligible for Reimbursement) Amount (One half of S):	\$ 229,025.00



 Jurisdiction Emergency Manager Signature

11-20-20 Date

 Jurisdiction Chief Financial Officer Signature

 Date



COEM Regional Field Manager Signature

Date

COMMUNITY SAFETY & WELL-BEING
Emergency Management (2041)

Account Description	2021 Budget
Salaries Permanent	278,749
Other Salaries & Wages	0
Termination Pay	0
FICA Contribution	17,208
Medicare Taxes	4,024
Workers Compensation	5,495
Dental Insurance	1,011
Disability Compensation	2,248
Life Insurance	335
Medical Insurance	53,284
Retirement	27,755
HSA Contributions	0
Vision Care	127
PERSONNEL TOTAL	390,236

Account Description	2021 Budget
Books	100
Operating Supplies	8,000
Subscrip/Publications	0
Uniforms & Cleaning	330
Mileage Reimbursements	3,000
Travel & Transportation	3,000
Business Meetings	3,000
Fuel, Gas & Oil	200
Health & Safety Materials	5,000
Software and Licensing	0
Minor Equipment	2,000
Other Professional Serv	0

<i>Education & Training</i>	3,900
<i>Membership Dues</i>	700
<i>Maintenance Contracts</i>	12,000
<i>Car Washes</i>	0
<i>Building Repair & Maint</i>	500
<i>Equipment Rental</i>	0
<i>Copier Rental</i>	2,208
<i>Fleet Rental-Depreciation</i>	12,708
<i>Fleet Rental-O&M Charges</i>	3,768
<i>Other Communications</i>	7,400
<i>Telephone</i>	0
<i>Advertising</i>	0
<i>Printing External</i>	500
<i>Reimbursed Expenditures</i>	0
<i>Communication Equipment</i>	0
<i>Office Furniture & Equip</i>	0
OPERATIONS TOTAL	68,314

	2021
Account Description	Budget
<i>Maintenance Contracts</i> 20412101	9,800
PROJECTS TOTAL	9,800

EXPENDITURE TOTAL	468,350
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COLORADO

Division of Homeland Security & Emergency Management

Department of Public Safety

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

Unless otherwise indicated, all fields must be completed in order to be an eligible sub-grant recipient.

Information Field	Field Description	Response
Agency or Jurisdiction DUNS #	DUNS number assigned to your jurisdiction or specifically to your agency	076476373
Parent Organization DUNS number, if applicable	If the Jurisdiction has a DUNS number and the Agency has one as well, insert the Jurisdiction's DUNS here.	N/A
Name of Entity Receiving Award	Jurisdiction or Agency Name to which the DUNS number is assigned	Adams County, Colorado
Location of Entity Receiving Award	Full Street Address of the Recipient Agency	4430 S. Adams County Parkway Brighton, CO 80601
Primary Location of Performance of the Award	Include City, State, Zip Code (must provide 9 digits) and Congressional District	Brighton, CO 80601 CO-007

The Information below is required if **all** the following three conditions are met, otherwise enter "Not Required" in row 1:

1. In the preceding fiscal year, 80% or more of the entity annual gross revenues are from the Federal government; and
2. Those revenues are greater than \$25M annually; and
3. Compensation information is not already available through reporting to the IRS or SEC

Names and Total Compensation of the Five (5) most highly compensated officers

1. Not Required

2.

3.

4.

5.

Signature:

Date: 11-20-20

Agency's Authorized Representative (usually the Grant Administrator or Program Manager or Coordinator)

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

CY21 EMPG
 Targeted Training of EMPG Funded Personnel
 v.082018

EMPG funded personnel shall complete the following training requirements and record completion:

To complete the form, list employees on the Staffing Pattern by name. Place the date of all training certificates received for each employee (mo/year).

Last Name	First Name	ICS-100	IS-200	ICS-700	IS-800	IS 120a	IS 230b	IS 235b	IS 240b	IS 241b
Sigman	Ronald	10/24/07	10/16/06	06/26/07	06/26/07	12/21/10	07/03/07	10/19/07	10/19/07	10/23/07
Bean	Michael	09/20/11	09/28/11	10/27/11	10/27/11	09/05/12	04/11/12	09/05/12	06/26/12	08/23/12
Berenbaum	Dean	11/17/08	01/09/09	01/09/09	01/23/09	01/03/09	02/02/09	08/17/09	08/17/09	08/24/09

Ronald K. Sigman - EMERGENCY MANAGER

EFT DIRECT DEPOSIT AUTHORIZATION FORM



COLORADO
Office of the State Controller
Department of Personnel
& Administration

SECTION I (DEPARTMENT USE) - PAYOR, STATE INFORMATION

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

SECTION II - PAYEE, VENDOR INFORMATION

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

SECTION III - DEPOSITORY FINANCIAL INSTITUTION AND ACCOUNT INFORMATION

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

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

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

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

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

PRINTED NAME _____ TITLE _____
SIGNATURE _____ DATE _____

DIRECT DEPOSIT SIGN-UP FORM

DIRECTIONS

- To sign up for Direct Deposit, the payee is to read the back of this form and fill in the information requested in Sections 1 and 2. Then take or mail this form to the financial institution. The financial institution will verify the information in Sections 1 and 2, and will complete Section 3. The completed form will be returned to the Government agency identified below.
- A separate form must be completed for each type of payment to be sent by Direct Deposit.
- The claim number and type of payment are printed on Government checks. (See the sample check on the back of this form.) This information is also stated on beneficiary/annuitant award letters and other documents from the Government agency.
- Payees must keep the Government agency informed of any address changes in order to receive important information about benefits and to remain qualified for payments.

SECTION 1 (TO BE COMPLETED BY PAYEE)

A NAME OF PAYEE (last, first, middle initial) Adams, County of Treasurer		D TYPE OF DEPOSITOR ACCOUNT <input checked="" type="checkbox"/> CHECKING <input type="checkbox"/> SAVINGS					
ADDRESS (street, route, P.O. Box, APO/FPO) 4430 Adams County Pkwy, Suite C2436		E DEPOSITOR ACCOUNT NUMBER 4 0 4 0 0 9 8 0 1 4					
CITY Brighton	STATE CO	F TYPE OF PAYMENT (Check only one)					
ZIP CODE 80601		<input type="checkbox"/> Social Security <input type="checkbox"/> Fed. Salary/Mil. Civilian Pay <input type="checkbox"/> Supplemental Security Income <input type="checkbox"/> Mil. Active _____ <input type="checkbox"/> Railroad Retirement <input type="checkbox"/> Mil. Retire. _____ <input type="checkbox"/> Civil Service Retirement (OPM) <input type="checkbox"/> Mil. Survivor _____ <input type="checkbox"/> VA Compensation or Pension <input checked="" type="checkbox"/> Other <u>Grant</u> _____ (specify)					
B NAME OF PERSON(S) ENTITLED TO PAYMENT		G THIS BOX FOR ALLOTMENT OF PAYMENT ONLY (if applicable)					
C CLAIM OR PAYROLL ID NUMBER 84-6000732		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">TYPE</th> <th style="width: 50%;">AMOUNT</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		TYPE	AMOUNT		
TYPE	AMOUNT						
PAYEE/JOINT PAYEE CERTIFICATION I certify that I am entitled to the payment identified above, and that I have read and understood the back of this form. In signing this form, I authorize my payment to be sent to the financial institution named below to be deposited to the designated account.		JOINT ACCOUNT HOLDERS' CERTIFICATION (optional) I certify that I have read and understood the back of this form, including the SPECIAL NOTICE TO JOINT ACCOUNT HOLDERS.					
SIGNATURE Sandra K Dean Chief Deputy Treasurer	DATE 09/23/2020	SIGNATURE	DATE				
SIGNATURE	DATE	SIGNATURE	DATE				

SECTION 2 (TO BE COMPLETED BY PAYEE OR FINANCIAL INSTITUTION)

GOVERNMENT AGENCY NAME Internal Revenue Service - Grant Program Office	GOVERNMENT AGENCY ADDRESS 401 W Peachtree St NW, Stop 420-D Atlanta, GA 30308
--	--

SECTION 3 (TO BE COMPLETED BY FINANCIAL INSTITUTION)

NAME AND ADDRESS OF FINANCIAL INSTITUTION Wells Fargo Bank, NA 420 Montgomery Street San Francisco, CA 94104		ROUTING NUMBER 1 0 2 0 0 0 0 7 6		CHECK DIGIT
DEPOSITOR ACCOUNT TITLE Adams County Treasurer - Grant Funds				
FINANCIAL INSTITUTION CERTIFICATION I confirm the identity of the above-named payee(s) and the account number and title. As representative of the above-named financial institution, I certify that the financial institution agrees to receive and deposit the payment identified above in accordance with 31 CFR Parts 240, 209, and 210.				
PRINT OR TYPE REPRESENTATIVE'S NAME Denise M. Rouse	SIGNATURE OF REPRESENTATIVE 	TELEPHONE NUMBER 303-863-6024	DATE 09/23/2020	

Financial institutions should refer to the GREEN BOOK for further instructions.
 THE FINANCIAL INSTITUTION SHOULD MAIL THE COMPLETED FORM TO THE GOVERNMENT AGENCY IDENTIFIED ABOVE.



October 5, 2020

Adams County Colorado
Adams County Treasurer General Account
4430 S Adams County Pkwy Ste C2436
Brighton, CO 80601-8219

To Whom it May Concern:

This letter is to confirm the information we have on file for Adams County Colorado, Adams County Treasurer as of October 5, 2020.

- Account number: 4040098014
- Account type: DDA
- ACH/Check routing number: 102000076
- Wire routing number: 121000248
- SWIFT/BIC code: WFBIUS65
- Bank name and address: Wells Fargo Bank, 420 Montgomery Street, San Francisco, CA 94104

If you have questions, please call me at 980-337-2004, Monday through Friday, 8:00 a.m. to 5:00 p.m. Eastern Time.

Thank you.

A handwritten signature in black ink that reads "Tracy Foxx". The signature is written in a cursive, slightly stylized font.

Tracy Foxx
Client Services Team Lead
Treasury Management

Important notice

This letter is provided to the above referenced customer at their request. Wells Fargo Bank, N.A. ("Wells Fargo", "we", "us") does not represent and warrant that the information provided is complete or accurate, and any errors or omissions in the information shall not be a basis for a claim against us. The information may not disclose the entire relationship between the customer and Wells Fargo. The information is subject to change without notice. This letter does not constitute a guarantee or other credit support of any nature, nor do we accept any duty, responsibility, liability, or obligation to any party that may arise from providing this letter, including any reliance upon the information or for any loss or damage that may result. The customer agrees to indemnify, defend, and hold Wells Fargo harmless from and against any claim resulting from the disclosure and use of the information.

Request for Taxpayer Identification Number and Certification

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

Print or type See Specific Instructions on page 2.	1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. Adams County, Colorado	
	2 Business name/disregarded entity name, if different from above	
	3 Check appropriate box for federal tax classification; check only one of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____ Note. For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input checked="" type="checkbox"/> Other (see instructions) ▶ _____	
	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>	
	5 Address (number, street, and apt. or suite no.) 4430 South Adams County Parkway, Suite C4000A	
	6 City, state, and ZIP code Brighton, CO 80601	
	7 List account number(s) here (optional)	

Part I Taxpayer Identification Number (TIN)																																														
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I Instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> on page 3.																																														
Note. If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.																																														
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="9" style="text-align: center;">Social security number</td> </tr> <tr> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> <td style="width: 20px; height: 20px;"></td> </tr> <tr> <td colspan="9" style="text-align: center;">or</td> </tr> <tr> <td colspan="9" style="text-align: center;">Employer identification number</td> </tr> <tr> <td style="width: 20px; height: 20px; text-align: center;">8</td> <td style="width: 20px; height: 20px; text-align: center;">4</td> <td style="width: 20px; height: 20px; text-align: center;">-</td> <td style="width: 20px; height: 20px; text-align: center;">6</td> <td style="width: 20px; height: 20px; text-align: center;">0</td> <td style="width: 20px; height: 20px; text-align: center;">0</td> <td style="width: 20px; height: 20px; text-align: center;">0</td> <td style="width: 20px; height: 20px; text-align: center;">7</td> <td style="width: 20px; height: 20px; text-align: center;">3</td> </tr> </table>	Social security number																		or									Employer identification number									8	4	-	6	0	0	0	7	3
Social security number																																														
or																																														
Employer identification number																																														
8	4	-	6	0	0	0	7	3																																						

Part II Certification	
Under penalties of perjury, I certify that:	
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and	
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and	
3. I am a U.S. citizen or other U.S. person (defined below); and	
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.	
Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.	

Sign Here	Signature of U.S. person: <i>Ylsin Hagist</i>	Date: <i>6-2-2020</i>
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General Instructions

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

Future developments. Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at www.irs.gov/fw9.

Purpose of Form

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

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-D (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

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

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. source or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting is correct. See What is FATCA reporting? on page 2 for further information.



Human Resources Department

Job Classification Description

Job Title: Emergency Manager (valid January 1, 2021 – December 31, 2021)

Department: Community Safety & Well Being

Primary Responsibility: To reduce the risk of injury, loss of life or damage to property or the environment as a result of natural, technological, or human caused events or action. Ensure basic emergency management functions are fulfilled including incident support operations such as storm tracking/ severe weather coordination, emergency operations planning, incident recovery, damage assessment, shelter and donations management, emergency management/homeland security grant administration, mitigation/prevention support, and agreement/financial management coordination prior to or during incidents.

Examples of Important and Essential Duties:

- Administer the Office of Emergency Management in accordance with and fulfilling all requirements set forth in the County Resolution establishing the Office.
- Provide on-call, all-hazard emergency coordination support to complex or extended incidents that occur in the Adams County locality.
- Keep the Board of County Commissioners and County Manager apprised of the overall readiness of the County to respond to all types of emergencies and provide situational assessments during an emergency or disaster.
- Ensure County compliance with necessary and applicable Federal and State rules, regulations and standards relating to the development of an operational emergency disaster capability and emergency management.
- Act as the strategic planner for the Office including the development of the Office's vision and mission, objectives, goals, and strategies that will ultimately lead to a more prepared and protected County.
- Prepare and sign all materials and documents required for the obtaining of state and/or federal assistance during an emergency or disaster including assumption of duty forms or delegations of authority.
- Maintain a high level of fiscal management over the Office's budget including annual budget requests and preparation.
- Ensure established emergency management IGAs and contacts are fulfilled according to their terms and develop others as needed to perpetuate interagency coordination and cooperation in disaster management.
- As necessary, develop emergency management related Resolutions, Ordinances, and Intergovernmental Agreements.
- Act in good faith on behalf of the County Manager and/or Board of County Commissioners to make emergency or life-saving decisions that could obligate the County Government to financial or other commitments when working with various agencies or governments during a disaster or emergency.
- In coordination with the Sheriff as "Fire Warden" make recommendations to the Board of County Commissioners regarding fire restrictions.
- Manage various aspects of Homeland Security as a part of the "all-hazards" emergency management program including grant processing, regional coordination, and representation.
- Respond on-scene to emergencies as necessary to provide resource support, incident command organizational structure development, and technical advice during multi-agency incidents, countywide impact incidents, mass casualty incidents, or other requested responses.
- Serve as liaison or representative of the Adams County Government on various appointed boards and commissions or other requested assemblies.
- Provide public presentations on emergency management topics.

- Perform other related duties and responsibilities as required

Supervision Exercised:

- Exercises direct technical and functional supervision over clerical, professional, and/or technical staff.
- Supervise and direct the work activities of the Emergency Management staff and other assigned personnel during emergencies.

Knowledge, Skills and Abilities:

- Department Policies and Procedures: Demonstrates a working knowledge of and compliance with all Adams County Government policies, procedures and directives.
- Mental/Emotional Abilities: Applies reason and logic rapidly in a legally correct manner when under physical, emotional and intellectual stress. Comprehends and processes new information quickly and accurately, retains relevant information, remains calm and effectively communicates under pressure and unusual circumstances.
- Physical Skills: Possesses and maintains the ability to operate standard office machines, equipment and utensils. Ability to perform under stress and perform physical demands, such as lifting 40 pounds from a standing position and walking up a steep grade at high elevations for 30 minutes.
- Public Interaction: Able to communicate well with members of the community, law enforcement, fire service and personnel from other agencies.
- Geography Skills: Ability to read, locate areas and interpret geographical features on a map.
- Decision Making Skills: Ability to make quick and effective decisions.
- Reasoning Ability: Ability to recognize, investigate, analyze, and communicate on a wide variety of complex problems with large numbers of stakeholders and recommend effective solutions.
- Verbal Skills: Speaks English clearly and converses effectively with persons of divergent ethnic, cultural and educational backgrounds. Projects voice clearly and forcefully when necessary while under personal stress.
- Vehicle Operation: Operates vehicles during routine and emergency operations under varying road and weather conditions.
- Contacts: This position has daily contact with County department directors, employees of other jurisdictions, the public, and various Local, State and Federal Officials.
- Independent Judgment: Work is performed independently. Incumbent is given broad terms and format, allowing a great amount of latitude and individual judgment, to accomplish goals and achieve desired results.
- Work Environment: Work is generally performed in a typical office setting, however, during emergency situations the environment could be one of a more serious nature such as being exposed to smoke from fires, hazardous materials, natural disaster scenes, or inclement weather.
- Communicate clearly and concisely, both orally and in writing
- Establish, maintain and foster positive and harmonious working relationships with those contacted in the course of work

Requirements:

- **Experience, Education and Training:** A Bachelor's degree in public administration, emergency management or closely related field and five years of related emergency services experience is required. A combination of appropriate education and experience may be considered.
- **License or Certificate:**
 - Ability to obtain and maintain a valid Colorado driver's license is required at time of employment
 - Ability to obtain the Certified Emergency Manager certification
 - Ability to obtain all FEMA required training for Emergency Management Performance Grant
- **Background Check:** Must pass a criminal (CBI) background check
- **Other:**
 - Extensive knowledge of the National Incident Management System, fire service and EMS procedures.
 - Able to pass qualifying exams and background checks.
 - Willingness to work on-call on a rotating basis as required, 24 hours a day, 7 days a week, 365 days a year.

FY 2021 EMPG Program Year:

We certify this job description for our full-time Emergency Manager, Ron Sigman.

Matt Rivera, Director CSWB

Matt Rivera

Ron Sigman, Emergency Manager

R. K. Sigman



Emergency Management Coordinator – D. Berenbaum

Job Title: Emergency Management Coordinator (valid January 1, 2021 – December 31, 2021)
Department: Community Safety & Well Being

PRIMARY RESPONSIBILITY:

Performs a variety of professional and administrative duties for the Adams County Office of Emergency Management related to whole-community planning, organizing, implementing, and coordinating of programs and activities associated with emergency management operations. Primarily responsible for Adams County all-hazards plan development and maintenance in coordination with Regional and State emergency management stakeholders. Creates and sustains a whole-community preparedness program built upon strong partnerships and collaboration to prepare for, respond to, and recover from all-hazards incidents affecting the agencies, jurisdictions, and citizens of Adams County. Reports to the Adams County Emergency Manager.

EXAMPLES OF IMPORTANT AND ESSENTIAL DUTIES:

- Manages a variety of Emergency Management projects and programs having to do with emergency planning, protection, mitigation, response, and recovery.
- Provides updates to the County Emergency Operations Plan, annexes, and appendices and, SOP's for the Emergency Operations Center based on outcomes from the training and exercise program.
- Assists with the development and maintenance of all emergency management plans to include Hazard Mitigation, Recovery, Continuity of Government, and Continuity of Operations plans.
- Assists with the development of the Hazard Identification and Risk Assessment (HIRA).
- Assists in developing, recommending and coordinating the implementation of new procedures for the assigned functions within the EOC
- Develops and defines parameters of projects and programs from general emergency management concepts.
- Organizes, coordinates and collaborates with groups of agency representatives in the development and implementation of projects.
- Monitors program implementation progress and compliance.
- Serves as Coordinator for the Local Emergency Planning Committee (LEPC) as required by state and federal statute and provides outreach, information, and reporting reminders to county Tier II facilities.
- Represents the department at various governmental and professional meetings.
- Compiles and maintains records for reports to local, state, and federal agencies.
- Coordinates, plans, and participates in emergency management training, workshops, and conferences; test and evaluates training exercises.

- Serves in the EOC as required; Assists with the coordination of agency operations and County response to emergency/ crisis incidents as a member of EOC staff.
- Serves as on-call OEM Duty Officer on a rotating basis.
- Assists the Emergency Manager with tactical and strategic planning.
- Performs other related duties and responsibilities as required.

SUPERVISION EXERCISED:

- May direct technical and functional supervision over interns and volunteer staff.
- May serve in capacity of Deputy Emergency Manager, when directed.

KNOWLEDGE, SKILLS, AND ABILITIES:

- Knowledge of local, state, and federal policy, regulations, guidelines, requirements, and laws relevant to assigned duties.
- Knowledge of project and process management.
- Knowledge of emergency support functions as defined in the Adams County Emergency Operations and Recovery Plan (EORP), supporting Annexes, and other local and state plans.
- Knowledge to effectively use personal computers and Microsoft Office software.
- Knowledge of assorted emergency management related computer software applications such as WebEOC, EM Systems, Code Red, etc.
- Ability to communicate clearly and concisely in English, both orally and in writing.
- Ability to identify, analyze, and address problems in a timely and effective manner.
- Ability to establish, maintain, and foster positive and harmonious working relationships with co-workers and others contacted during the course of work.
- Ability to create and deliver training and outreach presentations to large and diverse groups.
- Knowledge of Tier II submittal and reporting process.

REQUIREMENTS:

Experience:

- At least one (1) year of experience in emergency management or closely related field required, but two (2) years preferred.
- Prefer at least one (1) year of experience at a city, county, or state office of emergency management, either during an internship or paid position.
- Experience in coordinating Local Emergency Planning Committee (LEPC) and working with Tier II facilities preferred.

Education and Training:

- Bachelor's degree from an accredited college or university in Emergency Management, Business Administration, Public Administration, or related field.
- An equivalent combination of experience and education may be considered in lieu of a Bachelor's degree.

License or Certificate:

- Possession of, or ability to obtain, a valid Colorado driver's license within two (2) weeks of the hire date.
- Successful completion of the FEMA Professional Development Series within one (1) year of hire.
- Successful completion of all courses under FEMA's Emergency Management Performance Grant program within one (1) year of hire.
- Desirable to complete the FEMA Advanced Professional Development Series and the Colorado Emergency Management Academy within 2 years of hire.

- Desirable to obtain the Colorado Certified Emergency Manager certification within 3 years of hire.

Background Check: Must pass a criminal background check.

SPECIAL REQUIREMENTS:

- Ability to work in stressful situations.
- Ability to be on-call seven days a week / twenty-four hours per day in order to respond to emergencies, as required.
- Ability to work normal business hours, Monday through Friday, and some nights and weekends, as required.

FY 2021 EMPG Program Year:

We certify this job description for our full-time Emergency Management Coordinator, Dean Berenbaum.

Ron Sigman, Emergency Manager

R. K. Sigman

Dean Berenbaum

Dean Berenbaum



Emergency Management Coordinator – M. Bean

Job Title: Emergency Management Coordinator (valid January 1, 2021 – December 31, 2021)
Department: Community Safety & Well Being

PRIMARY RESPONSIBILITY:

Performs a variety of professional and administrative duties for the Adams County Office of Emergency Management related to whole-community planning, organizing, implementing, and coordinating of programs and activities associated with emergency management operations. Primarily responsible for Adams County all-hazards plan development and maintenance in coordination with Regional and State emergency management stakeholders. Creates and sustains a whole-community preparedness program built upon strong partnerships and collaboration to prepare for, respond to, and recover from all-hazards incidents affecting the agencies, jurisdictions, and citizens of Adams County. Reports to the Adams County Emergency Manager.

EXAMPLES OF IMPORTANT AND ESSENTIAL DUTIES:

- Manages a variety of Emergency Management projects and programs having to do with emergency planning, protection, mitigation, response, and recovery.
- Provides updates to the County Emergency Operations Plan, annexes, and appendices and, SOP's for the Emergency Operations Center based on outcomes from the training and exercise program.
- Assists with the development and maintenance of all emergency management plans to include Hazard Mitigation, Recovery, Continuity of Government, and Continuity of Operations plans.
- Assists with the development of the Hazard Identification and Risk Assessment (HIRA).
- Assists in developing, recommending and coordinating the implementation of new procedures for the assigned functions within the EOC
- Develops and defines parameters of projects and programs from general emergency management concepts.
- Organizes, coordinates and collaborates with groups of agency representatives in the development and implementation of projects.
- Monitors program implementation progress and compliance.
- Serves as Coordinator for the Local Emergency Planning Committee (LEPC) as required by state and federal statute and provides outreach, information, and reporting reminders to county Tier II facilities.
- Represents the department at various governmental and professional meetings.
- Compiles and maintains records for reports to local, state, and federal agencies.
- Coordinates, plans, and participates in emergency management training, workshops, and conferences; test and evaluates training exercises.
- Serves in the EOC as required; Assists with the coordination of agency operations and County response to emergency/ crisis incidents as a member of EOC staff.
- Serves as on-call OEM Duty Officer on a rotating basis.

- Assists the Emergency Manager with tactical and strategic planning.
- Performs other related duties and responsibilities as required.

SUPERVISION EXERCISED:

- May direct technical and functional supervision over interns and volunteer staff.
- May serve in capacity of Deputy Emergency Manager, when directed.

KNOWLEDGE, SKILLS, AND ABILITIES:

- Knowledge of local, state, and federal policy, regulations, guidelines, requirements, and laws relevant to assigned duties.
- Knowledge of project and process management.
- Knowledge of emergency support functions as defined in the Adams County Emergency Operations and Recovery Plan (EORP), supporting Annexes, and other local and state plans.
- Knowledge to effectively use personal computers and Microsoft Office software.
- Knowledge of assorted emergency management related computer software applications such as WebEOC, EM Systems, Code Red, etc.
- Ability to communicate clearly and concisely in English, both orally and in writing.
- Ability to identify, analyze, and address problems in a timely and effective manner.
- Ability to establish, maintain, and foster positive and harmonious working relationships with co-workers and others contacted during the course of work.
- Ability to create and deliver training and outreach presentations to large and diverse groups.
- Knowledge of Tier II submittal and reporting process.

REQUIREMENTS:

Experience:

- At least one (1) year of experience in emergency management or closely related field required, but two (2) years preferred.
- Prefer at least one (1) year of experience at a city, county, or state office of emergency management, either during an internship or paid position.
- Experience in coordinating Local Emergency Planning Committee (LEPC) and working with Tier II facilities preferred.

Education and Training:

- Bachelor's degree from an accredited college or university in Emergency Management, Business Administration, Public Administration, or related field.
- An equivalent combination of experience and education may be considered in lieu of a Bachelor's degree.

License or Certificate:

- Possession of, or ability to obtain, a valid Colorado driver's license within two (2) weeks of the hire date.
- Successful completion of the FEMA Professional Development Series within one (1) year of hire.
- Successful completion of all courses under FEMA's Emergency Management Performance Grant program within one (1) year of hire.
- Desirable to complete the FEMA Advanced Professional Development Series and the Colorado Emergency Management Academy within 2 years of hire.
- Desirable to obtain the Colorado Certified Emergency Manager certification within 3 years of hire.

Background Check: Must pass a criminal background check.

SPECIAL REQUIREMENTS:

- Ability to work in stressful situations.
- Ability to be on-call seven days a week / twenty-four hours per day in order to respond to emergencies, as required.
- Ability to work normal business hours, Monday through Friday, and some nights and weekends, as required.

FY 2021 EMPG Program Year:

We certify this job description for our full-time Emergency Management Coordinator, Michael Bean

Ron Sigman, Emergency Manager

R. K. Sigman

Michael Bean

M. Bean



COLORADO

Division of Homeland Security & Emergency Management

Department of Public Safety

2021

Emergency Management Performance Grant (EMPG) Local Emergency Management Support (LEMS)

**Program Guidance
and
Application Kit**

Foreword: Message from the Division and Emergency Management Director

County, Tribal and Municipal partners,

Enclosed please find guidance and the application kit for the 2021 Emergency Management Performance Grant (EMPG), Local Emergency Management Support (LEMS) program. The deadline for returning completed applications to your Colorado Division of Homeland Security and Emergency Management (DHSEM) Regional Field Manager (RFM) with signatures is **January 15th, 2021**

EMPG is the primary source of Federal funding directed to State, Local and Tribal governments to support all-hazard emergency management programs through personnel, planning, training and exercises. Program objectives for each applicant jurisdiction include the capability to perform crisis and consequence management tasks as indicated in the Emergency Management Functions (EMF) at the Type IV level for 24 to 72 hours. Nationally, approximately half of EMPG funding to states is passed through to local and tribal jurisdictions. EMPG funds retained at the State level are also used to support Local and Tribal programs through activities including state-sponsored training and conferences, maintenance of field offices and staff, provision of tools such as WebEOC, and staff that provide technical assistance focused on planning, resource management, alert and warning, response coordination, hazard mitigation, public education, community recovery, interoperable communications and exercises.

On May 11th, 2020 the Homeland Security Advisory Committee voted and approved a new funding formula that will impact future allocations of the EMPG grant awards beginning with the 2022 EMPG grant application. In addition, changes to grant eligibility will also be implemented. During the 2021 grant application cycle, the Regional Field Managers will be working with EMPG eligible jurisdictions to ensure work plans incorporate the necessary requirements to ensure eligibility for 2022.

In 2021, each jurisdiction should plan to receive a Small Dollar Grant Award (SDGA) for approximately the same amount as their 2020 contract award, barring any unforeseen changes in funding at the Federal level. Changes to the EMPG funding allocations to local jurisdictions will occur in the FY 2022 grant cycle. In order to be eligible to receive reimbursement for the full award, each jurisdiction must perform the base program requirements and items in the work plan selected from Table 2, Elective Planning Options. Requirements are listed on Table 1, Base Program. DHSEM RFMs will meet with you during the 2021 application process and discuss your program needs, develop an appropriate work plan, and potential funding implications for the 2021 and 2022 grant years.

Please note that up to 75% of your total grant award is available for completing the base requirements, reference Table 1 or Base Program. The base allocation percentages are identified in the guidance for reference on how each requirement is valued.


During 2021, the program will select items for the work plan from Table 2, Elective Planning Options. These projects must be completed or have measureable progress in order to receive reimbursement for the remaining 25% of the award.

The state has an appeals process for jurisdictions who disagree with any final ruling of the EMPG Program Manager on work plan progress. The first level appeal is to the DHSEM Office of Emergency Management (OEM) Director; the final appeal level is to the DHSEM Division Director. The local agency administrator/lead and the Emergency Manager must participate in the appeals process.


We believe this funding formula will provide local governments the flexibility to focus on local priorities while meeting State and Federal grant requirements. In addition, this funding allocation model will enable Emergency Managers to better serve the citizens of Colorado through the development of critical capabilities. The RFMs will send a letter to each program which did not fully complete or demonstrate measurable progress on projects from their 2021 EMPG Work Plan. This letter will identify where the program could be at risk of losing funding in 2021.

Unexpended funds will be de-obligated 90 days after the contract period. The State may use these funds for special or alternative projects during the final nine months of the performance period. The Federal Emergency Management Agency (FEMA) has informed States that Federal guidance for the 2021 EMPG program will continue to emphasize the "Whole Community" emergency management philosophy; encouraging State, Local and Tribal organizations to undertake activities that further support objectives for comprehensive planning, training, exercising, and assessment of hazards, risks and capabilities. The 2021 work plan template is based on the Emergency Management Function (EMF) format and is consistent with the 2020 program.

We value our strong relationships with local and tribal partners in Colorado and look forward to working collaboratively to strengthen program capabilities. If you have questions or concerns, please don't hesitate to contact us or members of the OEM staff involved in EMPG management, including Trevor Denney, EMPG Program Manager (trevor.denney@state.co.us) or your RFM.


Digitally signed by Kevin R. Klein
DN: cn=Kevin R. Klein, o=Colorado
Division of Homeland Security and
Emergency Management,
ou=Director,
email=kevin.klein@state.co.us, c=US
Date: 2020.09.15 09:57:24 -06'00'

Kevin R. Klein
Division Director


Digitally signed by Michael J Willis
DN: cn=Michael J Willis, o=OEM,
ou=DHSEM,
email=mike.willis@state.co.us, c=US
Date: 2020.09.15 09:20:36 -06'00'

Michael J. Willis
Emergency Management Director

2021 EMPG-LEMS Guidance and Application Kit

Table of Contents

EMPG-LEMS Program Guidance:

Statutory Requirements
Purpose of EMPG-LEMS Program
Delayed Nature of EMPG Funding
Program Funding Award and Reimbursement
References for EMPG Program Administration
Emergency Management Functions (EMFs)
Incorporating Emergency Management Accreditation Program Standards
Supporting National Preparedness Initiatives
Program Requirements
Program and Financial Monitoring
Quarterly Reports and Reimbursement Requests
Reporting Schedule
Electronic/Digital Signatures
Application Guidelines

In order to apply for FFY 2021 EMPG-LEMS funds, the applicant must complete all items listed in the application checklist and return with signatures by **January 15th, 2021** to your **DHSEM RFM**.

Please plan to submit new W-9 and Electronic Funds Transfer (EFT) form yearly or with a memorandum stating the information on the W-9 is still valid.

The forms that make up the Application are provided as separate, individual files.

Application Checklist:

- i. Part I, 2021 EMPG-LEMS Grant Activities/Work Plan Template
- ii. Part II, Jurisdiction Information and Signatures
- iii. Part III, Staffing Pattern and Funding Request
- iv. Current Position Descriptions
- v. Completed Federal Funding Accountability and Transparency Act (FFATA)
- vi. W-9 and Electronic Funds Transfer (EFT)

Additional Forms:

2021 Colorado Emergency Operations Plan Review Tool
2021 Exercise and Actual Event Reporting System

EMPG-LEMS Program Guidance

Statutory Requirement

According to the Colorado Disaster Emergency Act (Title 24, Article 33.5, Part 7 section 707), the Mayor, Chair of the Board of County Commissioners, or other principal Executive Officer of each county in the state or any city designated by the Governor to have an emergency management agency is required to; (1) notify the Colorado Division of Homeland Security and Emergency Management (DHSEM) of the manner in which the political subdivision is providing or securing disaster planning and emergency services, (2) prepare and maintain a current disaster emergency plan, (3) identify the person who heads the agency from which services are obtained, and (4) furnish additional information relating to program activities as requested by DHSEM.

To satisfy this statutory requirement, Counties and designated Municipalities shall complete Part II of the EMPG-LEMS Application Kit. Part II requires signature by the Mayor, Chairman of the Board of County Commissioners or other Chief Executive Official as designated by the jurisdiction. Completion of Part II alone does not constitute a request for EMPG-LEMS funding support. Applicants for FFY 2021 EMPG-LEMS funds must submit a complete application package

The Colorado Disaster Emergency Act, C.R.S 24-33.5-705(3), requires the Colorado Office of Emergency Management (OEM) to take part in the development and revision of local and inter-jurisdictional disaster plans; consult with political subdivisions and disaster agencies regarding the status of their disaster plans and make field examinations.

Purpose of EMPG-LEMS Program

The purpose of the Emergency Management Performance Grant program is to assist in the development of comprehensive, risk-based, all-hazard emergency management programs at the State, Local, and Tribal government levels and to improve emergency preparedness through integrated planning, training and exercising while addressing prevention, protection, mitigation, response, and recovery capabilities. EMPG funds are authorized by Congress on an annual basis and passed to the States through the Federal Emergency Management Agency (FEMA). These EMPG-LEMS funds are intended to reimburse programs for up to 50 percent of local/tribal costs for staff, travel, training, office maintenance, Emergency Operations Center (EOC) enhancements and other eligible costs. Common uses of the funds are to support activities in the areas of emergency management personnel, planning, training, exercises and public education. EMPG-LEMS funding may not be utilized for response operations.

Delayed Nature of EMPG Funding

As a result of the Federal budget cycle, the annual allocation of funds to States does not typically occur until the third quarter of the federal fiscal year which begins on October 01 of each year (well after local government budgets have been approved). Most local partners have become accustomed to this staggered schedule and, like the state, have adapted by using general funds to cover the first

half of the federal fiscal year until federal funds are available to cover costs over the final two quarters. While a reduction in future allocations cannot be ruled out, EMPG has strong, broad-based support both in Washington and nationwide, and will continue to be the primary program for sustaining State, Local, and Tribal emergency management programs in the foreseeable future. This grant is made available to local programs on a calendar year basis. The grant period is January 01 through December 31, 2021.

New Equipment Rule effective August 14, 2020

Note a new Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services (Interim) (please see page 6 for the link for the document).

Program Funding Award and Reimbursement

Subrecipients for 2021 EMPG-LEMS grant awards may receive funding based upon their 2020 allocation. Reimbursement will be via a two tier funding model. Each subrecipient will receive reimbursement for up to 75% of their annual award for completion of the minimum base program requirements and State supported initiatives. The other 25% will be reimbursed based on progress towards completion of work plan products submitted to and approved by RFMs assigned to the 10 service areas from the Colorado Division of Homeland Security and Emergency Management, Office of Emergency Management.

- Base funding allocation (75%)

To be eligible to receive the base portion of the grant, each Subrecipient must complete the minimum program requirements as included in the Planned Activities template (work plan) located with supplemental documents of this guidance. Additionally, each jurisdiction shall submit the job description of the individual(s) responsible for emergency management program development and maintenance. This document shall indicate that it is valid January 01, 2021 through December 31, 2021 and specify responsibility for maintenance of the emergency management program.

- Performance allocation reimbursement (25%)

The remaining 25% of a sub-recipient's reimbursement will be dependent on submission and approval of products that meet recognized standards, criteria and guidance. Table 2 Elective Planning Options, identifies the products and applicable evaluation criteria. Emergency Managers may pick from a selection of the elective items that best meets the needs of their planning efforts in support of their program. EMPG reimbursement cannot exceed 100% of the contract award amount. As part of the application process, the applicant will pick the product (s) it wants to work on from Table 2. Program priorities not included in Table 2 may be negotiated with the RFM for work plan approval individually or by Region. The base funding, plus the elective product/activity selected from Table 2, will equate to 100% contract funding. The RFM will provide technical assistance and guidance regarding all work plan products as requested.

References for EMPG Program Administration

The Emergency Management Standard published by the Emergency Management Accreditation Program (EMAP EM-5-2019) establishes standards and performance criteria for Emergency Management programs. The Emergency Management Standard defines an Emergency Management Program as a system that “encompasses all organizations, agencies, departments, and individuals having responsibilities” in management and coordination, prevention, mitigation, preparedness, response and recovery activities for the jurisdiction.

<https://emap.org/index.php/what-is-emap/the-emergency-management-standard>

The Catalog of Federal Domestic Assistance (CFDA) number for the EMPG is **97.042**. FEMA-funded activities through the EMPG must meet the requirements of 2 CFR 200, Uniform Administrative Requirements for Grants and Cooperative Agreements to State and Local Governments, also known as “Uniform Guidance”.

<http://www.ecfr.gov/cgi-bin/text-idx?node=2:1.1.2.2.1>

All costs, including personnel costs must comply with 2 CFR, Cost Principles, Subpart E 200.400 through 200.475. Allowable equipment categories are listed on the web-based version of the Authorized Equipment List (AEL), which is sponsored by FEMA at

<https://www.fema.gov/authorized-equipment-list>

Additional references concerning Administrative and Audit requirements are cited below.

Special Considerations for Institutions of Higher Education – 2 CFR, Subpart E, 200.418 through 200.419

Non-Profit Organizations Exempted from Subpart E – Cost Principles - 2 CFR, Appendix VIII to Part 200

Audit Requirements – 2 CFR, Subpart F – 200.500 through 200.521

“Debarment and Suspension” - 2 CFR part 180 (2 CFR 200.213)

“Government wide Requirements for Drug-Free Workplace (Grants)” - 2 CFR part 182

"New Restrictions on Lobbying" - 2 CFR 200.450

“Prohibitions on Expending FEMA Award Funds for Covered Telecommunications Equipment or Services (Interim)”

https://www.sdao.com/files/7714e3d23/Memo_Prohibition+on+Covered+Services+and+Equipment_GPD+Approved.pdf

§200.430 Compensation—personal services.

<https://www.govinfo.gov/content/pkg/CFR-2018-title2-vol1/pdf/CFR-2018-title2-vol1-sec200-430.pdf>

For the 2021 grant, all EMPG program will be required to submit:

- (1) Certified time card for 100% EMPG funded staff or signed Job Description with a proof of payment.
 - a. Print out from the accounting system (i.e. General Ledger)
 - b. Print out from the payroll system
- (2) All other backup documents will be required and proof of payment
 - a. Invoice
 - b. Print out from the accounting system (i.e. General Ledger)

Emergency Management Functions (EMFs)

Planned activities identified in local and tribal work plans should be based on the 15 Emergency Management Functions (EMFs) identified in this guidance. The 15 EMFs provide program elements or activities for strategic planning and for measuring local/tribal emergency management program progress and effectiveness. The EMF standards have been traditionally utilized by the State, are derived from FEMA guidance documents and the Emergency Management Standard as defined through the Emergency Management Accreditation Program (EMAP), and are consistent with National Fire Protection Association (NFPA) 1600 standards. The Colorado Division of Homeland Security and Emergency Management utilizes these EMF standards as categories for its annual EMPG state work plan and quarterly state work plan reporting to FEMA.

Program Capability	Emergency Management Function (EMF)	Key Activities
Program Management	EMF-1: Finance & Administration	Budget preparation, grant administration, LEMS application, expense tracking, quarterly reimbursement requests, quarterly performance reports (work plan), equipment inventory and monitoring
	EMF-2: Laws & Authorities	Ordinances, resolutions, emergency declarations, EMAP accreditation, compliance with laws and regulations
Hazard Mitigation	EMF-3: Risk Assessment	Development/upgrade of local/tribal THIRA (Threat and Hazard Risk Identification and Assessment), development of corresponding risk management strategies
	EMF-4: Hazard Mitigation Plans & Projects	Development of local/tribal hazard mitigation plans, implementation of hazard mitigation projects, coordination of Environmental and Historic Preservation (EHP) reviews
Plans	EMF-5: Emergency Operations Plans	Development/upgrades/revisions of local/tribal emergency operations plans (EOPs) in accordance with CPG-101, Version 2.0, fostering partnerships with EOP stakeholder agencies and organizations

	EMF-6: Recovery Plans	Development/upgrades/revisions of local/tribal recovery plans, fostering partnerships with recovery stakeholder agencies and organizations
Preparedness	EMF -7: Training	NIMS training delivery, professional development for staff, development of Training & Exercise Plans (TEPs)
	EMF-8: Exercises	Participation in exercises as "Sponsoring" and/or "Participating" agencies
Operations	EMF-9: Incident Management	EOC management, Continuity of Operations (COOP), multi-agency coordination, support of incident command operations
	EMF-10: Communications	Activities supporting interoperability, including cooperative planning, equipment tests, drills, radio checks, purchases, etc.
	EMF-11: Operations Procedures	Development/maintenance of systems (Web EOC), processes (resource order process), capabilities (EOC management training), and Plans (COOP) to support incident operations.
	EMF-12: Mutual Aid	Maintenance of local, interagency, regional and statewide intergovernmental agreements
Logistics	EMF-13: Resource Management	Development/maintenance of local resource mobilization plans and processes, including database management systems, inventory, financial controls and relevant forms.
	EMF-14: Facilities Management	Monitoring & maintenance of EOC/Alternate EOC facilities and equipment.
Public Information	EMF-15: Crisis Communication, Public Information and Education	Development/maintenance of Joint Information System (JIS) protocols and procedures, web page management, and procedures for utilizing social media. Development and maintenance of local Alert and Warning Plans and procedures.

Supporting National Preparedness Initiatives

In addition to enhancing comprehensive all-hazards emergency management capabilities, EMPG funds provide an opportunity to support state and national homeland security strategies and strengthen national preparedness. Presidential Policy Directive 8: National Preparedness (PPD-8), signed on March 30, 2011, describes the Nation's approach and preparation efforts for the threats and hazards that pose the greatest risk to the security of the United States.

The EMPG Program plays an important role in the implementation of Presidential Policy Directive 8 (PPD-8) by supporting the development and sustainment of "core capabilities". The core capabilities represent an evolution from the Target Capabilities List (TCL). EMPG guidance requires States and local/tribal partners to tie EMPG activities more closely to enhancing core capabilities. DHSEM has determined that, for FFY 2021, LEMS participants will fulfill the obligation to support core capabilities by meeting the FFY 2021 Program Requirements below. Files and information on PPD-8 and core capabilities can be found at <http://www.fema.gov/ppd8>.

Program Requirements

Jurisdictions receiving EMPG-LEMS program funds are required to work toward completion in current or multiyear program cycle as supported by RFMs of all tasks and planned activities identified, submitted and approved in their annual work plan. Applicants for 2021 EMPG-LEMS support must conform to the program requirements as follows:

1. Development and maintenance of a formally adopted current Emergency Operations Plan; and a Local alert and warning plan. (Federal and State requirement, base requirement equates to 25% of the 75% base allocation)

CRS 24-33.5, §§ 707 requires all Colorado Counties to have a current Emergency Operations Plan (EOP) which serves the entire County. All EMPG program recipients and subrecipients must implement, maintain, and revise as necessary a jurisdiction-wide all hazard EOP that is consistent with CPG-101 v.2 (November 2010), which serves as the foundation for State, Local and Tribal emergency planning. CPG-101 v.2 can be found at: <https://www.fema.gov/sites/default/files/2020-07/developing-maintaining-emergency-operations-plans.pdf>

Subrecipients are required to submit new and revised EOP elements to their RFMs in order to be eligible for FFY 2021 EMPG Program funds (FEMA required). In order to fulfill this statutory requirement, for program year 2021, all EMPG funded jurisdictions will complete the 2021 Colorado EOP Review Tool no later than March 31st, 2021. Measures contained in the review tool are derived from Federal guidance to include: The National Preparedness Goal as amended and revised, Core Capabilities as amended and revised, and the Federal Emergency Management Agency CPG-101 and CPG-201 as amended and revised. EMPG funded jurisdictions will demonstrate satisfactory submission of the measures by noting the page and section in their plan where each measure is contained with the provided review tool.

2. Development of critical components in support of resource management processes and planning. (State requirement, base requirement equates to 15% of the 75% base allocation)

In order to meet the requirements of the Colorado Disaster Emergency Act CRS 24-33.5, §§ 707, a Colorado priority for the 2021 EMPG program is the development and implementation of identified critical resource management components aimed at aiding in response and development of a comprehensive resource mobilization plan(s). These systems will include a management plan for jurisdictionally-owned resources, mutual aid resources, private and public sector resources, non-governmental and volunteer resources, and the policies and procedures for each. For the 2021 grant year, Colorado DHSEM requires local and tribal jurisdictions to focus on the following specific measurable outcomes:

- i. Develop and maintain a system for maintaining, mobilizing, and tracking of local resources.
- ii. Annual meeting with the jurisdiction's mutual aid partners to review and validate mutual aid terms and agreements, and build understandings around mobilization.
- iii. Submit a plan for the integration of Local ordering processes into State ordering system(s).

3. Conduct at least two local "whole community" stakeholder/partner meetings with the agencies who represent the capabilities in the jurisdiction. (State requirement, base requirement equates to 5% of the 75% base allocation)

These are the agencies who are required to establish and implement processes and procedures for consequence management during disaster emergencies. Whole Community stakeholder/partners include: law enforcement, fire, emergency medical service, public works, health and medical, behavioral health, mass care (human services, Red Cross, VOAD), school districts, public utilities, public information, and other relevant stakeholders. These agencies and entities constitute your partners during an Emergency Operations Center and/or Incident Management Team activation for any significant incident response. Working with RFMs in preparation of an agenda for these meetings is encouraged. The agenda should address emergency management planning, operations, as well as processes and procedures. Maintain a sign in sheet and a record of discussion items and/or issues.

4. Development and maintenance of a Multi-Year Training and Exercise Plan (MYTEP) (Federal and State requirement, base requirement equates to 10% of the 75% base allocation)

All Subrecipients are required to develop a MYTEP updated annually that incorporates and addresses identified capability gaps or sustainment of capabilities identified in the Subrecipient's THIRA or Colorado Emergency Preparedness Assessment (CEPA). Subrecipients must use the DHSEM State MYTEP template and submit the MYTEP to the DHSEM by October 30th, 2021. Participation in a regional MYTEP will meet this requirement with pre-approval of the Regional Field Manager.

5. All EMPG program funded personnel (State/Tribal/Local) must participate in at least three exercises in a 12-month period. (Federal requirement, base requirement 15% of the 75% base allocations)

- i. Sponsor at least one exercise (tabletop, functional or full scale) which demonstrates the emergency management functions of situational assessment, resource management, alert and warning, and public information within the Local Emergency Operations Center (EOC) or equivalent support location.
- ii. Participate in another jurisdiction's exercise in an Emergency Management capacity.

- iii. Conduct a resource management drill with EOC personnel, local resource management personnel from jurisdictional agencies, and your DHSEM RFM. The drill will document the capability to use the resource management process and tools including State ordering integration.

EMPG jurisdictions must submit an After Action Report (AAR) and an Improvement Plan (IP) to their RFM for the exercise they sponsor. Real events and actual incidents are allowable substitutes for exercise participation, but will have the same requirement for an AAR and IP to be submitted.

6. Targeted Training of EMPG-Funded Personnel. (Federal requirement, base requirement equates to 5% of the 75% base allocation)

All EMPG program funded personnel (State/Local/Tribal) must complete the following National Incident Management System (NIMS) training courses and record proof of completion by providing certificate copies to the RFM: IS 100c; IS 200b; IS 700b; and IS 800c; FEMA Professional Development Series: IS 120.c; IS 230.d; IS 235.c; IS 240.b; IS 241.b; IS 242.b; and IS 244.b. Submission of a list of EMPG program funded personnel along with the training completed will be included in quarterly performance reports. EM Staff personnel with no role in program activations only need IS 100, 200, 700 and 800.

7. Timely Submission of Application, Quarterly Reports and Quarterly Requests for Reimbursement. (Federal and State requirement, base requirement with no percentage assigned, all reimbursement contingent upon completion)

All EMPG-LEMS applicants are responsible for submitting a complete application package and four quarterly progress reports and requests for reimbursement in a timely manner. A complete application package includes:

- i. Part I, FFY 2021 EMPG-LEMS Grant Activities/Work Plan Template
- ii. Part II, Jurisdiction Information and Signatures
- iii. Part III, Staffing Pattern and Funding Request (*Note: Please remember to complete both the staffing pattern and budget tabs*)
- iv. Current position description for all personnel that are listed on the Staffing Pattern. This document must include the emergency manager and related responsibilities for each employee claimed under EMPG (if there are no changes from the previous year, then there is no need to submit a copy of an employee's job description).
- v. Completed Federal Funding Accountability and Transparency Act (FFATA) form (required for all federal grant programs except American Recovery and Reinvestment Act grants).
- vi. W9 and Electronic Funds Transfer (EFT)

8. Beginning in calendar year 2021, DHSEM is requiring all EMPG subrecipients to participate in the National Cyber Security Review (NCSR) to be eligible for EMPG

funding. Any subrecipients not participating in the 2021 NCSR will not be eligible for funding in the FY22 process. The NCSR opens for reporting annually beginning on **October 1st, 2020.**

The hard deadline to complete the NCSR is **December 31st, 2021.** DHSEM requires that the completed survey be emailed to Esther.son@state.co.us, when finished for evidence of completion and eligibility for 2021 funding.

NCSR registration: <https://www.cisecurity.org/ms-isac/services/ncsr/>

The NCSR is a no-cost, anonymous, annual self-assessment, designed to measure gaps and capabilities of state, local, tribal and territorial (SLTT) governments' cybersecurity programs. Based on the National Institute of Standards and Technology Cybersecurity Framework (NISTCSF), the Department of Homeland Security (DHS) and the Multi-State Information Sharing and Analysis Center® (MS-ISAC®) sponsors the NCSR.

DHS uses the results of the NCSR to deliver a bi-yearly, anonymous summary report to Congress, providing a broad picture of cybersecurity maturity across the SLTT communities.

The NCSR aligns to the National Institute of Standards and Technology (NIST) Cybersecurity Framework (CSF). The CSF provides a common language for understanding, managing, and expressing cybersecurity risk, and used to help identify and prioritize actions for reducing cybersecurity risk, and align policy, business, and technological approaches to managing risk. Learn more here: <https://www.nist.gov/cyberframework/framework>.

Program and Financial Monitoring

Per Federal grant guidance, DHSEM has implemented a formal monitoring process that will be conducted with each subrecipient at least every two (2) years. The schedule and monitoring visit process will be coordinated through the Subrecipient monitoring team and RFM. The monitoring program is intended to ensure that all Subrecipients are performing and administering the EMPG Grant in compliance with all of the required federal and DHSEM grant terms and conditions, and have the proper financial and programmatic documentation in the grant files ready for future Federal audits. Given recent requests to the State for substantiating documentation of match funding, applicants can expect greater scrutiny of grant match documentation during monitoring visits.

Quarterly Reports and Reimbursement Requests

Quarterly Part I Progress Reports must be submitted to your DHSEM RFM 10 days following the end of each quarter. The timely submission of quarterly progress reports and products is a requirement for approval of quarterly requests for reimbursement. If an extension is needed, a written request to your DHSEM RFM must be made before the deadline. RFMs will then have an additional 10 days to report the regional information to DHSEM for the State report.

Quarterly reports should identify the status of each activity planned for that quarter:
Completed/accomplished, in-process, postponed/canceled, or not completed or not accomplished.

Please indicate a reason when activities are postponed, canceled or not completed. For reporting purposes, please include dates and identify scenario and type of exercises conducted. Also identify specific plans/annexes or updates to EOPs or other plans. See final for bullets

Quarterly Requests for Reimbursement and supporting financial reports must be submitted to your DHSEM RFM 30 days following the end of each quarter

All EMPG programs will be required to submit a certified time card for all EMPG funded staff regardless of claimed percentage. Programs will also be required to submit a copy of the general ledger for each quarter.

Reporting Schedule

Local Jurisdiction Reporting Schedule			
Quarter	Reporting Period	Report Due Date	Claim Due Date
1	01/01/21 – 03/31/21	04/10/21	4/30/21
2	04/01/21 – 06/30/21	07/10/21	7/31/21
3	07/01/21 – 09/30/21	10/10/21	10/31/21
4	10/01/21 – 12/31/21	1/10/22	1/31/22
DHSEM Field Manager Reporting Schedule			
Quarter	Reporting Period	Roll up Report Due Date	
1	01/01/21 – 03/31/21	04/20/21	
2	04/01/21 – 06/30/21	07/20/21	
3	07/01/21 – 09/30/21	10/20/21	
4	10/01/21 – 12/31/21	01/20/22	

Electronic/Digital Signatures

Electronic/digital signatures will be accepted on the 2021 EMPG application.

Signatures should be readable by the Adobe Reader program and must be created by the signer and show a verified/unchanged status when the form arrives via email to the DHSEM RFM. The Chief Financial Officer (CFO) is still the primary person expected to affix their signature to the quarterly reimbursement request/financial report, as they are certifying that the expenses shown on the report are eligible for the EMPG program and the DHSEM LEMS award under the EMPG program and

match the jurisdiction's General Ledger reports for the period. Any variance from the general ledger report should be noted and explained either on the report itself or in documentation maintained by the sub-recipient. The CFO or the Governing Body (Board of County Commissioners), City Council, Tribal Council may delegate the reimbursement signing authority to the authorized designee if they so choose. This delegation must be in writing and submitted to the OEM DHSEM by email, or regular mail before an alternate signature can be accepted.

Table 1 – Base Program Requirements

Note: Mandatory requirements are weight valued at 75%

Multi-agency and multi-jurisdictional relationships (MAC Group (MACG) established and maintained). NOTE: A MACG is made up of agency representatives with authority to commit agency resources.	NIMS 2018 pg. 40 CPG101: Pages 1-2 to 1-4/ 4-3 & 4-6 NFPA: Std. 4.1.1 to 4.3.3 EMAP: Std. 3.3 to 3.3.2
Training and Exercise Plan (TEP)	EMAP 4:9 to 4.10.3
Exercise Participation: Evaluator/controller: one exercise Role in exercise play: two exercises NOTE: Exercise actor does not count as participation. Program requirement Exercise Sponsor	Homeland Security Exercise and Evaluation Program (HSEEP) NFPA: Std. 8.1.1 to 8.5.1 EMAP Std. 4.10 to 4.10.3
FEMA Training	National Planning Framework
Emergency Operations Plan (EOP)	CPG 101 v. 2.0 2010 EMAP 4.4 to 4.4.9
Resource Management Components	C.R.S. 24-33.5-705.4 (1)(a) EMAP 4.6 to 4.6.6 NIMS 2017 pg. 40 NFPA 1600 5.4.1 to 5.5.4
National Incident Management System (NIMS)	EMAP 4.5 to 4.5.7 NIMS Presidential Policy Directive 8 / PPD8: National Preparedness

Table 2 – Elective Planning Options

Note: Elective planning options approved in conjunction with the regions Field Manager and are weight valued at 25%

Finance (procedures established)	CPG101: Pages 3-14 & C-10 NFPA: Std. 4.6.1 to 4.7.2 EMAP: Std. 3.4 to 3.4.3
Threat and Hazard Identification and Risk Assessment or Colorado Emergency Preparedness Assessment (CEPA) NOTE: County as largest geographic scope of analysis)	CPG101: Pages 4-1 & 4-7 to 4-11 CPG 201 NFPA: 5.4-5.4.4 EMAP: 4.2 to 4.2.5
FEMA Academies Colorado Academy for Professional EM	Requires Graduation Requires Completion (Min hours)
Continuity of Operations Plan (COOP)	CPG 101: Pages 1-9, 3-10, 3-13, C-25 NFPA: Std.6.9.1.2 EMAP: Std. 4.4.5
EMAP self-assessment	EMAP EM Standard 2016
Rapid Needs Assessment Plan	CPG 101: Page 1-9 NFPA: Std. A.5.2.3(4) EMAP: Std. 4.4.1 to 4.4.3
Damage Assessment Plan	CPG 101: Pages C-14 NFPA: Std. 6.7.5 EMAP: Std. 4.4.1 to 4.4.3
EOC Management Plan to include processes, procedures, etc.	NIMS CPG101: Page C-16 NFPA: Std. 6.7.1.1 to 6.8.4 EMAP: Std. 4.7.1 to 4.7.5
Debris Management Plan	CPG 101: Page C-14 EMAP: 4.4.1 to 4.4.3
Public Information/Crisis Communications Plan	CPG101: Page C-23 NFPA: Std. 6.4 to 6.4.2 EMAP: Std. 4.4.1 to 4.4.3 NIMS 2018 pg. 50

Recovery Plan	CPG101: Pages 1-9, 3-10, 4-15, B-8, C-23 NFPA: Std. 5.3.1 to 5.3.6 & 6.9.1 to 6.9.3 EMAP: Std. 4.4.4
Hazardous Materials Plan	EMAP Std. 4.4.1 to 4.4.3
Development or update of EOP Annexes	CPG 101: Pages 3-14, C-10 NFPA: 6:1 Plan Requirements EMAP: Std. 4.4.1 to 4.4.3
Resource Mobilization Plan	CRS: 24-3.5-705.4 (1)(a) EMAP 4.6 to 4.6.6
Laws and Authorities	EMAP 3.5 to 3.5.2 NFPA 4.5 NIMS 2018 pg. 75
Continuity of Government (COG) plan	CPG 101: Pages 1-9, 3-10, 3-13, C-25 NFPA: Std.5.2.3.5 EMAP: Std. 4.4.6
Attain Storm Ready recognition	NWS Recognition CRS 24-33.5-714
Job Aids	CPG 101: Page 3-12 NFPA: A.6.8.1 EMAP: 4.4.3, 5.5.5 & 4.5.6
TIC Plan	CRS 24-33.5-716 EMAP 4.4.3 & 4.7.1
Lifelines	EMAP 4.4.4
Volunteer Donations Management Plans	EMAP 4.4.1 to 4.4.3
Agricultural Plans	EMAP 4.4.1 to 4.4.3
Energy Assurance	EMAP 4.4.1 to 4.4.3
Preparedness	EMAP 2.18

Colorado Emergency Management Program Guide Reference:

Product Activity	Page Reference
Threat and Hazard Identification and Risk Assessment	25
Current ESF based EOP	35
Continuity of government plan	36
Continuity of operations plan	35&36
Local Alert and Warning Plan	43 & 44
Rapid Needs Assessment Plan	83
Resource Management Plan	42 & 43
Damage Assessment Plan	82 - 84
EOC Management Plan	49 - 55
Debris Management Plan	87
Public Information Crisis Communications Plan	57
Job Aids	140
Recovery Plan	74 -92
Hazard Mitigation Plan	90
Multi-agency and multi-jurisdictional relationships (MAC Group established and maintained)	29
Development and maintenance of a jurisdictional multi-year Training and Exercise Plan	7, 45 & 46



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: January 5, 2021
SUBJECT: Resolution approving employee manual updates
FROM: Amy Jones
AGENCY/DEPARTMENT: County Attorney on behalf of People and Culture
HEARD AT STUDY SESSION ON: December 15, 2020
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves

BACKGROUND:

Approximately every other year, in conjunction with the County Attorney's Office and People and Culture, the employee manual is reviewed for modernization and improvements. In doing so, collaboration with Department Directors, Deputy County Managers, the County Attorney and the County Manager took place. A draft of the new policies and Summary of Changes Document was sent to each Department, and we provided a window to receive feedback and comments in relation to the proposed changes. The changes were proposed and approved at the December 15, 2020 study session.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

All County Departments and Offices following the Employee Manual

ATTACHED DOCUMENTS:

Resolution
Updated Employee Manual

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 APPROVING AMENDMENTS TO THE ADAMS COUNTY EMPLOYEE
MANUAL

Resolution

WHEREAS, the Board of County Commissioners has previously adopted the Adams County Employee Manual (“Employee Manual”) which contains the official personnel policies and procedures pertaining to employees of Adams County as defined in the Employee Manual; and,

WHEREAS, the Board of County Commissioners has reserved the right to change or amend the Employee Manual at any time at its discretion; and

WHEREAS, the Board of County Commissioners has reviewed the Employee Manual and has determined that it is necessary to clarify and/or amend certain policies; and,

WHEREAS, necessary clarifications and/or changes have been made to the following policies, which are on file with Adams County People and Culture and on Adams County’s intranet site, and which are incorporated herein by reference as Exhibit A:

- 1.2 Reporting and Investigation of Discrimination, Harassment, or Retaliation
- 1.3 Pregnancy Accommodation
- 1.4 Disability and Religious Accommodation
- 1.6 Anti Violence
- 1.7(1) Computer and Internet Use
- 1.7(2) Social Media
- 1.8 Discipline and Appeal
- 2.1(1) Attendance and Time Records
- 2.1(2) Telework and Remote Work
- 2.2 Dress Code/Uniforms
- 2.3 Access to County Property
- 2.4(1) Drug Free Workplace
- 2.4(2) Drug and Alcohol Testing for Individuals Holding a Commercial Driver’s License
- 2.5 Motor Vehicles
- 2.6 Probationary Period
- 2.7 Performance Appraisal (REMOVED)
- 2.8(1) Separation from County
- 2.9 Reduction in Workforce and Recall
- 3.1(1) Health Insurance
- 3.1(2) Life and Disability Insurance
- 3.3(1) Workers’ Compensation Coverage and Injury Leave
- 3.4(1) Annual Leave
- 3.4(2) Sick Leave

- 3.4(3) Paid Sick and Safety Time Leave
- 3.4(4) Holidays
- 3.5(1) Family Medical Leave
- 3.5(2) Paid Parental Leave
- 3.5(3) Military Leave
- 3.5(4) Public Health Emergency Leave
- 3.5(5) Personal Leave of Absence
- 3.6(1) Compensatory Time
- 3.6(3) Leave Without Pay
- 3.6(4) Compassion/Bereavement Leave
- 3.6(6) Election Leave
- 3.6(7) Domestic Abuse Leave
- 3.7(1) Overtime
- 3.7(2) On-Call
- 3.8 Payroll Deductions and Pay Day
- 3.9 Suspension of Operations
- 4.2 Rates of Pay
- 4.3 Recruitment and Selection
- 4.4 Background Investigations

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the amendments to the Adams County Employee Manual, which are on file with Adams County People and Culture and on Adams County's intranet site and incorporated herein by reference as Exhibit A, are hereby approved, and the Adams County Employee Manual is amended accordingly.

BE IT FURTHER RESOLVED, that the effective date of these amendments to the Adams County Employee Manual is January 5, 2021.



EMPLOYEE MANUAL

Adams County, Colorado

**Approved by the
BOARD OF COUNTY COMMISSIONERS**

JANUARY 5, 2021

EFFECTIVE JANUARY 5, 2021

For information, contact:

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TABLE OF CONTENTS

Preamble

Introduction

I. Employment Information and Employee Conduct

Equal Employment Opportunity.....	1.1(1)
Anti-Harassment.....	1.1(2)
Anti-Retaliation.....	1.1(3)
Reporting and Investigation of Discrimination, Harassment Or Retaliation.....	1.2
Pregnancy Accommodation.....	1.3
Request for Reasonable Accommodation	1.4
Workplace Conduct.....	1.5
Anti-Violence	1.6
Computer and Internet Use	1.7(1)
Social Media	1.7(2)
Discipline and Appeal.....	1.8

II. Conditions of Employment

Attendance and Time Records	2.1(1)
Telework and Remote Work	2.1(2)
Dress Code/Uniforms	2.2
Access to County Property	2.3
Drug-Free Workplace	2.4(1)
Drug and Alcohol Testing for Individuals Holding a Commercial Driver's License (CDL).....	2.4(2)
Motor Vehicles	2.5
Probationary Period	2.6
<i>Hold for future use</i>	2.7
Separation from the County	2.8(1)
Job Abandonment	2.8(2)
Reduction in Force and Recall.....	2.9

III. Benefits, Leave Policies and Payroll Administration

Part 1/Section A - Benefits

Health Insurance	3.1
Life and Disability Insurance.....	3.1(2)
Retirement Plan	3.2
Workers' Compensation Coverage and Injury Leave.....	3.3(1)
Safety	3.3(2)

TABLE OF CONTENTS (continued)

Part 2/Section B - Leave Policies

Annual Leave (Vacation)	3.4(1)
Sick Leave	3.4(2)
Paid Sick and Safety Time Leave.....	3.4(3)
Holidays.....	3.4(4)
Family Medical Leave	3.5(1)
Paid Parental Leave.....	3.5(2)
Military Leave	3.5(3)
Public Health Emergency Leave.....	3.5(4)
Personal Leave of Absence.....	3.5(5)
Compensatory Time	3.6(1)
Administrative Leave	3.6(2)
Leave Without Pay	3.6(3)
Compassion/Bereavement Leave.....	3.6(4)
Jury Leave.....	3.6(5)
Election Leave	3.6(6)
Domestic Abuse Leave.....	3.6(7)

Part 3/Section C - Payroll Administration

Overtime	3.7(1)
On-Call	3.7(2)
Payroll Deductions and Pay Day	3.8
Suspension of Operations	3.9

IV. Recruitment and Classification

Temporary Reassignment	4.1
Rates of Pay.....	4.2
Recruitment and Selection.....	4.3
Background Investigations.....	4.4

V. Notices

Pregnant Workers Fairness Act
Healthy Families and Workplaces Act
Comps Order #37

1.1(1): Equal Employment Opportunity

This policy applies to all employees.

POLICIES AND PROCEDURES

Adams County is an equal opportunity employer. The County is committed to complying with all applicable federal, state and local laws. Adams County expects all employees to adhere to and cooperate with the principles of equal employment opportunity (“EEO”).

Adams County prohibits discrimination or harassment because of race, color, national origin, ancestry, religion, creed, sex, sexual orientation, age, disability, genetic information, veteran status, or any other legally protected characteristic. This policy of EEO and anti-discrimination applies to all aspects of the relationship between the County and its employees, including recruitment, employment, promotion, transfer, training, working conditions, termination, wages and salary administration, and employee benefits.

The policies and principles of EEO also apply to the selection and treatment of independent contractors, personnel working on County premises who are employed by temporary agencies and any other persons doing business for or with the County. The County will not tolerate illegal discrimination or harassment between its coworkers, supervisors and/or managers, customers or vendors.

1.1(2): Anti-Harassment

This policy applies to all employees and non-employees, such as volunteers, customers, clients, vendors, and consultants.

POLICIES AND PROCEDURES

Adams County prohibits harassment on the basis of any characteristic protected by law (see Policy 1.1(1)). For the purposes of this policy, harassment is verbal or physical conduct that denigrates or shows hostility toward an individual because of a legally protected characteristic and has the purpose or effect of creating an intimidating, hostile, or offensive work environment, unreasonably interfering with an individual's work performance, or adversely affecting an individual's employment opportunities.

Harassing conduct includes, but is not limited to: epithets, slurs, denigrating jokes, or negative stereotyping; threatening, intimidating, or hostile acts; and display or circulation of written or graphic material that denigrates or shows hostility toward an individual or group.

Sexual Harassment

Because sexual harassment raises issues that are to some extent unique in comparison to other harassment, the County believes that sexual harassment warrants separate emphasis. Adams County prohibits sexual harassment in the County workplace. Sexual harassment is defined as, but not limited to, unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature. Actions may constitute sexual harassment when:

- Submission to such conduct is made, either explicitly or implicitly, a term or condition of employment;
- Submission to or rejection of such conduct is used as the basis for decisions affecting an individual's employment; or
- Such conduct has the purpose or effect of substantially interfering with an individual's work performance or creating an intimidating, hostile, or offensive work environment.

Adams County prohibits inappropriate sexual conduct in the workplace. All employees are expected to conduct themselves in a professional manner at all times. Inappropriate sexual conduct includes, but is not limited to, sexually explicit communications whether in:

- Written form, such as cartoons, posters, calendars, notes, letters, or e-mail;

1.1(2): Anti-Harassment (continued)

- Verbal form, such as comments, jokes, foul or obscene language of a sexual nature, gossiping or questions about another's sex life, or repeated unwanted requests for dates; or
- Physical gestures and other nonverbal behavior, such as unwelcome touching, grabbing, fondling, kissing, massaging and brushing up against another's body.

1.1(3): Anti-Retaliation

This policy applies to all employees.

POLICIES AND PROCEDURES

Adams County prohibits retaliation against an employee for filing a complaint regarding illegal harassment or discrimination, for reporting a violation (or potential violation) of Adams County policy in good faith, or for assisting in an investigation.

The initiation of harassment, discrimination, or retaliation complaints shall not affect any complainant's conditions of employment, career development, or future business dealings with the County.

1.2: Reporting and Investigation of Discrimination, Harassment, or Retaliation

This policy applies to all employees.

POLICIES AND PROCEDURES

Confidentiality

Any complaint that is reported through the appropriate County channels will be investigated and kept as confidential as possible, under the circumstances. Confidentiality will be balanced with the County's need to investigate and fully understand the facts behind the alleged misconduct so appropriate action can be taken. For example, the identity of the complainant is usually revealed to the accused and witnesses. Depending on the circumstances, including the consideration of confidentiality and due process interests, the substance of a complaint and the results of an investigation may be shared with the complainant and the individual accused of harassment or discrimination. People and Culture will take adequate steps to ensure that the complainant is protected from retaliation.

Elected Officials

Allegations that are against elected officials are taken seriously. All such allegations will be handled in accordance with this policy and will be investigated. People and Culture and the County Attorney's Office may make recommendations to the Board of County Commissioners and other elected officials regarding the outcome of those investigations. The Board of County Commissioners cannot force elected officials to participate in investigations and cannot discipline or terminate elected officials for violations of County policy.

Employee(s)

If an employee believes that they have been subject to harassment, discrimination, or retaliation, the employee may address the situation directly and immediately with the person who is responsible for that behavior, if possible. If the inappropriate conduct does not cease, or if the employee is unable to or uncomfortable with directly addressing the alleged perpetrator, they should report the incident to their own manager or supervisor, or to People and Culture. If the employee feels that they cannot go to his or her manager or supervisor, or to People and Culture, with a complaint, the employee should report the incident to the County Manager or a Deputy County Manager. All complaints must be brought forth in good faith. It is helpful, but not required, to provide a written record of the date, time, and nature of the incident(s), in addition to the names of any witnesses.

1.2: Reporting and Investigation of Discrimination, Harassment, or Retaliation (Continued)

It is important to report any and all concerns of harassment, discrimination, or retaliation to a manager or supervisor, or to People and Culture, as soon as possible. Management must be made aware of the situation so they can conduct an immediate and impartial investigation and take appropriate action to remediate or prevent the prohibited conduct from continuing.

People and Culture Services

People and Culture is responsible for ensuring that both the individual filing the complaint and the accused individual are aware of the seriousness of a complaint of harassment, discrimination, or retaliation. In addition, People and Culture is responsible for explaining the County's equal employment opportunity policies. People and Culture will also explore formal and informal means of resolving complaints, and will arrange for and conduct investigations that are consistent with the nature and severity of the complaint.

Participation in an investigation is mandatory. During an investigation, the employee accused of a policy violation may be placed on administrative leave.

Managers & Supervisors

Managers and supervisors must deal expeditiously and fairly with allegations of harassment, discrimination, or retaliation within their departments, whether or not there has been a written or formal complaint. They must:

- Take all complaints or concerns of alleged or possible harassment or discrimination seriously no matter how minor or who is involved.
- Ensure that harassment or inappropriate sexually oriented conduct is immediately reported to People and Culture so a prompt investigation can occur.
- Take any appropriate action to prevent retaliation or prohibited conduct from recurring during and after any investigations or complaints.

Managers and supervisors who knowingly allow or tolerate sexual harassment or retaliation, including the failure to immediately report such misconduct to People and Culture, are in violation of this policy and subject to discipline.

Other Available Procedures

The procedures that are available under this policy do not preempt or supersede any legal procedures or remedies otherwise available to a victim of sexual harassment under local, state or federal law.

1.3: Pregnancy Accommodation

This policy applies to all employees.

POLICIES AND PROCEDURES

If an employee or applicant is pregnant or has a health condition related to pregnancy and requests an accommodation, the County will engage in the interactive process with the employee or applicant and will provide a reasonable accommodation that would allow the employee or applicant to perform the essential functions of the job, unless doing so would result in an undue hardship to the County.

Employees shall contact People and Culture with any request for accommodation. The County will require that an accommodation request be submitted in writing. People and Culture and the County Attorney's Office will make a determination on a request for reasonable accommodation.

The County will not take adverse action against an employee who requests or uses a reasonable accommodation. The County will not deny employment opportunities to an employee or applicant based on the need to make a reasonable accommodation.

1.4: Request for Reasonable Accommodation

This policy applies to all employees.

POLICIES AND PROCEDURES

Adams County will engage in the interactive process and provide reasonable accommodations for all qualified individuals. Accommodation requests include those for the following:

- Individuals with disabilities who need assistance in order to successfully perform their essential job duties may request an accommodation(s)
- When an individual's work requirements come into conflict with their religious and spiritual beliefs or practices, an accommodation may be requested

Employees shall contact People and Culture in writing with any request for accommodation(s). People and Culture, in consultation with the appropriate management representative(s) and County Attorney's Office, will make a determination on a request for reasonable accommodation.

The County will not take adverse action against an employee who requests or is provided with a reasonable accommodation nor deny employment opportunities to an employee or applicant based on the need to make a reasonable accommodation.

Related Policies:

- 3.5 (1) Family and Medical Leave
- 3.4 (1) Annual Leave (Vacation)
- 3.4 (2) Sick Leave

1.5: Workplace Conduct

This policy applies to all employees.

POLICIES AND PROCEDURES

Adams County's goal is to ensure employee professionalism and civility, and to prohibit hostility in the workplace. Therefore, it is the responsibility of each Adams County employee to serve the citizens and fellow employees in a courteous and efficient manner that is consistent with the County's Mission, Vision, Norms, Values and Goals, in addition to the County's Code of Ethics.

The County expects all employees to observe the highest standards of conduct and integrity in the performance of work-related duties. Creating and maintaining good relations with the public and fellow employees is of primary importance. Behavior that unnecessarily increases any workplace disagreement or workplace tension is unacceptable. All employees are expected to assist in resolving rather than escalating workplace issues. Workplace bullying, including behavior that intimidates, degrades, offends, or humiliates another employee (whether alone or in front of others), is prohibited. Bullying behavior creates feelings of defenselessness in the target and undermines an individual's right to dignity at work.

Further, intentional efforts to harm the reputation or question the integrity of another employee in any manner that is designed to or that does negatively and unnecessarily affect the workplace, violates this standard of acceptable workplace conduct. Any inappropriate behavior, language, jokes, or the use of social media, emails, or text messages that creates an unprofessional workplace environment, even if it does not violate the County's Anti-Harassment, Anti-Retaliation, or Anti-Violence policies, will not be tolerated.

1.6: Anti-Violence

This policy applies to all employees.

POLICIES AND PROCEDURES

Adams County strives to provide a work environment that is free of threats of violence or violent acts. This includes, but is not limited to, threatening or hostile behaviors, physical abuse, vandalism, arson, sabotage, use of unauthorized weapons or guns, or carrying weapons or guns that are not required for a work-related activity onto County property. Employees shall not carry concealed weapons while working, with the exception of law enforcement, unless they are required for work and authorized by the County Manager. Additionally, offensive comments or actions in response to violent events and/or behaviors will not be tolerated.

If management has reason to suspect that an employee may be in violation of this policy, Adams County reserves the right to inspect and search any County vehicles, lockers, desks, filing cabinets, files, computers and disks, or any other County property at any time without notice. Any illegal and unauthorized items discovered may be taken into custody, used as evidence in a personnel investigation, and will be turned over to law enforcement representatives. Any employee who refuses to submit to a search will be subject to disciplinary action, up to and including, termination under the Discipline and Appeal Policy 1.8.

Although Adams County does not expect employees to be skilled at identifying potentially dangerous persons, employees are expected to exercise good judgment and to inform the People & Culture if any employee exhibits behavior that could be a sign of a potentially dangerous situation. Such behavior includes:

- Discussing weapons or bringing them to the workplace;
- Displaying overt signs of extreme stress, resentment, hostility or anger;
- Making threatening remarks;
- Showing sudden or significant deterioration of performance; or
- Displaying irrational or inappropriate behavior.

Reporting and Investigation

Any employee who feels that he or she has been subjected to any threatening or violent behaviors such as the ones listed above must immediately report the incident to a manager or supervisor and to Risk Management. The situation will be investigated promptly by People and Culture and the County Attorney's Office. Participation in an investigation undertaken under this policy is mandatory; an employee's refusal to

1.6: Anti-Violence (continued)

participate in such an investigation will be cause for disciplinary action, up to and including, termination of employment under the Discipline and Appeal Policy 1.8.

An employee, who has knowledge of or observes conduct such as that listed above, must immediately contact Risk Management. If an employee's safety or health is in serious jeopardy or if an employee observes another co-worker's safety is in immediate jeopardy, the employee must contact the proper law enforcement authorities without delay, and then contact Risk Management as soon as possible. Managers or supervisors should refer to the Reporting Checklist located on the Intranet.

Employees, who are found to have engaged in threatening, hostile, or violent behavior in violation of this policy, shall be subject to disciplinary action as set forth in the Discipline and Appeal Policy 1.8. Other actions, including notification of appropriate law enforcement agencies, may be taken in response to a violation of this policy.

Dangerous/Emergency Situations

Employees who confront or encounter an armed or dangerous person should not attempt to challenge or disarm the individual. Employees should remain calm, make constant eye contact and talk to the individual if they cannot safely leave the situation. If a supervisor can be safely notified of the need for assistance without endangering the safety of the employee or others, such notice should be given. Otherwise, employees should cooperate and follow the instructions given.

1.7(1): Computer and Internet Use

This policy applies to all employees.

POLICIES AND PROCEDURES

Appropriate Use(s)

Employees must use good judgment and professionalism at all times when using the internet and other electronic communication tools. Electronic media is made available to provide an effective method to engage in work-related communication, and to perform job-related research tasks. ITi may suspend or revoke access if a security incident is suspected.

Examples of appropriate use of electronic media may include the following:

- Accessing external resources to obtain work-related information;
- Disseminating County documents which are not privileged, protected, or confidential to other individuals or organizations;
- Participating in e-mail groups that may provide insight and assistance for work-related functions;
- Communicating with other County employees about work-related issues;
- Communicating with other professionals with similar jobs to share ideas and problem-solve; and
- Obtaining information from vendors on products and services.

Prohibited Uses

Employees are prohibited from using electronic media for the following activities:

- Transmitting or soliciting any material or messages that would violate federal, state, and local law, regulation, or ordinance, or that would violate policies in section one of this employee manual;
- Distributing information that is privileged, protected, confidential or otherwise subject to nondisclosure under any law, regulation, or rule. If an employee is not sure whether information is confidential or privileged, the employee should consult with his or her Department Director or elected official, in addition to the County Attorney's Office, before distribution of such material;

1.7(1): Computer and Internet Use (continued)

- Distributing unauthorized broadcast messages or solicitations;
- Accessing or distributing pornographic materials;
- Distributing or downloading copyrighted materials in violation of the copyright, including software, photographs, or any other media;
- Developing or distributing programs that are designed to infiltrate computer systems and/or networks;
- Accessing or downloading any resource that requires a fee without prior appropriate approval;
- Representing oneself as another user or employee. This includes requesting or attempting to obtain another user's credentials;
- Sharing passwords or login information with anyone without written supervisor approval provided to ITi;
- Attempting to gain unauthorized access to systems and/or networks;
- Willfully using tethering, hotspots, or other means in an effort to bypass County network protections;
- Attempting to access restricted content or bypass security restrictions by use of proxies or Virtual Private Networks (VPNs);
- Giving your credentials (e.g. passwords, passphrases, multi-factor tokens, etc.) to anyone without written approval from the employee's supervisor and ITi;
- Writing down credentials and storing in an insecure location (e.g. under keyboard, taped to a laptop, in computer bag, or notebook);
- Leaving computer equipment unattended in insecure locations (e.g. vehicle overnight, café, etc.);
- Attempting to intentionally bypass security safeguards deployed on County systems and/or networks;
- Connecting personally owned devices (Laptops, Cell Phones, USB Thumb drives, External Hard drives, etc.) directly to Adams County systems and/or networks without authorization from ITi Director; or

1.7(1): Computer and Internet Use (continued)

- Using excessive bandwidth for non-business-related tasks. Excessive bandwidth usage includes personal internet or network usage that interferes or disrupts with County operations. Excessive bandwidth usage could be a result of video and music streaming, large internet uploads or downloads, and cloud file storage services (e.g. DropBox and Google Drive). Users and/or managers will be notified by ITi if they are using excessive bandwidth. To protect County operations, and citizen access to County resources, ITi may temporarily block internet access from devices as necessary.

If an employee is in doubt whether an electronic media use is prohibited, the employee should consult with a supervisor, department director, elected official, ITi, or a representative from People and Culture.

Security

Employees must protect data at all times against unauthorized access and ensure that information is handled in accordance with all applicable laws and regulations. Employees must immediately report any security incidents to the Information Technology Help Desk.

All employees with access to Adams County computer systems and/or data must complete the web-based security awareness training within ninety (90) days of employment.

To protect county data, users must handle data in compliance with the Adams County ITi policies and procedures, which are located at <https://myadams/ITi/Pages/ITPolicies.aspx>.

All personal devices that are used for county business or are connected to county systems must be authorized and comply with the Adams County Personal Computing Device Policy (BYOD) <https://myadams/ITi/Pages/ITPolicies.aspx>.

Employees who do not follow ITi policies and procedures in their use of County computer systems or are otherwise negligent regarding security procedures, will be subject to discipline, up to and including termination.

Cloud Based Storage and Transmission

Employees may only use cloud-based storage to facilitate their ability to perform duties as an employee of Adams County. Employees must not use any form of cloud-based storage as a primary or permanent storage mechanism; any final versions of work must be appropriately stored on Adams County networks.

Cloud based storage may not be used to store any sensitive or confidential information. Sensitive information for this purpose is any information that is not properly protected from unauthorized use and/or disclosure, and that could potentially damage the County, employees of the County, citizens, or any other interested parties. Confidential information

1.7(1): Computer and Internet Use (continued)

includes social security numbers, medical information, information about child welfare cases; this type of information should never be stored on cloud-based systems without explicit authorization from ITi.

Employees who use cloud-based storage are responsible for ensuring that adequate protections are in place, such as setting strong unique passphrases and enabling multi-factor authentication, to ensure that cloud-based information is protected.

For acceptable use of Adams County Office 365 for transmission and storage, see the Office 365 Policy at <https://myadams/ITi/Pages/ITPolicies>.

Monitoring

The County reserves the right to access, monitor, and disclose the contents of employees' email, electronic messages, internet communications, and other information received or transmitted by electronic media. Circumstances in which accessing, monitoring, and disclosing will occur may include, but are not limited to:

- To investigate suspected misuse of electronic media;
- To respond to investigations that are related to pending or anticipated litigation;
- To ensure compliance with this policy, applicable laws, ordinances, or court orders;
- To ensure appropriate use for County business;
- To access information in the employee's computer system when the employee is unavailable;
- To investigate possible cyber security threats; and
- To respond to a request under the Colorado Open Records Act.

All requests for access to another employee's County email or electronic files must be made through ITi. The Director of People and Culture or designee must approve any request for access before such access is provided.

Personal Use

Incidental use of internet, personal e-mail, and/or personal networking sites may be permitted. However, an employee's personal use of e-mail and/or internet must not interfere with his or her assigned duties or efficient use of time or must not conflict with other prohibitions in this policy.

1.7(1): Computer and Internet Use (continued)

County final work products, and sensitive information shall not be stored on personal accounts or devices.

Colorado Open Records Act/Public Records

The Colorado Open Records Act (CORA) requires that all public records, as defined by CORA, be available for inspection and replication by any member of the public. As such, a employee writings, records, and correspondence, whether in electronic or paper form, may be deemed to be public records subject to inspection under C.R.S. § 24-72-201 *et. seq.*

Employees, who use cloud-based document storage, must ensure that all public documents are appropriately stored on the existing Adams County technology network for purposes of inspection and disclosure to the public.

Violations

Violations of this policy may result in termination of access to the internet or other forms of electronic media. Violations may also result in disciplinary action, up to and including, termination of employment under the Discipline and Appeal Policy 1.8.

1.7(2): Social Media

This policy applies to all employees.

POLICIES AND PROCEDURES

Social media includes all means of communicating or posting information or content of any sort on the Internet, including, an employee's or someone else's blog, journal or diary, personal web site, social networking or affinity web site, web bulletin board or chat room, video or live streaming platform , whether or not associated or affiliated with the County, as well as any other form of electronic communication.

Know and follow the rules

Employees shall carefully read the Employee Manual, including the policies in Section 1, and ensure that their social media postings are consistent with these policies. Inappropriate postings, including discriminatory remarks, harassment, threats of violence or similar inappropriate or unlawful conduct, that violate these employment policies will not be tolerated and may subject employees to disciplinary action, up to and including termination.

Be respectful

Employees shall keep in mind that they are more likely to resolve work-related complaints by speaking directly with co-workers, supervisors, or a representative from People and Culture Services than by posting complaints to a social media outlet. Nevertheless, if employees decide to post complaints or criticism, they shall avoid using statements, photographs, video or audio that could reasonably be viewed as malicious, obscene, threatening or intimidating, that disparage others, or that might constitute harassment or bullying.

Be honest and accurate

Employees shall make sure that they are always honest and accurate when posting information, and that if mistakes are made, they are corrected quickly. Employees shall never post any information or rumors that they know to be false about the County, fellow employees, or others with whom they have a working relationship.

Do not disclose confidential information

Employees may not share confidential information that is learned while performing their official duties. Disclosure of confidential information in social media may subject employees to disciplinary action, up to and including termination.

1.7(2): Social Media (continued)

Express only personal opinions

Employees shall never represent themselves as a spokesperson for the County. If the County is a subject of the content created by employees, employees should be clear and open about the fact that they are an employee and they are not speaking on behalf of the County.

Using social media at work

The use of social media at work should comply with the Policies in this manual and, specifically, with the “Personal Use” section of Policy 1.7(1).

Retaliation prohibited

The County prohibits taking negative action against any employee for the good-faith reporting of a possible deviation from this policy or for cooperating in an investigation.

Media contacts

Employees shall not speak to the media on the County’s behalf without contacting the Communications Department. All media inquiries should be directed to the Communications Department.

1.8: Discipline and Appeal

This policy applies to employees who are in regular, grant funded and part time 3 positions and who have completed the twelve (12) month probationary period.

POLICY

The following includes, but is not limited to, conduct which may lead to disciplinary action, up to and including, termination:

- A. Violation of an Adams County policy and/or procedure, or conviction of a crime or violation of the Adams County Code of Ethics;
- B. Neglect of duty or failure to perform assigned job duties or unsatisfactory performance of job duties;
- C. Insubordination, defined as refusal to comply with management's lawful instruction;
- D. Falsification of personnel records, time cards, financial documents, or other County records or documents; carelessness or negligence with monies or property of the County; theft or intentional destruction of County property; removal of county property, including documents, without permission; or
- E. Failure to obey additional internal rules including Operational Expectations and Department Standards

An employee's failure to maintain required qualification/eligibility for a position is not considered to be a disciplinary issue; employment actions taken in response to such failure to maintain his/her qualifications/eligibility for a position are not subject to Policy 1.8. People and Culture, in consultation with the department director, will determine whether or not an employee is qualified/eligible for their position.

Generally, to be deemed qualified or eligible for a position with the County, an employee must meet all the qualification/eligibility requirements that are listed in the relevant job description or required by law. If any of the following occurs, an employee is no longer qualified/eligible for his/her position:

- Losing a required license/certification;
- Not completing or following the written conditions of an appointment or promotion to a position; or
- Creating a conflict of interest (including entering a romantic relationship that violates the Code of Ethics).

1.8: Discipline and Appeal (continued)

PROCEDURES

Supervisors or managers are responsible for managing the performance and behavior of their employees. When performance and/or behavioral issues exist, supervisors or managers should take immediate action to address the situation.

Depending upon the severity and/or frequency of the performance and/or behavioral issue, a supervisor or manager could take any of the following disciplinary action(s):

- Verbal Warning
- Written Reprimand
- Performance Improvement Plan
- Suspension without Pay
- Disciplinary Demotion
- Termination

The severity of the offense may preclude the application of progressive discipline. All disciplinary decisions shall be made in consultation with People and Culture.

Verbal Warning

A verbal warning may be warranted if the infraction is minor and not habitual. The supervisor or manager should verbally advise the employee of the performance or behavioral issue(s) that is the basis of the warning. This action, although verbal in nature, must be documented in writing.

Written Reprimand

A written reprimand may be warranted if the severity/frequency of the infraction is more than minor. A written reprimand should identify to the employee the performance and/or behavior issue(s), and/or the policy that has been violated, whichever is applicable. The document shall contain the employee's and the supervisor's signature.

Performance Improvement Plan (PIP)

A Performance Improvement Plan (PIP) may be used to assist the employee in improving their performance. A PIP must indicate the job task(s) that needs to be improved and the time frame, usually 30, 60 or 90 days, in which to improve. The PIP must also identify the supervisor's or manager's expectations regarding an acceptable level of performance and/or when goals are required to be completed. Supervisors or managers should provide employees with weekly or bi-monthly feedback on their progress towards meeting the supervisors or managers expectations.

1.8: Discipline and Appeal (continued)

A PIP is usually given for a specific period of time; however, if performance continues to decline, the supervisor or manager, in consultation with People and Culture, may end the plan and commence with further disciplinary action.

Suspension without Pay

Department directors and elected officials, in consultation with People and Culture, are responsible for administering disciplinary actions that impact pay and/or employment status. Suspensions of up to five (5) days (forty (40) hours) or less are not subject to a pre-disciplinary conference or the appeal process. Suspensions greater than five (5) days or forty (40) hours are subject to the pre-disciplinary conference process (PDC).

Disciplinary Demotion

An employee may be demoted to a position at a lower grade-level based on poor performance or other disciplinary problems. An employee who is demoted shall immediately begin working in the assigned position. Adams County Policy 4.2 (Rates of Pay) addresses the calculation of the reduction in pay associated with a demotion.

Termination

An employee's employment with the County may be terminated.

Refusal to sign

For disciplinary documents that must be signed by the employee per this policy, an employee's signature does not constitute agreement, but acknowledges receipt of notification. An employee's refusal to sign disciplinary documents shall be noted on the document.

An employee will still be held accountable for the items identified in the disciplinary document even if he/she refuses to sign the reprimand.

Disciplinary Documents

All disciplinary documents shall be prepared in consultation with People and Culture and should include the following:

- The performance and behavioral issues(s) being addressed
- The supervisors or managers expectations and/or what constitutes an acceptable level of performance going forward
- A statement identifying the consequences of what will occur if the employee's performance or behavior does not improve

1.8: Discipline and Appeal (continued)

- A signature block that indicates, an employee's signature does not constitute agreement, but acknowledges receipt of notification

Personnel File

All disciplinary documents must be forwarded to People and Culture to be included in the employee's personnel file.

Appeal

Employees are not entitled to appeal the disciplinary action of a supervisor or manager unless they go through a pre-disciplinary conference. Employees operating under a collective bargaining agreement are not eligible to appeal and shall follow the grievance procedure as outlined in the collective bargaining agreement.

PRE-DISCIPLINARY CONFERENCE (PDC) PROCESS

Pre-disciplinary Conferences (PDC) are scheduled for all disciplinary actions in which the disciplinary action under consideration is:

- Suspension of more than five (5) days or forty (40) hours,
- Disciplinary demotion, or
- Termination.

Prior to the PDC, an employee shall be given notice of the allegations, the factual basis supporting the allegations, and the date and time of the PDC. A PDC allows an employee the opportunity to provide any relevant mitigating circumstances and/or facts which refute the allegation(s) that have prompted the PDC.

When an employee has been scheduled for a PDC, the employee may be placed on paid administrative leave. During this time, all benefits remain in effect, and there shall be no access to county property. While on administrative leave, the employee must be available to the County during business hours. Paid leave status shall end when the department director or elected official renders a decision.

PDCs shall be scheduled and held within seven (7) working days following notification to the employee that a PDC has been scheduled. PDC's shall be conducted by the employee's department director (or designee, in rare and special circumstances) and the Director of People and Culture (or designee).

1.8: Discipline and Appeal (continued)

Postponement

A PDC may only be postponed once at the employee's request.

Third party representative and/or attorney

The employee may have a representative present to consult with him/her at the PDC. The representative may not participate or speak at the PDC.

Director's decision

In the event that a department director finds that the allegations are valid, the director has the discretion to determine what disciplinary action is appropriate. The director shall deliver a written decision to the employee within five (5) working days of the PDC.

Abandonment of the pre-disciplinary conference process

Employees who resign while awaiting disciplinary action or proceedings forfeit their right to an appeal. If an employee fails to appear at the PDC, he/she will have abandoned the disciplinary process and the proposed disciplinary action will go into effect, unless the employee provides good cause for nonappearance to the director in writing prior to the time of the hearing or unless extraordinary circumstances are demonstrated. Whether or not good cause has been established shall be determined by the director in consultation with People and Culture Services.

Appealing the director's decision

Employees operating under a Collective Bargaining Agreement are not eligible to appeal a PDC decision.

If an eligible employee wishes to appeal, the employee shall provide written notice of intent to appeal the department director's decision to the Director of People and Total Rewards Excellence within five (5) working days of the date of the department director's decision. An employee, who has been terminated from County employment as a result of a PDC and is utilizing the appeal process, shall be placed in a paid leave status until the date that the hearing officer renders a decision. During this time, all benefits remain in effect, and there shall be no access to County property. Paid leave status shall end when the hearing officer renders a decision or if the appeal process is abandoned.

Failure to appeal the department director's decision within this time frame shall be deemed acceptance of the discipline imposed at the PDC.

Final appeal with an independent hearing officer

Appeals of the director's decision shall be conducted by an independent hearing officer designated by the County Attorney's Office. Both the employee and County may be represented at the appeal hearing at their own expense.

1.8: Discipline and Appeal (continued)

There will be no discovery in the form of interrogatories, requests for documents, or depositions. Information to be provided to the employee or his/her counsel shall be limited to the documents presented at the pre-disciplinary conference and other personnel file documentation deemed relevant by the department director and People and Culture.

The appeal shall be scheduled within thirty (30) days after receipt of the notice of appeal.

Abandonment of the appeals process

Failure to cooperate with scheduling of the hearing or provide requested information for a hearing may constitute abandonment of the appeal process. Also, if the employee fails to appear at the hearing, this shall constitute abandonment of the appeal process and relinquishment of the appeal, unless good cause for non-appearance is received prior to the time of the hearing or unless extraordinary circumstances are demonstrated.

Postponement

Hearing officers shall be authorized to grant a single continuance of no more than one (1) week.

Hearing officer's decision

The hearing officer shall issue a written decision within fifteen (15) days of the conclusion of the hearing. The hearing officer may sustain the disciplinary actions, rescind them, or impose alternative discipline. The hearing officer shall sustain the county's disciplinary action unless it determines that the county's decision was arbitrary and capricious.

No disciplinary action subject to the appeal process shall be deemed a final decision of the County until either the hearing officer issues a written decision or an employee abandons the appeal process.

Related Policy:

- 3.6(2) Administrative Leave

2.1(1): Attendance and Time Records

This policy applies to all employees.

POLICIES AND PROCEDURES

Department directors are responsible for scheduling employees in full-time and part-time positions. Adams County is open to the public Tuesday- Friday, 7:00 to 5:30 pm.

Employee Attendance

For county operations to run smoothly, employees must attend work. If an employee will be late or absent from work, it is the employee's responsibility to contact their immediate manager or supervisor within the first hour of his or her scheduled shift. Department directors shall have the option to modify this requirement based upon staffing needs. Repeatedly being late, excessive unplanned absences or failure to notify the immediate manager or supervisor within the specified time frame may be grounds for disciplinary action.

Time Records

Time records shall be maintained for all employees, as appropriate. An employee and their supervisor shall be responsible for verifying the accuracy of time records before submitting timecards to Payroll. Overtime must be approved prior to working the additional hours and shall be indicated on time records. All types of absences or leave taken shall also be indicated accurately on time records. When actual hours worked vary from previously recorded hours on a submitted time record, employees are responsible for making corrections on the subsequent time records. The payroll department will make corresponding corrections to employees' pay.

2.1(2) Telework and Remote Work

This policy applies to all employees as described.

POLICIES AND PROCEDURES

Telework is a voluntary work arrangement, which permits an eligible employee to work from a remote location during the regular workday instead of commuting to the workplace. For the purpose of this policy, remote working is considered an arrangement where the employee is working remotely 100% of the time. This policy applies to employees working in both capacities.

Remote work and telework arrangements do not change the basic terms and conditions of employment as an Adams County employee. These arrangements are not a universal employee benefit; they are an alternative method of meeting the needs of the organization. Department Directors and elected officials, or their designees, will determine whether a position requires a remote work arrangement or if an employee may participate in telework.

Definitions

Telework encompasses a variety of different scheduling options. The following are the two options commonly used by Adams County:

1. **Infrequent.** This encompasses an occasional work from home schedule, such as one time every month, and does not have a set schedule. Infrequent telework could be based on unique department or employee needs or weather concerns. If requests become frequent (several times a month) the employee and supervisor may consider teleworking on a more consistent schedule.

Infrequent telework requires advance supervisor approval, (when possible), of at least one day before the requested remote workday. Supervisors shall determine the possibility of infrequent remote work based on the department needs, team needs and employee needs (for example, if the request leaves a shift uncovered, the request will likely be denied).

2. **Scheduled.** This encompasses a teleworking schedule which may range in frequency from one (1) day per month to up to three (3) days per week (unless the particular job or circumstances require more). During some emergency situations (e.g. snowstorms, pandemics, etc.), employees may be allowed or required to telework work more frequently.

2.1(2) Remote Work (continued)

Remote work encompasses an arrangement where due to special circumstances (e.g. pandemic, space limitations, building availability, etc.) an employee may be scheduled to work remotely for an indefinite period.

Telework and Remote Work Eligibility

Eligibility is dependent upon supervisor approval and the employee's ability to successfully complete all job responsibilities while working off-site without an impact on quality or efficiency; therefore, telework and remote work are not universal standards. Teleworking arrangements can be made on an intermittent or regular part-time schedule. Teleworking employees use networking technology to access Adams County information systems from their remote location.

General Guidelines

- Telework may be terminated by the employee or the County at any time with advance notice. With remote work arrangements, the employee may not have discretion to terminate the remote working arrangement.
- Employee's salary, job responsibilities, benefits, and county-sponsored insurance coverage do not change as a result of telework or remote work. Employees working in one of these arrangements shall abide by the same county policies, timesheet recording, Drug Use Policy, and federal regulations (particularly the Fair Labor Standards Act) as work done on County premises. Employees and their supervisors must comply with the law and County policies regarding overtime.
- All non-exempt telework and remote working employees are required to track and record any and all time worked from a remote site as they would when working on County premises.
- An employee may not engage in other employment during telework and remote working hours, in accordance with the Adams County Code of Ethics.
- Employees must be available by phone or other communication methods (e.g., email) during scheduled work hours and if possible, availability shall be similar to their physical County work location. The method(s) of communication used should be as reliable and dependable as on-site communication; for example, they may be required to have a high-speed bandwidth (cable/DSL/satellite) connection.

2.1(2) Remote Work (continued)

- If an employee working remotely is absent or tardy for the scheduled workday, the Department Director or elected official, or their designee, must be notified just as if the employee were scheduled to work in the on-site office that day. Appropriate leave time shall be submitted.
- The County provides sick leave and vacation leave to each employee to effectively deal with non-work-related situations. Remote work should not be viewed as an alternative to either sick leave or vacation leave.

Process for Remote Work

Please refer to the *Teleworking Guidelines and Checklist* available on MyAdams for specific information and forms for all teleworking arrangements.

2.2: Dress Code/Uniforms

This policy applies to all employees.

POLICIES AND PROCEDURES

It is the policy of the County to project a professional and business-like image to customers, clients, vendors, visitors, and coworkers. In line with this, the County requires that employees dress appropriately in clothing which:

- Is suitable for their job responsibilities and work environment (should mirror those that you are serving);
- Meets the requirements established for safety reasons;
- Is consistent with good hygiene; and
- Demonstrates good judgement and common sense

Employees required to wear a uniform or shoes while on the job shall work with their department director on purchase and reimbursement guidelines.

Departments shall not create additional dress code policies. Any questions regarding the appropriateness of attire should be directed to People and Culture.

2.3: Access to County Property

This policy applies to all employees.

POLICIES AND PROCEDURES

The County Manager and Directors of People and Culture (or designees) have the right to enter the offices and workspaces of employees. Therefore, employees shall not place personal locks on County property that will restrict access to offices, work areas, or County records.

Inspections and Searches

County vehicles, lockers, desks, filing cabinets, files, computers, and any other items on County property remain the property of the County. If management has reason to suspect that an employee may be in violation of the terms of this policy, such property may be subject to County-initiated searches at any time and without notice.

All electronic files, intellectual property, and records utilizing County resources are the property of the County and may be copied, reviewed, audited, or distributed as deemed necessary by the County. An employee shall have no expectation of privacy to electronic communications sent to or received by the employee. The contents of an employee's computers and electronic mail are subject to search without the employee's consent at the direction and discretion of the Directors of People and Culture.

2.4(1): Drug-Free Workplace

This policy applies to all employees.

POLICIES AND PROCEDURES

It is the policy of Adams County to promote a work environment that is free from the effects of illegal or misused legal drugs, alcohol, and controlled substances. In order to provide quality service to the public, in addition to a safe, healthful and efficient work environment, the County requires its employees to report for work fit to perform their jobs. The County shall follow all applicable laws and regulations, including the Americans with Disabilities Act (ADA).

Adams County strictly prohibits being under the influence of, or the use, possession, or manufacturing of alcohol, illegal drugs or controlled substances (as listed in Schedule I of the federal Schedule of Controlled Substances – 21 C.F.R. 1308.11), on or in any County property, work sites, County-owned vehicles, personal vehicles being used for County business or parked on County property, collectively known as the “workplace.” The County further prohibits the sale, transfer, or distribution of prescription drugs, controlled substances, and illegal drugs in the workplace. The County also prohibits the use of electronic cigarettes, vaping devices and tobacco inside the workplace.

Adams County reserves the right to establish drug-testing rules, regulations, and procedures regarding its employees or applicants for employment.

Employees shall notify their department director of any criminal drug statute convictions no later than five (5) days after such conviction.

Employees found in violation of this policy may be subject to disciplinary actions as set forth in the Discipline and Appeal Policy 1.8. Other actions, including notification of appropriate law enforcement agencies, may be taken in response to a violation of the policy.

2.4(2): Drug and Alcohol Testing for Individuals Holding a Commercial Driver's License (CDL)

This policy applies to all employees with a required Commercial Driver's License (CDL).

POLICIES AND PROCEDURES

This policy addresses the requirements of the U.S. Department of Transportation (DOT), Federal Highway Administration (FHWA), the Omnibus Transportation Employee Testing Act of 1991 and Colorado Revised Statute Section 42-4-234 for employers to conduct drug and alcohol testing of employees or volunteer CDL drivers in safety-sensitive positions.

No driver shall report for duty or remain on duty requiring the performance of a safety sensitive function when the driver possesses or uses any controlled substance, except when the use is pursuant to the instructions of a physician who has advised the driver that the substance does not adversely affect the driver's ability to safely operate a commercial motor vehicle or other safety sensitive activity. No driver shall report for duty or remain on duty while possessing alcohol or having an alcohol concentration level of 0.02 percent or greater, or having consumed alcohol within the previous four (4) hour period. No individual having actual knowledge of a driver possessing alcohol, having an alcohol concentration level above 0.02 percent or using controlled substances shall permit the driver to perform or continue to perform safety sensitive functions. No driver shall perform safety-sensitive functions, including driving a commercial motor vehicle, if the driver has engaged in conduct prohibited by this policy and/or DOT regulations.

Following an accident, a driver who is required to take a post-accident alcohol test shall not use alcohol for eight (8) hours following the accident, or until he/she undergoes a post-accident alcohol test, whichever occurs first.

Testing Requirements

All urine specimens shall be analyzed.

- A. Pre-employment (49 CFR 382.301). Pre-employment testing is conducted as a pre-qualification condition before applicants are hired and/or after an offer to hire is made, but before safety-sensitive function(s) are performed for the first time. It is also required when an individual transfers to a safety-sensitive (driver) position that requires a CDL.

2.4(2): Drug and Alcohol Testing for Individuals with CDL (continued)

- B. Post-accident (49 CFR 382.303). Post-accident testing shall be conducted as soon as practicable following a qualifying occurrence, as defined by applicable regulations, involving a commercial motor vehicle.
- C. Random (49 CFR 382.305). Random testing is conducted on a random, unannounced basis just before, during, or just after performance of safety sensitive functions. Once selected drivers are notified, they must proceed immediately to the collection site. Any activity that does not directly lead to being tested must be deferred. This does not apply to those employees who are on transitional duty and are not driving.
- D. Return-to-duty and Follow-up (49 CFR 382.300, 382.311). Return-to-duty and follow-up testing is conducted when individuals who have violated the prohibited drug/alcohol conduct standards return to performing safety-sensitive duties. Follow-up tests are unannounced and at least six (6) tests must be conducted in the first twelve (12) months after the driver returns to duty. Follow-up testing may be extended for up to sixty (60) months following the return to duty.

Refusal to Submit to a Required Alcohol or Controlled Substance Test

No driver shall refuse to submit to a post-accident, random, reasonable suspicion/cause, return-to-duty or follow-up test. No individual shall permit a driver who refuses to submit to such test(s) to perform or continue to perform safety-sensitive functions. Drivers who refuse to submit to a post-accident, random, reasonable suspicion/cause, return-to-duty or follow-up test shall be subject to disciplinary action, up to and including, termination of employment under the Discipline and Appeal Policy 1.8. Applicants who refuse to submit to a pre-employment test shall not be hired.

Drivers, who test positive for alcohol and/or drug tests as determined by a Medical Review Officer (MRO), refuse to take alcohol and/or drug tests required by this policy, or voluntarily admit to prohibited drug use as defined by 49 CFR 40 *et. seq.*, shall immediately be placed on paid administrative leave and will be subject to the disciplinary process.

Positive test results from the laboratory are referred to an MRO who is a licensed physician responsible for receiving laboratory results from the Adams County drug and alcohol testing program.

Federal Drug and Alcohol Clearinghouse

The FMCSA's Commercial Drivers' License Drug and Alcohol Clearinghouse is an online database that contains information about violations of the DOT's drug testing

2.4(2): Drug and Alcohol Testing for Individuals with CDL (continued)

regulations. All prospective and current employees must conform to the requirements of 49 CFR 382, including the following:

- A. Pre-Employment Queries (49 CFR 382.701). Candidates applying for a position requiring a CDL must register with the Clearinghouse and provide electronic consent to allow Adams County to request a full query in the Clearinghouse prior to the start of employment. If a candidate refuses to provide consent, that refusal may provide the sole grounds to prohibit the candidate from being hired by Adams County at the discretion of the Risk Manager and/or the Department Director. If hired, such refusal will be grounds to prohibit the candidate from driving a commercial vehicle as an employee.
- B. Annual Queries (49 CFR 382.701). Employees whose position requires them to have a CDL must complete and return to Risk Management within 2 weeks after hire a written consent to allow Adams County to request a limited query in the Clearinghouse on an annual basis. The consent form must state that the consent will remain valid for the duration of employment with Adams County and be signed and dated by the employee.

Referral to a Substance Abuse Professional (49 CFR 40.287)

Employees who have violated DOT drug and alcohol regulations (by a positive drug and/or alcohol test result(s), voluntary admission of prohibited substance use, or any drug- and/or alcohol-related prohibited activity) will be provided with a list of Substance Abuse Professionals (“SAP”). Adams County will not charge an employee for the provision of this list. Treatment by a SAP is at the employee’s expense and is not a guarantee of continued employment.

2.5: Motor Vehicles

This policy applies to all employees.

POLICIES AND PROCEDURES

The safe operation of Adams County vehicles and equipment, in addition to personal vehicles that are used on Adams County business, is the responsibility of all employees and volunteers. All employees and volunteers shall comply with this policy and shall be subject to evaluation of their driving record at any time at the discretion of Adams County management.

Motor Vehicle Records (MVR)

In order to operate a County vehicle or to drive a personal vehicle on Adams County business, all employees and volunteers are required to have a Motor Vehicle Record background check conducted by People and Culture. To operate a County vehicle on Adams County business, employees must not have any major violations (as listed below) on their MVR in the past five (5) years or have more than three minor violations in the past three (3) years. In exigent circumstances, exceptions must be approved by the Risk Manager and the Deputy County Manager. These standards must be maintained to operate a County vehicle or to drive a personal vehicle on Adams County business. If an employee is moving from another state, a current Colorado driver's license must be obtained within thirty (30) calendar days of hire and must be obtained before driving any vehicle on County business.

The County may obtain current MVRs for employees and volunteers to ensure that they maintain compliance with driving safety records as outlined above. If the County has substantial reason to believe an employee or volunteer has exhibited driving behavior that is deemed to place individuals or property at undue risk, the County may take disciplinary action, in addition to revoking or suspending work-related driving privileges.

Major driving violations include, but are not limited to:

- Driving recklessly.
- Leaving the scene of an accident.
- DUI, DWI or DWAI, or refusing to take a blood alcohol content test.
- Fleeing police.

2.5: Motor Vehicles (continued)

- Committing any felony that involves the use of a vehicle, including vehicular homicide.
- Committing any violation of state or local laws that arises in connection with a fatal traffic accident.

If an employee's license is suspended, revoked, or restricted, the employee must immediately notify his or her supervisor and County Management. Employees and volunteers who have their license suspended or revoked shall not drive a County vehicle or drive for County business.

Motor Vehicle Safety

The following rules apply when operating either a personal vehicle or county vehicle for county business:

- Seatbelts must be worn at all times by the driver and passengers
- Vehicles must be in safe operating condition
- Hitchhikers are not allowed at any time
- The use or operation of cell phones or other similar devices while driving must comply with federal, state, and local law. The Federal Motor Carriers Safety Association (FMCSA) rule restricts the use of all hand-held mobile devices by drivers of commercial motor vehicles (CMVs). This rulemaking restricts a CMV driver from holding a mobile device to make a call or dialing by pressing more than a single button.
- State and federal driving laws must be adhered to and drivers must obey warning signs
- Traffic or parking tickets that are incurred while on County business are the responsibility of the employee
- Passengers or clients may be transported in County vehicles when the travel supports County business and with managers' approval
- Only County employees or approved volunteers are allowed to operate County vehicles

2.5: Motor Vehicles (continued)

- County vehicle doors must be locked, and keys must be removed from the vehicle when parked
- Appropriate child-safety seats and seatbelts must be provided if transportation of clients is required by the employee's position

Personal Vehicle

County insurance does not cover personal vehicles used on County business. Employees must carry current auto liability insurance as required by Colorado law and provide proof of such insurance to Risk Management upon request. In addition, the County will not reimburse employees for insurance deductibles.

Motor Vehicle Use

Fuel Conservation

Employees are encouraged to plan trips to avoid unnecessary travel, and to use conference calling instead of travel where practical. Carpooling shall be considered when employees are attending the same meetings with other County staff members or staff from neighboring entities. Departments shall use the County's courier service to the full extent to avoid unnecessary trips to outlying entities. Operators shall ensure that vehicles are available for scheduled preventive maintenance; this will help reduce fuel consumption and pollution. Operators should accelerate at a slow speed and avoid heavy braking at stop lights and stop signs. Operators are encouraged to fuel in the early morning or late afternoon to reduce fuel evaporation.

Fuel Sites (County Vehicles)

The operator must have the proper vehicle fuel card and personal identification code in order to fuel any County vehicle. To avoid discrepancies in the reporting of fuel usage and to avoid fuel theft and preventive maintenance tracking, the fuel card is not to be used for fueling multiple units. Training on fuel cards and card usage is available through Fleet Management. When fueling vehicles without electronic tracking, employees shall record the date, vehicle number, fuel type and quantity, and provide accurate records monthly to Fleet Management. Every employee is responsible for ensuring the safe fueling of County vehicles, including the prevention of events that may result in a release of fuel.

2.5: Motor Vehicles (continued)

Engine Idling

County employees can play an important role in improving air quality, reducing the consumption of petroleum products, and reducing vehicle wear by limiting the amount of time that vehicle engines are allowed to idle. Turning off and starting an engine uses less fuel than letting the engine run for thirty seconds; in addition, modern vehicles only need a maximum of 60 seconds of idle at start up.

A driver of a County vehicle must turn off the engine upon stopping at his or her destination. All vehicle equipment operators shall not engine idle at any location for more than five consecutive minutes except in the following:

- Operating public safety emergency vehicles on the scene of an emergency or on a public roadway
- Stopping at an official traffic control device or signal
- Stopping in a line of traffic, at a railroad crossing, or at a construction zone, including traffic conditions where driver has no control over incidence
- Accepting diversion at the direction of a public safety or other official traffic controller
- Testing, maintaining, or repairing of the vehicle for routine or diagnostic checks
- Running a vehicle due to mechanical or electrical problems
- Powering auxiliary equipment other than a heater or air conditioner, such as use of a hoist, lift, computer or safety lighting
- Operating defrosters, heaters, air conditioners or other equipment for a safety or health situation, but not solely for the comfort of the driver or passengers
- Cooling down of a turbo-charged heavy-duty vehicle in accordance with the manufacturer's recommendation

Global Positioning System (County Vehicle)

Global Positioning System (GPS) units have been installed on Adams County vehicles and equipment to enhance and improve liability protection for the County. In addition, GPS on Adams County vehicles will maximize the value of the County's assets while

2.5: Motor Vehicles (continued)

reducing the cost of the vehicle fleet and providing a mechanism to monitor driving activities.

The system allows supervisors to dispatch vehicles to maximize the efficiency of the fleet, in addition to allowing supervisors to confirm or deny allegations of misconduct, abuse, traffic violations, or auto damage claims. The system can generate reports of any vehicle that excessively speeds or has unusual amounts of idle time (See Engine Idling Policy).

For the purpose of this policy, the actual driver or operator of each vehicle shall be the responsible employee. This policy and the system are not intended to be punitive or used to monitor individual employees, although unsafe vehicle usage may lead to disciplinary action. Tampering with any GPS equipment in the vehicle is expressly prohibited.

Tobacco Use (County Vehicles).

Tobacco use is prohibited in Adams County vehicles. Tobacco use and the use of electronic delivery devices, including electronic cigarettes and vaping, are prohibited in any vehicles managed, owned, or leased by Adams County.

Violation of Policy

An employee, who violates this policy, shall be subject to disciplinary action, up to and including, termination of employment under the Discipline and Appeal Policy 1.8. Other actions, including notification of appropriate law enforcement agencies, may be taken in response to a violation of this policy.

2.6: Probationary Period

This policy applies to all regular, grant-funded and part-time 3 employees.

POLICIES AND PROCEDURES

Employees shall serve an initial twelve (12) working-month probationary period. In cases where an employee's status has changed from temporary to regular, the initial probationary period shall begin on the effective date of the status change. Employees shall only serve one (1) probationary period during continuous employment.

Extension of Probationary Period

- **Injury or Illness.** If an employee has extended absences due to illness, injury, or other circumstances while on probation, the probationary period shall be extended until actual time worked is equivalent to a twelve (12) month period.

Termination of Probationary Employees

During the probationary period, an employee is considered to be employed at will, and employees terminated during the initial probationary period are not eligible to use Discipline and Appeal Policy 1.8.

2.8(1): Separation from the County

This policy applies to all employees.

POLICIES AND PROCEDURES

Except in rare circumstances and during the PDC process, an employee's last day shall be his or her last physical day worked. Separating employees shall return all County property to their immediate manager or supervisor. County property may include the following:

- Documents
- Purchasing Cards
- Computer Equipment
- County Vehicles
- Supplies
- Materials
- Keys
- I.D. Cards

Personal belongings that are not retrieved within six (6) months may be donated or destroyed. The County reserves the option to mail personal belongings to employees' mailing or home addresses that is on file.

Separation Payments

Final paychecks for separating employees shall be prepared for normal distribution in accordance with regular payroll cycles. The final paycheck may be offset by any monies or property owed to the County with approval from People and Culture or the County Manager. Applicable annual and sick leave accruals shall be pro-rated per date of separation, and accrued leaves shall be paid out pursuant to Adams County policies. Coverage under benefit plans (e.g., medical, dental, vision, life, and disability) shall terminate on the last day of the month in which employment ceases, unless continued under the provisions of COBRA. Separating employees are not entitled to any form of severance pay.

If an employee is a participant in the Tuition Reimbursement Program, and if the employee voluntarily leaves the County within one (1) year of completing a course(s) or degree, the employee is liable for all tuition costs reimbursed in the prior year.

2.8(2): Job Abandonment

This policy applies to all employees.

POLICIES AND PROCEDURES

Job Abandonment

Per Policy 2.1(1), an employee must contact their immediate manager or supervisor if they will be late or absent from work. An employee, who does not call or show up to work for three (3) consecutive days, or who fails to return to work following approved leave, may be considered to have voluntarily resigned from their job.

This Policy should not be construed as prohibiting disciplinary action, under the Disciplinary and Appeal Policy 1.8, against employees who fail to call or show up to work for less than three (3) consecutive days.

2.9: Reduction in Force and Recall

This policy applies to all employees, including employees whose salary is fully funded by federal-funded and grant-funded programs, and employees who are employed by departments and offices led by elected officials, unless the elected official has enacted a separate Reduction in Force (RIF) Policy that is approved by the County Attorney's Office.

POLICIES AND PROCEDURES

A reduction in force may become necessary for budgetary or other reasons. When this occurs, Adams County shall use its discretion to make determinations about positions that shall be eliminated, based on legitimate business-related criteria that best meets organizational needs.

These procedures are not intended to create and do not create any rights to County employees who are affected by any reduction in force decision. An appeal **may not** be filed regarding any reduction in force decision. Failure to comply with these procedures shall not result in the invalidation of the decision.

Process and Scope

The County Manager, in consultation with County Leadership will determine the size and scope of any reduction in force. It is the responsibility of department directors and/or elected officials to identify and recommend functions to be affected by a reduction in force by submitting a written plan to the County Manager.

Decisions regarding the size and scope of any reduction in force and functions to be affected shall be guided by the following:

- The current and future goals and needs of the County and the department/office; and
- The knowledge, skills, and abilities necessary to accomplish these goals and needs.

Selection for RIF

If a reduction in force is determined to be necessary, employees will be laid off by department/office and within the function being reduced, in the following order:

1. Temporary positions;
2. Project-designated positions;
3. Employees in regular positions (e.g., regular full-time and regular part-time) whose performance is not satisfactory, or who have been subject to documented discipline within the past five (5) years; then,
4. Employees in regular positions, with the least time in service (using most recent date of hire) in consideration with each position's criticality to the continuity of organizational operations.

When determining the size and scope of any reduction in force, in addition to the functions to be affected for federal-funded and grant-funded programs, the Program Administrator and County Manager shall consider prospects for funding restoration and the factors described in this policy.

2.9: Reduction in Force and Recall (continued)

Benefits & Accruals

Employees who are laid off shall receive no continuation of salary or benefits, except as may be stipulated by specific benefit plans or contract. Payment for unused portions of annual leave accruals, sick leave accruals, and compensatory time shall be made according to provisions for separation from County employment.

Reemployment after Reduction in Force

There will be no right of reemployment for employees who have been terminated due to a reduction in force. However, employees who have been subject to a reduction in force per this policy will be given preferential treatment when applying for an open County position within six months of their termination date. Preferential treatment includes, but is not necessarily limited to, a guaranteed interview for positions that the laid off former employee meets the minimum qualifications and has relevant experience. Laid off former employees must contact People and Culture Services after submitting their application for an open position to receive preferential treatment.

Employees who are rehired within 60 days shall keep their previous hire date for purposes of leave accruals.

3.1(1): Health Insurance

This policy applies to employees in regular and project-designated positions budgeted for thirty (30) or more hours per week.

POLICIES AND PROCEDURES

Adams County offers eligible employees medical, dental, and vision plans, and contributes towards the cost of employee and dependent coverage.

Employees should refer to individual plan documents for specific policy provisions. Plan documents are available online at myAdams and paper copies can be requested through People and Culture.

Effective Date

Coverage becomes effective on the first day of the month that coincides with, or follows, the date of hire.

Enrollment

New employees have 31 days from their benefit eligibility date to enroll in coverage. If this deadline is missed, employees must either wait until the next open enrollment period or if they have a qualifying event to enroll in coverage.

If an employee has a mid-year qualifying event, they will need to complete a change form to make an eligible benefit change. The form must be submitted within 31 days of the qualifying event date. If approved, the change will go into effect the first of the following month. New children are added to coverage immediately. If the form is not received by the deadline, the requested change cannot be made.

Loss of Coverage

Medical, dental, and vision plan coverage ceases on the last day of the month in which employees separate from County employment or are no longer eligible due to employment status change, (such as going from a full-time position to RP2). Dependent coverage ceases on the last day of the calendar month in which they no longer meet the definition of dependent as stated in the summary plan descriptions. Employees must notify and provide the dependent's forwarding address to People and Culture within the following timeframes:

- Within 31 calendar days of the date of a dependent status change for death, divorce or non-eligibility

3.1(1): Health Insurance (continued)

- Within 60 days if the dependent has a loss of Medicaid or CHP coverage or if they become eligible for a premium subsidy through the state

Continuation of Coverage: COBRA

Employees and/or dependents may be eligible for continued health care coverage as specified by federal law. Employees must notify People and Culture within sixty (60) days from the date a dependent no longer qualifies for the continuation coverage to apply.

Continuation of Coverage: Retirement

Adams County offers retirement health care to eligible retirees and their enrolled dependents and contributes toward the cost of the retiree's health care coverage.

If an employee chooses not to enroll in the retirement health care plan within sixty (60) days from their termination date, People and Culture will require them to sign a waiver and they will not be allowed to enroll at a later date.

Coverage will be canceled for retirees establishing permanent residency outside the plans' service areas for more than six (6) months. Retirees re-establishing permanent residency within the plan service area within two years of the coverage termination date may re-enroll. Retirees outside the service area must provide proof of other coverage to receive reimbursement of the county monthly subsidy.

Retirees and/or dependents enrolled in Medicare due to age are not eligible to continue coverage under an early retiree health plan option. Medicare Supplemental health plans are available for retirees and their eligible dependents enrolled in Medicare.

Continuation of Coverage: Disability

If Adams County is unable to reasonably accommodate an employees' restrictions and employment is ended because of this, the County will subsidize COBRA premiums for up to 12 months. To be eligible for the subsidy, the employee must currently be enrolled in a COBRA-eligible plan, elect COBRA coverage by the deadline indicated and be approved for disability benefits through the Adams County disability plans (short-or long-term) and/or workers' compensation plan. The amount of the subsidy will be equal to that of the subsidy active employees receive.

3.1(1): Health Insurance (continued)

Continuation of Coverage: Loss of Life in the Line of Duty

If an Adams County employee dies in the line of duty, the dependents previously covered by the terms of the plan may elect to continue coverage. This opportunity to continue coverage will be available for as long as premiums are paid in a timely manner and the spouse remains eligible for this benefit. If the spouse elects to continue coverage and then subsequently cancels it, they will not be able to reinstate coverage. Eligibility for continuation of coverage shall cease in the event the spouse becomes eligible for Medicare, remarries (or enters into a Civil Union or domestic partner relationship) or a dependent child no longer qualifies. Adams County will subsidize the premiums to the same extent an active employees' premiums are subsidized.

Line of duty is defined as part of an employee's course and scope of regular employment or as a result of it. In other words, for this section to apply, the death must be directly caused by the employee's work, rather than occur due to natural causes (even if the death occurred during work hours or on County property). This section also applies when an employee is in a non-responsive state of undetermined length due to actions taken in the line of duty. The final responsibility of determining whether a death occurred in the line of duty lies with the Deputy County Manager of People and Culture and Administrative Services.

3.1(2): Life and Disability Insurance

This policy applies to all benefit eligible employees except for employees in project-designated positions.

POLICIES AND PROCEDURES

Adams County provides basic life/Accidental Death & Dismemberment (AD&D) and short and long-term disability coverage to eligible employees at no cost to the employee. Employees are able to purchase additional coverage, if approved, at their own expense.

Effective Date

Employee coverage shall become effective on the first day of the month that coincides with, or following date of hire, except as noted in the plan document (e.g. following certain leaves).

Employees should refer to individual plan documents for specific policy provisions. Plan documents are available online at myAdams and via hard copy by contacting the People and Culture Services Department. Provisions of master plan documents and applicable laws shall prevail in all issues of coverage.

Loss of Coverage/Separation of Employment

Life and disability insurance benefits cease on the last day of the month during which the employee separates employment.

Short Term Disability

Short-term disability (STD) insurance provides continued income, (a portion of the employee's pre-disability salary), in the event that an employee is disabled for a period longer than fourteen (14) calendar days.

Employees injured under the provisions of the Workers' Comp policy are not eligible for STD benefits.

Employees may supplement STD benefits with annual leave in an amount not to exceed 100% of their pre-disability base earnings.

Duration of Benefits – Short Term Disability (STD)

If an employee is deemed eligible by the carrier, STD insurance benefits begin on the latter of the first day after fourteen (14) consecutive calendar days of disability or the exhaustion of all sick leave accruals.

3.1(2): Life and Disability Insurance (continued)

Short-term disability (STD) plan benefits end automatically on the earliest of the date the recipient is no longer disabled, the date the maximum benefit period ends, or the date of death.

Long Term Disability

Long-term disability (LTD) insurance provides continued income, (a portion of the employee's pre-disability salary), in the event that employees are disabled for a period longer than ninety (90) calendar days.

Employees may supplement LTD benefits with annual leave in an amount not to exceed 100% of their pre-disability base earnings.

Duration of Benefits – Long Term Disability

If an employee is deemed eligible by the carrier, LTD insurance benefits begin on the latter of the first day after ninety (90) consecutive calendar days of disability or the exhaustion of all sick leave accruals.

Long-term disability (LTD) plan benefits end automatically on the earliest of the date the recipient is no longer disabled, the date the maximum benefit period ends, the date of death or the date that benefits become payable under any other group long-term disability insurance policy under which the employee becomes insured during a period of temporary recovery.

Related Policies

Disability benefits occur in conjunction with other County policies, including but not limited to the following:

Family Medical Leave

Employees applying for short term disability are subject to the provisions of the Family Medical Leave Act (FMLA) as stipulated in the Adams County Family Medical Leave Policy 3.5(1).

Leave Without Pay

Employees applying for disability are subject to the leave without pay provisions as stipulated in the Adams County Leave-Without-Pay Policy 3.6(3). If an Employee is in

3.1(2): Life and Disability Insurance (continued)

unpaid status for more than fifty (50) percent of the pay period, they shall not accrue annual or sick leave. Employees shall receive accruals for the pay period, provided they have worked or were in an approved paid leave status for at least fifty (50) percent of the pay period. Receipt of benefits from a third-party administrator does not qualify as an approved paid leave status for the purpose of receipt of annual and sick leave accruals.

3.2 Retirement Plan

This policy applies to employees in Covered Employment.

Covered Employment

The class or classes of employees who are eligible to participate in the plan include any elected or appointed County official or Deputy, and staff of such person, and any person who is employed by Adams County in a regular position regularly scheduled to work or budgeted for thirty (30) hours or more per week, every week.

Excluded are leased employees as defined in Code Section 414 (n) (2) and any person employed by Adams County in positions that do not meet the above criteria, such as positions designated as temporary, seasonal, provisional, regular part-time scheduled to work less than thirty (30) hours per week, project designated full-time, project designated part-time, and election judges.

Policies and Procedures

The Summary Plan Description (SPD) may be obtained from the Adams County Retirement Office or on the web site at www.acretirement.org.

3.3(1): Workers' Compensation Coverage and Injury Leave

This policy applies to all employees.

POLICIES AND PROCEDURES

Adams County provides Workers Compensation coverage to all employees. Workers' Compensation coverage provides medical benefits and a scheduled amount of wage-loss benefits to employees who are injured while acting in the course and scope of their employment.

If an employee believes they have been injured in the course and scope of their employment with the County, they must report the injury to the Workers' Compensation call center as soon as possible (see the Risk Management and Safety page on myAdams for more specific information). In addition, employees must notify their manager or supervisor as soon as possible and no later than 24 hours.

If an employee is injured at work, they must see one of Adams County's designated Workers Compensation providers. Employees who see their own physician may be responsible for all payments related to that visit. For specific information regarding Workers' Compensation, employees should contact Risk Management or refer to the Risk Management and Safety page of myAdams.

Injury Leave

Employees who must miss work due to an approved Workers' Compensation injury are eligible for up to two weeks of paid injury leave per calendar year. The number of eligible hours is based on an employees' standard base hours of work and does not include overtime or comp time. Under no circumstance is an employee eligible for more than 80 hours of injury leave in a calendar year. Injury leave is applicable to: 1) The date of injury - in order to pay the employee a full day of pay, and 2) Time that an employee is placed off of work due to doctor's orders.

If an employee is on paid injury leave and subsequently the Workers' Compensation claim is denied, the injury leave pay will be reversed (with the exception of injury leave paid on the date of injury) on the next available paycheck and sick leave, annual leave, comp time and/or leave without pay will be used. Employees may not use injury leave for doctor appointments.

Supplementing Workers' Compensation Pay

If an employee is still off work after exhausting injury leave pay and eligible to receive workers' compensation benefits, accrued sick leave will automatically be used to supplement the workers' compensation benefits. This amount is meant to bring an employee to approximately 100% of their base gross pay (not including overtime) when combined with their workers' compensation benefits (66 2/3% of pay through workers'

3.3(1): Workers' Compensation Coverage & Injury Leave (continued)

compensation and 33 1/3% of supplemental sick leave). In no circumstance are employees allowed to supplement workers' compensation benefits so that they are receiving more than 100% of their base gross pay.

Doctor Appointments

Employees are asked to schedule doctor appointments, due to their work-related injury, outside of their work hours or in a way that is as least disruptive as possible to their work. But if time off must be taken, employees have the option to use their accrued sick leave and/or comp time. If accrued sick leave and/or comp time is not available, accrued annual leave (vacation) may then be used. Employees always have the option to use leave without pay instead of using any type of paid leave and/or comp time. Injury leave cannot be used for doctor appointments.

Returning to Work

Employees must provide a work release if they have been treated by a physician for a work-related injury. The work release must be provided to Risk Management, the employee's supervisor, and People and Culture prior to returning to work. If the work release indicates restrictions or that a modification is needed to the work environment and/or work schedule, authorization must first be given by People and Culture before the employee can return to work.

Related Policies

Workers' Compensation occurs in conjunction with other County policies, including but not limited to the following:

Family Medical Leave. Employees applying for Workers' Compensation benefits are subject to the provisions of the Family Medical Leave Act (FMLA) (see Adams County Family Medical Leave Policy 3.5(1)). When applicable, time off work due to a work-related injury shall run concurrently with FMLA protected leave (regardless of how the employee is paid during this time off).

Receipt of Annual and Sick Leave Accruals. Employees applying for Workers' Compensation benefits are subject to the provisions of 3.4(1) Annual Leave and 3.4(3) Sick Leave policies. According to these policies, to earn annual or sick leave accruals for the month, employees must work or be in an approved paid leave status for at least fifty percent (50%) of the pay period. Receipt of Workers' Compensation benefits from a third-party administrator does not qualify as an approved paid leave status for the purpose of earning annual and sick leave accruals.

Disability and Religious Accommodation. Employees applying for Workers' Compensation benefits are subject to the provisions of the 1.4 Disability and Religious

3.3(1): Workers' Compensation Coverage & Injury Leave (continued)

Accommodation policy. Employees requesting a reasonable accommodation due to a work-related injury and/or illness should contact the People Services Department for assistance.

3.3(2): Safety

This policy applies to all employees.

POLICIES AND PROCEDURES

Employees are required to comply with all safety rules. Employees are required to report unsafe actions or conditions to a manager or supervisor. Employees shall immediately report any accident involving County property or personnel to a manager or supervisor. Failure to do so may result in disciplinary action. Any deliberate or negligent conduct endangering the safety of one's self or others, or the deliberate destruction of County property, may also result in disciplinary action.

Safety Rules

It is the responsibility of all employees to read and abide by all safety rules related to their department. It is the responsibility of the employee to request clarification from a manager or supervisor on any part of the safety rules that is unclear. Disobeying a safety rule or failure to use all safety equipment provided may result in disciplinary action and a reduction of benefits under Workers' Compensation if such failure results in a work-related injury. For specific information regarding safety in the workplace, employees should contact their manager, supervisor, Risk Management or People and Culture.

3.4(1): Annual Leave (Vacation)

This policy applies as described below.

POLICIES AND PROCEDURES

Eligibility & Accrual of Annual Leave

To be eligible for annual leave, employees must be classified as one of the following:

- Full-time regular, project-designated, grant-funded, executive or appointed (40 hours/week); or
- Part-time 3 (30 to 39 hours/week).

This policy does not apply to part-time 2 (RP2-20 to 29 hours/week), project designated part-time (PJ2-20 to 29 hours/week), seasonal positions, or temporary positions.

Eligible employees shall accrue annual leave (vacation) at the following rates:

Completed Years of Continuous Service	Accrual Rate Per Month in Hours –FT (40 hrs/wk)	Accrual Rate Per Month in Hours – RP3 (30-39 hrs/wk)
Up to 2 years	6.68	5.00
After 2 years	8.00	6.00
After 5 years	10.00	7.50
After 10 years	13.34	10.00

To accrue annual leave for the month, employees must work or be in an approved paid leave status for at least fifty percent (50%) of the pay period.

Cap on Annual Leave

Employees are encouraged to use accrued leave time. At the end of each December pay period, each regular full-time employee's accrued annual leave hours will be reduced to 320 hours, and each regular part-time employee's accrued annual leave hours will be reduced to 240 hours. An employee may carry over unused annual leave from one calendar year to the next, up to the applicable cap stated in this paragraph. Unused annual leave in excess of these caps shall be forfeited on December 31st of each year.

3.4(1): Annual Leave (Vacation) (continued)

Payment of Unused Portion of Accrued Annual Leave

Separating employees will be paid for all accrued annual leave, up to the employee's maximum amount (e.g., full-time 320 hours and part-time 240 hours) as designated in this policy. The rate of pay shall be determined by employee's regular rate of pay as of his or her last working day. In the event of an employee death, compensation shall be paid to the employee's heir(s) or legal representative(s) who are authorized by law to receive unpaid compensation.

Requests for Annual Leave

Eligible employees must request and receive approval from their manager or supervisor for earned annual leave prior to the scheduled leave. Employees shall work with their manager or supervisor to ensure coverage of their assigned work area meets current operational needs before leave is taken. Requests for annual leave can be denied based on the business needs of a department.

Status Changes

An employee who has a status change from a full-time position to a position that does not earn accruals shall have all accruals paid out on the effective date of the status change.

An employee who has a status change from a position earning accruals to a position that does not earn accruals; and then, returns to a position that does earn accruals is allowed to count the previous total years of service that was earned in the position, which was eligible for the purpose of earning accruals, as long as there has been no break in service.

Use of Annual Leave

Employees must have annual leave accruals at the beginning of the month in order to use during that month. Failure to return to work after the stipulated time of an approved annual leave may result in disciplinary action, up to and including, termination.

Related Policies

Family and Medical Leave

Sick Leave

3.4(2): Sick Leave

This policy applies as described below.

POLICIES AND PROCEDURES

Adams County sick leave policy meets the requirements of Paid Sick and Safety Time as detailed in the Colorado Healthy Families and Workplaces Act. Because of this, employees who are eligible for sick leave are not eligible for a separate bank of Paid Sick and Safety Time.

Eligibility and Accrual of Sick Leave

To be eligible for sick leave, employees must be classified as one of the following:

- regular full-time, project designated full-time, regular part-time three, project designated part-time three

This policy does not apply to part-time 2 (RP2-20 to 29 hours/week), project designated, part-time (PJ2-20 to 29 hours/week), seasonal, or temporary positions.

To receive sick accruals for the month, employees must work or be in an approved paid leave status for at least fifty percent (50%) of the pay period. Eligible employees shall accrue sick leave at the following rates:

Accrual Per Pay Period (Monthly)	
<u>Full-Time 40 hrs/wk</u>	<u>Part-Time 30-39 hrs/wk</u>
8.00	6.00

Use of Sick Leave

Employees must have accruals at the beginning of the month in order to use them during the month.

Sick Leave can be used for the following reasons:

- Mental or physical illness, injury, or health condition of the employee or family member;
- Medical diagnosis, care, or treatment related to an employee's or family member's illness, injury, or condition;

3.4(2): Sick Leave (continued)

- Preventive medical care;
- Safety purposes (after the exhaustion of Domestic Abuse Leave):
 - Seeking medical attention to recover from a mental or physical illness, injury, or health condition caused by the domestic abuse, sexual assault, or harassment.
 - Obtaining services from a victim services organization.
 - Obtaining mental health or other counseling.
 - Seeking relocation due to the domestic abuse, sexual assault, or harassment.
 - Seeking legal services, including preparing for or participating in a civil or criminal proceeding relating to or resulting from the domestic abuse, sexual assault, or harassment.
- Public health emergency, which includes when a Public Official orders the closure of an employee's place of business or the school or place of care of an employee's child and the employee needs to care for the child (see Policy 3.5(4) Public Health Emergency Leave)

For the purposes of this policy, a family member is defined as:

- The employee's immediate family member (a person related by blood, marriage, civil union, or adoption);
- A child to whom the employee stands in loco parentis;
- A person who stood in loco parentis to the employee when the employee was a minor; or
- A person for whom the employee is responsible for providing or arranging health- or safety-related care.

Process for Use of Sick Leave

A request for sick leave shall be made to the immediate manager or supervisor prior to the leave date when possible. In the case of an unforeseen absence, it is the employee's responsibility to contact his or her immediate manager or supervisor as soon as possible.

False or fraudulent use of sick leave is grounds for discipline, up to and including, termination. Employees who use four (4) or more consecutive days of Paid Sick and

3.4(2): Sick Leave (continued)

Safety Time (PSST) may be required to provide documentation verifying the reason for the leave. When an employee is out due to their own illness for more than three (3) consecutive days, the manager should consult with P&C to determine if Family Medical Leave is applicable.

In certain situations, the use of sick leave can be mandated.

Status Changes

An employee who has a status change from a regular full-time position to a position not earning sick leave shall have up to forty-eight (48) hours transferred to Paid Sick and Safety Time (PSST). If there is remaining sick leave hours after the transfer, the remaining accruals will be paid out on the effective date of the status change. The method for calculating the payout shall be the same as upon separation from the County.

Payment of Unused Portion of Accrued Sick Leave upon Separation

Separating employees, who were hired on or after January 1, 1983, shall be compensated for one-half (1/2) of their unused sick leave, but in no event for an amount greater than a total of three hundred-sixty (360) hours. The rate of pay shall be determined by employee's regular rate of pay as of his or her last working day. If the separating employee is rehired within six months of separation, their sick pay will be reinstated at one-half (1/2) of their previously unused sick leave (up to 48 hours).

Separating employees, who were hired prior to January 1, 1983, shall be compensated for unused sick leave not to exceed a total of seven hundred-twenty (720) hours. The rate of pay shall be determined by employee's regular rate of pay as of his or her last working day.

Cap on Accruals

Employees shall not accrue more than nine hundred-sixty (960) hours of sick leave. Employees who accrue 960 hours of sick leave will stop accruing sick leave until such time that they use sick leave and fall below the cap.

3.4(2): Sick Leave (continued)

Related Policies:

- 3.3 (1) Workers' Compensation Coverage and Injury Leave
- 3.4 (3) Paid Sick and Safety Time Leave
- 3.5 (1) Family and Medical Leave
- 3.5 (4) Public Health Emergency Leave

3.4(3): Paid Sick and Safety Time Leave

This policy applies to all temporary, seasonal, and part-time two (RP2) positions and is compliant with the Colorado Healthy Families and Workplaces Act.

Eligibility for Paid Sick and Safety Time (PSST) Leave

Regular full-time, regular part-time three (RP3), project designated full-time and project designated part-time three (PJ3) positions are eligible for sick leave accruals under policy 3.4(2) and therefore do not earn additional Paid Sick and Safety Time (PSST) leave.

Paid Sick and Safety Time Leave Accruals

Effective immediately upon hire, eligible employees accrue one (1) hour of Paid Sick and Safety Time (PSST) leave for every thirty (30) hours worked. Hours worked does not include any time for which work was not performed (regardless if those hours are included in overtime calculations).

The maximum PSST leave accrual is forty-eight (48) hours. Employees who accrue forty-eight (48) hours of PSST leave will stop accruing leave until such time that they use PSST leave and fall below the cap.

Use of Paid Sick and Safety Leave Time

Employees must have accruals at the beginning of the month in order to use them during the month.

PSST leave may be used for the following reasons:

- Mental or physical illness, injury, or health condition of the employee or family member.
- Medical diagnosis, care, or treatment related to an employee's or family member's illness, injury, or condition.
- Preventive medical care.
- Safety purposes (after the exhaustion of Domestic Abuse Leave):
 - Seeking medical attention to recover from a mental or physical illness, injury, or health condition caused by the domestic abuse, sexual assault, or harassment.

3.4(3): Paid Sick and Safety Time Leave (continued)

- Obtaining services from a victim services organization.
 - Obtaining mental health or other counseling.
 - Seeking relocation due to the domestic abuse, sexual assault, or harassment.
 - Seeking legal services, including preparing for or participating in a civil or criminal proceeding relating to or resulting from the domestic abuse, sexual assault, or harassment.
- Public health emergency, which includes when a Public Official orders the closure of an employee's place of business or the school or place of care of an employee's child and the employee needs to care for the child (see Policy 3.5(4) Public Health Emergency Leave)

For the purposes of this policy, family member is defined as:

- The employee's immediate family member (a person related by blood, marriage, civil union, or adoption);
- A child to whom the employee stands in loco parentis;
- A person who stood in loco parentis to the employee when the employee was a minor; or
- A person for whom the employee is responsible for providing or arranging health- or safety-related care.

Process for Use of Paid Sick and Safety Time Leave

A request for PSST leave shall be made to the immediate manager or supervisor prior to the leave date when possible. In the case of an unforeseen absence, it is the employee's responsibility to contact his or her immediate manager or supervisor as soon as possible.

False or fraudulent use of PSST leave is grounds for discipline, up to and including, termination. Employees who use four (4) or more consecutive days of PSST leave may be required to provide documentation verifying the reason for the leave. When an employee is out due to their own illness for more than three (3) consecutive days, the manager should consult with People and Culture to determine if Family Medical Leave is applicable.

In certain situations, the use of PSST leave may be mandated.

3.4(3): Paid Sick and Safety Time Leave (continued)

Payment of Unused Portion of Accrued Paid Sick and Safety Time Leave Upon Separation

Employees will not be compensated for accrued but unused PSST leave when separating from the county. However, if an employee is rehired within six (6) months of separation, any previously accrued but unused PSST leave will be reinstated.

Related Policies:

- 3.3 (1) Worker's Compensation Coverage and Injury Leave
- 3.4 (2) Sick Leave
- 3.5 (1) Family Medical Leave
- 3.5 (4) Public Health Emergency Leave

3.4(4): Holidays

This policy applies as described below.

POLICIES AND PROCEDURES

Eligibility of Holiday Pay

To be eligible for Holiday Pay leave, employees must be classified as one of the following:

- Full-time regular, project-designated, grant-funded, executive or appointed (40 hours/week), or
- Part-time three (RP3, 30 to 39 hours/week)

Holiday pay does not apply to part-time two (RP2, 20 to 29 hours/week), project designated part-time (PJ2, 20 to 29 hours/week), seasonal positions, or temporary positions except as noted below.

Holidays are determined by the Board of County Commissioners, and shall be recognized and observed as paid holidays, which are equivalent to eight (8) hours of regular pay. Work schedules may need to be modified due to the date of the observed holiday.

Eligible employees shall receive their regular pay for holidays not worked and holidays worked:

- **Holidays Not Worked (Holiday Pay):** Eligible full-time employees receive eight (8) hours of regular pay for each designated holiday when they do not work on the holiday. Eligible part-time (30-39 hours per week) employees shall receive six (6) hours of regular pay for each designated holiday when they do not work on the holiday. Employees who are employed on the date of the holiday shall receive holiday pay.

Employees working flexible or alternative schedules should consult with their department director regarding the adjusted work schedule for the holiday week.

- **Holidays Worked (Holiday Premium Pay):** All employees (including part-time two (RP2), project designated part-time, seasonal, and temporary) who must work on an observed holiday, because of department operational requirements, shall receive the above-mentioned holiday pay. They additionally receive one-and-one-half (1½) times their regular hourly rate (i.e., a regular hourly rate of \$12.00

3.4(3): Holidays (continued)

per hour shall be paid at \$18.00 per hour) for the actual hours worked on the holiday.

Holiday premium-pay hours do not count toward the forty (40) hours of regular hours that are worked for the calculation of overtime paid at one-and-one-half (1½) times the regular hourly rate.

For purposes of this policy, a holiday is a twenty-four (24) hour period beginning at 12:00 midnight and ending at 11:59 p.m. on the holiday.

3.5(1): Family Medical Leave

This policy applies to all employees who have one (1) or more years of service and who have worked at least 1,250 hours in the twelve (12) months preceding the requested family medical leave.

POLICIES AND PROCEDURES

Adams County complies with the federal Family Medical Leave Act (FMLA) of 1993, as amended, and with the Colorado Family Care Act (FCA). If at any time the law and this policy conflict, the law governs employee's rights and eligibility.

The County provides up to twelve (12) weeks of unpaid, job-protected leave to eligible employees for the following reasons:

- Incapacity due to pregnancy, prenatal medical care, or child birth;
- To care for the employee's child after birth, or placement for adoption or foster care;
- To care for the employee's spouse, child, or parent, who has a serious health condition; and
- Serious health conditions that make the employee unable to perform their job.

Military Family Leave Entitlements

Qualifying Exigency Leave. Eligible employees who have a spouse, child, or parent on covered active duty (or who has been notified of an impending call or order to active duty) in the Armed Forces, National Guard, or Reserves may use their twelve-week leave entitlement to address certain qualifying exigencies. Qualifying exigencies may include:

- Attending certain military events.
- Arranging for alternative childcare.
- Addressing certain financial and legal arrangements.
- Attending certain counseling sessions.
- Attending post-deployment reintegration briefings.

3.5(1): Family Medical Leave (continued)

Military Caregiver Leave. An eligible employee may take up to 26 weeks of leave during any single twelve-month period to care for a covered service member. A covered service member is a current member of the Armed Forces, National Guard, or Reserves who has a serious injury or illness incurred or aggravated in the line of duty or while on active duty. A covered service member also includes veterans who were members of the Armed Forces, National Guard, or Reserves at any time during the period of five years preceding the start of treatment, recuperation, or therapy. A serious injury or illness is one that may render the service member medically unfit to perform their duties for which the service member is undergoing medical treatment, recuperation, or therapy; or is in outpatient status; or is on the temporary disability retired list. Covered service members also include veterans who began treatment, recuperation, or therapy for a serious injury or illness within five (5) years after leaving the service. The serious injury or illness may have manifested before or after the individual became a veteran.

Family Care Act

Adams County provides up to twelve (12) weeks of unpaid leave to eligible employees to care for their partners in a civil union or domestic partnership, who have serious health conditions. Generally, leave under the Family Care Act is administered consistent with FMLA regulations.

Benefits & Protections

During FMLA, the County maintains the employee's health coverage under any group health plan on the same terms as if the employee had continued to work. They will also be retained on all enrolled Adams County benefit plans and the County contribution benefit allowance will continue. An employee on an unpaid leave must make arrangements with People and Culture for payment of the employee's portion of the benefit premiums. Upon return from FMLA leave, most employees are restored to their original or equivalent position with equivalent pay, benefits, and other employment terms. Certain highly compensated employees (key employees) may have limited reinstatement rights.

Use of Leave & Employee Responsibilities

- The maximum time allowed for FMLA leave is either twelve (12) weeks in a rolling 12-month period, as defined by the County, or twenty-six (26) weeks as explained above under the heading Military Family Leave Entitlements. The County uses a twelve-month rolling period measured backward from the date an employee uses any FMLA leave.

3.5(1): Family Medical Leave (continued)

- An employee may take leave intermittently or on a reduced leave schedule when medically necessary. Employees must make reasonable efforts to schedule leave for planned medical treatment so not to unduly disrupt the County's operations. In such cases, the County may temporarily transfer the employee to an alternative job with equivalent pay and benefits that better accommodates recurring periods of leave than the employee's regular job. Leave due to qualifying exigencies may also be taken on an intermittent basis.
- Employees must provide thirty (30) days advance notice of the need to take FMLA leave when the need is foreseeable. When thirty (30) day notice is not possible, the employee must provide notice as soon as practicable and generally must comply with the County's normal call in procedures.
- Employees must provide sufficient information for the County to determine if the leave may qualify for FMLA protection and the anticipated timing and duration of the leave.
- Employees must inform the County if the requested leave is for a reason for which FMLA leave was previously taken or certified. Employees may also be required to provide a certification and periodic recertification supporting the need for leave. The County may require second and third medical opinions at the County's expense. Documentation confirming family relationship, adoption, or foster care may be required. If notification and appropriate certification are not provided in a timely manner, approval for leave may be denied. Employees on leave should contact People and Culture at least two (2) days before his or her first day returning to work.
- Spouses working for the County are jointly entitled to a combined total of twelve (12) work weeks of family and medical leave for childbirth, placement of a child for adoption or, foster care, and to care for a parent who has a serious health condition (or combined twenty-six (26) work weeks to care for a member of the armed services). This is calculated in a rolling twelve (12) month period measured backward.
- Leave for purposes of childbirth, adoption of children, or placement of foster children in employees' homes must be taken within twelve (12) months of the event.
- Bereavement and Compassion leave, suspension of operations and jury duty pay is not granted while on FMLA.

3.5(1): Family Medical Leave (continued)

Return to Work

Failure to return from leave within the approved time may be deemed a voluntary resignation.

Related Policies

- **Annual & Sick Leave Accruals.** Employees are required to use all accrued sick leave and annual leave while on family medical leave. Sick leave accruals must be exhausted before annual leave can be used. FMLA leave is leave without pay when paid leave accruals have been exhausted. Employees shall receive accruals for the pay period, if they have worked or were in an approved paid leave status for at least fifty percent (50%) of the pay period. If an employee is in unpaid status for more than fifty percent (50%) of the pay period, he or she shall not accrue annual or sick leave.
- **Workers Compensation.** Employees taking leave pursuant to the Workers' Compensation Leave Policy 3.3(1) are required to concurrently designate that leave as FMLA when the leave is taken for an FMLA qualifying serious health condition.

3.5(2): Paid Parental Leave

This policy applies to all regular full-time (RFT) and regular part-time three (RP3) employees.

POLICIES AND PROCEDURES

The County supports employees by providing eligible employees with Paid Parental Leave (PPL) when an employee has a baby, adopts a child, or fosters a child. The following amounts of Paid Parental Leave (PPL) are dependent on employment status:

- **Regular Full-Time**– Six (6) weeks at forty (40) hours per week
- **Regular Part-Time Three** – Six (6) weeks at thirty (30) hours per week

Use of Leave & Employee Responsibilities

Employees must contact People and Culture to request Paid Parental Leave, and employees must provide sufficient documentation to People Culture for the County to determine if a request qualifies for PPL.

PPL shall run consecutively with FMLA and any other applicable state and/or local protected medical leave. The use of PPL will not reduce the amount of an employee's available FMLA or any other applicable state and/or local protected medical leave.

The maximum time allowed for PPL is six weeks in a rolling twelve-month period. This twelve-month period is measured backward from the date an employee takes PPL. Under the rolling twelve-month period, each time an employee takes PPL, the remaining leave entitlement would be the balance of the six weeks, which has not been used during the preceding twelve (12) months.

Parents who care for the same child and work for Adams County are each eligible to receive the full amount of PPL for which they are eligible (as defined above). However, they may be required to schedule PPL in a way that does not cause scheduling difficulties for the County.

PPL must be taken in a continuous block of time and must be taken immediately following the birth, adoption, or placement of a child; in addition, PPL must be taken immediately following the employee being taken off work due to pregnancy-related medical reasons (unless there are scheduling conflicts, as described above, when both parents work for Adams County).

3.5(2): Paid Parental Leave (continued)

For purposes of calculating overtime, PPL does not count as time worked. PPL is not an accrued leave type and is not paid out upon termination of employment. If an employee is rehired within a rolling twelve-month rolling period in which PPL has been taken, the rolling twelve-month period will continue to be applied to that employee.

Bereavement and Compassion leave, suspension of operations, administrative leave, and jury duty pay will not be granted while an employee is using PPL.

Holiday pay will be granted during PPL as long as the employee is employed on the date of the holiday.

Related Policies

- 3.1 (2) Life and Disability Insurance
- 3.4 (1) Annual Leave (Vacation)
- 3.4 (2) Sick Leave
- 3.5 (1) Family Medical Leave

3.5(3): Military Leave

This policy applies to all employees excluding employees in part-time two (RP2), project designated, temporary and seasonal positions.

POLICIES AND PROCEDURES

In compliance with the Uniformed Services Employment and Re-employment Rights Acts of 1994 (USERRA) and any applicable state law, it is the policy of Adams County to grant a military leave of absence to eligible employees serving in the uniformed services, including but not limited to, the United States Armed Forces and National Guard and Reserves, for periods of active service (including voluntary and involuntary service) not to exceed a cumulative leave period of five (5) years.

Notice of Leave

Employees must give advanced notice of their need for military leave prior to the commencement of the leave. A copy of the employee's written military orders must be forwarded to the employee's department director or elected official, as well as to People and Culture, immediately upon receipt.

Full Military Pay

Eligible employees shall be entitled to a leave of absence with all pay and benefits for which they are normally entitled for up to fifteen (15) scheduled working days each calendar year while engaged in service. This leave shall be used for the first fifteen (15) days an employee is absent due to military duty or training in the calendar year, except in the case when the employee is already gone for military duty in December and the deployment spans into January of the next year. In this case, the fifteen (15) days of military leave may be applied at the end of the deployment or to cover training later in the year. Exceptions to this practice will be considered on a case-by-case basis.

Supplemental Military Pay

If the leave of absence exceeds fifteen (15) working days due to continuation of military service, and the employee's total military pay is **greater** than their current Adams County salary, the leave becomes leave without pay. The employee may also request use of accrued annual leave and/or compensatory time. If the employee's current total military pay is **less** than their current Adams County salary, they are eligible to receive differential pay in the amount of the difference between the military pay and their base County salary for the full duration of their military leave not to exceed a cumulative leave period of five (5) years. In order to receive supplemental military pay each month,

3.5(3): Military Leave (continued)

employees must forward a copy of their Leave and Earnings Statement (LES) to People and Culture each month.

Continuation of Benefits

For employees who are called to active military duty for more than thirty (30) consecutive calendar days, the County shall continue payment of the County-funded portion of all applicable medical, dental, and vision premiums and shall pay the employee portion of these premiums for up to twelve (12) consecutive months of active duty.

If employees choose not to continue medical, dental, and vision benefits while on leave, they must sign a waiver form and must re-enroll upon return to work. Coverage shall become effective immediately upon return to active employment with Adams County.

Employees are eligible to continue participation in long term disability, life and optional life insurance policies for the first ninety (90) days of military leave. Employees shall be responsible for making their required monthly premium contribution for the voluntary life insurance by the 20th of the month for the following month's coverage, or cancellation of coverage shall occur. After ninety (90) days of active military leave, long term disability, life and voluntary life insurance policies will be waived and employees must re-enroll upon return to work. Coverage shall become effective immediately upon discharge from active duty if employee returns to active employment with Adams County.

Employees shall not accrue vacation, sick leave, or receive holiday pay while in military leave-without-pay status.

Retirement Plan

The employee should notify the Retirement Office of the dates of leave prior to starting military leave. The Retirement Office will provide the employee with information regarding contributions to the Adams County Retirement Plan, including contributions from any Adams County pay received while in active military service.

Reinstatement

In accordance with the laws governing Veterans' reemployment rights, employees shall be returned to the same position held before the leave or to a position of like status with no loss of seniority or benefit status upon completion of their military leave provided:

1. Employees provide advance notice of their service;
2. Employees return to work or apply for reemployment in a timely manner after the

3.5(3): Military Leave (continued)

conclusion of their service;

3. Employees have five (5) years or less of cumulative military leave while employed with the organization; and
4. Employees have not been separated from service with disqualifying discharge or under other than honorable conditions.

In certain circumstances, employees may be required to undergo a fitness-for-duty examination prior to returning to work.

3.5(4): Public Health Emergency Leave

This policy applies to all employees.

POLICIES AND PROCEDURES

Adams County complies with the Colorado Healthy Families and Workplaces Act. If at any time the law and this policy conflict, the law governs employee's rights and eligibility.

The County provides a specific amount of paid leave when a public health emergency is declared (as described below).

Regular full-time and project designated full time employees are eligible for eighty (80) hours per declared public health emergency. All other employees are eligible for the greater of either the amount of time the employee is scheduled to work in a fourteen (14) day period or the amount of time the employee actually works during an average fourteen (14) day period per public health emergency.

Public Health Emergency

Public Health Emergency leave is available to be used during the entire duration of a public health emergency and up to four weeks after the suspension or termination of the public health order.

Public Health Emergency leave may be used for the following reasons:

- To self-isolate and care for oneself (or a family member who is self-isolating) because the employee (or family member) is diagnosed with, or experiencing symptoms of, the communicable illness that is the cause for the PHE.
- To seek or obtain (or care for a family member who needs) medical diagnosis, care, or treatment if experiencing symptoms associated with a communicable illness that is the cause of the PHE.
- To seek (for oneself or a family member) preventive care concerning a communicable illness that is the cause of the PHE.
- If the individual's presence on the job or in the community would jeopardize the health of others because of the individual's exposure to the communicable illness or because the employee is exhibiting symptoms of the communicable illness (regardless of diagnosis), as determined by local officials with such authority or the employee's or covered relation's employer.

3.5(4): Public Health Emergency (PHE) Leave (continued)

- To care for a child or other family member when the child's care provider is unavailable due to a PHE, or if the child's or family member's school or place of care has been closed by a local, state, or federal public official or at the discretion of the school or place of care due to a PHE, including if a school or place of care is physically closed but providing instruction remotely.
- If an employee is unable to work because the employee has a health condition that may increase susceptibility to or risk of communicable illness that is the cause of the PHE.

For the purposes of this policy, a family member is defined as:

- The employee's immediate family member (a person related by blood, marriage, civil union, or adoption);
- A child to whom the employee stands in loco parentis;
- A person who stood in loco parentis to the employee when the employee was a minor; or
- A person for whom the employee is responsible for providing or arranging health- or safety-related care.

Requesting Public Health Emergency leave

A request for PHE leave shall be made to the immediate manager or supervisor prior to the leave date when possible. In the case of an unforeseen absence, it is the employee's responsibility to contact his or her immediate manager or supervisor as soon as possible. When an employee is out due to their own illness for more than three (3) consecutive days, the manager should consult with People and Culture to determine if Family Medical leave is applicable.

False or fraudulent use of PHE leave is grounds for discipline, up to and including, termination. Documentation is not required to used PHE leave.

In certain situations, the use of PHE leave can be mandated.

3.5(4): Public Health Emergency (PHE) Leave (continued)

Payment of Unused Portion of Accrued PHE Leave Upon Separation

Employees will not be compensated for unused Public Health Emergency leave when separating from the county.

Related Policies

- 3.4 (2) Sick Leave
- 3.4 (3) Paid Sick and Safety Time Leave
- 3.5 (1) Family Medical Leave

3.5(5): Personal Leave of Absence

This policy applies to all regular full-time, regular part-time three (RP3) and part-time two employees (RP2).

POLICIES AND PROCEDURES

A Personal Leave of Absence (LOA) is an unprotected block leave and may be available for employees who do not qualify under a legally protected leave program. It is not intended for use for a medical condition as those would typically fall under a legally protected or otherwise provided leave.

Use of Leave and Employee Responsibilities

To apply for a Personal LOA, employees must complete the Personal LOA Request form which can be requested from People and Culture. The request will be reviewed with the department director, supervisor/manager and People and Culture. A decision will be made based on the business needs of the department, employee standing, duration of request, timing, etc.

If approved, the employee must first exhaust all paid accrued leave that is applicable to the reason for the Personal LOA and all comp time before using Leave Without Pay. It is the employee's responsibility to pay for their portion of insurance coverage while on a Personal LOA. Failure to pay premiums will result in a termination of insurance coverage back to the last date of paid coverage.

Upon return from a Personal LOA, the County will attempt to restore the employee to the same or equivalent position with the same level of pay and benefits. Any salary increase, which would have been granted if the employee had not been on leave, shall be granted immediately upon return to work but will not be retroactive. There is no guarantee that the county will be able to hold the employee's position for the duration of a Personal LOA. In the event an employee's position is filled, the employee may apply and be considered, along with other candidates, for any vacant position for which they are qualified. Failure to return to work within the approved time frame may result in termination.

Coordination with Other Paid Leave

Compassion/Bereavement Leave, Suspension of Operations, Administrative Leave, Election Leave and Jury Leave are not earned while on a Personal LOA. Holiday pay will be granted during a Personal LOA as long as the employee is employed on the date of the holiday.

3.5(5): Personal Leave of Absence (continued)

Related Policies:

- 3.6(3) Leave Without Pay

3.6(1): Compensatory Time

This policy applies to all non-exempt employees.

POLICIES AND PROCEDURES

It is the option of department directors to grant compensatory time off in lieu of the payment of overtime for hours worked beyond forty (40) hours per workweek. Only regular hours worked and scheduled holidays shall be used for the purpose of computing compensatory time. Such granting of compensatory time off shall be consistent with the provisions of the Fair Labor Standards Act.

It is the responsibility of department directors to notify employees in advance if hours worked in excess of forty (40) per week are to be paid in overtime or compensatory time off. Compensatory time earned and taken must be documented on monthly time entry. Compensatory time shall be granted at a rate of one-and-one-half (1-1/2) times the number of hours of overtime worked and shall be paid at their regular rate of pay.

All requests for compensatory time off must be requested in accordance with department procedures and are subject to prior approval from department directors. Compensatory time accrued in excess of forty (40) hours in December will be paid in January of the following year.

Upon separation from the County or upon transfer into a position exempt from overtime, accrued compensatory time shall be paid at employees' regular rates of pay as of their last working day or their last day in a non-exempt status. Employees who are demoted to a position with a lower rate of pay will have compensatory time paid out at the time of demotion.

3.6(2): Administrative Leave

This policy applies to all employees.

POLICIES AND PROCEDURES

Administrative leave shall be granted at the discretion of the County Manager. Employees cannot receive pay in lieu of administrative leave and any remaining leave is forfeited upon separation from the county for any reason.

TYPES OF ADMINISTRATIVE LEAVE

Exempt Employees

As a way to remain competitive in the market, all exempt employees are eligible for one (1) administrative day off per month. Employees cannot accumulate exempt administrative leave and it will not be paid out at any time. Exempt employees must be in a paid status for more than half of the month to earn their exempt administrative leave for that month.

Incentive

Incentive administrative leave may be provided to employees for doing work that extends beyond the scope of their normal job duties or for working a significant amount of extra hours on a project. This must be approved by the department director and should only be provided in special circumstances.

Inquiry

An employee may be placed on administrative leave pending an investigation or to allow the county to look into a specific situation. This is not a disciplinary action in itself but allows for the county to conduct a thorough investigation. An employee may also be on investigatory administrative leave during the Pre-Disciplinary process and/or appeal process.

3.6(3): Leave Without Pay

This policy applies to all employees eligible for annual and sick leave.

POLICIES AND PROCEDURES

Leave Without Pay (LWOP) occurs when an employee misses work after exhausting sick and/or annual leave accruals. LWOP may also occur when an employee takes leave that was not approved.

The County discourages the use of LWOP. A manager or director may approve the use of LWOP only in limited circumstances.

If LWOP is not approved by an employee's manager or director prior to use or approved by People and Culture through an approved leave of absence, it will be deemed unauthorized LWOP. The use of unauthorized LWOP shall be subject to disciplinary action, up to and including, termination of employment under the Discipline and Appeal Policy 1.8.

Effect of Leave Without Pay Status on Accruals

If an employee is in unpaid status for more than fifty (50) percent of the pay period, he or she shall not accrue annual or sick leave.

Taking leave without pay while in a probationary period may extend an employee's probationary period until actual time worked is equivalent to a twelve (12) month period.

3.6(4): Compassion/Bereavement Leave

This policy applies to employees eligible for annual and sick leave.

POLICIES AND PROCEDURES

Employees may be granted leave with pay, as necessary, up to forty (40) working hours per incident, to mourn the passing or to prepare for the imminent death of a person or persons of significant importance to the employee.

Employees may be granted leave with pay to attend the funeral of another County employee.

All compassion and bereavement leave is subject to prior approval by the employee's immediate manager or supervisor. Leave taken in excess of the above limits must be charged to other accrued leaves, as applicable, or may be considered unapproved leave without pay. Leave for part-time employees is prorated based on full time equivalency.

3.6(5): Jury Leave

This policy applies to all employees.

POLICIES AND PROCEDURES

All employees, who are called for jury duty during working hours, shall be granted paid leave with all benefits for which they are normally eligible.

Employees must notify their manager, supervisor, or department directors as soon as they receive a summons to appear for jury duty. Employees shall receive their regular pay up to eight (8) hours per day for Jury Duty.

Employees shall not receive payment for Jury Duty from the court and from the County. Employees that receive a check from the court shall immediately forward the money to the County. Employees shall contact the Finance Department to make arrangements for signing over a check.

Payment for jury duty earned during holidays, while in an unpaid family medical leave status, or while on annual leave shall be retained by employees.

Return to Work

Employees who are released from Jury Duty prior to the end of their work schedule shall contact their supervisor or manager for return to work instructions.

Employees, who are scheduled to work outside of regular County business hours, may not be required to work their work shift immediately following jury duty.

Other Court Appearances

A required appearance in court arising out of or in the course of employment with the County shall be considered time worked, if the employee reimburses the County any fees received, excluding mileage and parking.

Employees having subpoenaed court appearances that are not related to County employment shall be granted time to be taken as annual, compensatory, administrative, or leave without pay, as determined to be appropriate by the employees' department director.

3.6(6): Election Leave

This policy applies to all employees.

POLICIES AND PROCEDURES

Employees are encouraged to vote outside of working hours. If an employee is not able to do so, they shall be provided up to two (2) hours of Election Leave to vote in person during a regular election.

Employees shall provide their supervisor at least a one-day notice of their intent to use election leave during the working hours. The leave can be taken on or before election day. Advance notice is required so that the necessary time can be scheduled at the beginning or the end of the work shift; whichever provides the least disruption to the normal work schedule.

3.6(7): Domestic Abuse Leave

This policy applies to all employees.

POLICIES AND PROCEDURES

Employees are eligible for up to three (3) paid working days of leave in a twelve (12) month period if the employee is the victim of domestic abuse, stalking, sexual assault, or other crime involving domestic violence and is using the leave to protect themselves by:

- Seeking a protection order to prevent domestic abuse;
- Obtaining medical care or mental health counseling or both for themselves or their children to address physical or psychological injuries resulting from the act of domestic abuse, stalking, sexual assault or other crime involving domestic violence;
- Making their home secure from the perpetrator of the act of domestic abuse, stalking, or sexual assault or other crime involving domestic violence or seeking new housing to escape said perpetrator; or
- Seeking legal assistance to address issues arising from the act of domestic abuse, stalking, sexual assault or other crime involving domestic abuse.

Use of Leave and Employee Responsibilities

A request for Domestic Abuse Leave shall be made and approved by the immediate manager or supervisor prior to the leave date, or as soon as possible in the event of an emergency. Failure to notify the immediate manager or supervisor may be grounds for disciplinary action, up to and including, termination of employment under the Discipline and Appeal Policy 1.8. Domestic Abuse Leave shall be used before applicable Sick and Paid Sick and Safety Time (PSST) leaves. If an employee needs more than three (3) days during a twelve (12) month period, the employee should consult with People and Culture to determine if another leave is applicable.

Related Policies:

- 3.5 (5) Personal Leave of Absence
- 3.6 (3) Leave without Pay
- 3.4 (2) Sick Leave
- 3.5 (1) Family Medical Leave

3.7(1): Overtime

This policy applies to employees in non-exempt positions.

POLICIES AND PROCEDURES

All scheduling and payment of overtime must be authorized by department directors or designees. Compensatory time off at the overtime rate may be granted in lieu of overtime pay at the discretion of department directors. Please refer to the Compensatory Time Policy 3.6(1) for the policies and procedures regarding compensatory time.

Payment of overtime to all eligible employees shall be at the rate of one and one-half (1½) times the regular hourly rate (i.e., a regular hourly rate of \$12.00 per hour shall be paid at \$18.00 per hour) for all hours worked beyond forty (40) hours per workweek. Only regular hours worked and scheduled holidays shall be used for the purpose of computing overtime. All other forms of pay for time not worked are excluded.

3.7(2): On-Call

This policy applies to all employees.

POLICIES AND PROCEDURES

Adams County recognizes that it may be necessary for various departments and Elected Offices to require employees to be available for on-call assignments. On-call time is defined as the time period when an employee is required and designated to remain available for duty during non-scheduled work hours, but is permitted to engage in most personal activities as long as the employee responds to calls promptly, efficiently, and safely.

Each department shall have a written on-call duty plan that shall be approved by the County Manager's Office and People and Culture and shall be on file in Payroll. This plan shall detail the specific course of action to be followed by employees when they are assigned to be on-call and detail the associated rate of pay. On-call duty shall be scheduled with the employee in advance, and each department and Elected Office should develop a rotation. Employees assigned on-call duty are generally required to respond within fifteen (15) minutes, or report to a work location within thirty (30) minutes of being notified, unless the department or Elected Office requires a more or less rapid response time.

In the event an on-call employee fails to respond to a call to work or reports unfit for duty, he or she shall be subject to disciplinary action, up to and including, termination of employment under the Discipline and Appeal Policy 1.8.

3.8: Payroll Deductions and Pay Day

This policy applies to all employees.

POLICIES AND PROCEDURES

Employees are paid once a month on the last workday of the month. Payment is based upon a monthly or hourly rate in accordance with the authorized salary established for each County position.

Employee Payroll Advances

Employees may request payroll advances; however, each employee may receive no more than two payroll advances per calendar year. Advance requests must be received in the payroll department by the 10th of the month and are paid by check on or around the 15th of each month. Advances shall not exceed an employee's earnings at the time of the advance.

Payroll Deductions

Deductions that are required by law or a collective bargaining agreement will be withheld from employees' pay and paid by the County. All eligible employees shall contribute to the retirement fund; deductions for employee contributions to that fund are withheld from employees' pay. Optional payroll deductions for medical/dental/vision/life insurance coverage, financial institutions, and other miscellaneous deductions may be taken when approved by the Board of County Commissioners and authorized by employees.

Deductions While on Leave without Pay

Prior to being placed in a leave-without-pay status, it is the responsibility of employees to make arrangements with People and Culture and the Finance Department to continue contributions for insurance premiums. Employees are requested to make these arrangements at least ten (10) days prior to being placed in a leave-without-pay status. In the event of an emergency, arrangements should be made as soon as possible. Failure to do so may result in termination of benefits.

3.9: Suspension of Operations

This policy applies to all employees.

POLICIES AND PROCEDURES

Adams County may close buildings as needed for various reasons including, the day following an observed holiday, building maintenance or if a building is uninhabitable. These types of building closures do not result in a suspension of operations and employees that are scheduled to work shall be required to work in the field or remotely.

The Board of County Commissioners may suspend County operations due to emergency conditions.

The County Manager may suspend work for employees under his/her direction in the event that severe weather conditions (or other emergencies) prevent employees from performing their scheduled duties. Decisions to suspend work for employees scheduled to work on holidays or weekends shall be made by department directors. If department directors are unavailable, the County Manager or designee shall make the final decision.

When it becomes necessary to suspend operations, those employees scheduled for work at that time shall be paid as if they were at work (excluding scheduled overtime). An employee in any type of leave status will remain in the leave status and will not receive credit as if they were at work.

Employees Designated During Suspension of Operations

If it becomes necessary to provide services while operations are suspended, the department director or County Manager may designate employees who are needed to perform work. If so designated, a non-exempt employee who is required by their department director to remain at work under the above-stated circumstances shall be paid overtime.

Declared Emergencies

In the case of an emergency declared pursuant to C.R.S. § 24-33.5-709(1) (local disaster emergencies), all exempt employees who are deemed essential by their department director and who are asked to perform duties related to the declared emergency will be compensated for hours worked in excess of sixty (60) hours per week at the rate of one and one-half (1½) times the employee's regular hourly rate. This overtime rate shall not apply to the first sixty (60) hours worked by these exempt employees during any such week during the declared emergency.

4.1: Temporary Reassignment

This policy applies to all employees.

POLICIES AND PROCEDURES

A department director may temporarily reassign an employee to a position other than his or her current assignment if the department director determines that such reassignment is necessary to meet the organizational needs of the office or department and the employee being temporarily reassigned meets the minimum qualifications of the reassigned position.

Temporary Reassignment to a Position of Higher Salary Grade

If an employee is temporarily reassigned to a position in a higher salary grade than their current position, the employee shall be eligible for an increase in salary (while temporarily reassigned) only if the following conditions are met:

- The temporary reassignment is in excess of thirty-one (31) calendar days, and
- The employee is performing all of the normal duties and responsibilities of the position's job specifications.

When the above criteria have been met, a Director may recommend to the Deputy County Manager(s) or County Manager the greater of either a six (6) percent increase or an increase to the minimum of the salary range (or minimum salary level of the pay plan/grade) of the temporary position. The County Manager shall have discretion to provide a greater increase in unique circumstances. The temporary pay, however, may not exceed the salary range maximum of the temporary classification which the incumbent is in.

Upon completion of a temporary reassignment, employees shall return to their previous position, at the same rate of pay (except in the cases of a salary increase occurring during a temporary reassignment) and the same benefit status of the original position.

4.2: Rates of Pay

This policy applies to all employees.

POLICIES AND PROCEDURES

All pay rates (i.e., salaries) shall be based upon the employee's assigned classification and corresponding pay-grade assignment.

Lateral Transfer

If an employee is transferred into or accepts a position that has the same pay grade assignment as his or her current position, they shall maintain the current pay level unless determined by People and Culture.

Salary Ranges

All positions are placed into a salary range comprising the minimum and maximum amount of compensation that can be paid to a position based on its corresponding classification. If an employee's salary is at or above the maximum of the salary range for his or her job, the salary range is designated as having a "Red Circle Rate." There will be no increases to base pay until the salary falls below the salary range maximum.

Lump-sum payments, in lieu of base pay increases, will be paid to employees who have a "Red Circle Rate" and whose performance meets or exceeds expectations.

Types of Appointments

- **New Hire (Initial Appointment to a Position).** New employees are usually hired into a position at a pay rate that is commensurate with their related education and experience. Department directors have the authority to hire a new employee up to 15% above the minimum of a pay range. If hiring above the minimum, hiring managers shall consult with People and Culture, and an internal equity study must be completed prior to any job offer. A new employee can be hired at more than 15% above the minimum of the pay range with commensurate experience and written approval from the Compensation team.
- **Promotion (Appointment to a Position Assigned to a Higher Pay Grade).** If an employee is promoted to a position that has a pay range higher than his or her current position, the employee's salary may be adjusted 6% or to the minimum of the new pay range whichever is

4.2: Rates of Pay (continued)

greater. Hiring managers may adjust the salary up to 15% above the minimum of the new pay range after consulting and receiving approval from the compensation team. The County Manager shall have discretion to provide a greater increase in unique circumstances. The current pay plan, market value, and internal equity with similarly situated current employees may serve as a guide to the promotional increase, in consultation with People and Culture and at the discretion of the County Manager.

- **Downgrade (Appointment to a Position Assigned to a Lower Pay Grade).** If an employee is appointed to a position that has a pay grade that is lower than his or her current position, the pay for the new position may be adjusted to a lower rate of pay. Contact People and Culture for the new rate of pay.

4.3: Recruitment and Selection

This policy applies to all employees.

POLICIES AND PROCEDURES

All recruitment and selection procedures and activities shall be equitable, fair and minimize the impact of bias. The evaluation of candidates shall be based on objective, relevant job criteria.

Vacancies

All regular, project designated, grant-funded, executive, part-time and seasonal vacancies must be recruited for by using the county's applicant tracking system. The hiring manager and/or department director, in consultation with People and Culture Services, may elect to advertise the position on other recruitment sites.

Job announcements must be posted for a minimum of five (5) days. The hiring department or office, in consultation with People and Culture Services, may elect to advertise a vacancy internally only. If an internal posting does not yield adequate candidates to conduct a successful recruitment, the hiring manager shall consult with People and Culture in determining the next step in the recruitment process. To be considered for a vacancy, all application materials must be received on or before the closing date as stated on the job announcement. Candidates must meet the minimum qualifications for the position for which they have applied.

The hiring department must use a competitive process based on job-related criteria and shall interview for vacancies.

Employment Status

Each position will need to be designated an employment status (such as full-time, temporary, etc.) To determine which employment status is applicable for the position, hiring managers shall refer to the Employment Status reference list and select the appropriate status. By selecting the proper status, this will ensure compliance with the requirements of the Fair Labor Standards Act and Affordable Care Act and that they are receiving the benefits to which they are entitled. People and Culture shall be contacted if there are questions.

Temporary Positions

- **Temporary** - This classification allows departments and elected offices the ability to hire a temporary employee. Hiring managers shall work with People and Culture

4.3 Recruitment and Selection (continued)

Services before hiring a temporary employee to ensure temporary employment guidelines are met.

- **Seasonal** - This classification allows departments and elected offices the ability to hire a temporary employee to work for a designated season. Hiring managers shall work with People and Culture before hiring a seasonal employee to ensure guidelines are met.
- **Project Designated**- - A project-designated position is defined by temporary appointment for a specified project period. Project-designated employment ends at the end of the specified project period.

Hiring managers and/or department directors must follow all the requirements set forth in this policy for the hiring of all temporary vacancies. Hiring managers and/or department directors may elect to use the county's applicant tracking system, to recruit for temporary vacancies that are anticipated to last for less than 180 days.

If the department elects to utilize the applicant tracking system, the hiring department must follow all the requirements set forth in this policy. Hiring departments and offices can elect to use a staffing agency for short-term (less than 180 days) temporary needs. A department shall work in consultation with People and Culture and Purchasing prior to contracting with a staffing agency.

Internships/Volunteers

Hiring managers and/or department directors may elect to use the county's applicant tracking system to recruit for interns and volunteers. If the department elects to utilize the applicant tracking system, the hiring department must follow all the requirements set forth in this policy. The hiring manager and/or department director, in consultation with People and Culture , may elect to advertise the position on other recruitment sites.

Eligibility List/Candidate Pool

Applicants who meet the minimum qualifications for a position will be placed on a candidate eligibility list. This list shall remain active for 180 days from the position closing date. Interviewed candidates are eligible for selection for a maximum of 90 days after the conclusion of the interview process.

Candidate pools can be created for positions that have more than twenty (20) vacancies per year. Candidate pools are created by advertising a continuous posting regardless of a current vacancy. Candidates that meet the minimum qualifications for a position in a continuous posting shall remain active for six (6) months. At the expiration of six (6)

4.3: Recruitment and Selection (continued)

months, candidates will be notified that their application has expired, and they need to reapply if they are still interested in the position.

Alternatives to Posting

Promotional opportunities will be posted in accordance with Colorado law. Exceptions to the posting requirements may be requested, in writing, to People and Culture. Approval by the Recruiting Manager must be received prior to taking action. Exceptions may be approved in the following situations:

- Career progressions that automatically occur within one year of hire;
- Temporary hires, including interns, who will work no more than six months (180 days) and are not expected to become regular employees;
- Acting or Interim roles lasting less than six months (180 days); or
- Volunteer Opportunities

Selection

The hiring manager shall establish relevant job-related criteria to evaluate candidates. Candidates must be evaluated solely on their qualifications (knowledge, skills, experience and education), ability to perform the essential functions of the job and alignment with Adams County organizational norms and values. If the hiring department elects to use a test, simulation of job responsibilities, a case study or off the shelf assessments (i.e. personality, interest inventory, etc.) as part of their selection process they, must receive approval from People and Culture prior to using to ensure that it is a reliable and valid assessment tool. The hiring manager shall conduct reference checks prior to extending an offer of employment.

Background Check

All candidates, including temporary employees, interns, volunteers, seasonal employees, and any other person performing work for the county, must successfully pass a background check appropriate for the position prior to commencing work with the county. People and Culture will conduct and store all background checks. Internal candidates that are selected to fill a vacancy shall have a new background check completed prior to starting in their new position.

Job Offer

Prior to posting a position, a hiring rate/range will be recommended by People and Culture if not already established. Pay ranges will provide guidance in making final salary

4.3: Recruitment and Selection (continued)

decisions by providing a minimum and maximum salary allowed for each job. Factors to consider in making salary decisions, in consultation with People and Culture include education/experience of new hire, budget constraints, internal equity, and market relevance. Appropriate business justification documentation must be submitted to the Compensation team to evaluate and approve any offer that is fifteen (15) percent or more above the minimum of the pay range. The salary for an internal promotion or hire should be determined in the same manner as that for an external hire.

Documentation

All documentation related to the recruitment process must be forwarded to People and Culture within two (2) weeks of the conclusion of the hiring process. The recruitment team will retain all recruitment documentation in accordance with federal and state record retention requirements.

Starting Date

A selected candidate's date of hire will be the first day they physically report to work and, unless there are special circumstances, shall coincide with new hire orientation. An internal transfer's effective date begins when he/she assumes the responsibilities of the new position.

Falsification/Omission of application materials

Any falsification or significant omission of information on an application may result in refusal of employment or, if already hired, may result in termination of employment regardless of when the recruitment and selection for the position occurred.

4.4: Background Investigations

This policy applies to all potential hires, current employees, and volunteers.

POLICIES AND PROCEDURES

Adams County strives to exercise appropriate care and discretion in the screening and placement of its employees and volunteers; therefore, the County will conduct a variety of background investigations on potential hires, current employees, and volunteers during the employment process and when required by law or policy.

People and Culture shall conduct all background checks, which may include Social Security Number Verification, criminal history, education verification, Sex Offender Registry, E-verify, Motor Vehicle Records, Child/Adult Welfare systems, financial/credit, applicable state systems, and any others that may be required by law or are directly related to work that the individual will be performing at the County. These background checks can be done through a third-party vendor and may require a fingerprint submission.

If the background check reveals any omissions or areas of concern that are directly related to the scope of the position, potential hires, current employees, or volunteers will be notified that information has been obtained which may preclude them from the position that they were seeking. These individuals will be given the opportunity to provide mitigating or pertinent information for review and consideration.

Positions requiring background investigations include the following:

- **Potential Hires:** All applicants who are offered employment with Adams County will be subject to a background investigation. Offers of employment are contingent on the successful completion of a background investigation. New employees may not begin work until People and Culture Services receives the results of a background investigation.
- **Current Employees:** Current employees who are being considered for promotion or job change shall be subject to a background investigation. Background investigations may also be conducted during an internal investigation of an employee's alleged misconduct or when required for specific program rules.
- **Volunteers and Interns:** All volunteers and interns, whether paid or unpaid, shall have a background investigation completed before carrying out any work for the County.

4.4: Background Investigations (continued)

Background checks must be completed on all new employees, promotions, and job changes; a background check authorization form must be completed prior to a background check. Background results are valid for 30 days. Information that is obtained from a background investigation will be considered for employment purposes, as permitted by federal and state law and in accordance with Adams County policies. A designated People and Culture representative will review the results of the background check and will notify the appropriate people regarding the results. Information will be reviewed to determine:

- Whether false statements or material omissions were made on the individual;
- Whether an individual, based on the job duties of the position, poses a threat to security or safety in the workplace; or
- Whether an individual, based on the job duties of the position, poses a liability or risk to the county, property, or the vulnerable populations that we serve.

If negative or incomplete information is obtained, the Department Director shall consult with People and Culture and the County Attorney's office to assess the potential risks and liabilities related to the job's requirements and to determine whether the individual should be hired or retained. If a decision is made to not hire, promote, or retain an individual based on the results of a background check, additional Fair Credit Reporting Act requirements will be handled by People and Culture in conjunction with the background screening service.

Self-Disclosure

All applicants must list criminal convictions on their Adams County application for employment. This requirement applies to all internal and external candidates. Inaccurate or incomplete information contained on the application may be grounds for disqualification or termination, as applicable. A record of conviction will not necessarily result in denial or termination of employment.

All current employees and volunteers are required to immediately inform their supervisor if they are arrested and/or convicted of a felony or misdemeanor, other than minor traffic violations. Additionally, current employees whose position requires a valid Commercial Driver's License (CDL) must immediately inform their supervisor if they receive a citation for any traffic violation. Depending on the circumstances, the nature of the arrest, or conviction could lead to termination of employment.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: January 5, 2021
SUBJECT: Advanced Urgent Care for mobile testing
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: County Manager's Office
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 Four to the agreement with Advanced Urgent Care.

BACKGROUND:

In March 2020, the Board of County Commissioners declared a disaster emergency in the County of Adams due to the coronavirus (COVID-19) pandemic. As part of the COVID-19 emergency management response and recovery strategy, a major area of focus is providing mobile COVID-19 testing to the uninsured populations of Adams County. The ability to increase testing helps bend the curve of this pandemic which ultimately will help save lives and slow the spread of the COVID-19 virus.

In April 2020, Advanced Urgent Care was awarded a single source agreement to provide these services for Adams County. It is necessary to include additional cities and funds to this agreement to continue providing this service during the COVID-19 pandemic. This request is on behalf of the Adams County Response and Recovery Team to provide additional testing with our municipal partners within the region.

The contract breaks down as follows:

Original Agreement	Approved April 2020	\$120,000.00
Amendment One- Add Funds and Extend Contract End Date	Approved August 2020	\$120,000.00
Amendment Two- Add Funds and Extend Contract End Date	Approved September 2020	\$460,000.00
Amendment Three- Add Funds and Extend Contract End Date	Approved December 8, 2020	\$1,802,850.00
Amendment Four- Add Funds and Extend Contract End Date		\$1,913,856.00
	Total Agreement Cost	\$4,416,706.00

The recommendation is to approve Amendment Four to the agreement with Advanced Urgent Care. Amendment Three will extend the agreement until March 31, 2020, and add \$1,913,856.00 to the agreement for a total not to exceed amount of \$4,416,706.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager’s Office
 Adams County Response and Recovery Team: Uninsured and Healthcare Access

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: TBA

	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:	7240		\$2,000,000. 00
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u><u>\$2,000,000. 00</u></u>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

2021 Covid Business Unit to be set up. Currently working with FEMA for any additional revenue to the County.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT FOUR
TO THE AGREEMENT BETWEEN ADAMS COUNTY AND
ADVANCED URGENT CARE FOR MOBILE CORONAVIRUS-19 TESTING

WHEREAS, in April 2020 the Board of County Commissioners awarded a single source agreement to Advanced Urgent Care to provide mobile Coronavirus-19 testing for Adams County (the "County"); and,

WHEREAS, the County and Advanced Urgent Care mutually desire to amend the original agreement in order to extend the term of the agreement until March 31, 2021 and add additional funds of \$1,913,856.00, for a total not to exceed agreement amount of \$4,416,706.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment Four to the Agreement with Advanced Urgent Care to provide Mobile Coronavirus-19 Testing is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to sign said Amendment Four to the Agreement with Advanced Urgent Care on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO PRC2020-00005
CASE NAME: 53rd and Tennyson Row

TABLE OF CONTENTS

EXHIBIT 1 – Board of County Commissioners Staff Report

EXHIBIT 2 - Maps

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

EXHIBIT 3 - Applicant Information

- 3.1 Written Explanation
- 3.2 Preliminary Plat
- 3.3 Conditional Use Permit Site Plan, Landscape Plan, and Elevations

EXHIBIT 4 - Referral Comments

- 4.1 Adams County - Development Review Team Comments
- 4.2 Adams County Fire Rescue
- 4.3 Colorado Department of Transportation
- 4.4 Colorado Department of Public Health and Environment
- 4.5 Colorado Division of Water Resources
- 4.6 Colorado Geological Survey
- 4.7 Denver Water
- 4.8 Regional Transportation District
- 4.9 Tri-County Health Department
- 4.10 Xcel Energy
- 4.11 Public Comment
- 4.12 Applicant Comment Responses

EXHIBIT 5- Associated Case Materials

- 5.1 Neighborhood Meeting Summary
- 5.2 Request for Comments
- 5.3 Public Hearing Notice
- 5.4 Newspaper Publication
- 5.5 Referral Agency Labels
- 5.6 Property Owner Labels
- 5.7 Certificate of Posting



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

January 5, 2021

Case Number:	PRC2020-00005
Case Name:	53rd and Tennyson Row
Property Owner's Name:	53 rd and Tennyson, LLC
Applicant's Name:	MAG Builders, Inc.
Applicant's Address:	3132 Federal Blvd., Denver, CO 80211
Location of Request:	4301 W. 53 rd Ave., Denver, CO 80212
Parcel Number:	0182518100027
Nature of Requests:	1) Major Subdivision – Preliminary Plat 2) Two Waivers from Subdivision Design Standards to allow private access for lots, and to exceed a three-to-one lot depth-to-width ratio 3) Zoning Map Amendment (Rezone from R-2 to R-3) 4) Conditional Use Permit to allow two-family dwellings in the R-3 district
Current Zone District:	Residential-2 (R-2)
Proposed Zone District:	Residential-3 (R-3)
Future Land Use:	Urban Residential
Site Area:	1.902 acres (82,880 sq. ft.)
Existing Use:	Vacant
Proposed Use:	Two-Family Residential
Hearing Date(s):	PC: December 10, 2020 / 6:00 pm BoCC: January 5, 2021 / 9:30 am
Report Date:	December 23, 2020
Case Manager:	Alan Sielaff
Staff Recommendation:	APPROVAL with 24 findings-of-fact, 9 conditions, and 3 notes

SUMMARY OF APPLICATIONS

Background:

The applicant, MAG Builders, Inc., is requesting a major subdivision - preliminary plat, two waivers from subdivision design standards, a rezone, and a conditional use permit in order to construct nine duplexes on a vacant lot. The proposal will subdivide an existing unplatted 2.16 acre lot into 18 lots and 3 tracts, as well as dedicate right-of-way to Tennyson Street and Stuart Street. The two requests for waivers from the subdivision design standards are to be considered with this case by the Board of County Commissioners to allow private alley access, and allow a greater than 3:1 lot depth to width ratio. The applicant is requesting a rezone from Residential-2 (R-2) to Residential-3 (R-3) for an increase in residential density to allow reduced lot size and lot width minimums due to site constraints. A conditional use permit is also required to construct two-family dwellings (duplexes) in the R-3 zone.

Site Characteristics:

The subject property has three street frontages: Tennyson Street to the west, W. 53rd Avenue to the south, and Stuart Street to the east. Directly adjacent to the site is a single-family dwelling to the northwest and industrial flex warehousing uses to the north. There are two-family residential dwellings to the east across Stuart Street, and mostly single-family dwellings to the south across W. 53rd Avenue and to the west across Tennyson Street, and one triplex multifamily building to the south. The site previously contained three single-family homes with accessory structures, but those buildings were removed in 2019 and the site has been cleared with some preliminary site grading and vegetation removal since. The site generally slopes from the east and southeast to the northwest and contains existing trees and vegetation along the north and west edges of the site. There is an attached sidewalk along W. 53rd Avenue adjacent to the site, but both Stuart Street and Tennyson Street have no sidewalk. This development would be required to construct public improvements, including curb, gutter, and sidewalk where it is needed adjacent to the site.

Development Standards and Regulations (DSR) Requirements:

Major Subdivision – Preliminary Plat

The proposed 53rd and Tennyson Row Subdivision will create 18 residential lots ranging from 2,506 sq. ft. to 5,805 sq. ft., three tracts, and include an encroachment agreement and necessary easements to serve the development. Tract A will be conveyed to the County to expand the Tennyson Street right-of-way, Tract B will be conveyed to the County to complete the Stuart Street cul-de-sac, and Tract C will be utilized for drainage and detention purposes. Following the dedication of Tracts A and B, the proposed subdivision will be 1.7 acres. An encroachment agreement will also be required between this site and 5302 Tennyson Street to accommodate an existing structure encroaching approximately 5 ft. on to the property. Various easements are also depicted on the preliminary plat to accommodate dry utilities, water and sewer utilities, stormwater drainage, and to provide internal site access to rear loaded attached garages as part of a private alley.

The preliminary plat has been reviewed in accordance with Section 2-02-19-03 (Subdivision, Major – Preliminary Plat) of the County's Development Standards and Regulations (DSR) for consistency with the County's subdivision design standards in Section 5-03. The proposed

subdivision has also been reviewed by staff to ensure the proposed lot configuration is suitable for access, and by the Adams County Fire Protection District to ensure emergency services will have adequate site access. The proposed subdivision will be served by public utilities through the Berkeley Water and Sanitation District and Denver Water. Water services will to be provided by Denver Water after having assumed water service from Berkeley in 2018. The Colorado Division of Water Resources has reviewed the proposal and confirmed that Denver Water is considered a reliable water source which has committed to serving the property. Berkeley will provide sanitary services and has confirmed capacity to serve the proposed development through a provided a will-serve letter.

Section 5-03-03-02 requires lot dimensions to conform to the zone district in which the property is located. As part of this development proposal, the applicant is proposing to rezone to the Residential-3 (R-3) zone district, which has a minimum lot size of 2,500 sq. ft. and a minimum lot width of 25 ft. for attached dwellings on individual lots. All proposed lots conform to these standards. The proposed subdivision meets the majority of criteria for approval for a Major Subdivision - Preliminary Plat as outlined in Section 2-02-19-03-05 of the DSR, which include conformance to the County's Comprehensive Plan, conformance to subdivision design standards, evidence of adequate water and sewer supply, adequate drainage improvements, adequate public infrastructure, and compatibility with the surrounding area. While the proposal does not meet all subdivision design standards, the requests for a waiver from subdivision design standards will be considered by the Board of County Commissioners.

Finally, Section 5-04 of the DSR states that public improvements are required with development of a subdivision. All required public improvements, such as streets and drainage systems, will be reviewed at time of final plat application. Section 2-02-19-04 also states that approval of a final plat is required prior to development on the property. A Subdivision Improvements Agreement (SIA) with applicable collateral will be required with any application for a final plat. The SIA will address the timing and type of improvements that are required, as well as the necessary collateral to ensure those improvements are constructed.

Waiver from Subdivision Design Standards

In accordance with Section 2-02-17, the applicant is requesting two waivers from the subdivision design standards in order to allow lots with dimensions that exceed a 3:1 lot depth to width ratio, and to allow private access to serve the proposed lots. A waiver from the subdivision design standards is only to be considered by the Board of County Commissioners, and must meet the criteria in Section 2-02-17-05 that extraordinary hardships or practical difficulties exist, that the intent of the standards are served to a greater extent by the alternative proposal, and that the waiver does not have the effect of nullifying the purpose of the standards.

The requested waiver from Section 5-03-03-09, Access to Lots by the Public, is to accommodate the proposed rear alley loaded garage concept of the of development and is specifically allowed to be requested if approved through a waiver. The applicant has explained that allowing access to the individual lots to be taken from a private alley will result in a single access point on Stuart Street for the development rather than numerous driveway access points. This will preserve additional space along the street for public on-street parking, street frontage landscaping, and facilitate a safer pedestrian experience. The internal access would form a T shape within the development and

provide access for 16 of the 18 proposed lots fronting on Tennyson Street, W. 53rd Avenue, and Stuart Street. Two remaining lots would include front loaded garage access from the Stuart Street cul-de-sac. The applicant will be required to maintain the private alley, which the applicant has discussed would be accomplished through formation of a Homeowner's Association.

The requested waiver from Section 5-03-03-06, Lot Depth to Width Ratio, prohibits lots from having an average depth greater than three times the average width. 13 of the 18 proposed lots do not meet this standard. The applicant has explained this request is necessary to counter significant topography constraints that render a large portion of the site otherwise unfeasible for development due to an elevation difference of about 30 ft. The overall lot area minimum and residential unit density of the R-3 zone will still be met.

Zoning Map Amendment (Rezoning):

Section 2-02-15 of the DSR outlines the process and criteria for rezoning a site. A rezoning must be found to be consistent with the Adams County Comprehensive Plan, consistent with the purposes of and comply with the standards and regulations, and be compatible with the surrounding area. The proposed zone district for this site is Residential-3 (R-3) and is designated as Urban Residential in the County's 2012 Comprehensive Plan. Section 3-15-01 of the DSR states the purpose of the R-3 district is to provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or on individually owned lots.

The dimensional requirements for attached dwellings on individual lots in the R-3 district include a minimum lot size of 2,500 sq. ft., a minimum lot width of 25 ft., and an overall maximum density for any residential use of 14 dwelling units per acre. All proposed lots will meet the lot size and lot width minimum, and the resulting residential density of 18 units on 1.7 acres following the right-of-way dedications will be 10.6 units per acre.

Other dimensional standards include 20 ft. front and side corner setbacks, which matches the existing R-2 district, 0 ft. common wall setbacks and 5 ft. side setbacks from end units on individual lots, and 20 ft. rear setbacks. The maximum height will be 35 ft., an increase of 10 ft. from the R-2 district. The R-3 district also includes minimum floor areas of units based on bedroom counts and ranges from a minimum of 450 sq. ft. to 1,000 sq. ft. The proposed development will meet these standards as well, with all units proposed to be three-bedroom units ranging in size between 1,892 sq. ft. and 2,314 sq. ft., and three-story structures up to 34 ft. in height.

The request to rezone is found to be in conformance to the dimensional requirements for the proposed R-3 zone district. Full standards and allowed land uses are outlined in Section 3-15 of the DSR.

Conditional Use Permit:

While the existing R-2 zoning of the site would allow two-family residential uses outright for the proposed duplex development, Section 3-15-04-01 of the R-3 zone district requires two-family dwellings to be a conditional use. Staff had initially recommended the applicant propose a single-family attached concept such as townhomes for the site if the rezoning to R-3 was to be pursued to avoid the need for a conditional use permit. The applicant, however, has elected to proceed with the duplex concept as a better fit for the neighborhood considering the prevalence of existing

duplexes and staff agrees. The applicant also explained that this proposal more readily accommodates for attached garages and allows more private space for individual units which better accommodate the applicant's intended housing product. Since this development will create individual lots to facilitate a for-sale residential product, staff will be recommending with any conditional use approval, that it be without expiration so that the future homeowners are not at risk of losing the land use approval for their homes.

Section 2-02-09 of the DSR outlines the process and criteria for obtaining a conditional use permit for a use. Among the approval criteria in general, conditional uses must demonstrate that the request is compatible with the surrounding area, not detrimental to the immediate area, all off-site impacts have been addressed, and that the site plan will provide the most convenient and functional use of the lot.

There are specific two-family and single-family attached residential performance standards included in the DSR that can be evaluated as part of this conditional use review. Section 4-07-01 of the residential performance standards outlines general standards including fencing and architectural compatibility. Section 4-07-02-02 includes maximum lot coverage, landscaping, and housing model variety for attached single-family uses. The applicant has provided a detailed site plan, landscape plan, and building elevations in order to evaluate these standards. Architecturally the housing models all include pitched roofs, are orientated towards the street, and include a mix of siding and masonry materials meeting general residential compatibility standards. The homes will be taller than surrounding single and two story homes at three-stories, but the site is only directly adjacent to one existing home at the northwest of the site. The rest of the site is surrounded by streets that will provide additional physical separation. The proposal also meets housing model variety standards by including at least three distinguishing characteristics between each building type through use of different exterior materials, rooflines, and slight differences in floor plans and footprint shape. The maximum primary structure coverage for attached dwellings is 70% per lot, but the maximum proposed coverage is 34.3%.

Additional standards reviewed in consideration with this conditional use request include parking and landscaping. Parking standards in Section 4-12-03 require two off-street parking spaces per dwelling unit, which the proposal meets by providing two car garages with each unit. Due to public comment received regarding parking concerns in the area, staff encouraged the applicant to provide additional visitor parking on-site and suggested an additional 15% of the required parking be added for visitor parking as is required for multifamily development in Section 4-12-04-03. With 36 spaces required for 18 units, 15% would equate to 5.7 spaces, rounded up to 6. The development does provide space for six additional parking spaces to the rear of four of the units, and in front of the two front loaded units, but the applicant was unable to provide additional community parking for visitors on-site. The applicant had submitted for a right-of-way vacation request in order to install additional visitor parking to the north of the Stuart Street cul-de-sac, but has withdrawn the request following staff review and public comment. They will pursue an encroachment agreement with the County instead at time of final plat once site engineering requirements are finalized. While additional visitor parking is not a requirement of the two-family residential use, staff is supportive of the proposed parking on-site due to the proposal meeting the minimum requirements of two spaces per unit and preservation of most existing on-street parking facilitated by internal alley access.

Finally, the applicant has included additional landscaping improvements as part of the overall site, including street frontage landscaping Option 3 (see 4-16-07-01) along Tennyson Street, as well as landscape bufferyards A and D (see Section 4-16-06) along the north and northwest property line to separate the new residential use from existing residential and industrial uses. The street frontages along W. 53rd Avenue and Stuart Street will be accounted for with individual front yard landscaping requirements for attached single-family residential uses. The applicant has also provided sample landscape typical plans for the different lot types to show conformance with required landscape coverage and vegetation counts for individual lots. The only standard that is not able to conform is a requirement for a minimum of 30% of the backyard to be landscaped due to the rear loaded garage orientation of the development. In total, the applicant has estimated that approximately 35% of the site will be dedicated to landscaping, which exceeds the 10% site requirement for general development, and if the development were to have townhome landscaping standards applied due to the increased density afforded by the R-3 zone district, the minimum would be 30% (see 4-16-09-01-03).

Future Land Use Designation/Comprehensive Plan:

The future land use designation on the property is Urban Residential. Chapter 5 of the Adams County Comprehensive Plan describes the purpose of urban residential as areas designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents. This designation in general supports the full range of residential zone districts and is consistent with the Comprehensive Plan, including the Balanced Housing Plan, to advance the County's long-term goal for providing housing options in existing residential areas and supporting the need for increased housing diversity.

This request is further supported by Comprehensive Plan Policy 2 – Urban Growth, which states the County will encourage new urban residential development primarily within unincorporated infill areas and/or within County and municipal growth areas where it can be served by a full range of urban services. The proposed development will also advance Policy 14.5 to maintain and enhance the quality of existing residential neighborhoods by filling gaps in public infrastructure relating to pedestrian connectivity adjacent to the site.

The proposed development is supported by elements of the Berkeley Neighborhood Plan which envisions continuing the neighborhood's single-family character while encouraging additional housing options and home investment. This development is proposing increased density by requesting a rezone to the R-3 district, while keeping the building type and design compatible with the existing housing types in the area by requesting a conditional use permit for duplex units.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-2 Single-family dwelling	North I-2 Industrial Flex / Warehousing	Northeast I-2 Industrial Flex / Warehousing
West R-2 Single-family dwelling	Subject Property R-2 Vacant	East R-2 Two-family dwellings
Southwest R-3 Multiple single-family dwellings	South R-2 Single-family dwelling / Triplex	Southeast R-2 Single-family dwelling

Compatibility with the Surrounding Area:

The surrounding properties contain a mix of residential and industrial land uses zoned R-2, R-3, and I-2. These properties currently contain a mixture of single family, two-family, and triplex residential units surrounding most of the site, with an existing industrial development to the north, but not readily accessible from the residential surroundings. Rezoning from R-2 to R-3 would introduce additional residential density, but the site is generally considered compatible due to existing two-family and three-family uses in the area, and the location on a large collector street (Tennyson Street).

Staff has reviewed preliminary traffic and drainage studies on the proposed development and has no outstanding concerns at this time. Full studies will be required during review of the final plat and in conjunction with the Subdivision Improvement Agreement. Any required public improvements will need to be constructed prior to approval of a building permit for new development.

These applications are found to be compatible with the overall area and not detrimental to public health and safety. Approval of these requests will be consistent with the character of development activities in the area.

Planning Commission Update:

The Planning Commission (PC) considered the applications for a major subdivision – preliminary plat, zoning map amendment (rezoning), and conditional use permit on December 10, 2020 and voted (5-1) to recommend denial of the requests. The PC made 21 findings-of-fact that the proposal did not meet the approval criteria. The PC does not vote on requests for a Waiver from Subdivision Design Standards. Among the discussion by the PC, was concerns with the volume of requests to alter existing allowances including rezoning, conditional use, and subdivision design waivers, and compatibility concerns with the surrounding area. Specific concerns related to the use of an access easement rather than a separate tract, which allows counting this access area towards the individual lot sizes to facilitate meeting the minimum R-3 lot size of 2,500 sq. ft. There was concern regarding the encroachment agreement over the tract dedicated to drainage, and concerns related to the overall compatibility of the duplex product in terms of the size, bulk, and scale of the structures in comparison to the surrounding area. The applicant spoke at the meeting to answer questions and

address concerns with the development proposals, and is expected to provide additional detail as part of a presentation to the Board of County Commissioners.

One member of the public spoke to voice concerns over the potential traffic impact to Stuart Street and existing heavy traffic on Tennyson Street, concerns about visitor parking, and concerns about steep elevation change on the property. Another member of the public whom had previously provided written comment had signed up to speak, but left the meeting prior to public comment being taken.

Staff Recommendation:

Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of these requests (major subdivision - preliminary plat, rezoning, and conditional use permit) with **24 findings-of-fact, 9 conditions and 3 notes:**

Recommended Findings-of-Fact:

Major Subdivision - Preliminary Plat (see Section 2-02-19-03-05):

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass

transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;

- c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
- d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
- e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

Waiver from Subdivision Design Standards (see Section 2-02-17-05):

1. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations.
2. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
3. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

Zoning Map Amendment (see Section 2-02-15-06-02):

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Conditional Use Permit (see Section 2-02-09-06):

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.

7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions of Approval:

1. The conditional use permit shall have no expiration date once building permits have been issued in order to facilitate the proposed residential development of individually owned lots for permanent residential use.
2. Deviation from the site plan provided with this application will require an amendment to the conditional use permit. A note shall be included on the Final Plat stating that future alterations to the site plan will require amendment of the Conditional Use Permit as approved in PRC2020-00005.
3. The encroachment agreement allowing the existing structure at 5302 Tennyson Street to encroach within the proposed 53rd and Tennyson Row Subdivision must be recorded prior to approval of the final plat.
4. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.
5. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
6. A Subdivision Improvements Agreement and collateral shall be submitted prior to scheduling any public hearing for a final plat application.
7. A public land dedication fee for parks and schools shall be paid to Adams County and submitted prior to scheduling any public hearing for a final plat application. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
8. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.
9. Lots 1-16 will not be required to provide 30% landscaping of the rear yard, as required by Section 4-16-09-01-02, due to the rear loaded garage and driveway resulting from the rear alley access orientation of the lots. All areas not utilized for driveway and access shall be landscaped.

Recommended Notes to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. The preliminary plat approval shall lapse on January 5, 2023 if a final plat application is not submitted.
3. If a building permit has not been issued by January 5, 2022, within one year of approval of the conditional use permit, an extension will need to be approved in accordance with Section 2-02-09-10. In order to be eligible for an extension, the applicant shall file an

application for extension with the Director of Community and Economic Development at least thirty (30) days prior to the end of the reversion period.

PUBLIC COMMENTS

Notifications Sent	Comments Received
725	5

All property owners and residents within 750 feet of the subject property were notified of the request. As of writing this report, staff has received five (5) public comments on this case during the project referral period. Two (2) of the comments are in opposition. Among the concerns are safety regarding placement of the alley access on Stuart Street, the steep grade of W. 53rd Avenue approaching Tennyson Street, proximity to existing houses on the Stuart Street cul-de-sac, limited on-street parking in the area, and concerns with past performance of the builder. One (1) comment was in overall support of the development but had questions on parking, HOA restrictions, and maintenance responsibilities of the development. Two (2) of the commenters did not state a position but voiced concerns about the initial right-of-way vacation request, the waiver from subdivision design standards on lot depth to width ratio, drainage, allowable residential density in the neighborhood, and possible impact on property values. The applicant has provided a response letter addressing public comments received throughout the review process.

COUNTY AGENCY COMMENTS

Adams County Development Services staff and other County offices and departments reviewed the request and have no outstanding concerns with the proposed applications. The Sheriff’s Office did respond there may be need for additional staffing to respond to additional service calls as a result of new housing in the area.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

Adams County Fire Rescue (ACFR)

- ACFR responded to referral requests throughout the review period requesting the applicant provide additional information related to applicable fire code requirements and detail on site access and fire hydrant location and flow tests. The applicant has addressed all concerns for this stage of the development.

Colorado Division of Water Resources (CDWR)

- CDWR has responded to referral requests seeking sufficient documentation to clarify water service can be provided to the development and by whom. The applicant has provided requested documentation clarifying the ability of Denver Water and Berkeley Water and Sanitation to provide services to the development.

Xcel Energy

- Xcel has provided review of each submittal of the preliminary plat and requested additional plat notes and easement detail to meet their requirements. The applicant has addressed all plat requirements.

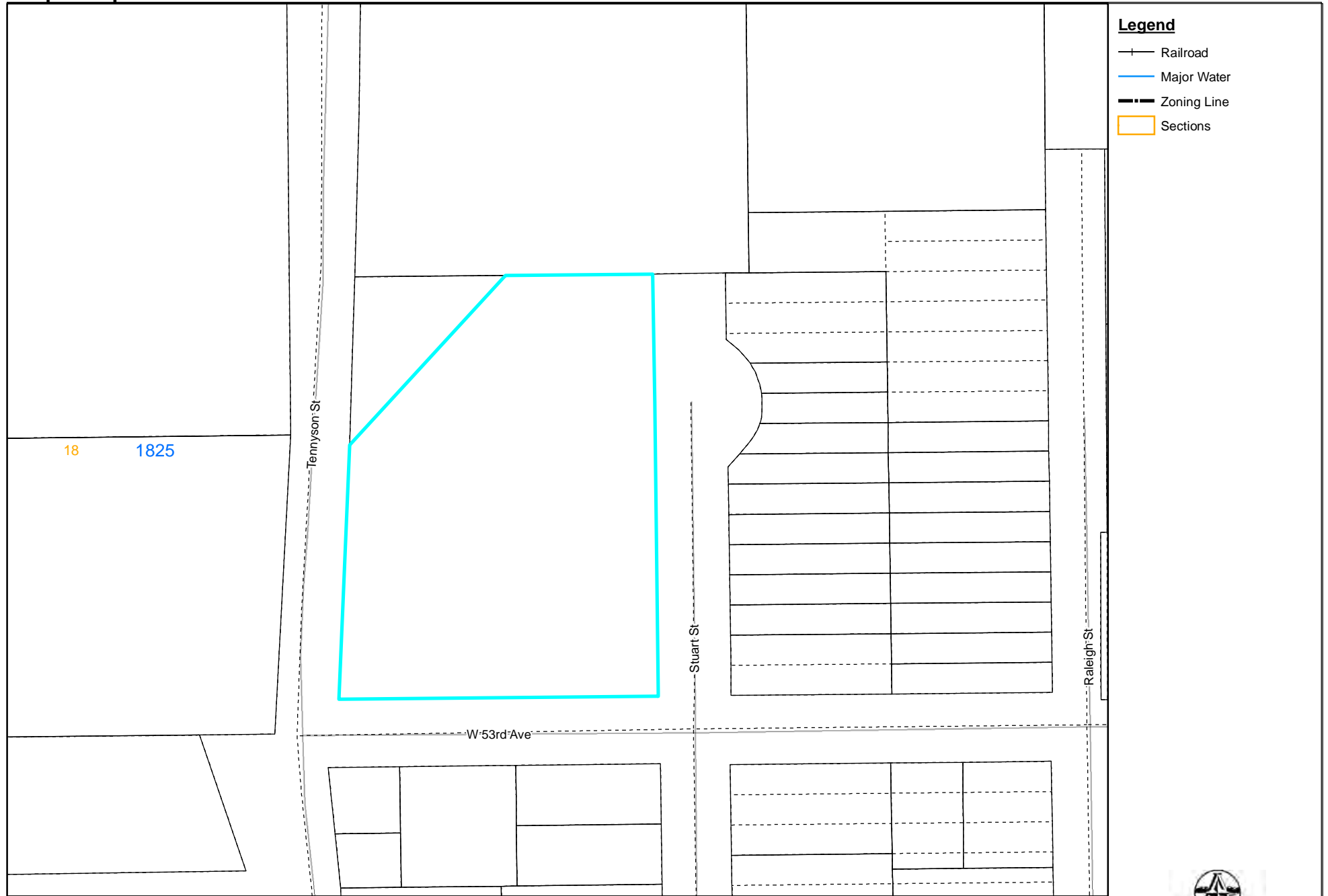
Responding without Concerns:

Colorado Department of Public Health and Environment
Colorado Department of Transportation
Colorado Geological Survey
Denver Water
Regional Transportation District
Tri County Health Department

Notified but not Responding / Considered a Favorable Response:

Aloha Beach Homeowners Association
Berkeley Neighborhood Association
Berkeley Water and Sanitation District
Century Link
City of Arvada
Colorado Division of Mining and Reclamation Safety
Colorado Division of Wildlife
Comcast
Goat Hill Neighborhood Association
Metro Wastewater Reclamation District
Mobile Gardens Neighborhood Association
Northridge Estates at Gold Run Homeowners Association
U.S. Environmental Protection Agency
U.S. Post Office
Union Pacific Railroad
Westminster School District #50

Simple Map



Case Name: 53rd and Tennyson Row

Case Number: PRC2020-00005



For display purposes only.



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

Aerial Map



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Case Name: 53rd and Tennyson Row

Case Number: PRC2020-00005

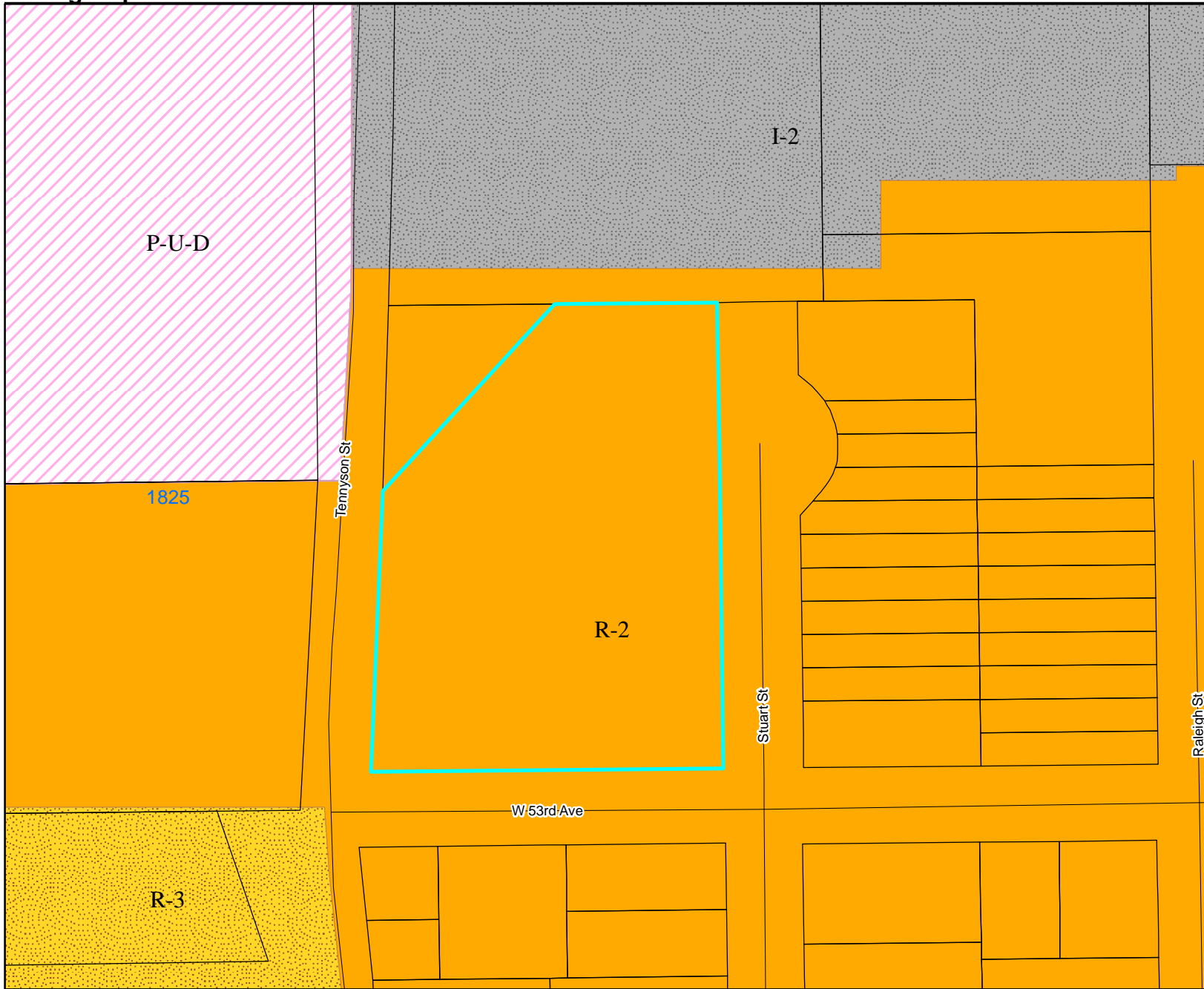


For display purposes only.



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

Zoning Map



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)

Case Name: 53rd and Tennyson Row

Case Number: PRC2020-00005



For display purposes only.



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

Future Land Use Map



Legend

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

Case Name: 53rd and Tennyson Row

Case Number: PRC2020-00005



For display purposes only.



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

REALARCHITECTURE LTD
2899 N. Speer Blvd. Suite 102
Denver, Colorado 80211
www.realarchitecture.com



DAVID L. BERTON A.I.A.
Phone: (303)477-5550
Fax: (303)477-5505

June 5, 2020

Adams County
Community & Economic Development Department
4430 S. Adams County Parkway,
1st Floor, Suite W2000A
Brighton, CO 80601-8216

To whom this may concern:

Our Design proposes subdividing the existing 2.6 acre parcel located at 4301 W. 53rd into 18 individual lots plus a tract for the development of 9 duplexes and water detention. The parcel will be rezoned from R-2 to R-3 zoning to allow for the proposed duplex form, lot area & setbacks meeting R-3 zoning requirements. Private alleys will be dedicated easements for resident and fire access. We are requesting the vacation of the county-owned parcel located at the north end of the cul-de-sac and will in-turn be dedicating land to complete the cul-de-sac roadway.

All applicable standards for R-3 districts will be applied to this development including maximum allowed density, minimum lot widths, lot coverage, lot sizes and setbacks. The proposed duplexes are oriented towards the street and are of similar size and massing to the adjacent neighborhood. The 9 duplexes vary in style and have several housing models with differing materials, styles and articulation. Each duplex has a 2-car garage. Some have extra deep driveways allowing for additional off-street guest parking. There are three proposed guest parking spaces at the end of the cul-de-sec accessed from Stuart St.

We are applying for two waivers to the subdivision standards. The lot to depth width ratio waiver is being sought due to significant grading and site constraints. The parcel's topography drops about 30' on the NE portion of the lot, making a large portion of the lot not feasible to develop, limiting the available lot to depth ratio. The access to lots by private roads waiver is also being sought. The private roads allow for rear loaded garages, freeing up the façade frontage for landscaping and transparency to create a walkable and welcoming street presence. The access roads are designed for emergency vehicle access including fire apparatus access.

We will be working with Altitude Land Consulting civil engineers for all grading and utility requirements of the development to ensure that all Adams County and external agency requirements are met.

Thank you for your time and consideration and please accept this formal project description letter along with the submitted plans for the land use application.

Respectfully,

Rearchitecture Ltd.

Kendall Goodman AIA, Principal

53RD AND TENNYSON ROW SUBDIVISION PRELIMINARY PLAT

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO.
 SHEET 1 OF 2

DEDICATION AND LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT JOHN HORVAT, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18M T3S R68W; BEGINNING AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 10 BERKELEY GARDENS; THENCE WESTERLY 30 FEET TO A POINT ON THE BOUNDARY LINE OF WEST 53RD AVE; THENCE N00°54'35"E A DISTANCE OF 350.00 FEET TO A POINT 30 FEET WEST OF THE NORTHWEST CORNER OF LOT 11, SAID BLOCK 10; THENCE S88°40'25"W A DISTANCE OF 152.00 FEET; THENCE IN A S41°29'25"W A DISTANCE OF 193.80 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TENNYSON ROAD; THENCE S10°18'25"W ALONG SAID EASTERLY RIGHT OF WAY LINE OF TENNYSON ROAD A DISTANCE OF 210.8 FEET; THENCE N89°24'52"E ALONG THE NORHTERLY RIGHT OF WAY LINE OF WEST 53RD A DISTANCE OF 293.20 FEET BACK TO THE POINT OF BEGINNING; EXCEPTING THE EAST 30' FOR ROAD(RECEPTION #406012) COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 1.902 ACRES OR 82,880.13 SQUARE FEET OF LAND, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS UNDER THE NAME AND STYLE OF 53RD AND TENNYSON ROW SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO. THE UNDERSIGNED DO, BY THIS PLAT, GRANT AND CONVEY TO THE COUNTY OF ADAMS, ALL OF THE FOLLOWING AS SHOWN HEREON:

A: A 10 FOOT WIDE UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE FRONT LINE OF EACH LOT & IN ADDITION A 10 FOOT WIDE DRY UTILITY EASEMENT IS HEREBY DEDICATED LONG THE PERIMETER OF TRACTS, PARCELS AND OPEN SPACES WHERE APPLICABLE.

B: AN EXISTING BUILDING ENCROACHMENT AGREEMENT WILL BE PROVIDED FOR THE ENCROACHING BUILDING IN THE NORTHWEST PORTION OF TRACT C.

C: TRACTS A & B TO BE DEDICATED TO THE COUNTY OF ADAMS FOR RIGHT-OF-WAY PURPOSES.

D: TRACT C IS FOR DRAINAGE PURPOSES.

EXECUTED THIS ____ DAY OF _____, 20__

OWNER:

SIGNATURE

PRINT NAME

PRINT TITLE

NOTARY CERTIFICATE

STATE OF _____)
) SS.
 COUNTY OF _____)

ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20__
 BY _____, AS _____
 OF _____

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

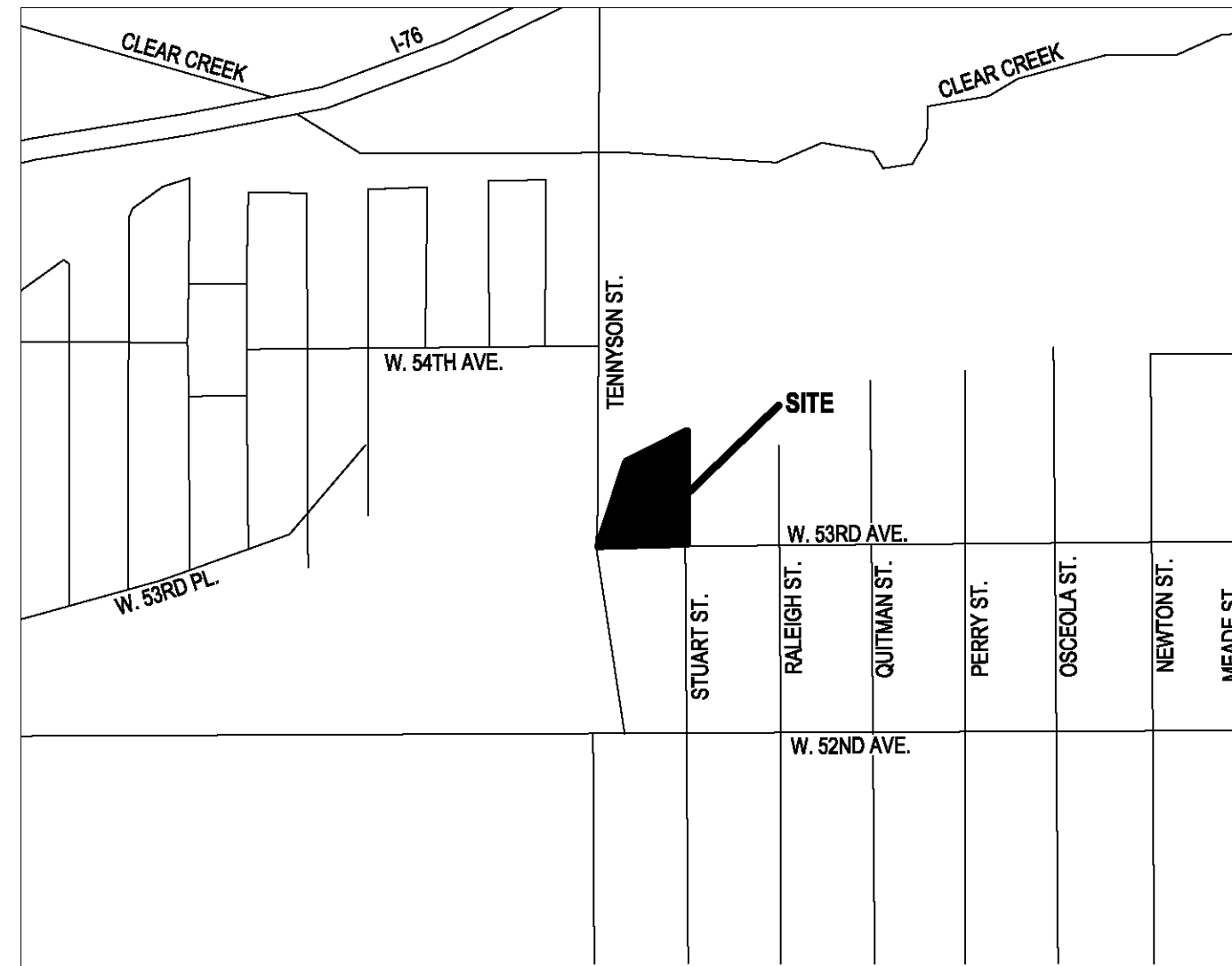
CLERK & RECORDER:

RECEPTION NO. _____

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS ____ DAY OF _____, 20__, AT ____ O'CLOCK ____ M.

 COUNTY CLERK AND RECORDER

BY: _____
 DEPUTY



VICINITY MAP:
 SCALE 1" = 500'

GENERAL NOTES:

1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY SUCH DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. COLORADO REVISED STATUTE.
3. THE TITLE COMMITMENT NUMBER 102-2000067-S DATED MAY 15, 2020 FROM FIRST INTEGRITY TITLE COMPANY AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY WAS RELIED ON FOR THIS LAND SURVEY PLAT.
4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST, BETWEEN A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX AT THE INTERSECTION OF 52ND AVENUE AND TENNYSON STREET AND A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX AT THE INTERSECTION OF 52ND AVENUE AND LOWELL BOULEVARD ASSUMED TO BEAR N 89° 23' 35" E.
5. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
6. A STRUCTURE EXTENDS 5.8' OVER THE NORTHWESTERLY BOUNDARY LINE, AN EXISTING BUILDING ENCROACHMENT AGREEMENT SHOWN HEREON, RECORDED AT RECEPTION NO. _____.
7. TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.
8. UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AND EASEMENT ON ITS STANDARD FORM.
9. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. AL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
10. 30 & 50 FOOT NON-EXCLUSIVE DENVER WATER EASEMENT, AS SHOWN HEREON, RECORDED AT RECEPTION NO. _____.
11. DRAINAGE EASEMENTS AS SHOWN HEREON, ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL DRAINAGE FACILITIES.
12. THE DRIVEWAY AND PARKING AREA ARE PRIVATE AND THE MAINTENANCE OF THIS INFRASTRUCTURE IS THE RESPONSIBILITY OF THE OWNERS OF EACH DUPLEX THAT WILL BE FURTHER CLARIFIED IN THE COVENANT/MAINTENANCE AGREEMENT.
13. PARKING AND A BIORETENTION FACILITY EXTEND 29.6' OVER THE NORTHEASTERLY BOUNDARY LINE, AN ENCROACHMENT AGREEMENT SHOWN HEREON, RECORDED AT RECEPTION NO. _____.
14. THE EASEMENT SHOWN AND LABELED HEREON AS "26' PRIVATE ALLEY ACCESS EASEMENT" LYING IN LOTS 1 THROUGH 16 INCLUSIVE, IS A PRIVATE INGRESS/EGRESS EASEMENT RESERVED FOR THE EXCLUSIVE USE OF THE OWNERS OF THE SAID LOTS.

CERTIFICATION OF SURVEY:

I, KARL W. FRANKLIN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.

 KARL W. FRANKLIN,
 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S #37969
 FOR OR ON BEHALF OF ALTITUDE LAND CONSULTANTS

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

 CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ____ DAY OF _____, 20__.

 CHAIR



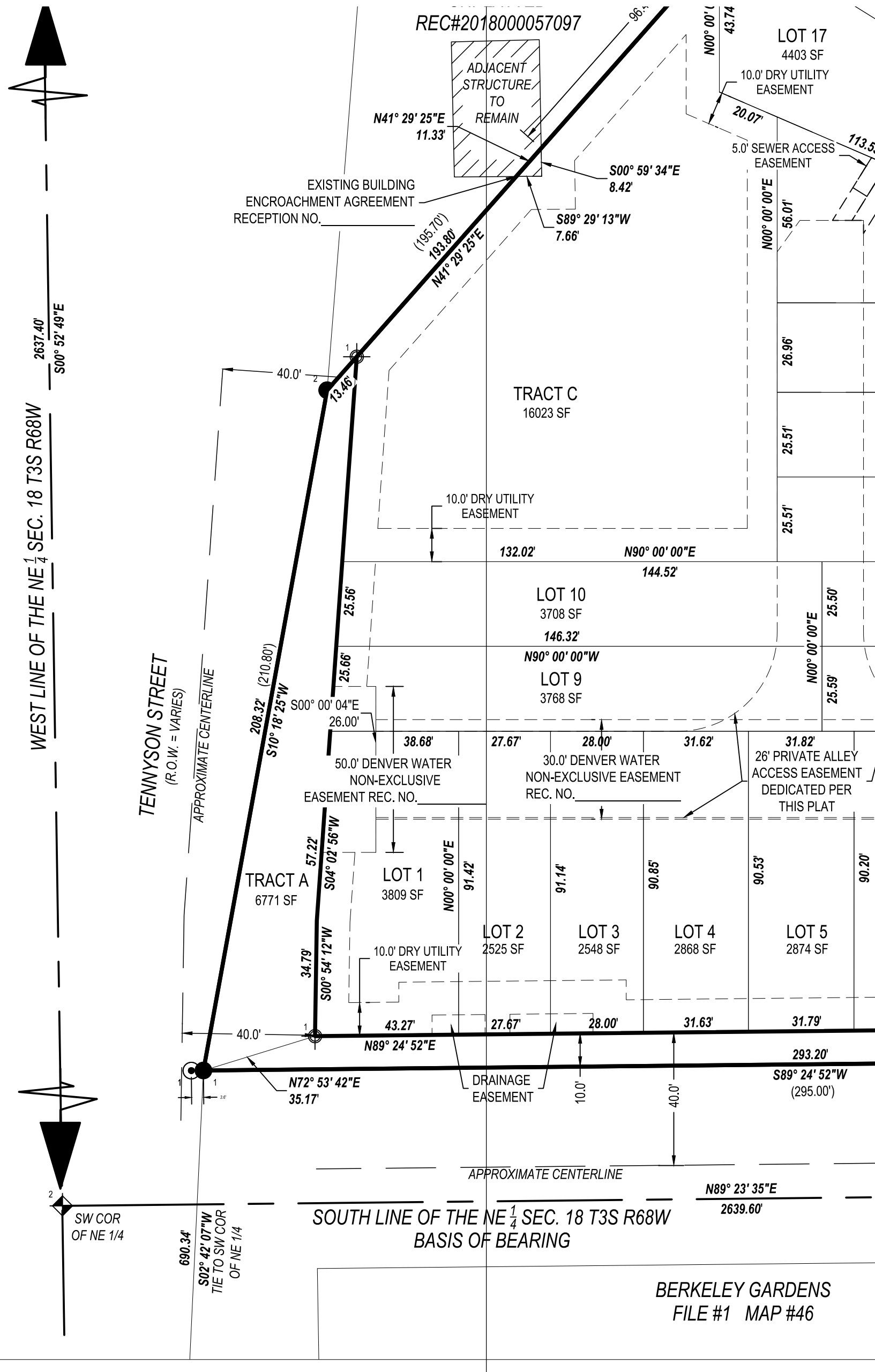
CIVIL | SURVEY | PLANNING | LANDSCAPE
 3461 Ringsby Ct, Suite 125
 Denver, CO 80216
 info@altitudelandco.com
 AltitudeLandCo.com

DATE: 08.19.2020
 JOB NO: 18-213

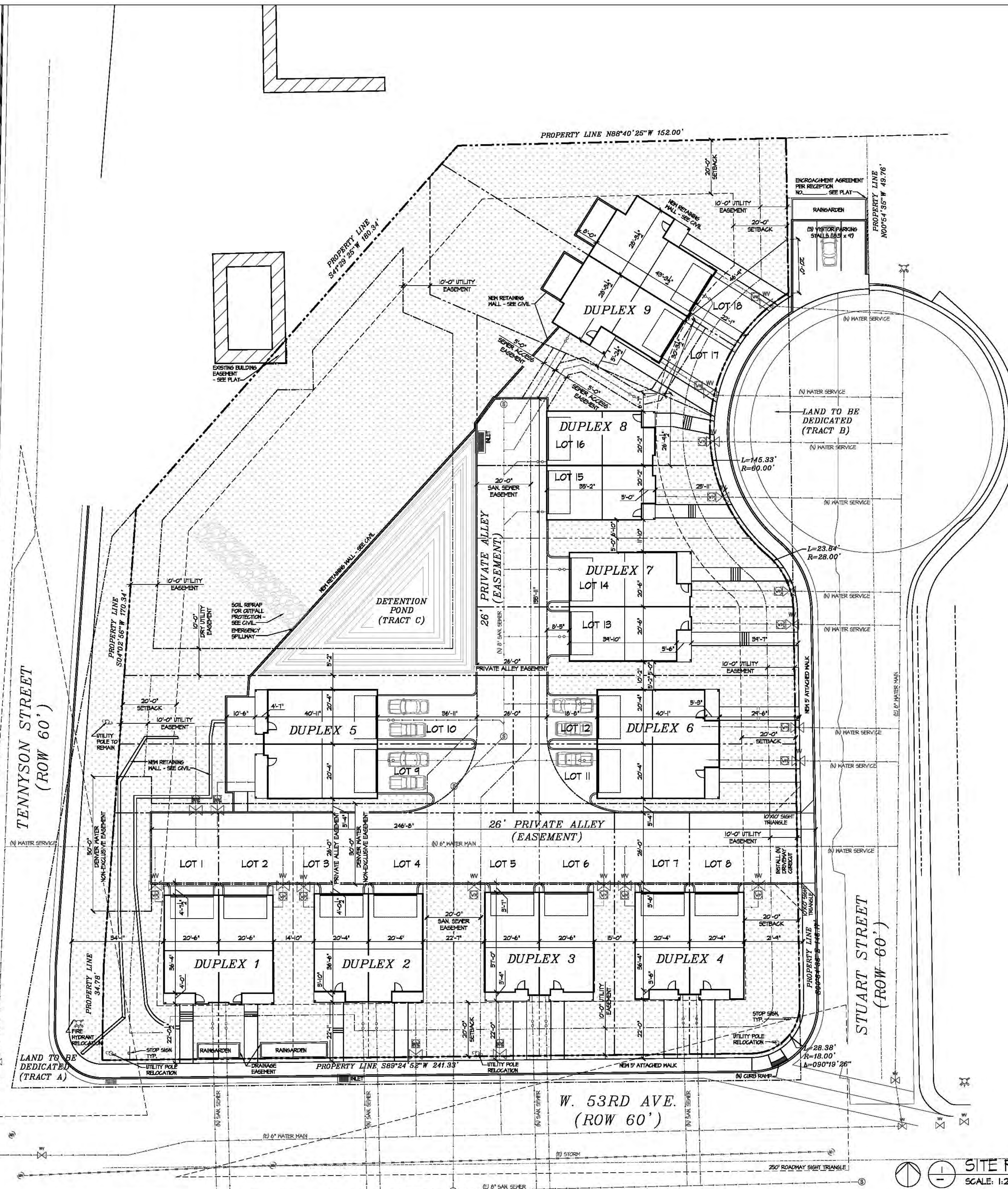
DRAWN BY: DLS
 CHECKED BY: KWF

BERKELEY INDUSTRIAL PAF
FILE #14
MAP #570

UNPLATTED
REC# 2007000086772
09-06-2007



BERKELEY GARDENS
FILE #1 MAP #46



VICINITY MAP: 1:1000



SITE DATA CHART

LEGAL DESCRIPTION:
 A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10M T35 R60M, BEGINNING AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 10 BERKELEY GARDENS; THENCE WESTERLY 30 FEET TO A POINT ON THE BOUNDARY LINE OF WEST 53RD AVE; THENCE NORTH 350 FEET TO A POINT 30 FEET WEST OF THE NORTHWEST CORNER OF LOT 11, SAID BLOCK 10; THENCE WEST 152 FEET; THENCE IN A SOUTHWESTERLY DIRECTION 145.7' MORE OR LESS TO THE EAST BOUNDARY OF PRESENT LOCATION OF TENNYSON ROAD; THENCE IN SOUTHWESTERLY ON AND NEAR EAST BOUNDARY OF SAID ROAD 210.8 FEET; THENCE EAST 325 FEET ALONG NORTH BOUNDARY OF WEST 53RD TO THE POINT OF BEGINNING EXCEPTING THE EAST 30' FOR ROAD. COUNTY OF ADAMS, STATE OF COLORADO.

ADDRESS:
 4301 WEST 53RD AVENUE

DESCRIPTION OF WORK:
 SUBDIVIDING THE EXISTING PARCEL INTO 18 LOTS PLUS A TRACT FOR 9 DUPLEXES AND WATER DETENTION. THE LOT WILL BE REZONED FROM R-2 TO R-3 ZONING TO ALLOW FOR THE PROPOSED DUPLEX FORM, LOT AREA & SETBACKS MEETING R-3 ZONING REQUIREMENTS. PRIVATE ALLEYS WILL BE DEDICATED EASEMENTS FOR RESIDENT AND FIRE ACCESS. WE WILL BE DEDICATING LAND TO COMPLETE THE STUART ST. CUL-DE-SAC ROADWAY.

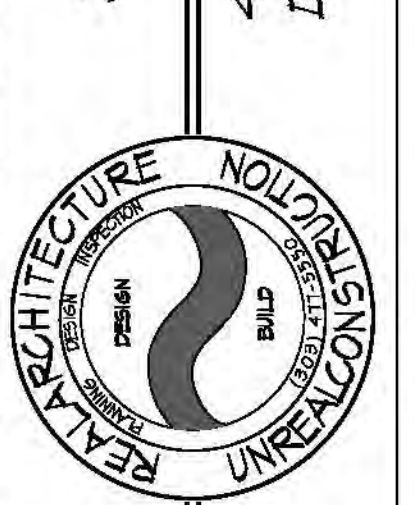
CURRENT ZONE DISTRICT:	R-2
PROPOSED ZONE DISTRICT:	R-3
PROPOSED USE:	DUPLEX
MINIMUM LOT SIZE:	2,500 SF
MINIMUM DUPLEX LOT FRONTAGE:	50'-0"
FRONT SETBACK:	20'-0"
SIDE STREET SETBACK:	20'-0"
SIDE SETBACK:	20'-0"
REAR SETBACK:	20'-0"

LOT NO.	WIDTH AT SETBACK	AREA	CAR ACCESS	LOT COVERAGE (10% MAX)
LOT 1	50'-0"	3809 SF	REAR	21.4%
LOT 2	28'-0"	2525 SF	REAR	32.3%
LOT 3	28'-0"	2540 SF	REAR	31.9%
LOT 4	28'-0"	2860 SF	REAR	28.3%
LOT 5	28'-0"	2874 SF	REAR	28%
LOT 6	28'-0"	2513 SF	REAR	32.1%
LOT 7	28'-0"	2506 SF	REAR	31.9%
LOT 8	40'-10"	3553 SF	REAR	22.5%
LOT 9	25'-0"	3160 SF	REAR	24.1%
LOT 10	25'-0"	3100 SF	REAR	24.5%
LOT 11	25'-0"	2689 SF	REAR	34.1%
LOT 12	25'-0"	2669 SF	REAR	34.3%
LOT 13	25'-0"	3004 SF	REAR	30.6%
LOT 14	25'-0"	2854 SF	REAR	32.2%
LOT 15	28'-4"	2513 SF	REAR	32%
LOT 16	26'-4"	3239 SF	REAR	24.0%
LOT 17	30'-3"	4403 SF	FRONT	21.1%
LOT 18	46'-4"	5805 SF	FRONT	20.5%

SITE PLAN
SCALE: 1:20

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PREPARED FOR:
 53RD AND TENNYSON LLC
 850 BONNIE BRAE BLVD.
 DENVER, CO 80209

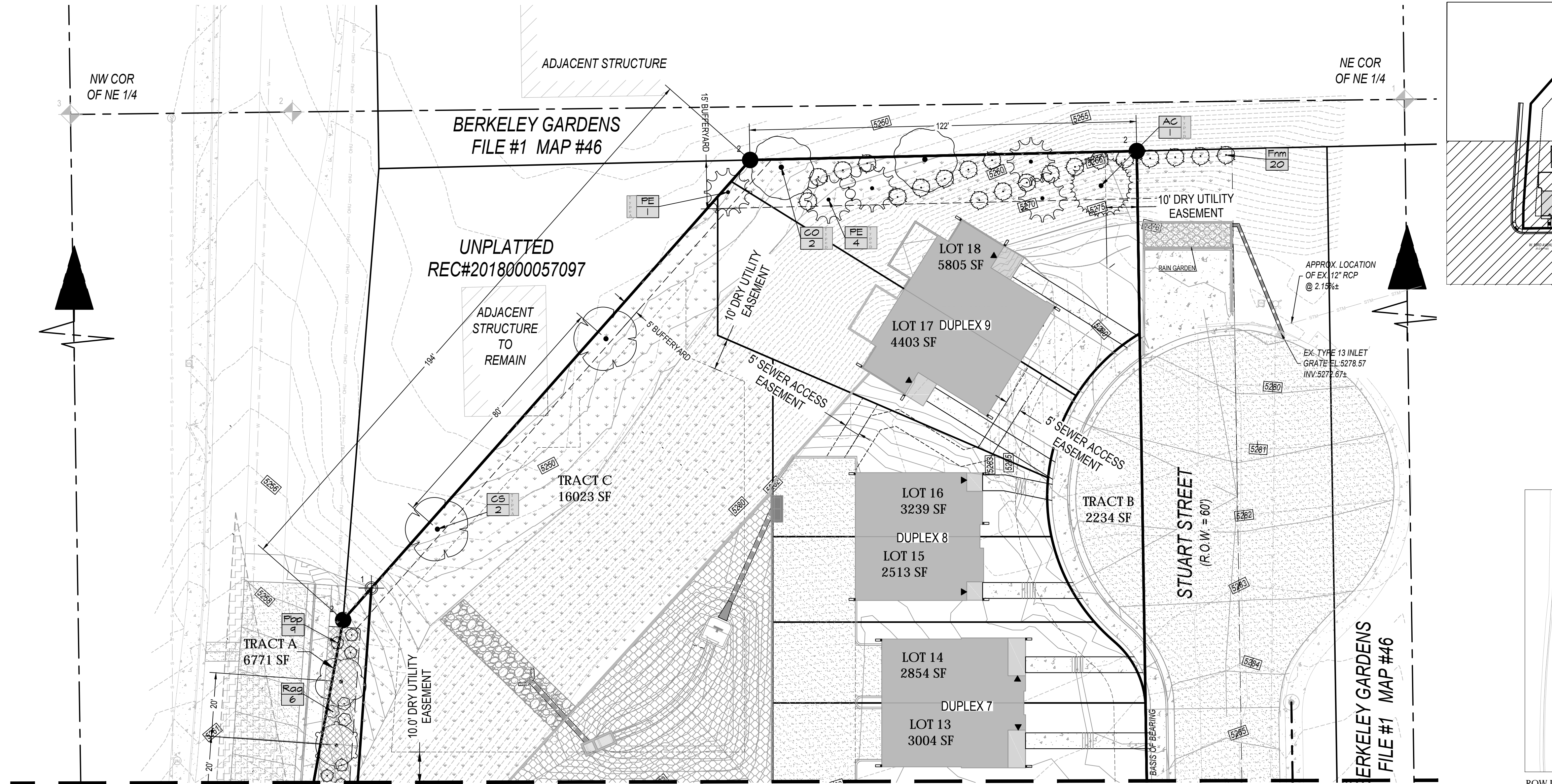


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DRAWN: DLB_KG
 DATE: 2-12-2020
 PROJECT NUMBER: 1866
 SHEET #
 A-1

53RD AND TENNYSON ROW - LANDSCAPE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
 COUNTY OF ADAMS, STATE OF COLORADO.
 (LOCATED AT: 4301 WEST 53RD AVENUE, DENVER, CO 80212.)



PLANT SCHEDULE: SITE COMMON AREAS

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE SIZE
	CS	2	Catalpa speciosa	Northern Catalpa	2" Cal.	50' X 60' H
	CO	2	Celtis occidentalis	Common Hackberry	2" Cal.	50' x 50' H
	PT	3	Ptelea trifoliata	Common Hoptree	2" Cal.	15' X 15' H
	QU	2	Quercus undulata	Wavyleaf Oak	2" Cal.	15' X 20' H
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	MATURE SIZE
	AC	1	Abies concolor	White Fir	2" Cal.	25' x 55' H
	PE	5	Pinus edulis	Pinon Pine	2" Cal.	15' X 35' H
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	Fnm	20	Forestiera neomexicana	New Mexican Privet	3" Ht.	12" X 15" H
	Pbp	9	Prunus besseyi	Pawnee Buttes	#5	60" X 12" H
	Rag	6	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#5	72" X 18" H

MATCH LINE WITH SHEET LS-2

GROUND COVER SCHEDULE: SITE COMMON AREAS

GROUND COVERS	QTY	DESCRIPTION	NOTES
	13,149 sf	Low Grow mix 30% Ephraim Crested Wheatgrass, 25% Sheep Fescue, 20% Perennial Rye, 15% Chewings Fescue *Does not include seed within 15' buffer	seed
	3,709 sf	MHFD/UDFCD Native Seed Mix for Rain Gardens See Detail B1-17	seed
	999 sf	Shredded Organic Tree Mulch	3" depth

SIGHT TRIANGLE RESTRICTIONS

- 10' X 10' PEDESTRIAN SIGHT TRIANGLES - NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE.
- 30' X 30' CORNER SIGHT TRIANGLES - CORNER TRIANGLES MUST BE FREE OF ALL ITEMS OVER 30" IN HEIGHT EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT.
- ROADWAY SIGHT TRIANGLES - NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THIS TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

SITE DATA TABLES

Bufferyard	Width (FT)	Length (FT)	Trees Required	Trees Provided	6 FT Fence/Wall Required
North Bufferyard (Type D)	15	122	7 (3 tree per 60FT)	7 (3 Deciduous/ 4 Evergreen)	YES
Northwest Bufferyard (Type A)	5	194	3 (1 tree per 60FT)	3 (2 Deciduous/ 1 Evergreen)	NO

Site Landscaping Requirements - Section 4-16-07 - Site Common Area

Site area (SQ FT)*	Required landscape 10% of site area (SQ FT)	Provided landscape (SQ FT)**	Required ROW landscape (50% of required landscape) (SQ FT)	Provided ROW landscape (SQ FT)	Live cover (275% of landscape area) (SQ FT)	Non-liv (25 lands are) (SQ FT)
73,870	7,387	26,134	3,694	17,045	25,734 (98%)	400

*Total site area less ROW dedications

**This area includes only landscape areas with a slope of 100:1 to 4:1, per Code Section 4-16-07

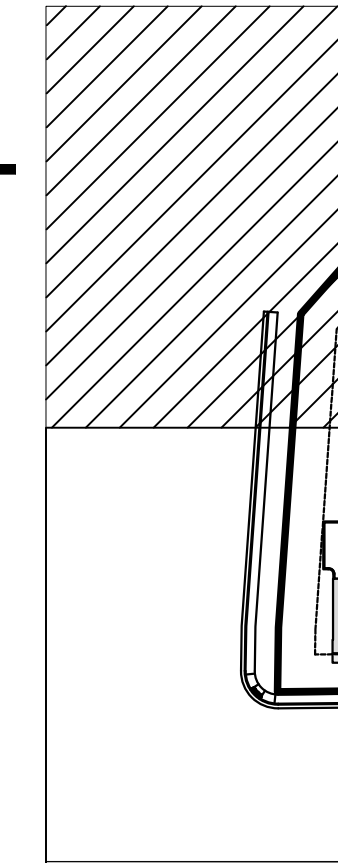
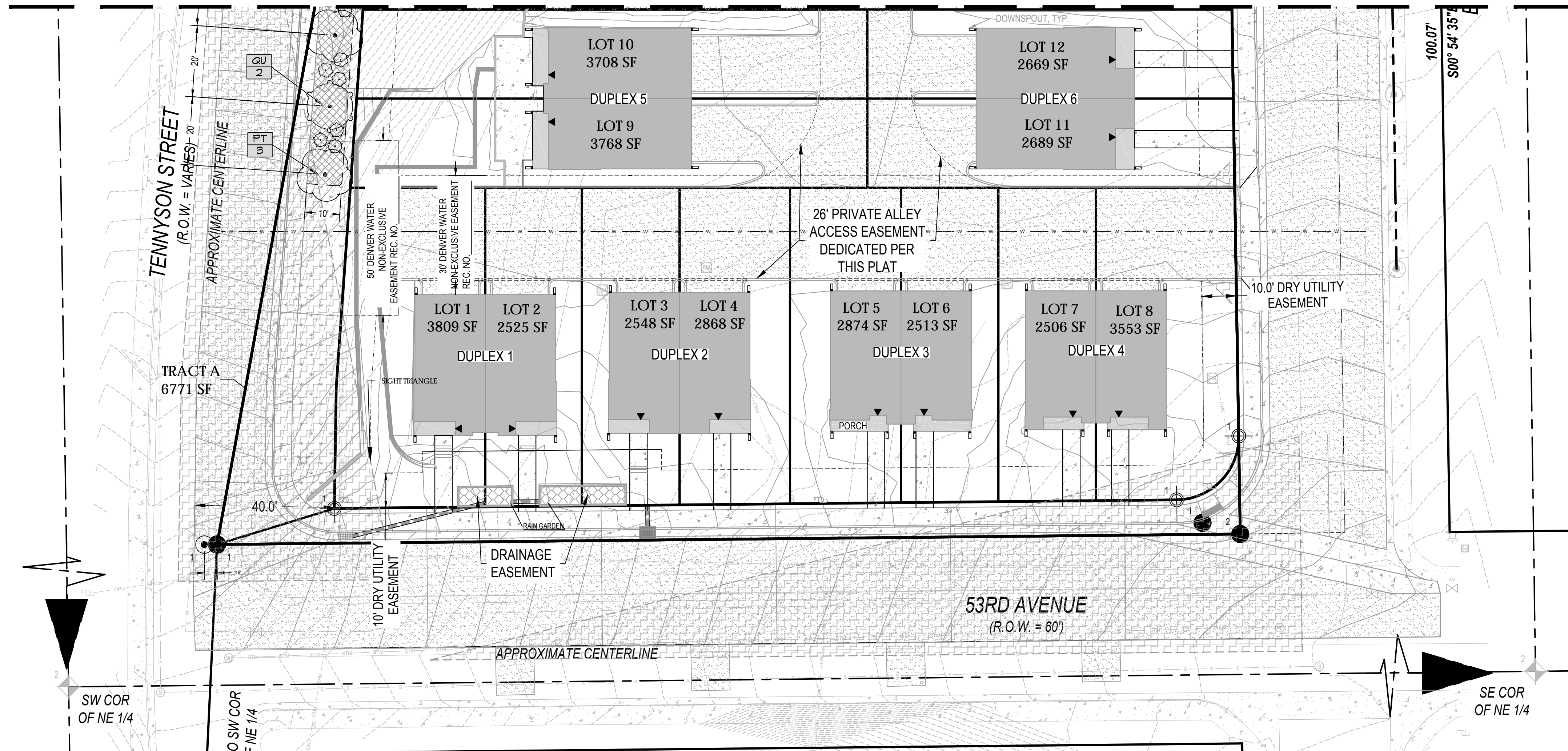
ROW Landscaping Requirements - Section 4-16-19-01 - Tennyson St ROW Option 3

ROW frontage (LINEAR FT)	Landscape area depth (FT)	Required ROW trees (2 trees/40 FT)	Provided ROW Trees	Required ROW shrubs (5 shrubs/40 FT)	Provided shrubs
100	10	5	5	13	15

53RD AND TENNYSON ROW - LANDSCAPE PLAN

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COUNTY OF ADAMS, STATE OF COLORADO.
(LOCATED AT: 4301 WEST 53RD AVENUE, DENVER, CO 80212.)

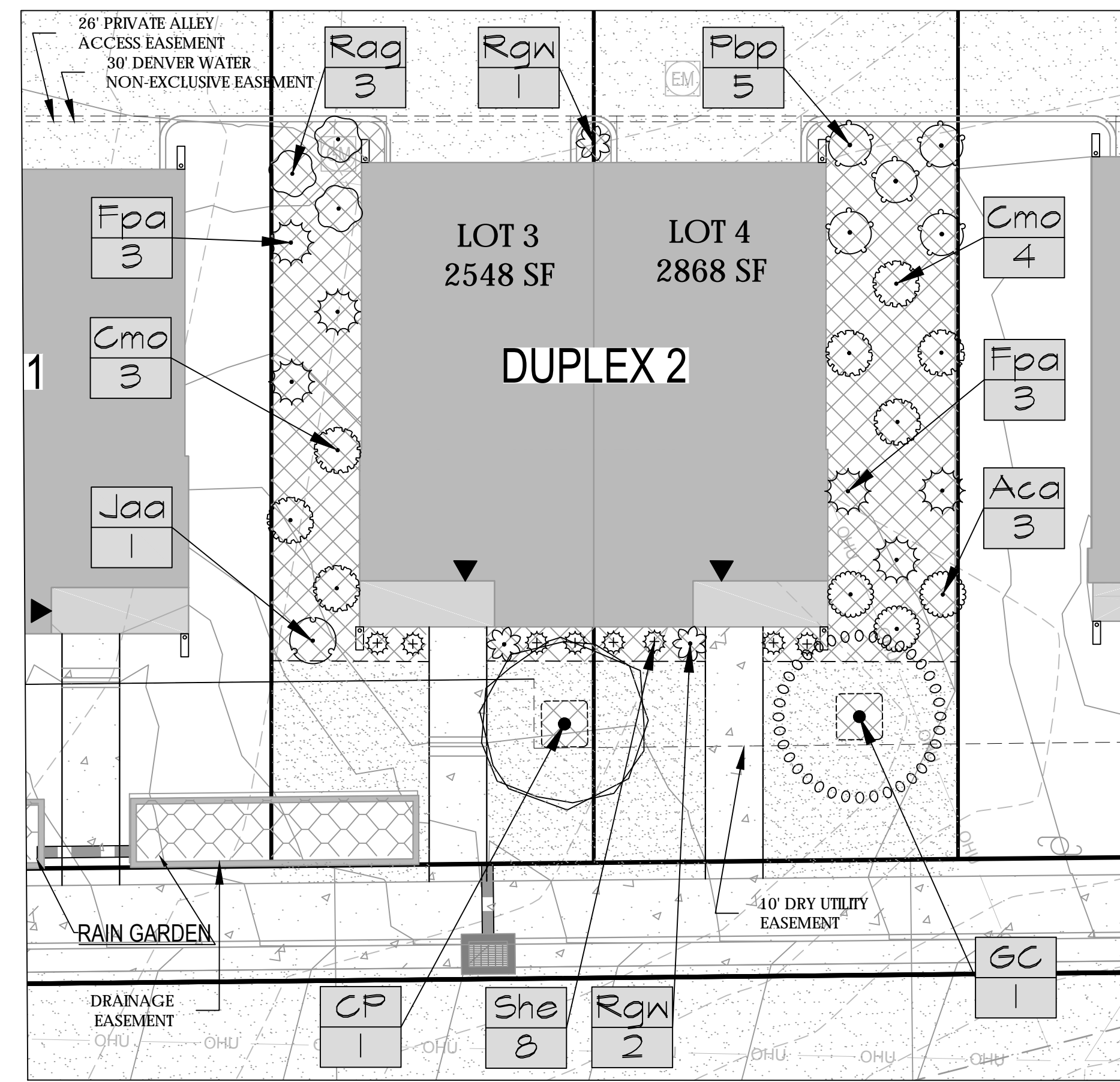
MATCH LINE WITH SHEET LS-1



53RD AND TENNYSON ROW - LANDSCAPE PLAN

A PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
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LOT TYP (DUPEX 1,2,3,4,6,7,8)

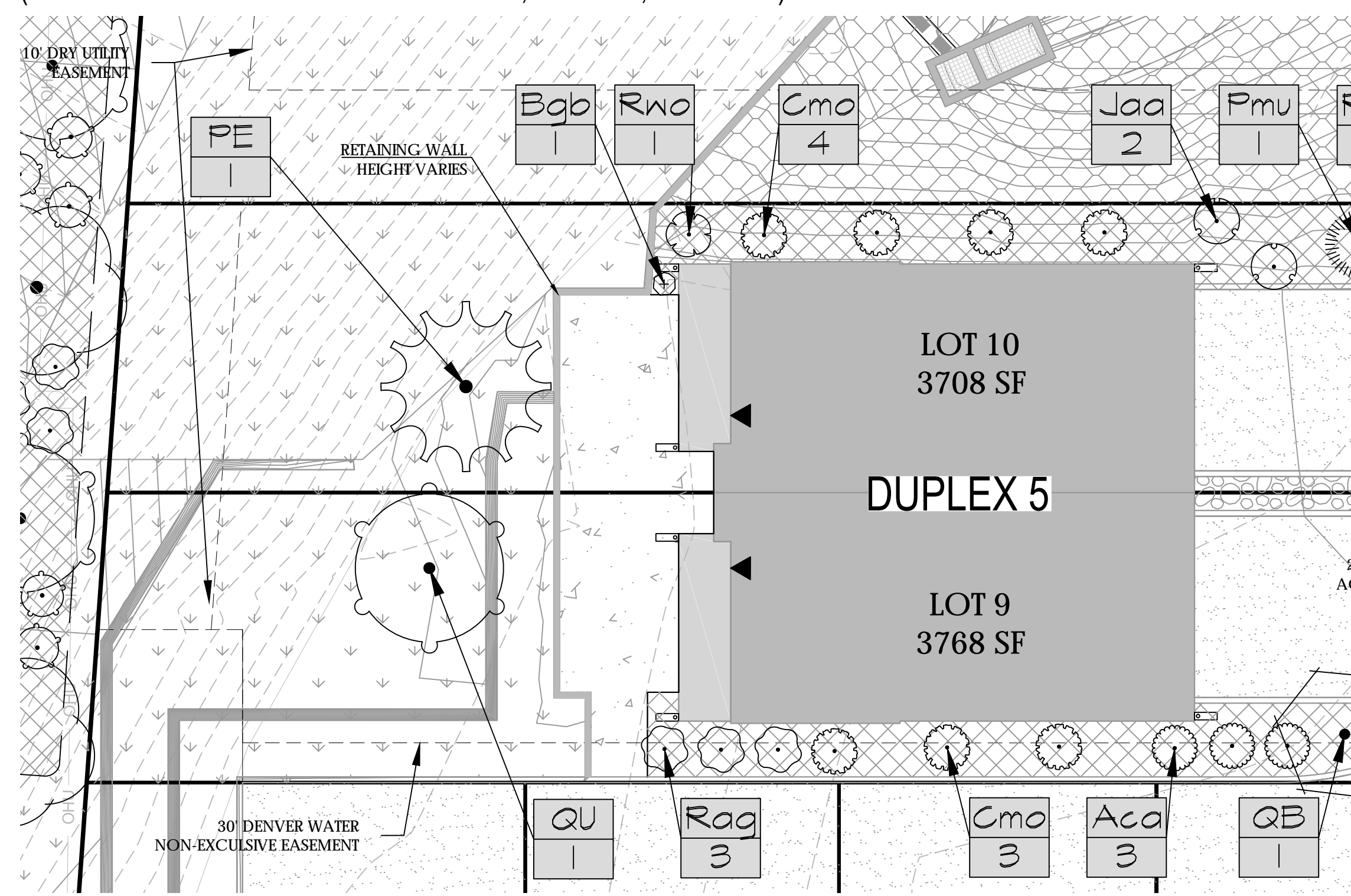


PLANT SCHEDULE: LOT TYP-DUPEX 1,2,3,4,6,7,8

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	MATURE SIZE
	CP	1	Celtis occidentalis 'JFS-KSU1' TM / Prairie Sentinel Hackberry	2" Cal	15' X 40' H
	GC	1	Gleditsia triacanthos inermis 'Continental' / Continental Honey Locust	2" Cal.	15' X 35' H
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	Aca	3	Amorpha canescens / Leadplant	#5	36" X 48"H
	Cmo	7	Cercocarpus montanus / Alderleaf Mountain Mahogany	#5	48" x 60"H
	Fpa	6	Fallugia paradoxa / Apache Plume	#5	60" X 60"H
	Jaa	1	Jamesia americana / Waxflower	#5	60" X 60"H
	Pbp	5	Prunus besseyi Pawnee Buttes / Creeping Western Sand Cherry	#5	60" X 12"H
	Rag	3	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	72" X 18"H
	Rgw	3	Ribes aureum 'Gwen's Buffalo' / Gwen's Buffalo Golden Currant	#5	60" X 60"H
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	She	8	Sporobolus heterolepis / Prairie Dropseed	#1	24" x 24"H

GROUND COVER SCHEDULE: LOT TYP-DUPEX 1,2,3,4,6,7,8

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	659 sf	Festuca arundinacea 'Rhizomatous RTF' / RTF Tall Fescue	sod
	120 sf	MHFD/UDFCD Native Seed Mix for Rain Gardens / Detention basin mix	seed
	1,042 sf	Shredded Organic Shredded Organic Tree Mulch / Shredded Organic Tree Mulch	3" depth



PLANT SCHEDULE: LOT TYP-DUPEX 5

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	MATURE SIZE
	GP	1	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	2" Cal	15' X 35' H
	QB	1	Quercus bicolor 'Bonnie and Mike' TM / Beacon Oak	2" Cal	12' X 30' H
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	MATURE SIZE
	PE	1	Pinus edulis / Pinon Pine	2" Cal	15' X 35' H
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	Aca	3	Amorpha canescens / Leadplant	#5	36" X 48"H
	Cmo	3	Cercocarpus montanus / Alderleaf Mountain Mahogany	#5	48" x 60"H
	Jaa	2	Jamesia americana / Waxflower	#5	60" X 60"H
	Pmu	1	Pinus mugo pumilio / Dwarf Mugo Pine	#5	8' X 48" H
	Rag	5	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5	72" X 18"H
	Rwo	1	Rosa woodsii / Mountain Rose	#5	36" X 48"H
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	Bgb	1	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	#1	12" X 18"H
	She	2	Sporobolus heterolepis / Prairie Dropseed	#1	24" x 24"H

GROUND COVER SCHEDULE: LOT TYP-DUPEX 5

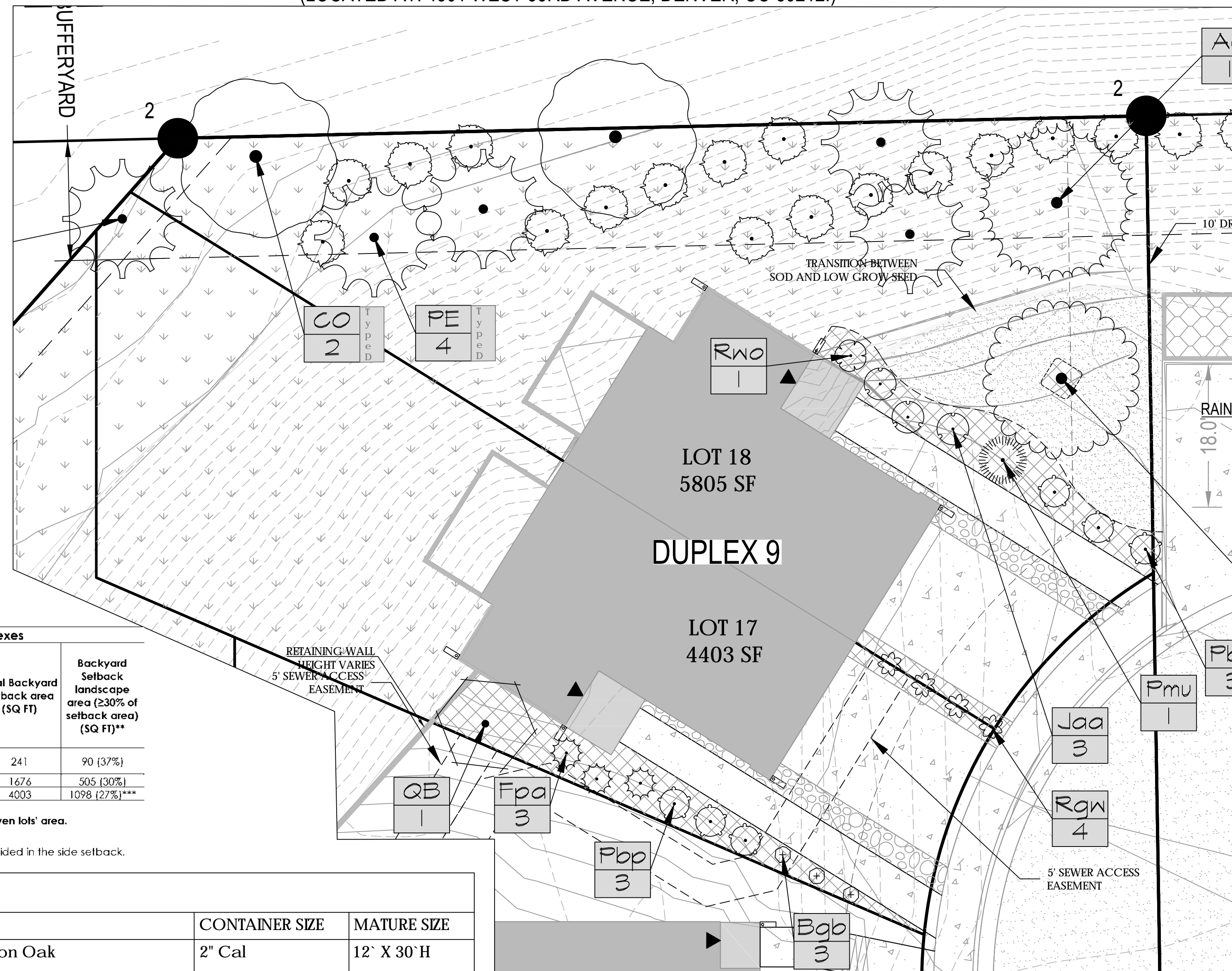
GROUND COVERS	QTY	BOTANICAL NAME	SIZE
	107 sf	3/4" River Rock	3" depth
	2,079 sf	Low Grow mix 30% Ephraim Crested Wheatgrass, 25% Sheep Fescue, 20% Perennial Rye, 15% Chewings Fescue	seed
	899 sf	Shredded Organic Shredded Organic Tree Mulch	3" depth

53RD AND TENNYSON ROW - LANDSCAPE PLAN

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 COUNTY OF ADAMS, STATE OF COLORADO.
 (LOCATED AT: 4301 WEST 53RD AVENUE, DENVER, CO 80212.)

Duplex	Lot area (SQ FT)	Street frontage (FT)	Required ROW landscape 50% of required landscape (SQ FT)	Provided ROW landscape (SQ FT)	Trees Required (Option 2: 1 per 40 FT frontage)	Trees Provided	Shrubs required (Option 2 per 40 FT frontage)	Shrubs provided
Duplex Typ* (1,2,3,4,6,7,8)	5416	60	271	1830	2	2	4	4
Duplex 5	7476	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Duplex 9	11776	46	589	1504	1	1	2	9

*Data in this row are based on Duplex 2 (Lots 3 and 4). Data for remaining "typical" duplexes/lots will be similar, proportional to the given lots' area.



Duplex	Lot area (SQ FT)	Required landscape 10% of lot area (SQ FT)	Provided landscape (SQ FT)**	Trees Required (Two single-family attached homes)	Trees Provided	Shrubs required (Two single-family attached homes)	Shrubs provided	Live cover (275% of landscape area) (SQ FT)	Non-live cover (525% of landscape area) (SQ FT)	Total Backyard Setback area (SQ FT)	Backyard Setback landscape area (230% of setback area) (SQ FT)**
Duplex Typ* (1,2,3,4,6,7,8)	5416	542	1840	2	2	10	28	1840 (100%)	0	241	90 (37%)
Duplex 5	7476	748	2168	2	4	10	19	2061 (95%)	107 (5%)	1676	505 (30%)
Duplex 9	10208	1021	2605	2	2	10	18	2387 (92%)	218 (8%)	4003	1098 (27%)***

*Data in this row are based on Duplex 2 (Lots 3 and 4). Data for remaining "typical" duplexes/lots will be similar, dependent on the given lots' area.
 **This area includes only landscape areas with a slope of 100:1 to 4:1, per Code Section 4-16-14.
 ***100% of the backyard setback is landscaped; however, only 27% qualifies per Code Section 4-16-14. Additional landscape is provided in the side setback.

PLANT SCHEDULE: LOT TYP-DUPLEX 9

DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER SIZE	MATURE SIZE
	QB	1	Quercus bicolor 'Bonnie and Mike' TM / Beacon Oak	2" Cal	12' X 30' H
	QI	1	Quercus imbricaria / Shingle Oak	2" Cal	50' x 50' H
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	Fpa	3	Fallugia paradoxa / Apache Plume	#5	60" X 60"H
	Jaa	3	Jamesia americana / Waxflower	#5	60" X 60"H
	Pmu	1	Pinus mugo pumilio / Dwarf Mugo Pine	#5	8' X 48" H
	Pbp	6	Prunus besseyi Pawnee Buttes / Creeping Western Sand Cherry	#5	60" X 12"H
	Rgw	4	Ribes aureum 'Gwen's Buffalo' / Gwen's Buffalo Golden Currant	#5	60" X 60"H
	Rwo	1	Rosa woodsii / Mountain Rose	#5	36" X 48"H
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
	Bgb	3	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	#1	12" X 18"H

GROUND COVER SCHEDULE: LOT TYP-DUPLEX 9

GROUND COVERS	QTY	BOTANICAL NAME
	218 sf	3/4" River Rock
	612 sf	Festuca arundinacea 'Rhizomatous RTF'
	3,541 sf*	Low Grow mix 30% Ephraim Crested Wheatgrass, 25% Sheep Fescue, 20% Perennial Rye, 15% Chewings Fescue *Does not include seed within 15' buffer
	203 sf	MHFD/UDFCD Native Seed Mix for Rain Gardens See Detail B1-17
	690 sf	Shredded Organic Shredded Organic Tree Mulch

53RD AND TENNYSON ROW - LANDSCAPE PLAN

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 COUNTY OF ADAMS, STATE OF COLORADO.
 (LOCATED AT: 4301 WEST 53RD AVENUE, DENVER, CO 80212.)

Landscape Notes:

General Notes:

- Contractor shall provide all labor, materials, tools and service necessary to furnish and install all work specified and as shown on these plans.
- Existing tree stumps on site shall be grinded and removed unless otherwise noted. When existing trees are to be removed from the site, tree stumps shall be grinded and removed.
- Landscape plan is intended for city Site Development Plans purposes only and not indented for construction.

Trees, Shrubs, Perennials and Ornamental Grasses:

- Cultivate the subsoil on all planting beds, sod and seed areas per the landscape detail provided.
- The tilling of planting beds and placement of backfill is to occur just prior to planting; thereafter, protection from compaction and construction traffic shall be provided.
- All plant materials shall have backfill carefully placed around the base and sides of ball to two-thirds (2/3) depth of the ball, then thoroughly soak with water to allow settlement. All wire, burlap fasteners and loose burlap around base of trunk shall be removed at this time. Remainder of the pit shall then be backfilled, allowing for depth of mulch, saucer and settlement of backfill. Backfill shall then be thoroughly watered again.
- All shrubs and trees shall be planted a minimum of 12" inside of all edging and away from walls and other permanent structures.
- All plant locations are approximate; adjust locations prior to installing plant material as necessary to avoid conflicts with unforeseen elements missing from the landscape drawing or elements added during construction.
- Quantities of materials shown on the planting plan take precedence over quantities shown on the Plant Schedule. Landscape Contractor shall be responsible for verifying all quantities on the planting plan. Report any discrepancies in the planting plan immediately to the Owner's Representative.
- Plants are to be sized as shown per species on the Plant Schedule.
- For conditions where trees are located within 8' of pavement or utilities, use century root barrier, or equal substitute, along the perimeter of the pavement or utility.

Weed Barrier, Edging, and Ground Plane Treatment:

- An evenly placed layer of gravel mulch, cobble mulch, or breeze shall be placed on all areas designated to receive the specified mulch. Minimum depths shall be achieved in accordance to the schedule by the type of mulch. Weed barrier fabric shall be completely covered and pinned.
- Weed barrier shall be a woven, porous mat as manufactured by American Excelsior Polyspun XL, Dupont Typar Style 3341 or Mirafli "Mirascape". The weed barrier shall be installed per manufacturer's recommendations.
- 4" Height by 3/16" width rolled-top steel edging shall be used to separate all planting beds from turfgrass. All edging shall be installed flush with grade. Avoid broken back curves and long tangents between curves. Obtain Owner's Representative approval prior to installation.

Maintenance and Warranty:

- The Contractor shall provide all water, watering devices and labor needed to irrigate plant materials until provisional acceptance of the project. The Contractor shall supply enough water to maintain the plant's healthy condition.
- Contractor to remove tree stakes, tree wrap, and all dead wood on trees and shrubs one year after the commencement of the planting installation.
- At the completion of planting operations, all plants shall be inspected by the owner and owner's representative. Contractor shall replace immediately any plants not in healthy and vigorous condition at that time at no expense to the owner. Any plants not in healthy condition during the One-Year Warranty Period shall be replaced as per the original specifications, free of charge to the Owner.
- Remove all rubbish, equipment and material and leave the area in a neat, clean condition each day. Maintain paved areas utilized for hauling equipment and materials by other trades in a clean and unobstructed conditions at all times.
- Contractor to apply fertilizer in Spring and again in Late September. Water thoroughly after application of fertilizers. All seeded and sodded areas to have recommended fertilizer applications: Added 2-3 weeks after seeding emergence; once in Mid- to late-June; In early- to mid-August; and once in Late September. Seeded and Sodded areas are also to receive 0.5 lbs of elemental sulfur (or equivalent material) per 1,000 sq. ft. applied in late September. Water thoroughly after application of fertilizers.

Implementation and Coordination of Landscape Plan:

- The shown utility locations are approximate. Contractor shall locate all utilities before work. Locate exact utility locations by contacting "CALL BEFORE YOU DIG" at (800) 922-1987. The Contractor is responsible for the repair of any damage caused to utilities.

- All existing top soil is to be stripped and stockpiled for use in the proposed landscape. All stockpiled soil must be clear of weeds, rocks, and debris before reapplication. All bermed planting beds to be clear of weeds, rocks, and debris before re-application. All bermed planting beds to be created with imported topsoil. See Civil Engineering drawings for location of the stockpile.
- Contractor shall provide 4" of topsoil at all sod and planting areas. Grade shall be adjusted for sod thickness. Landscape Contractor shall perform all finish grading.
- The Finish Grades, See Civil Engineering Construction Drawings, shall provide positive drainage away from Walls and Buildings. All landscape areas shall have a minimum of 2% slope. For Proposed Site Grading, See Grading Plan.

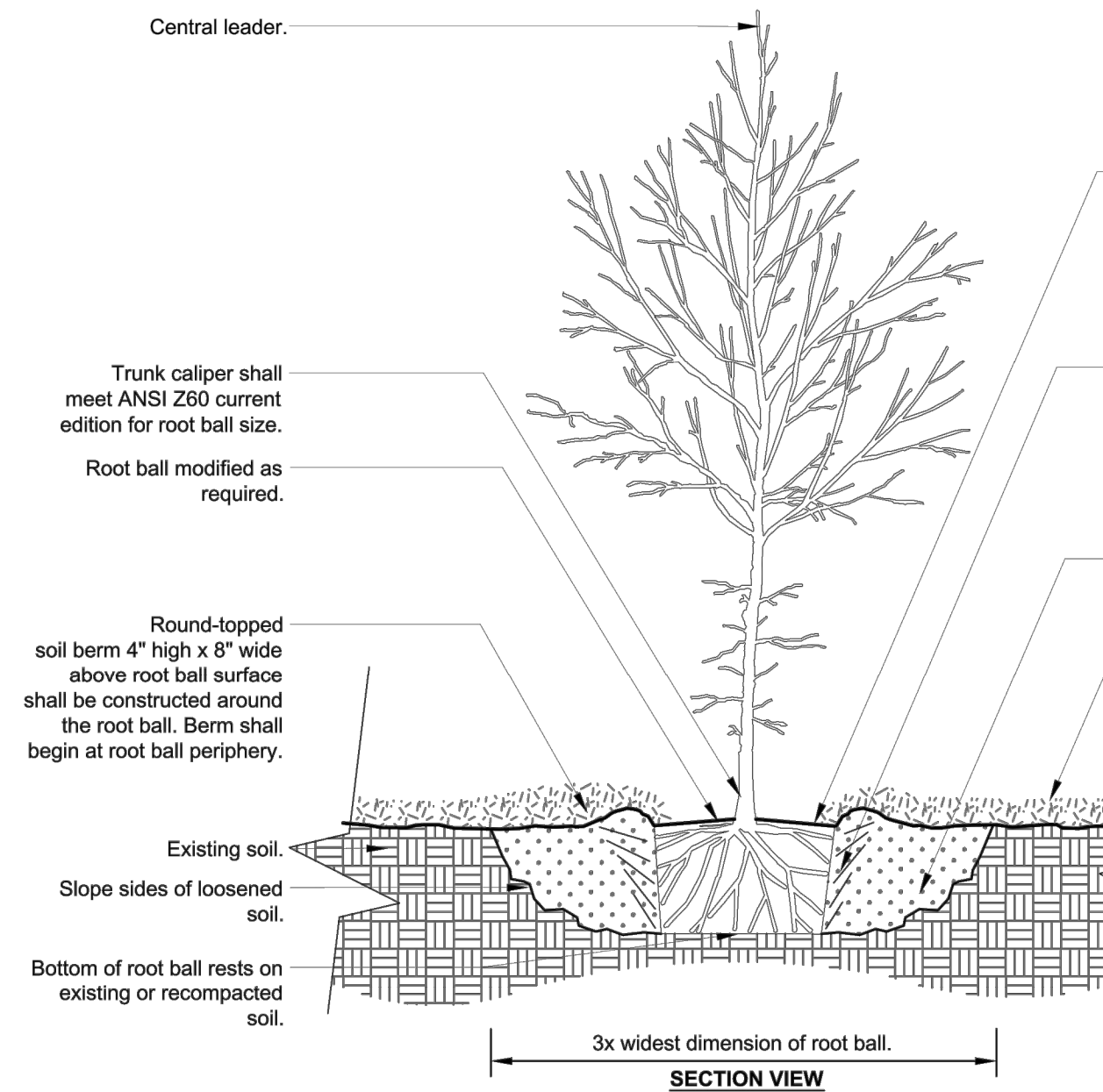
Turfgrass:

- Contractor is to provide verification that all sod is of the species shown on this plan. No substitutions will be allowed. Sod to be laid with tight staggered edges and be rolled after installation.
- Fine grade sod and seed areas to eliminate irregularities on the surface. Roll or perform additional fine grading.
- Roll sod after installation to insure roots are in contact with the soil surface. Immediately begin watering of sodded areas.

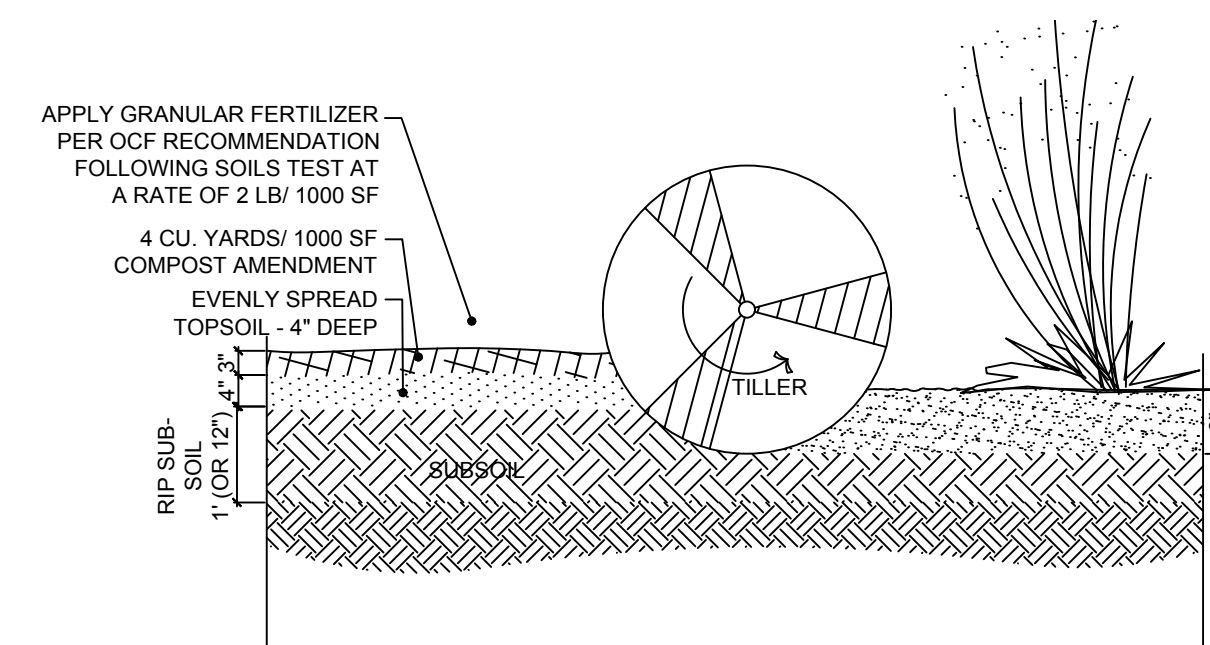
Common Name	Scientific Name	Variety	PLS ² lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Butte	3	
Prairie sandreed	Calamovilfa longifolia	Goshen	3	
Indian ricegrass	Oryzopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Ariba	3	
Little bluestem	Schizachyrium scoparium	Patura	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage ¹	Artemisia frigida			2
Blue aster ¹	Aster laevis			4
Blanket flower ¹	Gaillardia aristata			8
Prairie coneflower ¹	Ratibida columnifera			4
Purple prairieclover ¹	Dalea (Petalostemum) purpurea			4
Sub-Totals:			27.5	22
Total lbs per acre:				28.9

¹ Wildflower seed (optional) for a more diverse and natural look.
² PLS = Pure Live Seed.

B1 MHFD/UDFCD Native Seed Mix for Rain Gardens

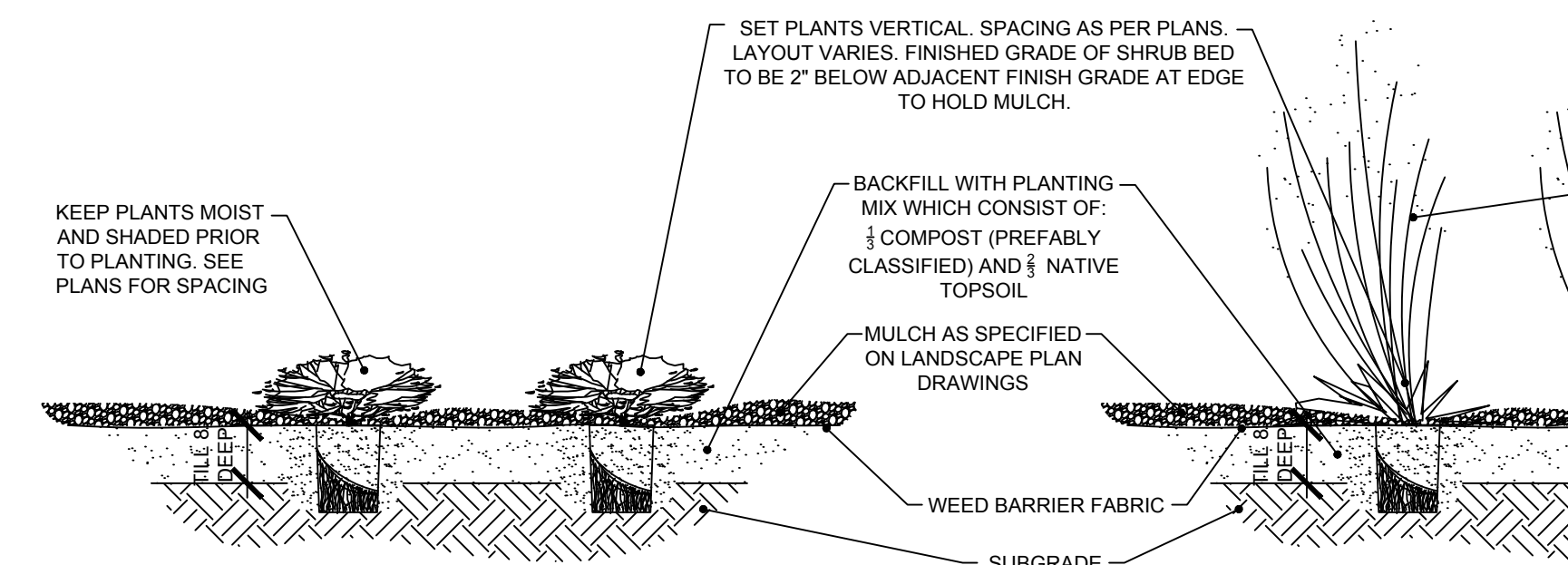


C1 Tree Detail: Scale 1/2" = 1'-0"



- NOTES:
- TOPSOIL TO CONSIST OF DARK, LIGHT LOAM SOIL FREE OF ROCKS, ROOTS, AND OTHER FOREIGN MATERIALS.
 - PROVIDE SOILS TEST AND RESULTS FROM COLORADO STATE UNIVERSITY LAB. SOIL AMENDMENT SHALL BE PROVIDED PER RECOMMENDATION FROM COLORADO STATE UNIVERSITY. THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 - THE FERTILIZER APPLICATION SHOULD BE DELAYED IF PLANTING DOES NOT OCCUR WITHIN 2-3 DAYS OF FERTILIZING.
 - COMPOST TO CONSIST OF 1-YEAR OLD PLANT-BASED ORGANIC MATERIAL.
 - FROZEN MATERIALS OR MATERIALS GREATER THAN 1" DIA. SHOULD BE REMOVED.
 - FINISH GRADE FOR ALL PLANTING BEDS ALONG WALKS OR CURBS SHOULD BE 4" LOWER THAN THE SURFACE.
 - LAWNS WITHIN THE BOUNDARIES OF EXISTING TREE DRIPLINES SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINES WHERE CONCRETE AND LANDSCAPE ARE REMOVED.

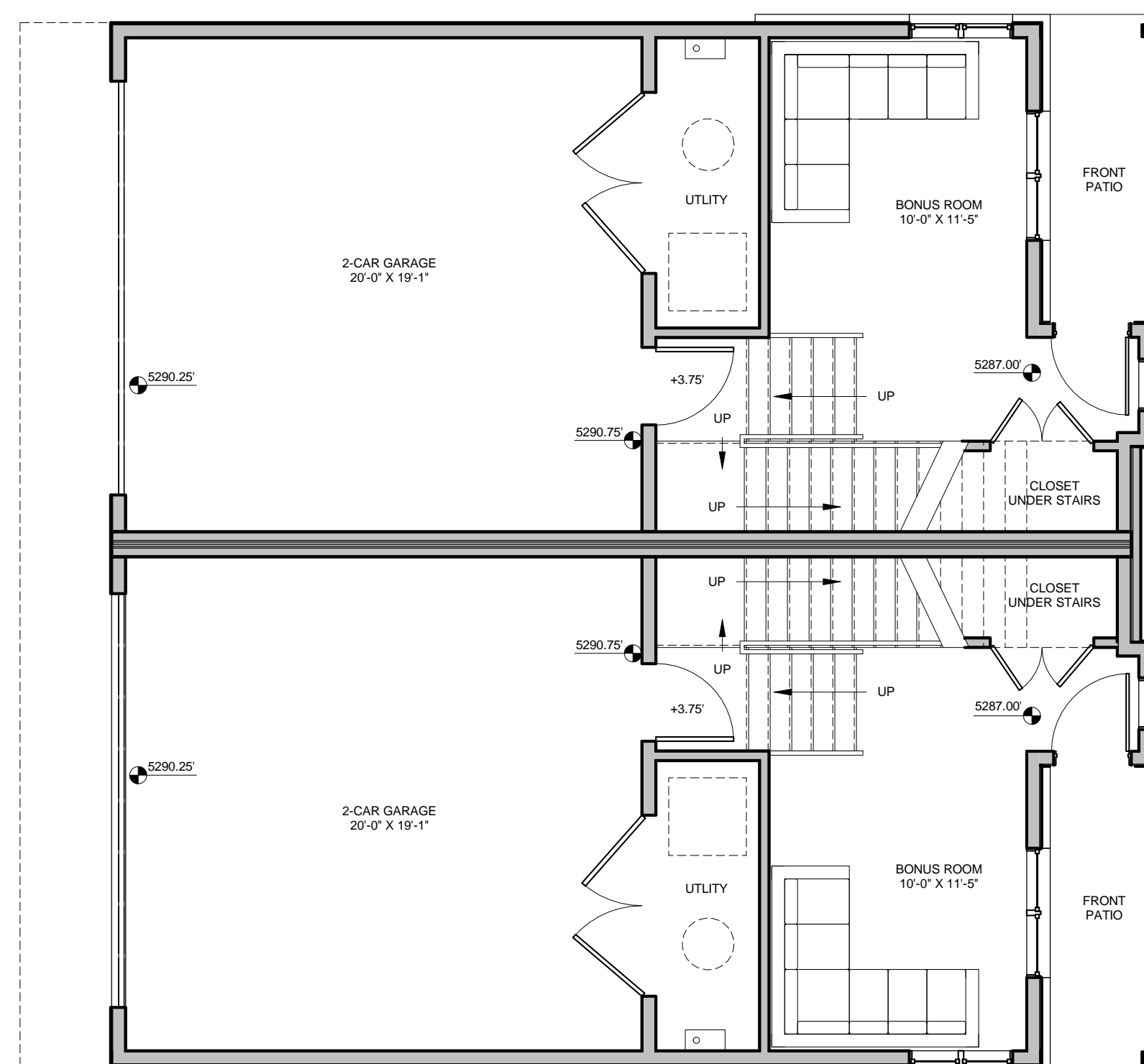
A2 Soil Preparation-Plantings -Turfgrass (Sod) Scale 1/2" = 1'-0"



- SHRUB, GRASS & PERENNIAL NOTES:
- 3-4" SPECIFIED ORGANIC MULCH SHOULD BE PROVIDED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.
 - ALL PLANTS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS, WHERE APPLICABLE.
 - DEEP WATER ALL PLANTS AT TIME OF PLANTING.
 - CONTRACTOR TO WATER PLANT MATERIAL DAILY UNTIL AN AUTOMATIC IRRIGATION SYSTEM IS OPERATIONAL OR OTHER IRRIGATION PROVISIONS ARE PROVIDED.
 - THE FINISH GRADES SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM WALLS AND BUILDINGS.
 - THE TILLING OF PLANTING BEDS AND PLACEMENT OF BACKFILL IS TO OCCUR JUST PRIOR TO PLANTING; THEREAFTER, PROTECTION FROM COMPACTION AND CONSTRUCTION TRAFFIC SHOULD BE PROVIDED.
 - SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SC FIRM, UNDISTURBED SOIL.
 - PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NAF
 - REMOVE ALL PACKAGING MATERIAL.
 - FOR POT BOUND PLANTS ONLY; MAKE 4-5 VERTICAL CUTS IN R IMMEDIATELY.
 - FOR ROOT BIND AT BOTTOM OF BALL; SPLIT ROOTBALL VERTIC TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN TH

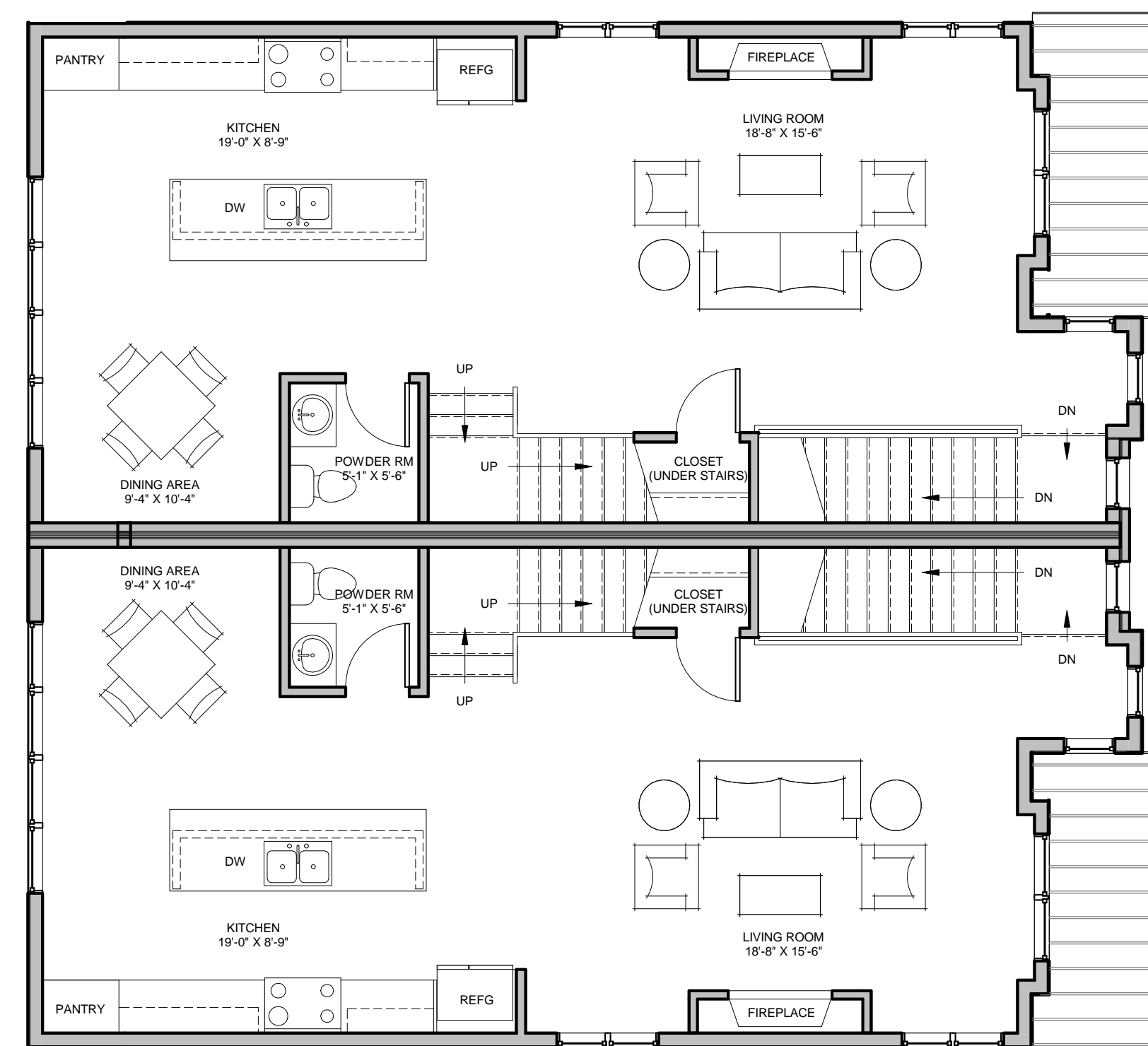
B2 Shrub Detail: Scale 1/2" = 1'-0"

C2 Grass/Perennial De



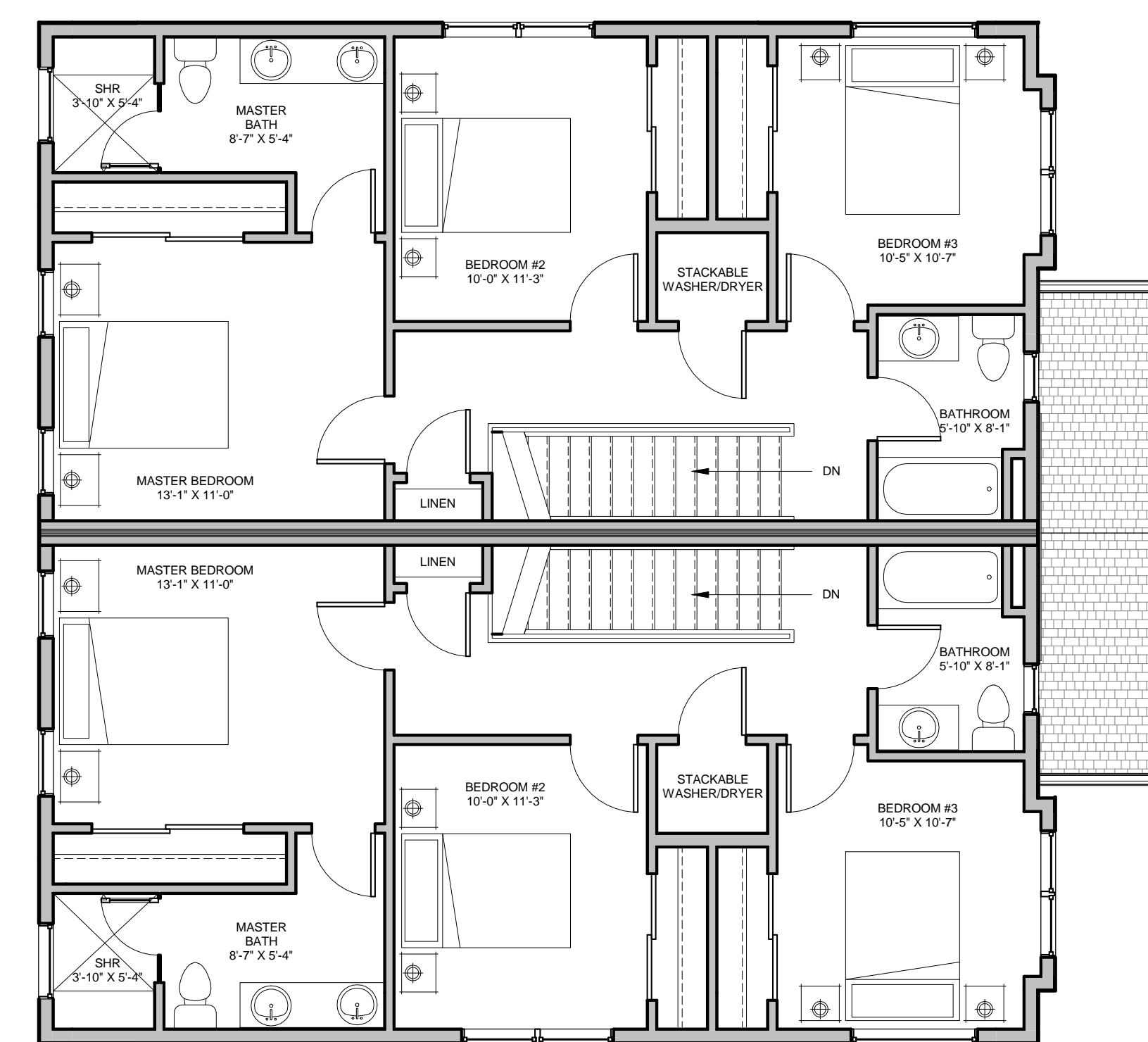
1 GRADE LEVEL PLAN
SCALE: 3/16" = 1'-0"

342 S.F. - EACH
GARAGE - 412 S.F. - EACH



2 MAIN LEVEL PLAN
SCALE: 3/16" = 1'-0"

829 S.F. - EACH



3 2ND FLOOR LEVEL PLAN
SCALE: 3/16" = 1'-0"

795 S.F. - EACH

XX-XX-2020 FOR PERMIT

FLOOR PLANS

Project Number: 2019.12

Date: 4-30-2020

Drawn By: KAM

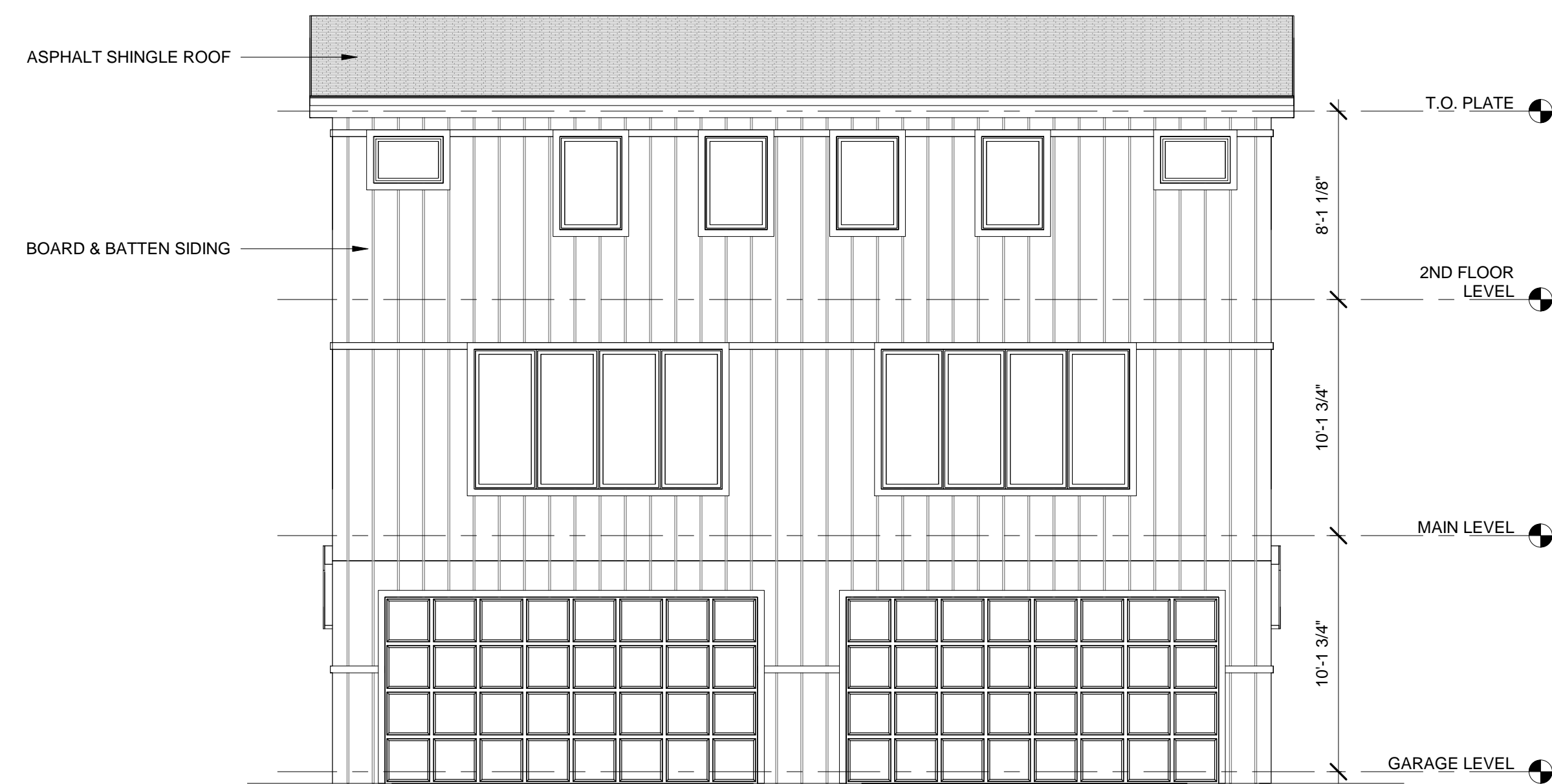
A-101



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"

STUART PLACE RESIDENCES - DUPLEX 1

53RD & TENNYSON - ADAMS COUNTY, CO

XX-XX-2020 FOR PERMIT

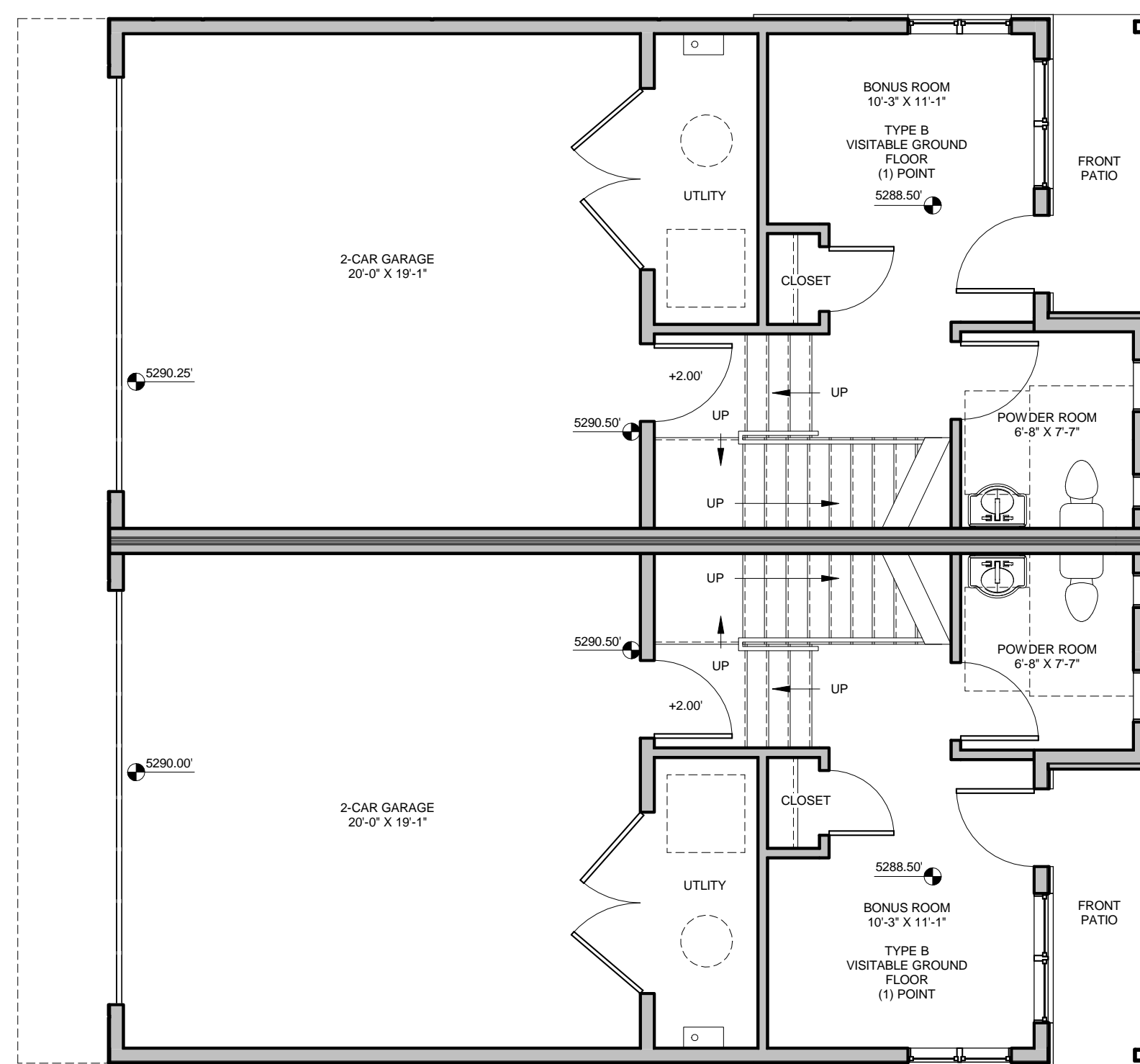
ELEVATIONS

Project Number: 2019.12

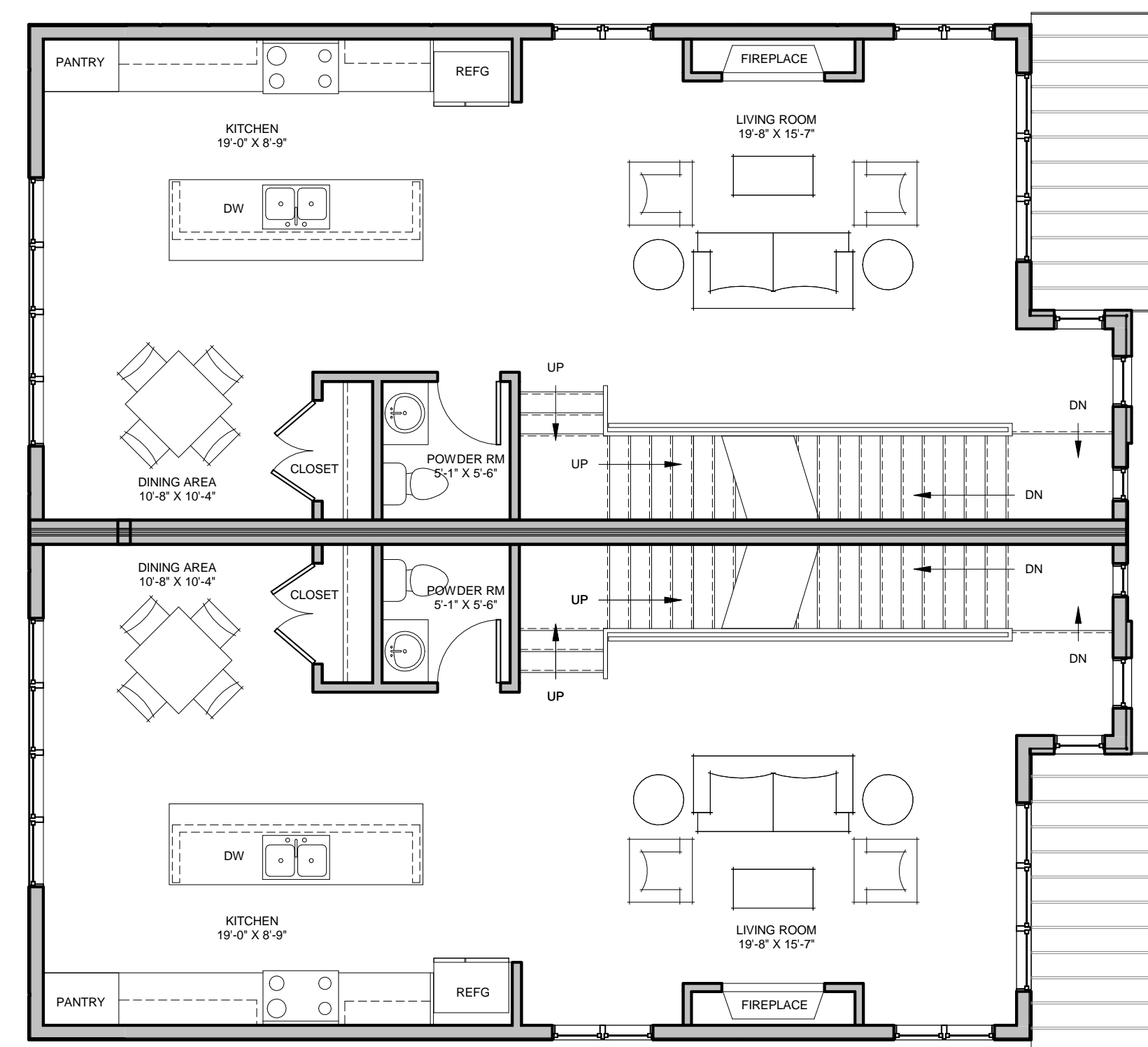
Date: 8-17-2020

Drawn By: KAM

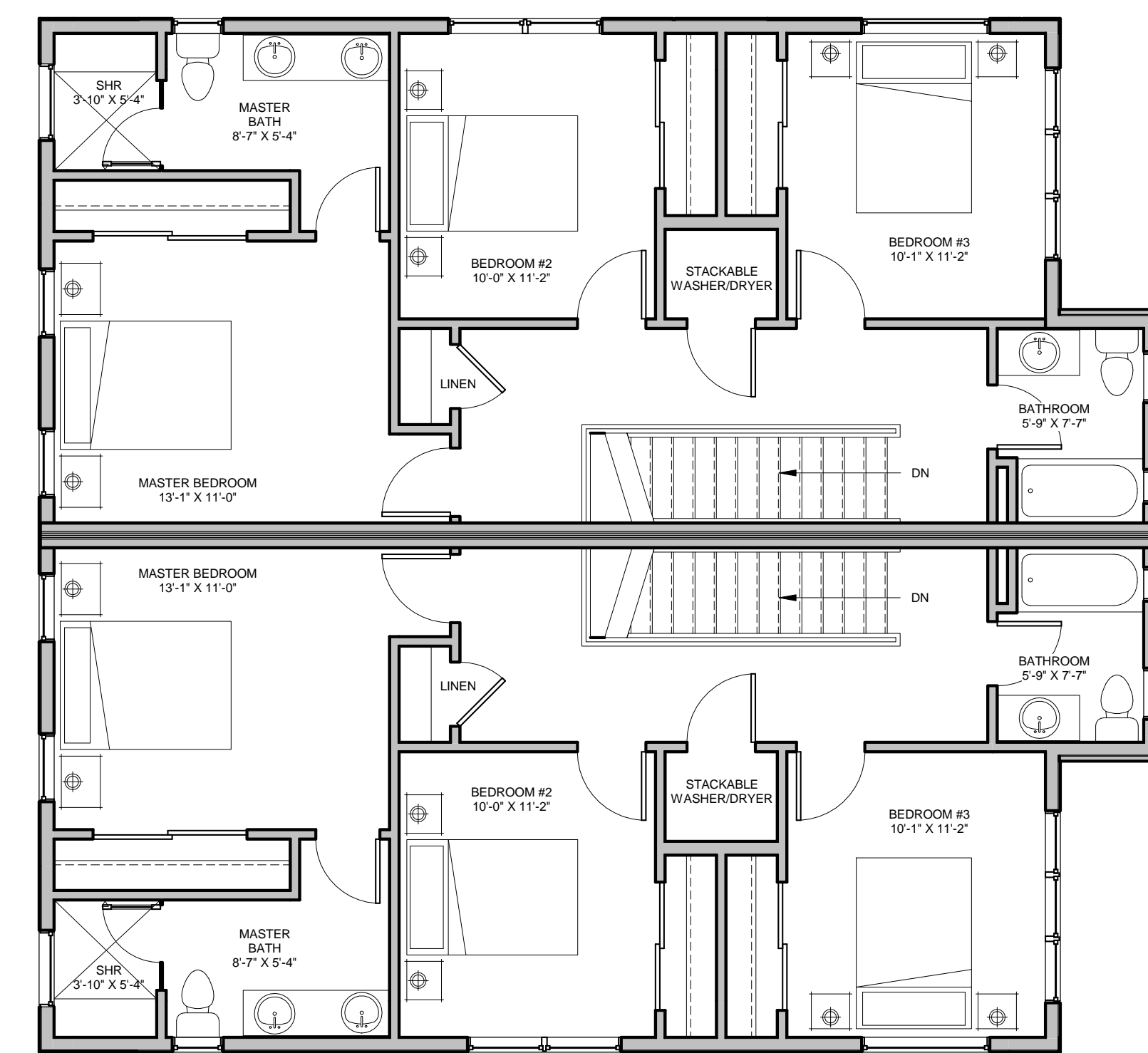
A-102



1 GRADE LEVEL PLAN - ACCESSIBLE
SCALE: 3/16" = 1'-0"
348 S.F. - EACH
GARAGE - 412 S.F. - EACH



2 MAIN LEVEL PLAN
SCALE: 3/16" = 1'-0"
830 S.F. - EACH



3 2ND FLOOR LEVEL PLAN
SCALE: 3/16" = 1'-0"
830 S.F. - EACH

XX-XX-2020 FOR PERMIT

FLOOR PLANS

Project Number: 2019.12

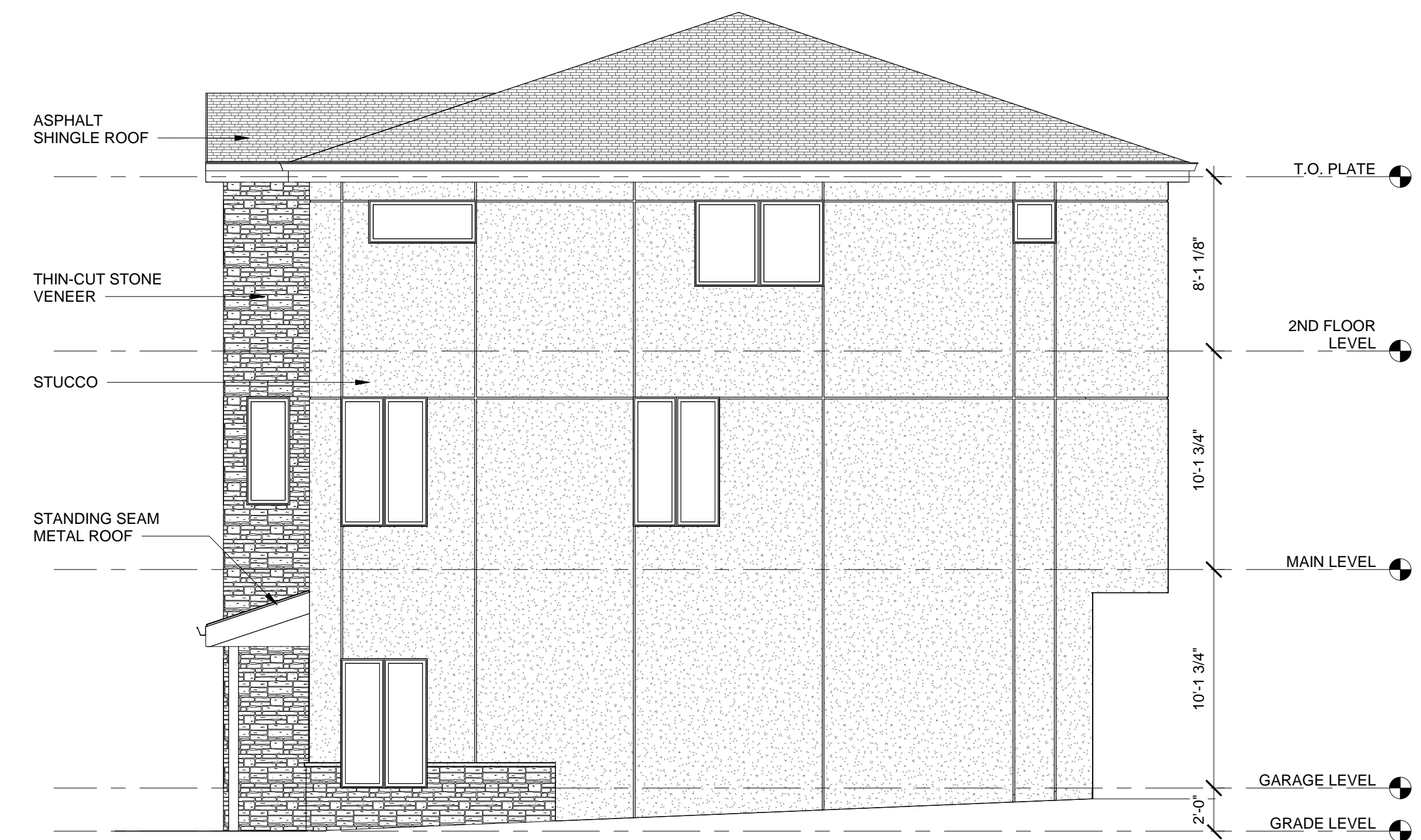
Date: 4-30-2020

Drawn By: KAM

A-201



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"

STUART PLACE RESIDENCES - DUPLEX 2

53RD & TENNYSON - ADAMS COUNTY, CO

XX-XX-2020 FOR PERMIT

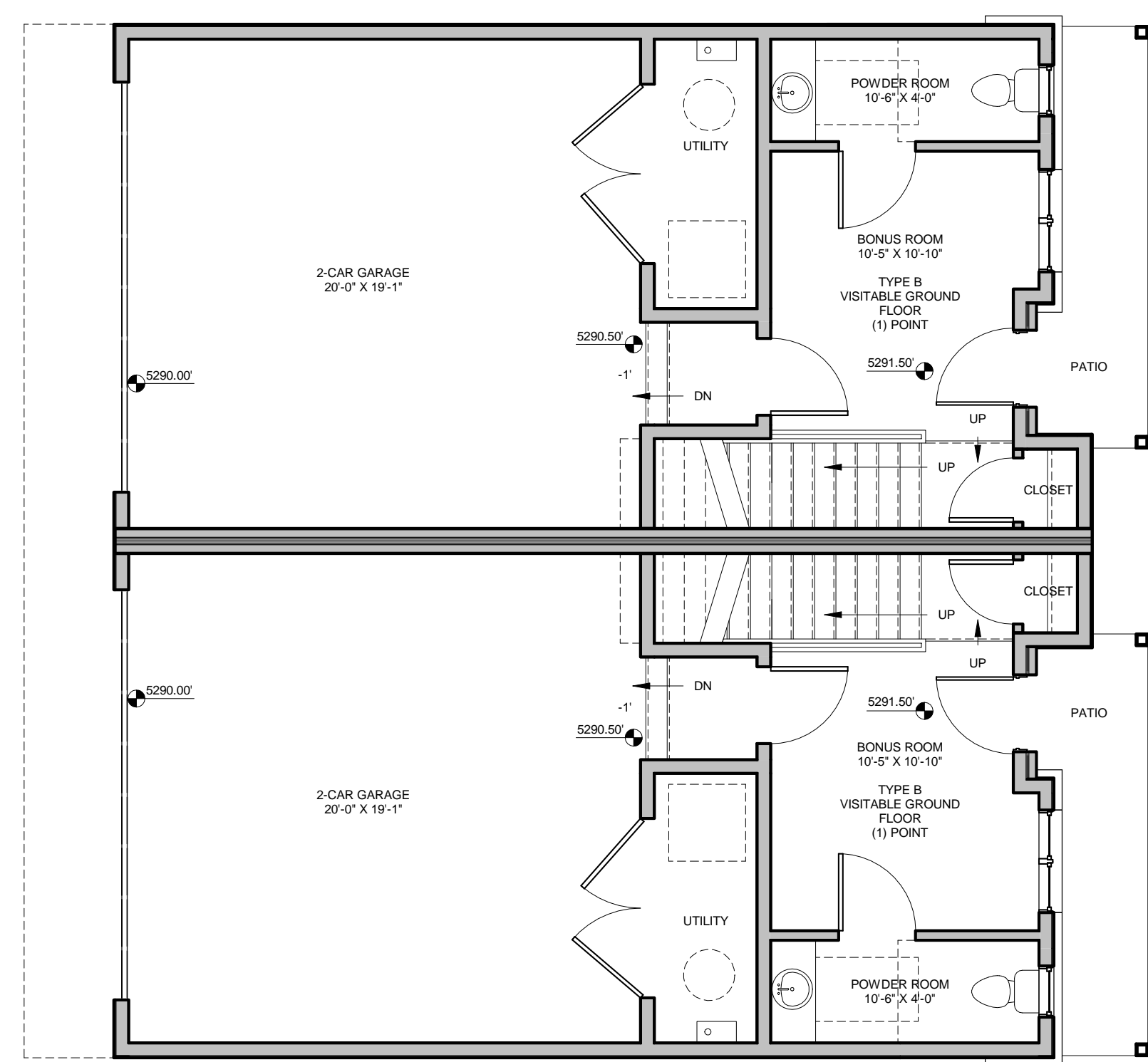
ELEVATIONS

Project Number: 2019.12

Date: 8-17-2020

Drawn By: KAM

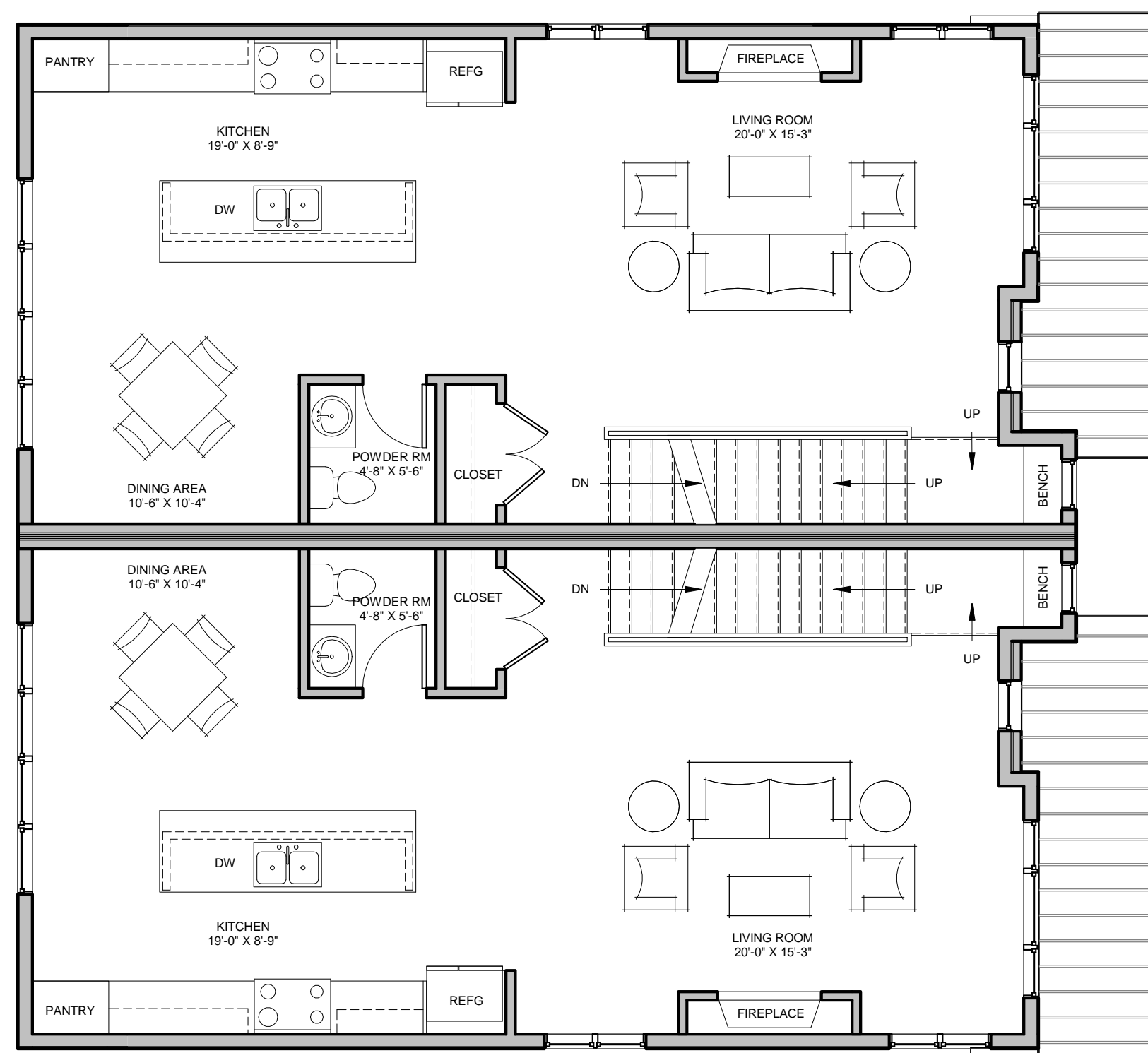
A-202



1 GRADE LEVEL PLAN - ACCESSIBLE

SCALE: 3/16" = 1'-0"

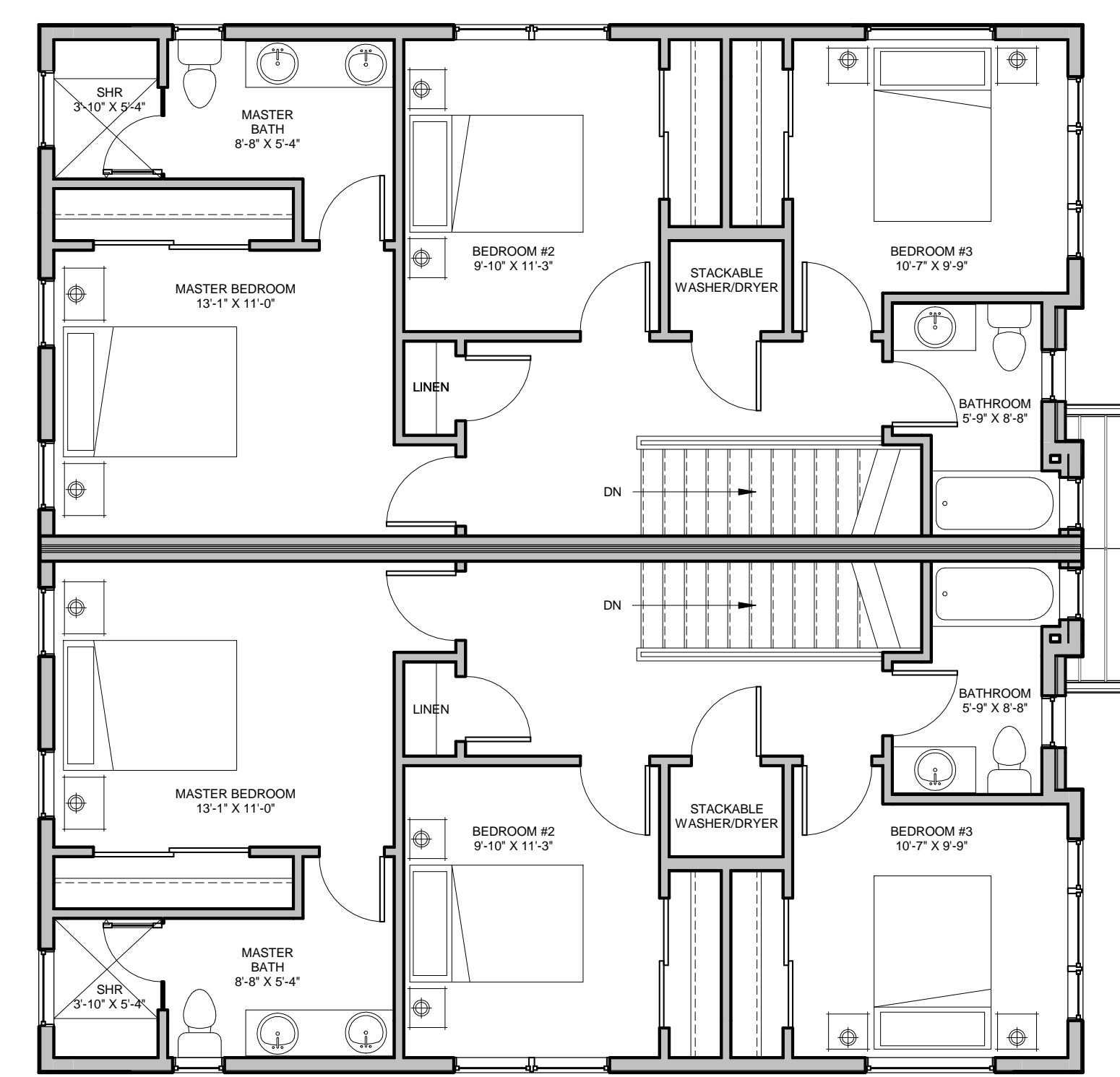
304 S.F. - EACH
GARAGE - 430 S.F. - EACH



2 MAIN LEVEL PLAN

SCALE: 3/16" = 1'-0"

804 S.F. - EACH



3 2ND FLOOR LEVEL PLAN

SCALE: 3/16" = 1'-0"

798 S.F. - EACH



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"

STUART PLACE RESIDENCES - DUPLEX 3

53RD & TENNYSON - ADAMS COUNTY, CO

XX-XX-2020 FOR PERMIT

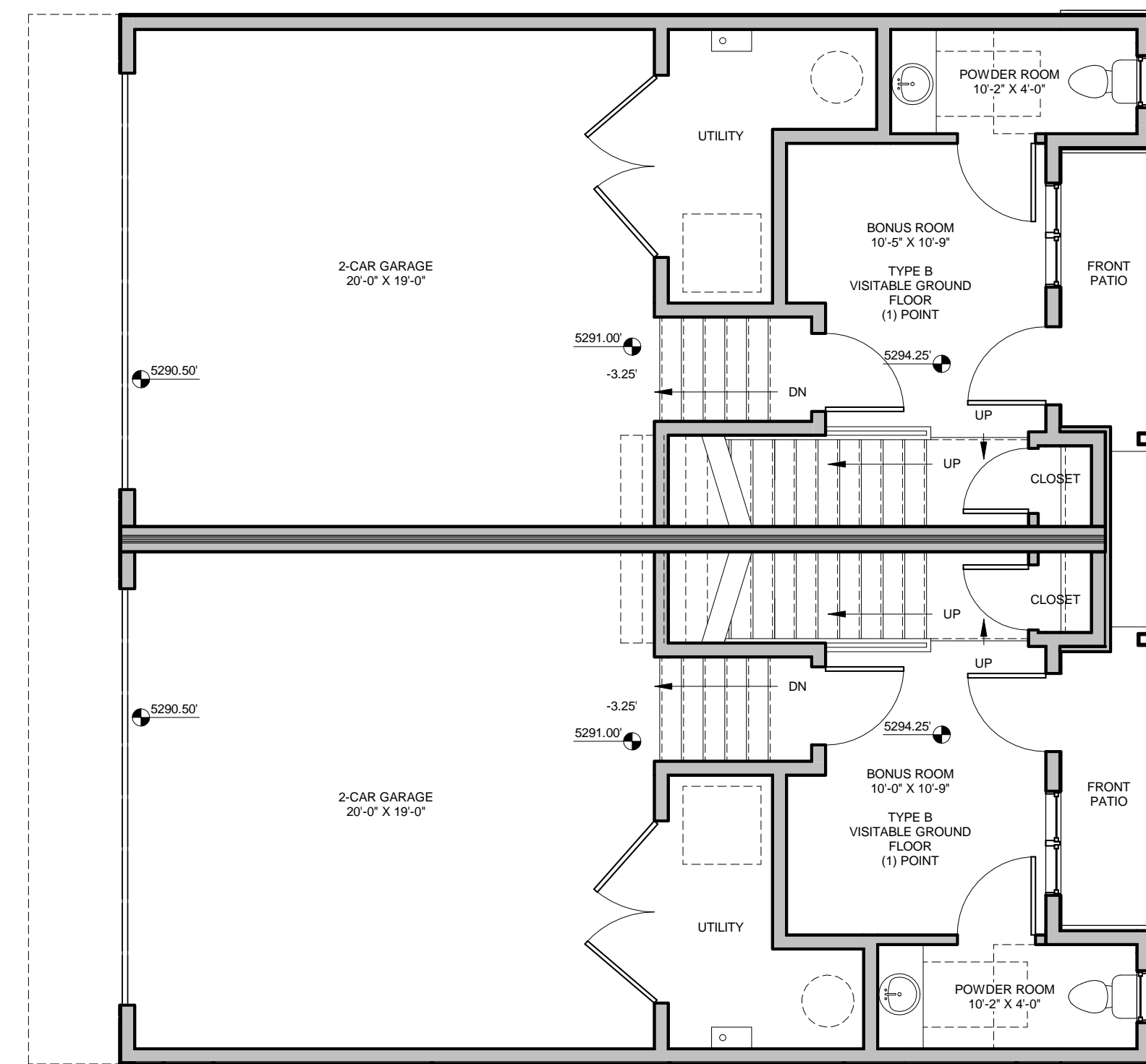
ELEVATIONS

Project Number: 2019.12

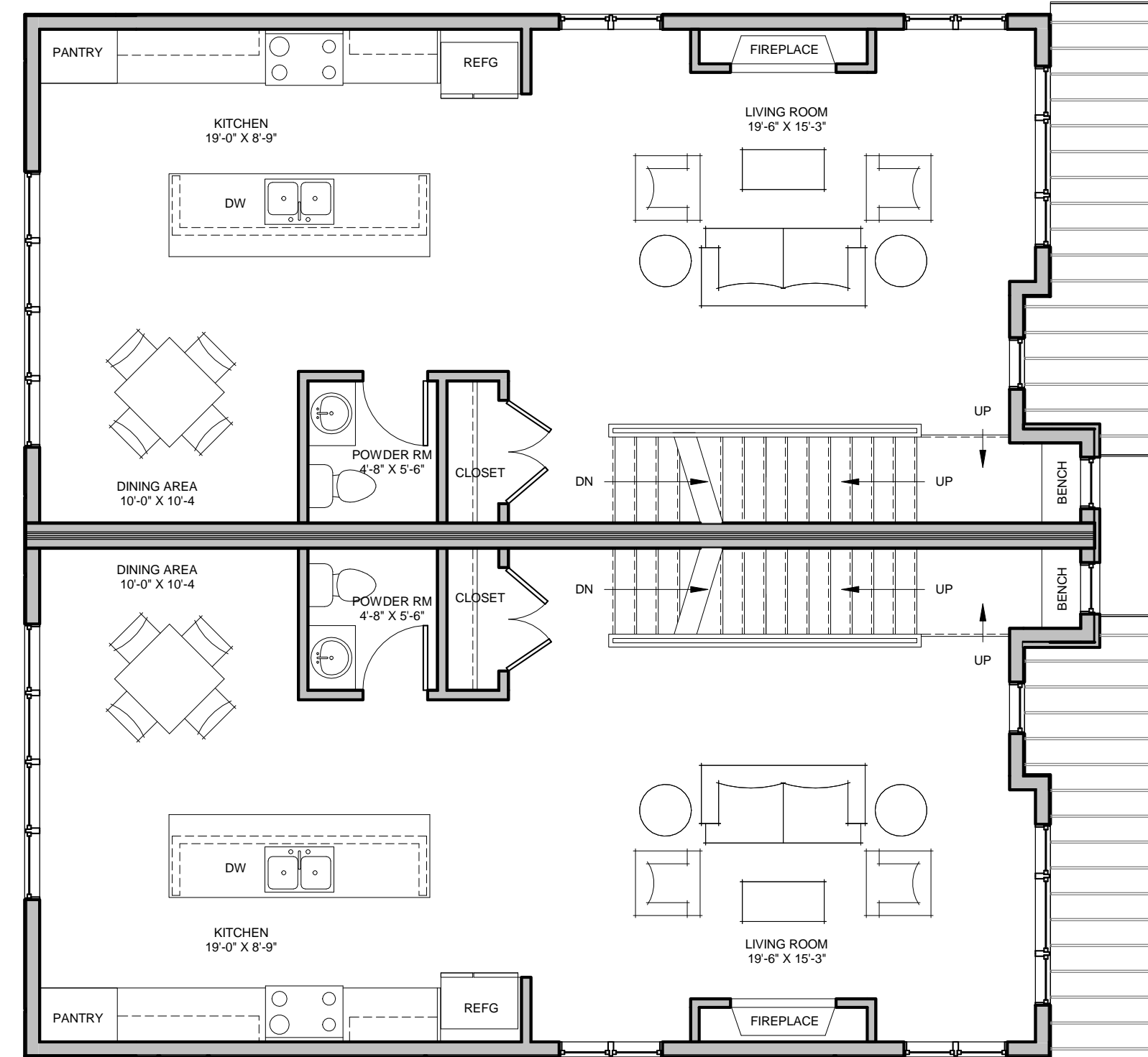
Date: 8-17-2020

Drawn By: KAM

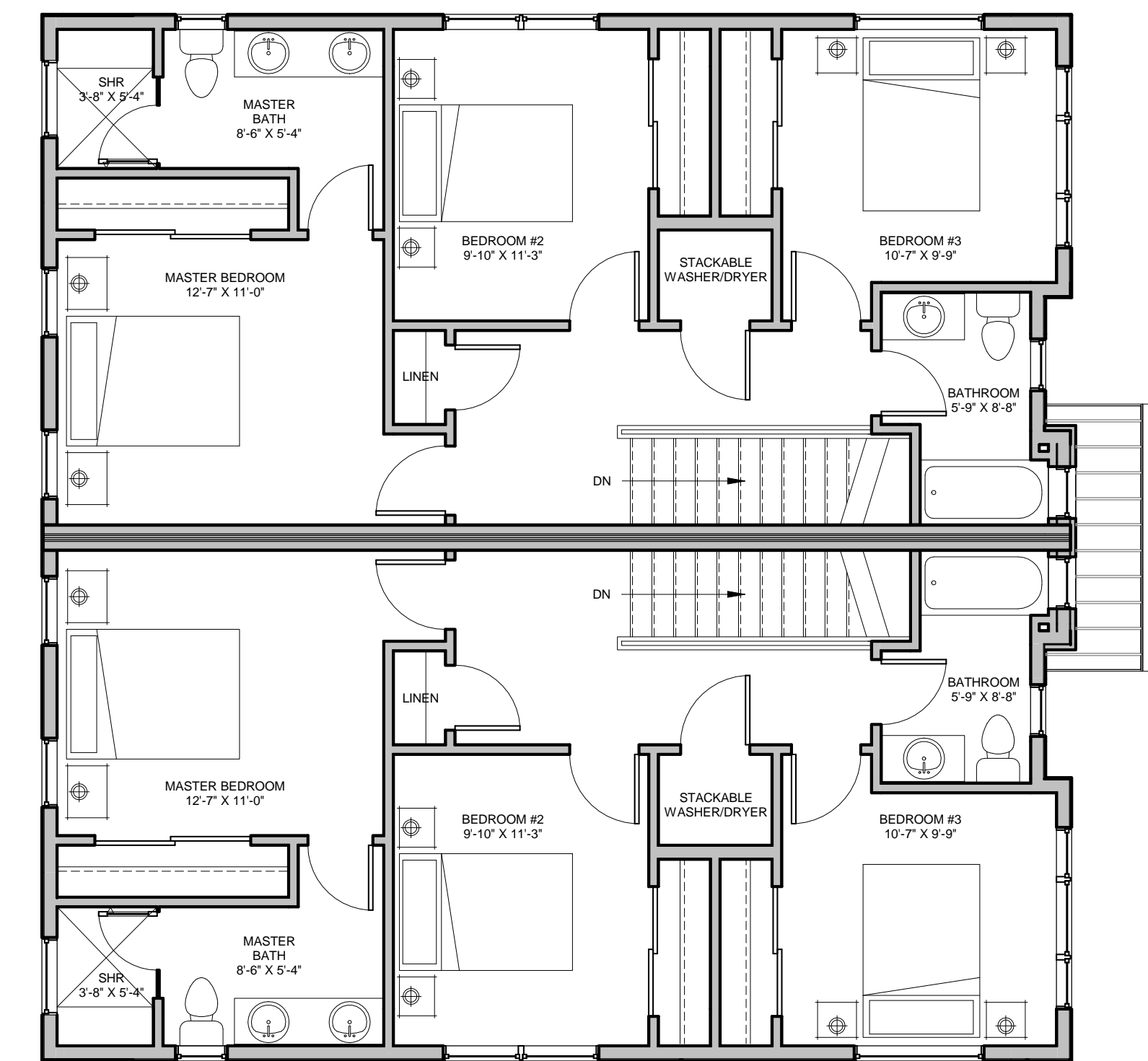
A-302



1 GRADE LEVEL PLAN - ACCESSIBLE
SCALE: 3/16" = 1'-0"
311 S.F. - EACH
GARAGE - 436 S.F. - EACH



2 MAIN LEVEL PLAN
SCALE: 3/16" = 1'-0"
795 S.F. - EACH



3 2ND FLOOR LEVEL PLAN
SCALE: 3/16" = 1'-0"
788 S.F. - EACH

XX-XX-2020 FOR PERMIT

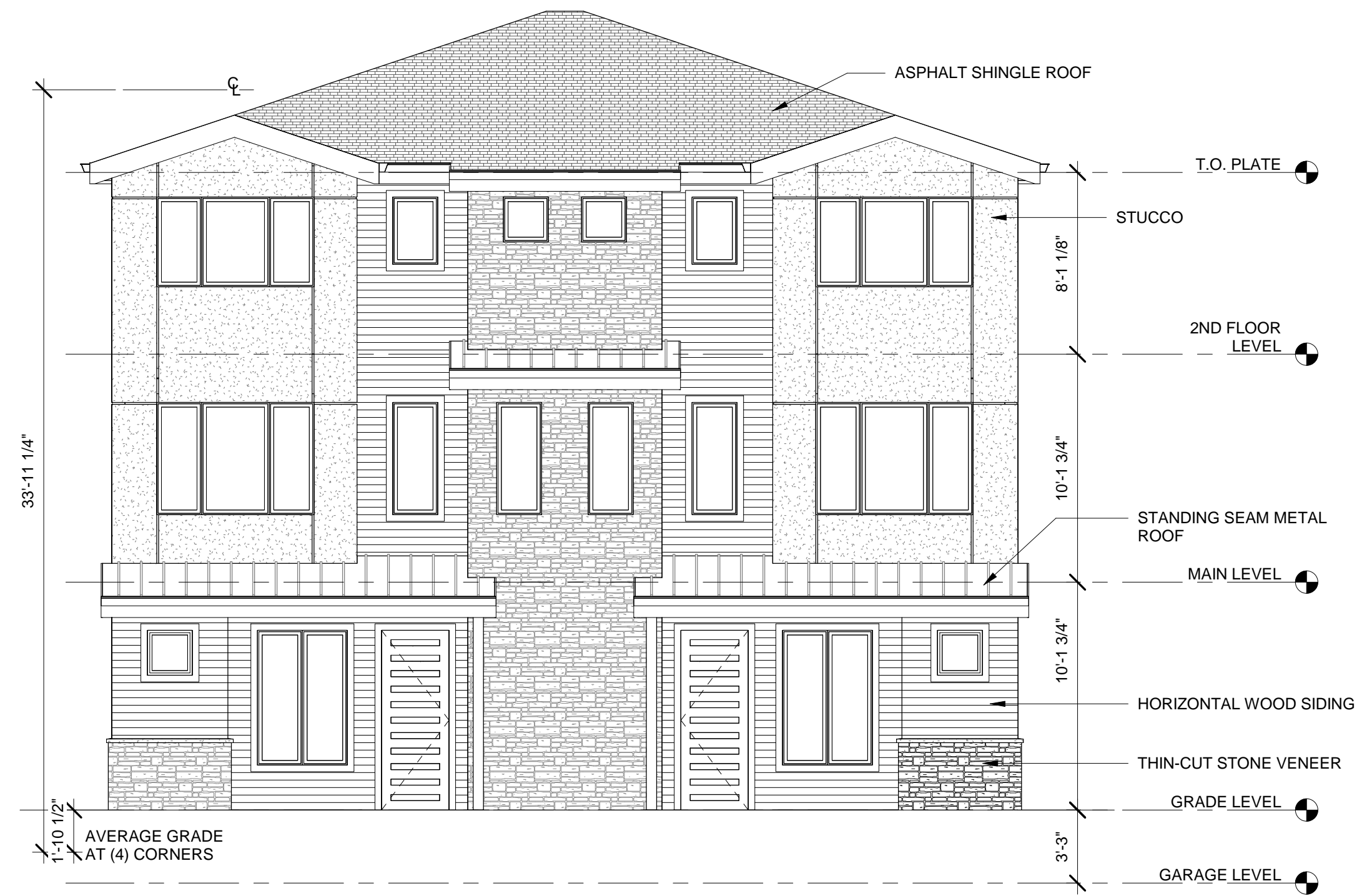
FLOOR PLANS

Project Number: 2019.12

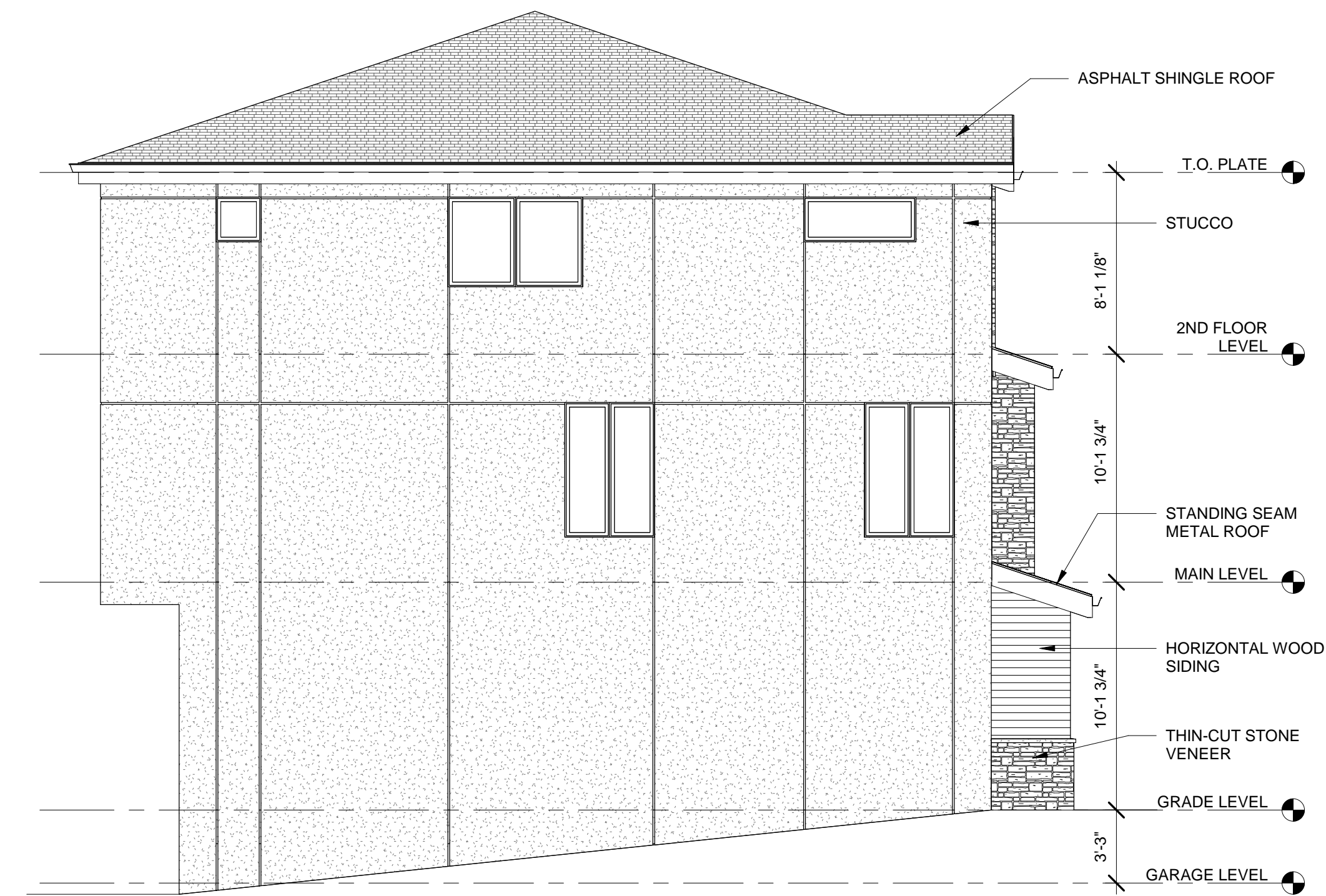
Date: 4-30-2020

Drawn By: KAM

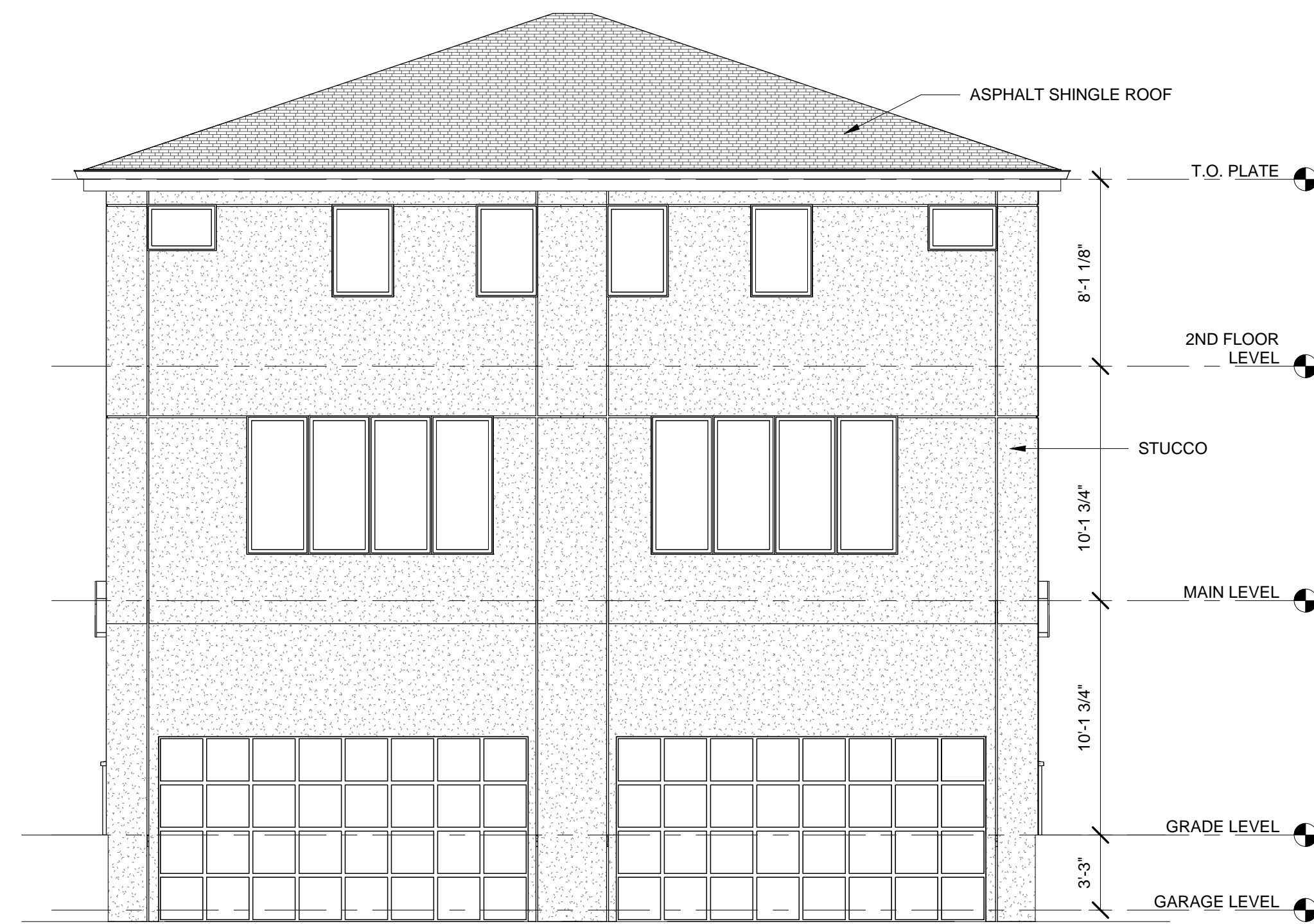
A-401



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"

STUART PLACE RESIDENCES - DUPLEX 4

53RD & TENNYSON - ADAMS COUNTY, CO

XX-XX-2020 FOR PERMIT

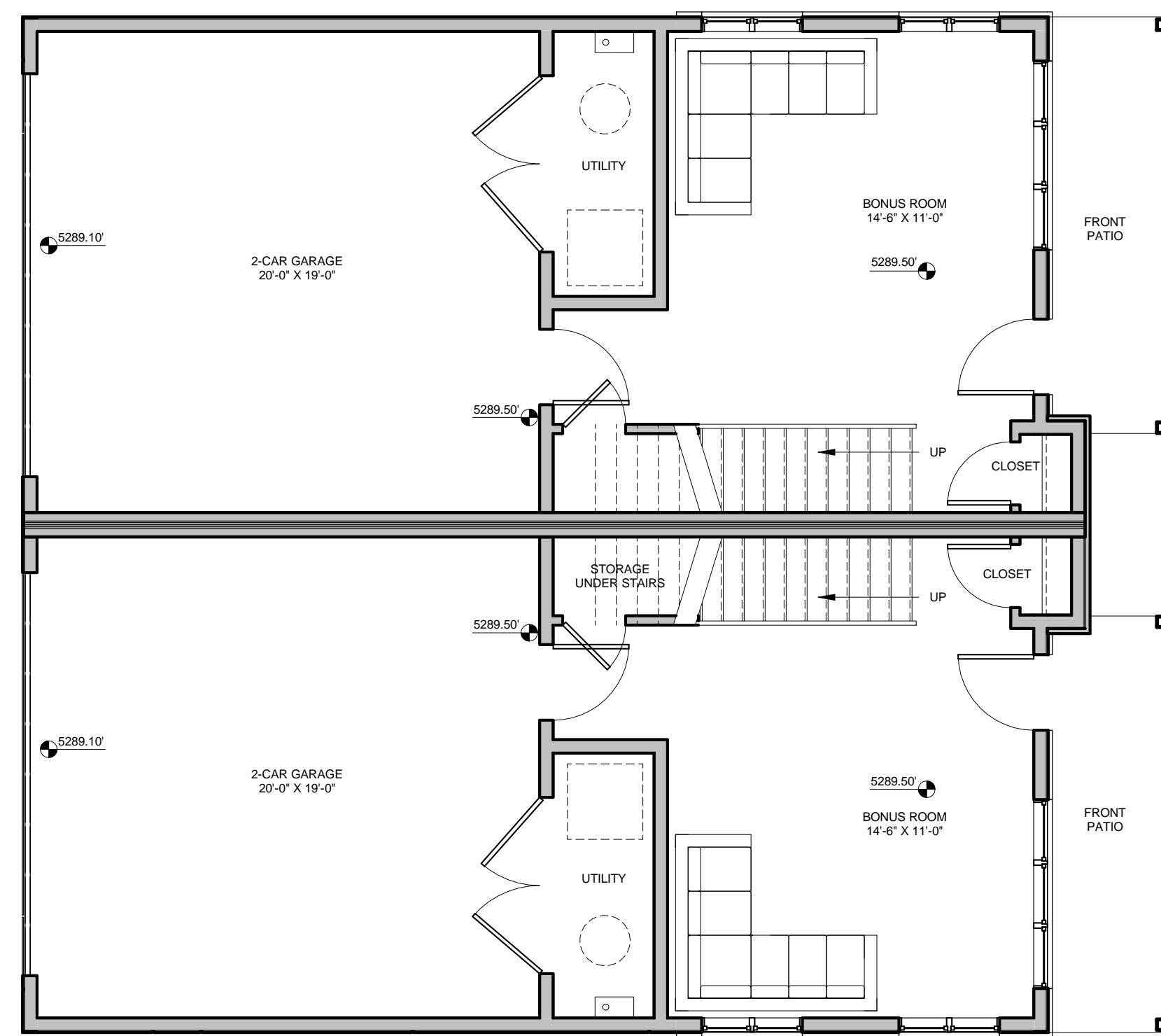
ELEVATIONS

Project Number: 2019.12

Date: 8-17-2020

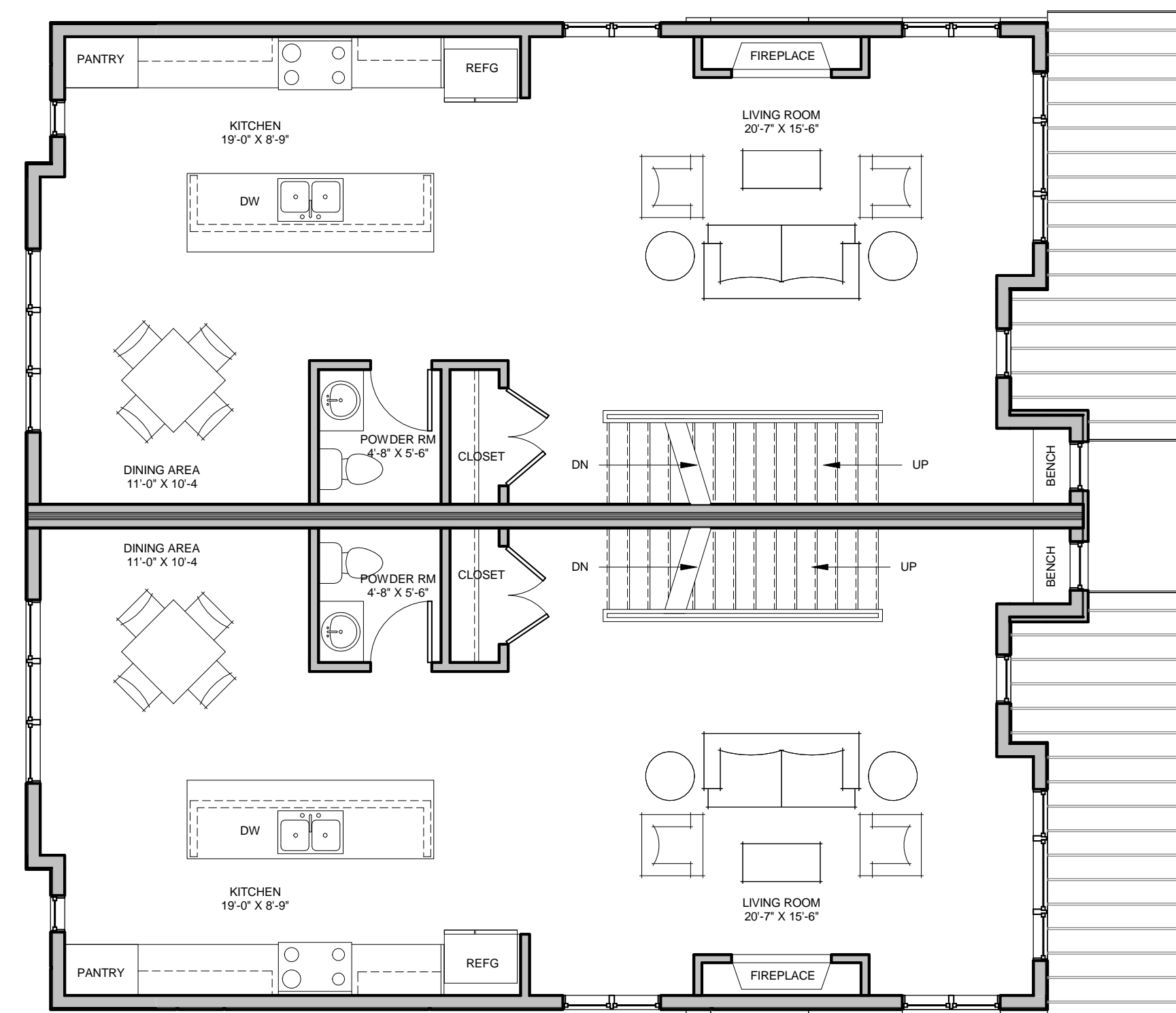
Drawn By: KAM

A-402



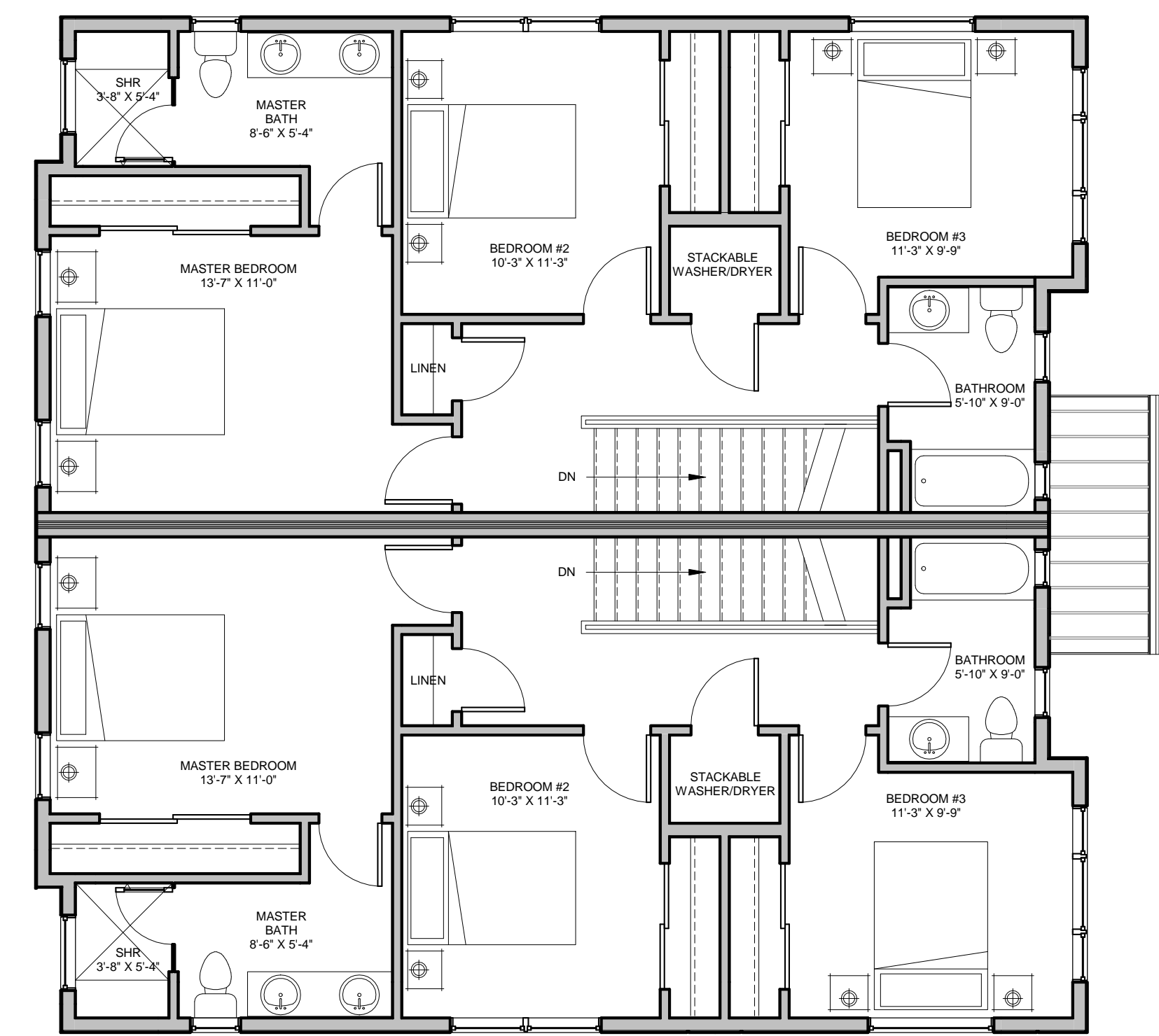
1 GRADE LEVEL PLAN
SCALE: 3/16" = 1'-0"

409 S.F. - EACH
GARAGE - 412 S.F. - EACH



2 MAIN LEVEL PLAN
SCALE: 3/16" = 1'-0"

828 S.F. - EACH



3 2ND FLOOR LEVEL PLAN
SCALE: 3/16" = 1'-0"

815 S.F. - EACH

XX-XX-2020 FOR PERMIT

FLOOR PLANS

Project Number: 2019.12

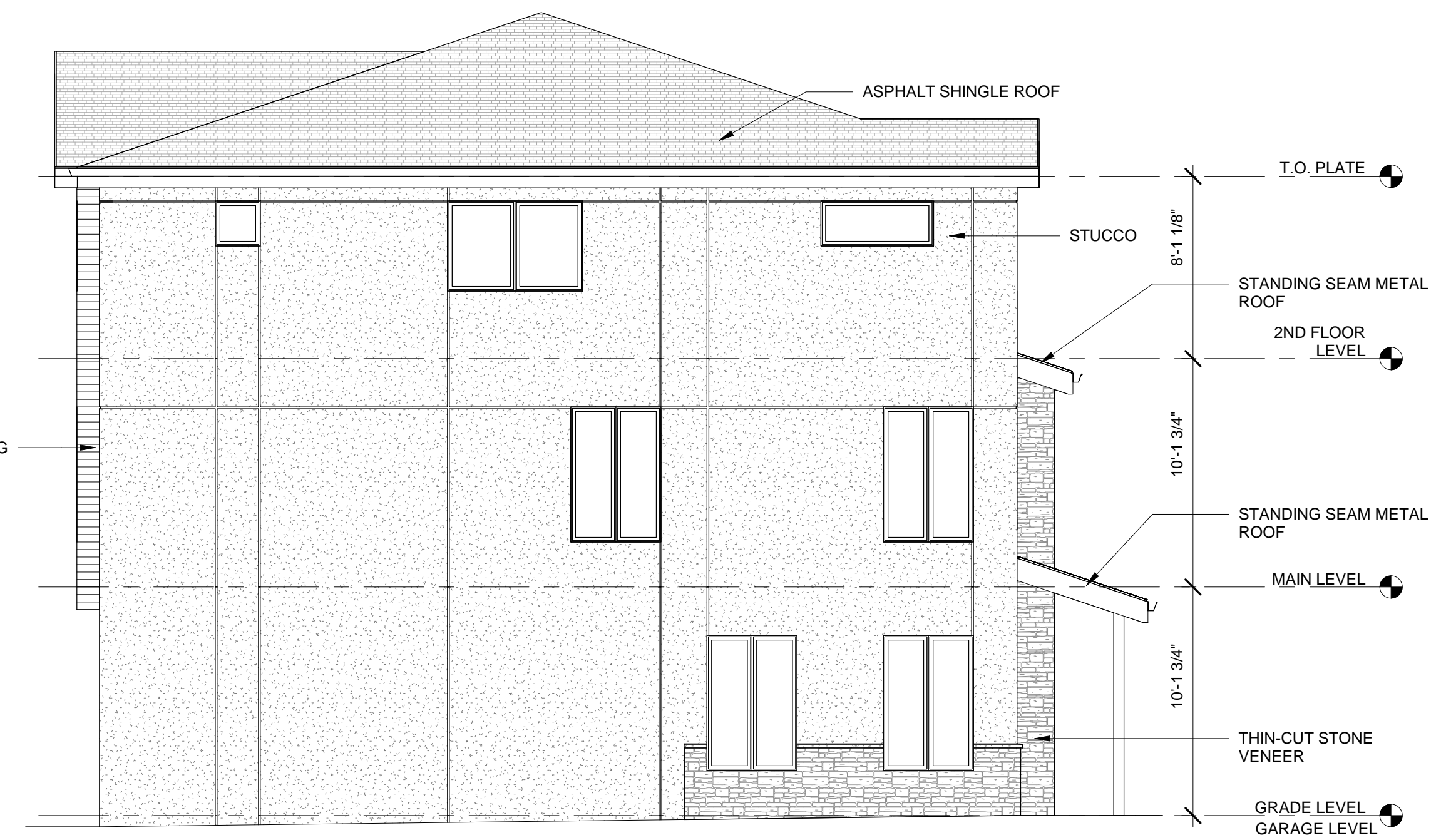
Date: 4-30-2020

Drawn By: KAM

A-501



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"

STUART PLACE RESIDENCES - DUPLEX 6

53RD & TENNYSON - ADAMS COUNTY, CO

XX-XX-2020 FOR PERMIT

FLOOR PLANS

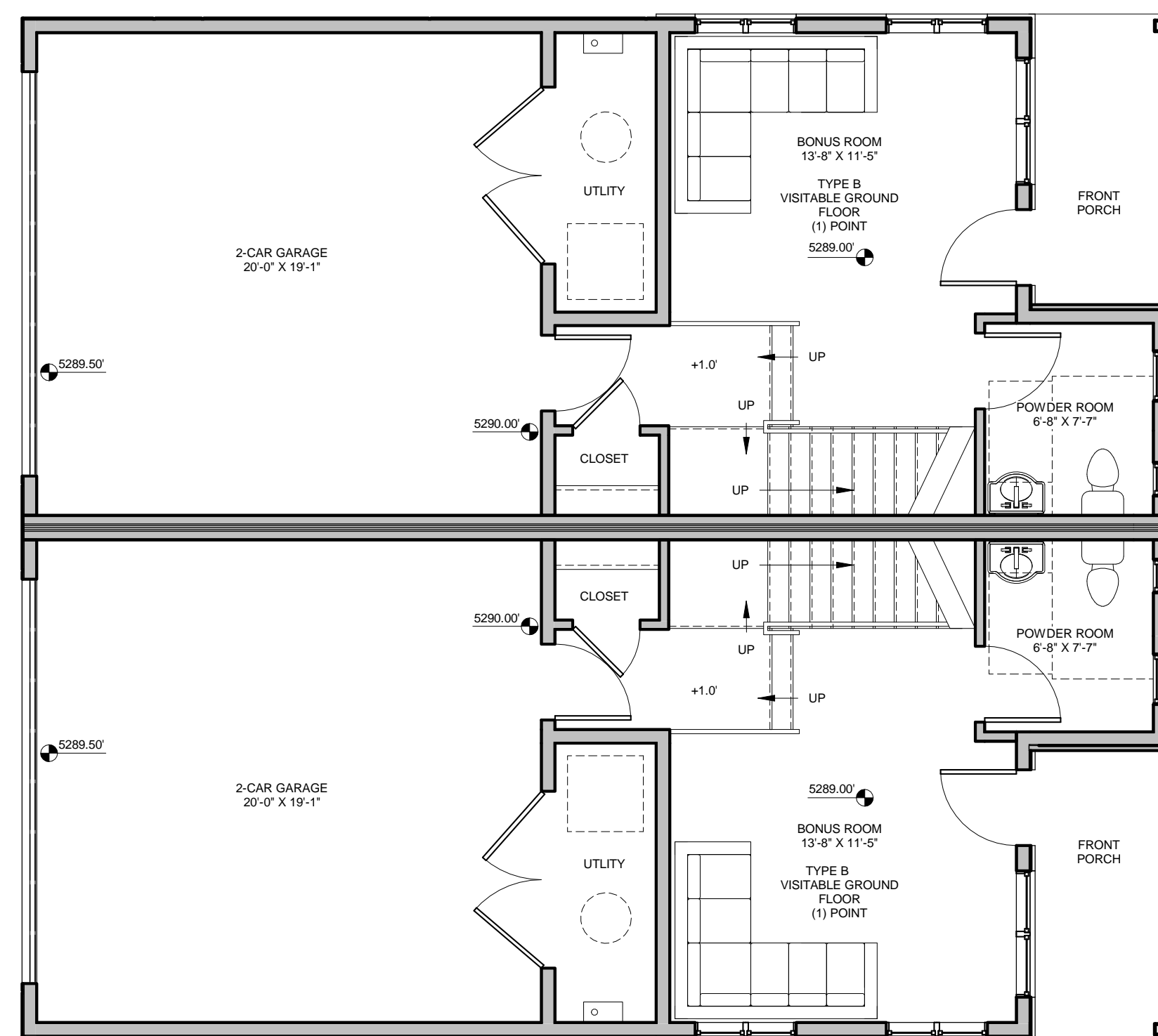
Project Number: 2019.12

Date: 4-30-2020

Drawn By: KAM

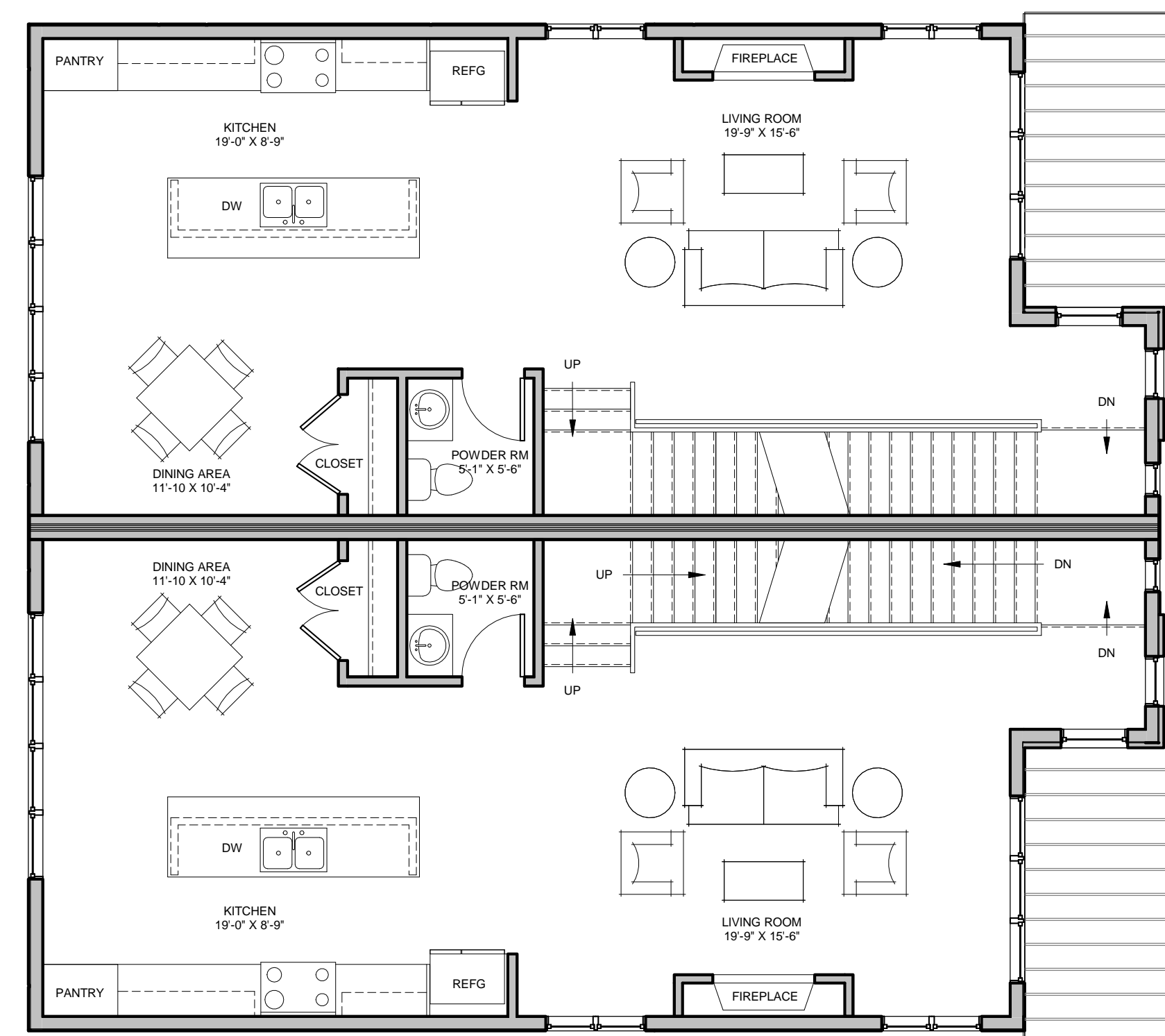
A-601

4/30/2020 10:27:50 AM



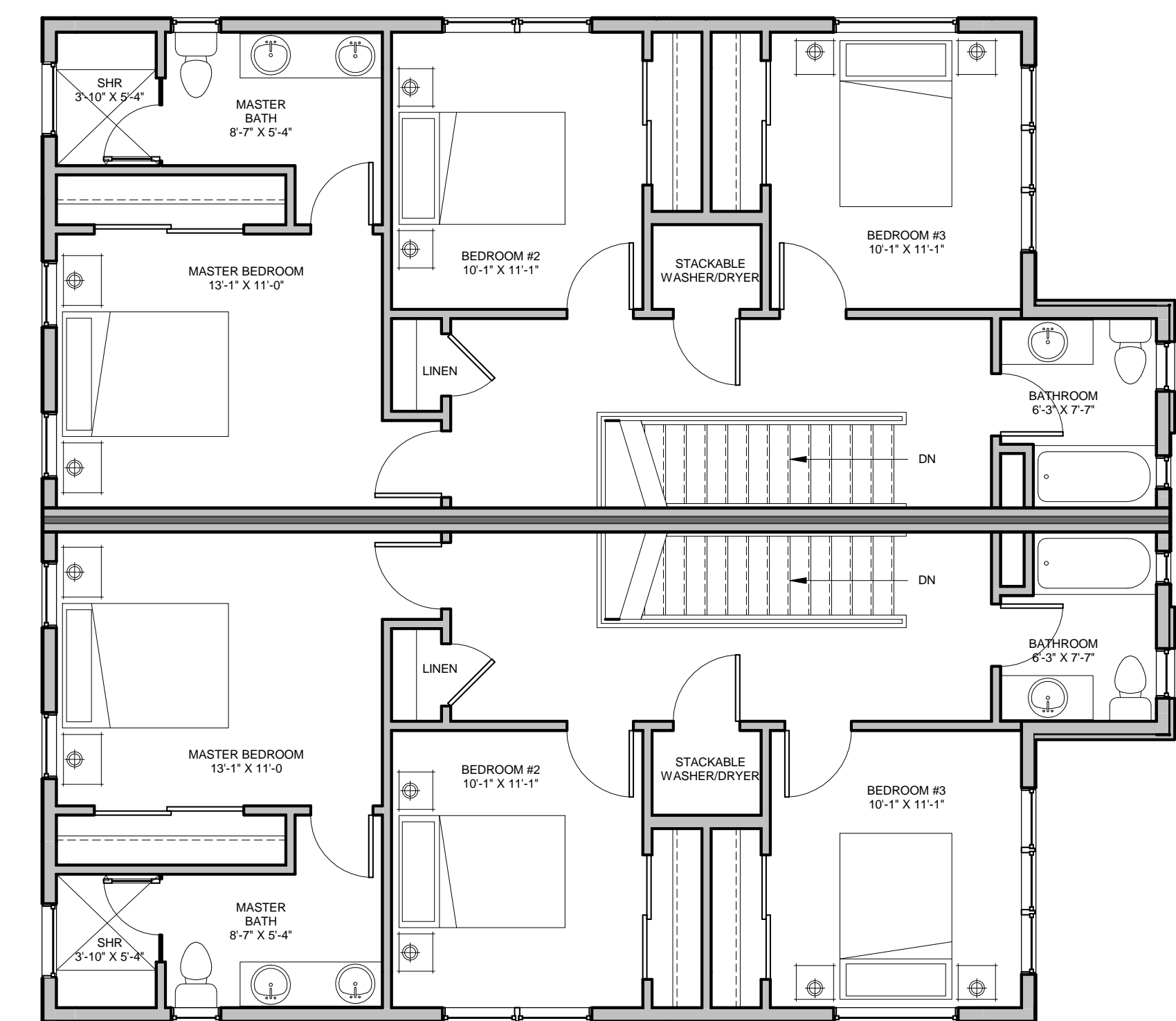
1 GRADE LEVEL PLAN - ACCESSIBLE
SCALE: 3/16" = 1'-0"

433 S.F. - EACH
GARAGE - 412 S.F. - EACH



2 MAIN LEVEL PLAN
SCALE: 3/16" = 1'-0"

845 S.F. - EACH

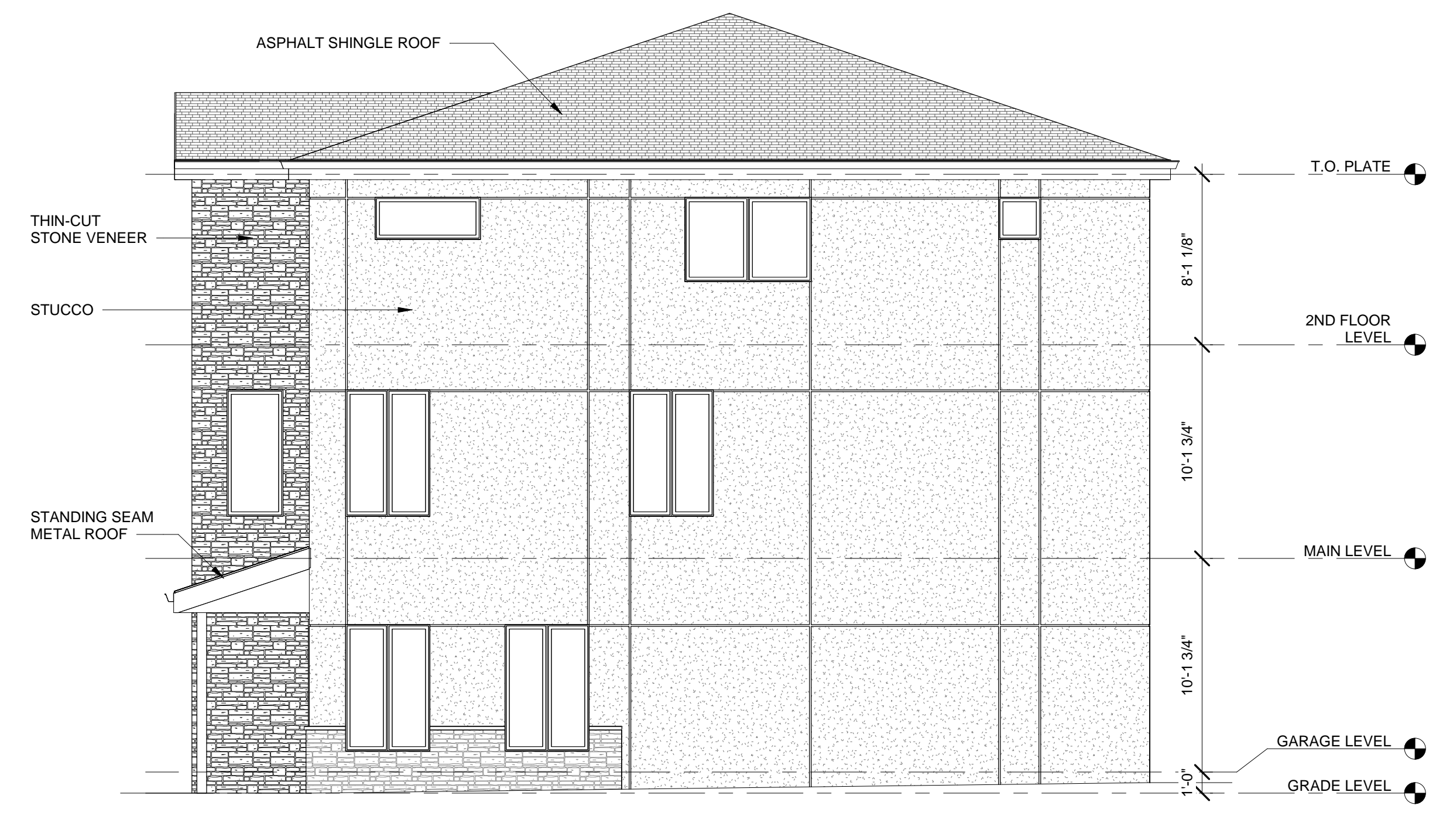


3 2ND FLOOR LEVEL PLAN
SCALE: 3/16" = 1'-0"

845 S.F. - EACH



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



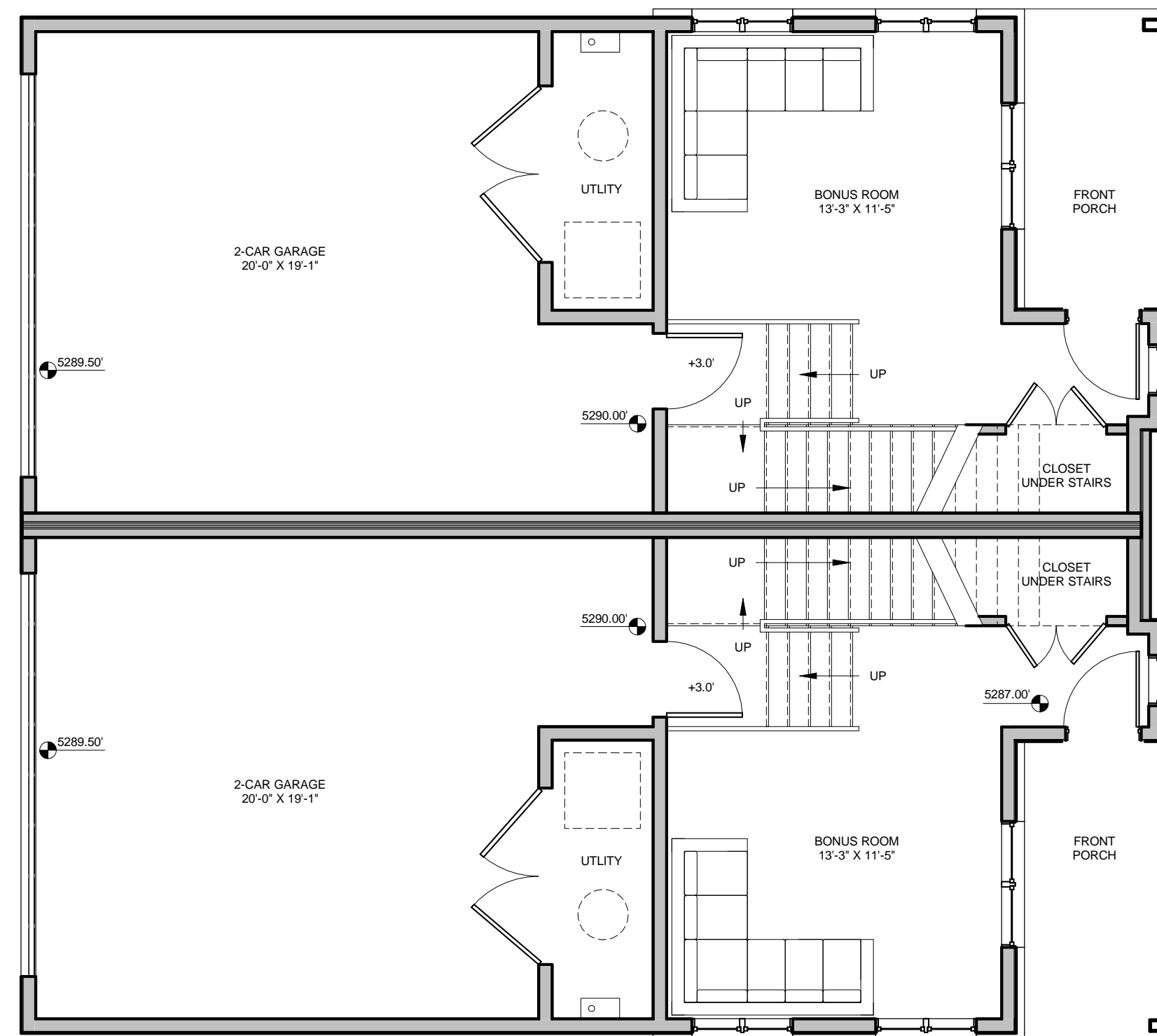
2 TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"

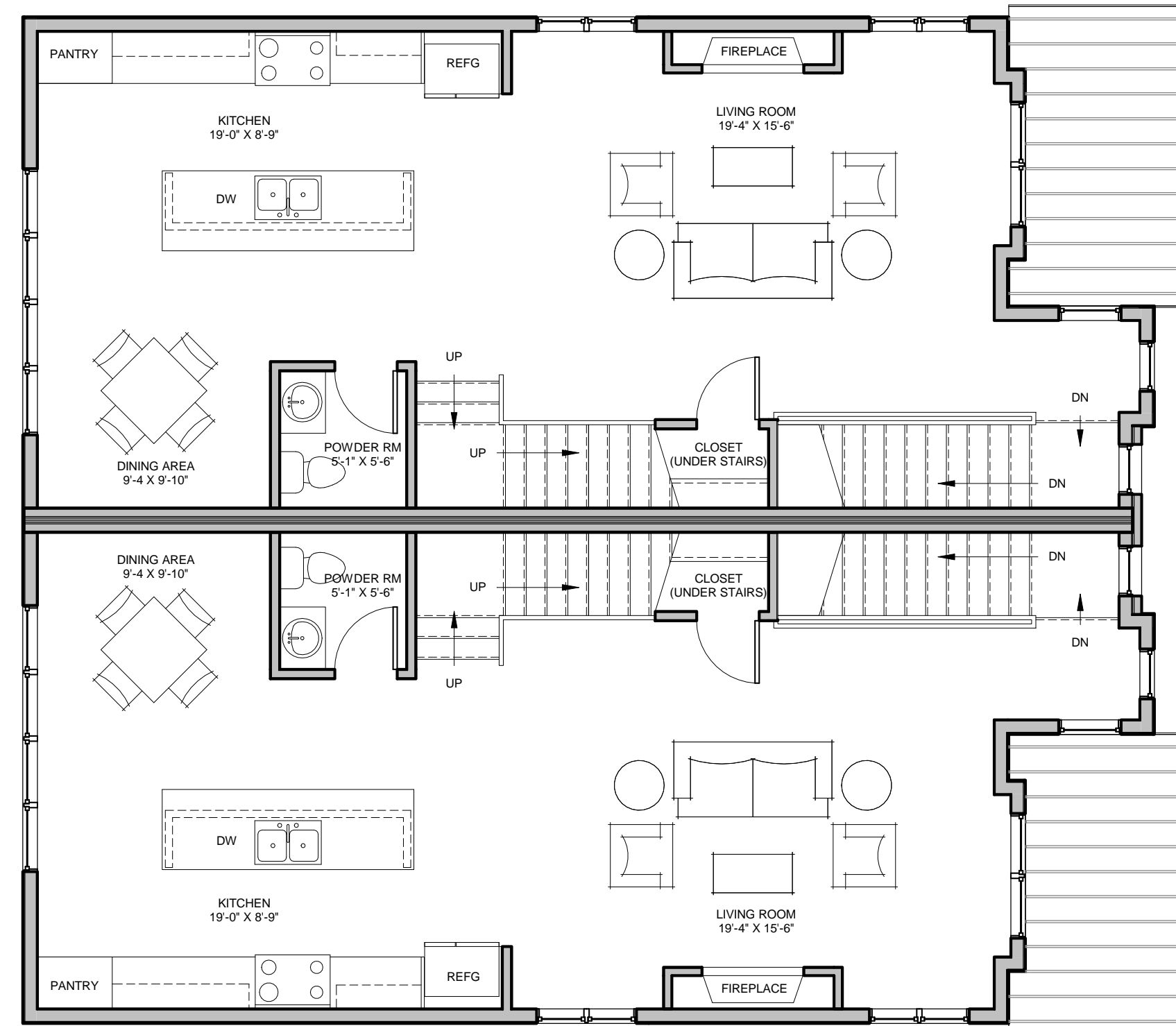
STUART PLACE RESIDENCES - DUPLEX 7

53RD & TENNYSON - ADAMS COUNTY, CO



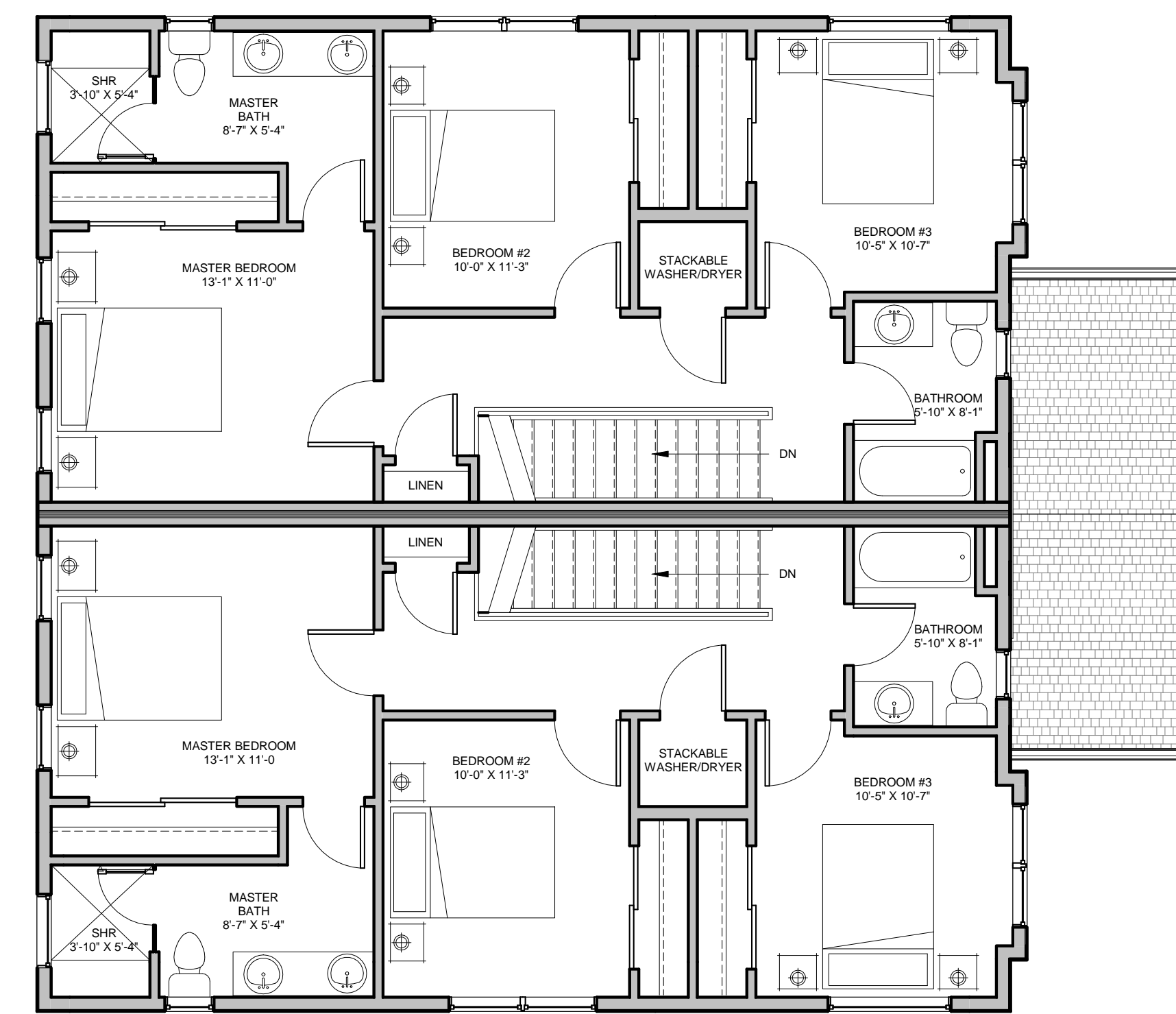
1 GRADE LEVEL PLAN
SCALE: 3/16" = 1'-0"

388 S.F. - EACH
GARAGE - 448 S.F. - EACH



2 MAIN LEVEL PLAN
SCALE: 3/16" = 1'-0"

841 S.F. - EACH



3 2ND FLOOR LEVEL PLAN
SCALE: 3/16" = 1'-0"

795 S.F. - EACH

XX-XX-2020 FOR PERMIT

FLOOR PLANS

Project Number: 2019.12

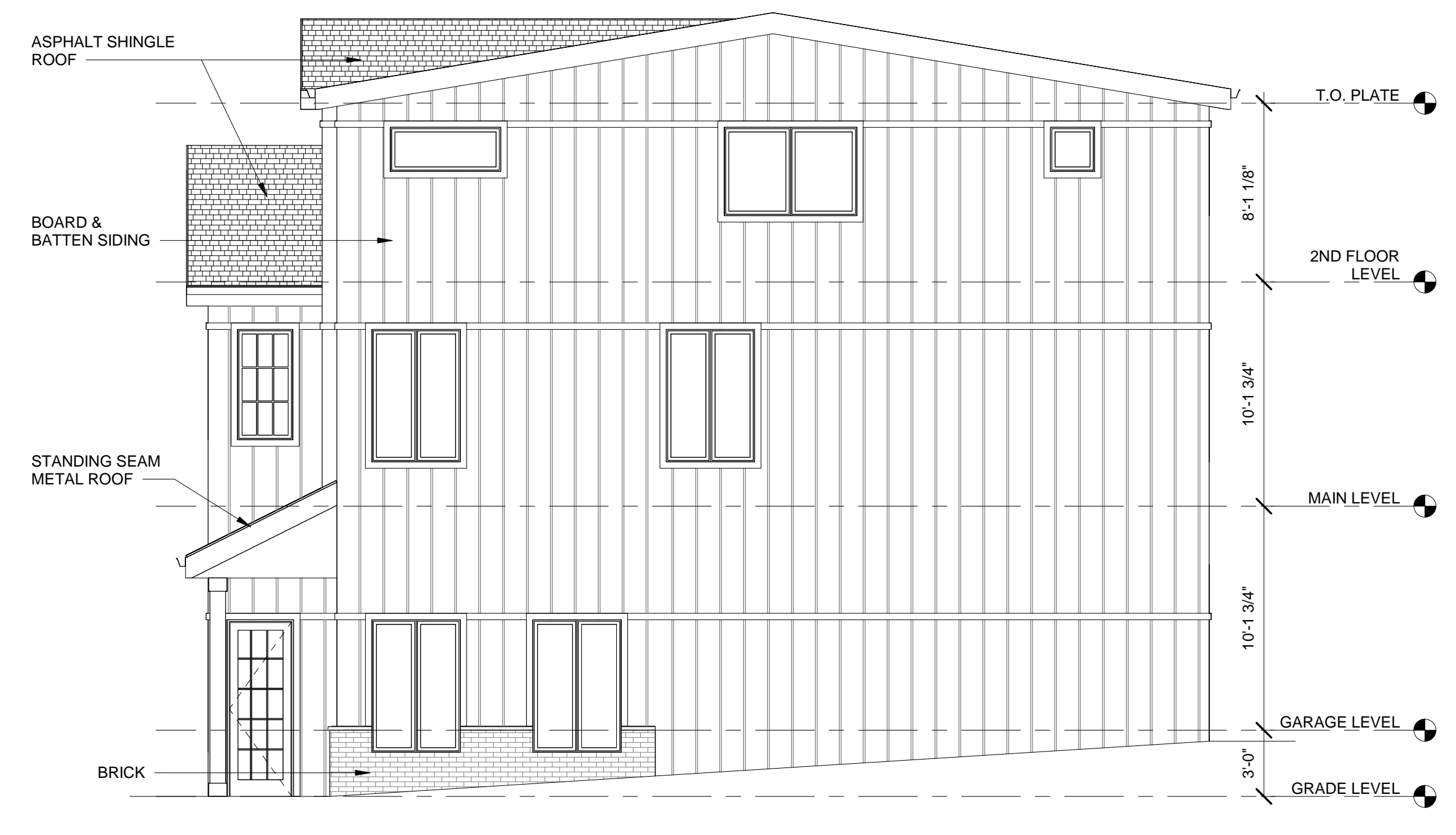
Date: 4-30-2020

Drawn By: KAM

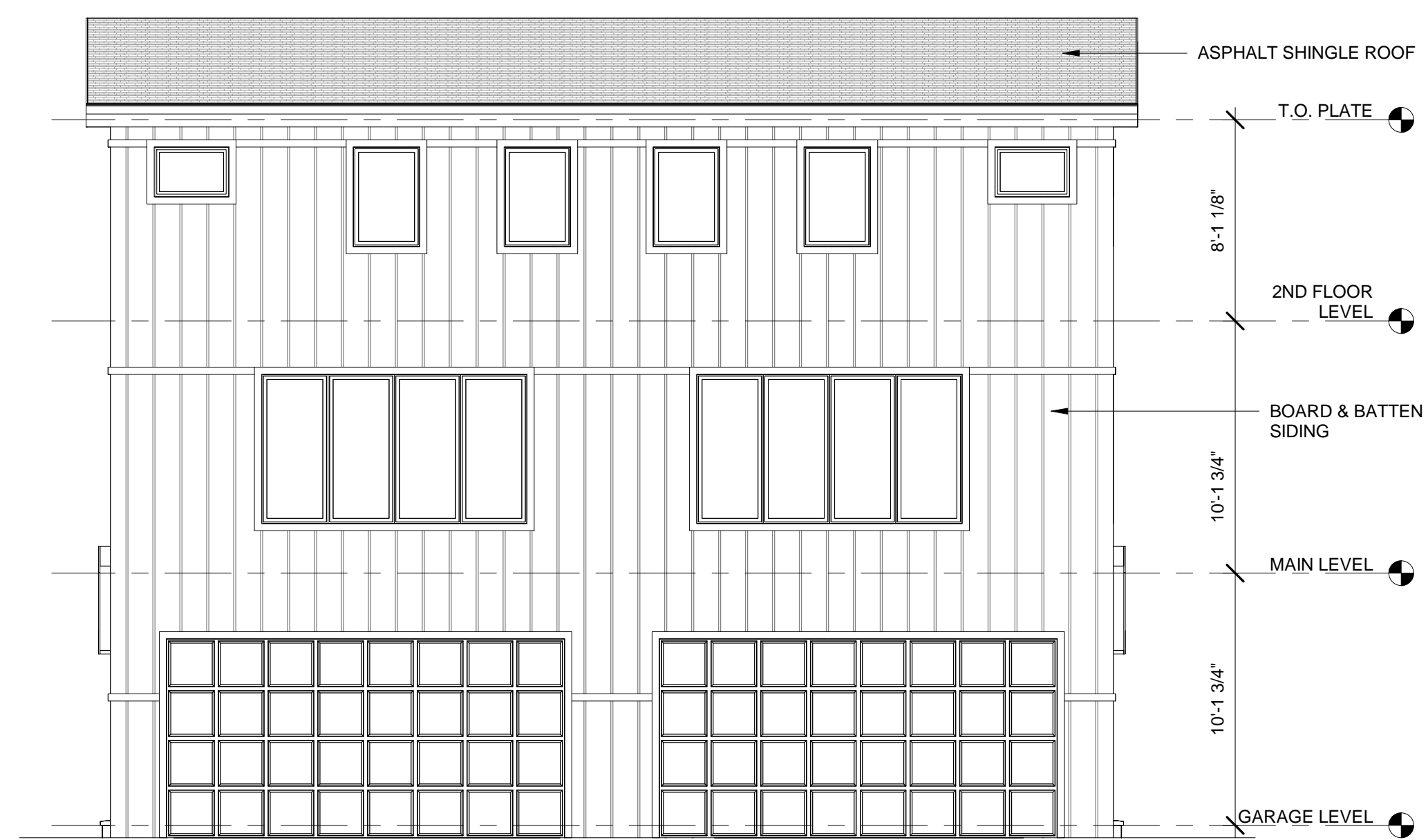
A-701



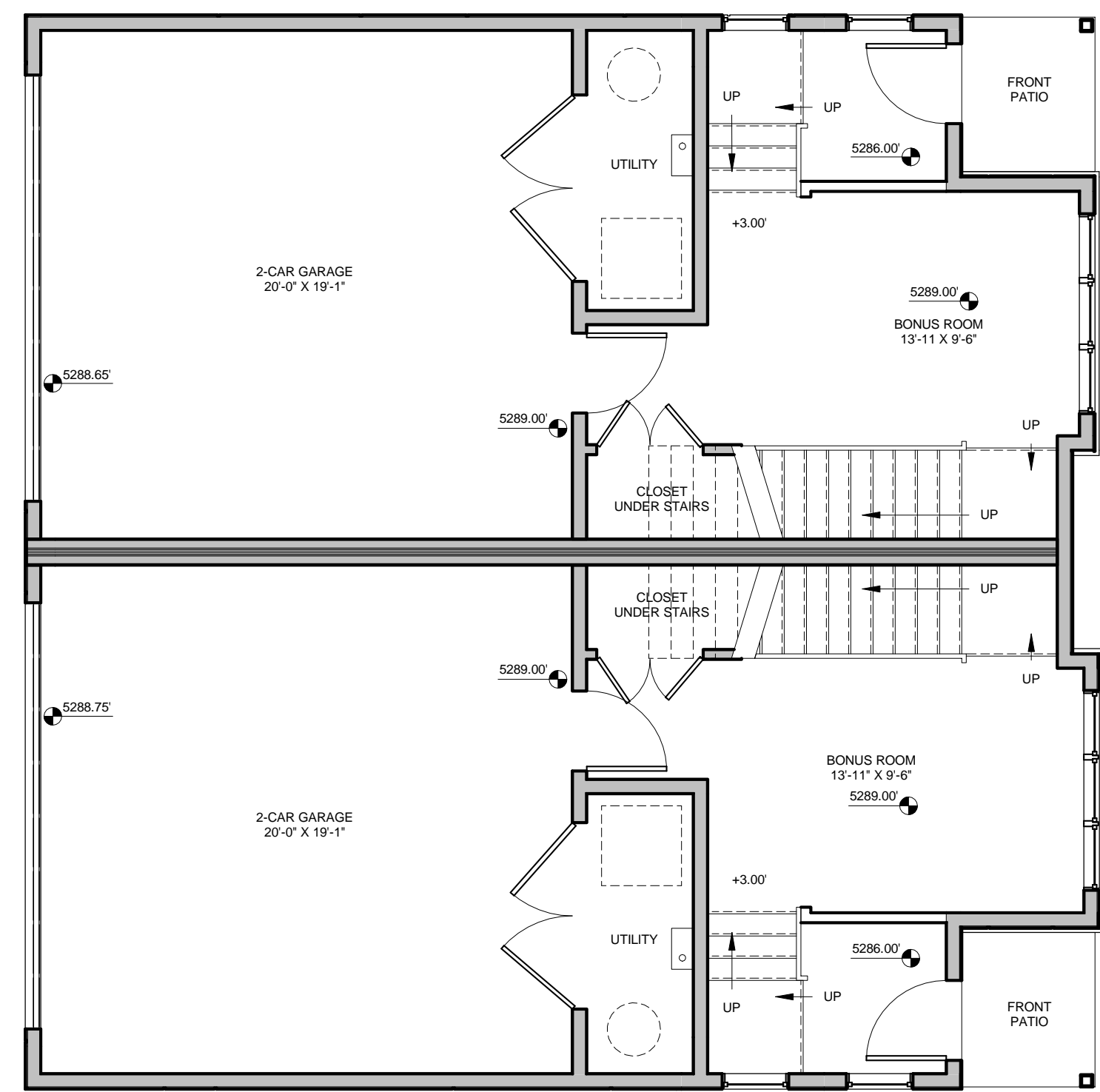
1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



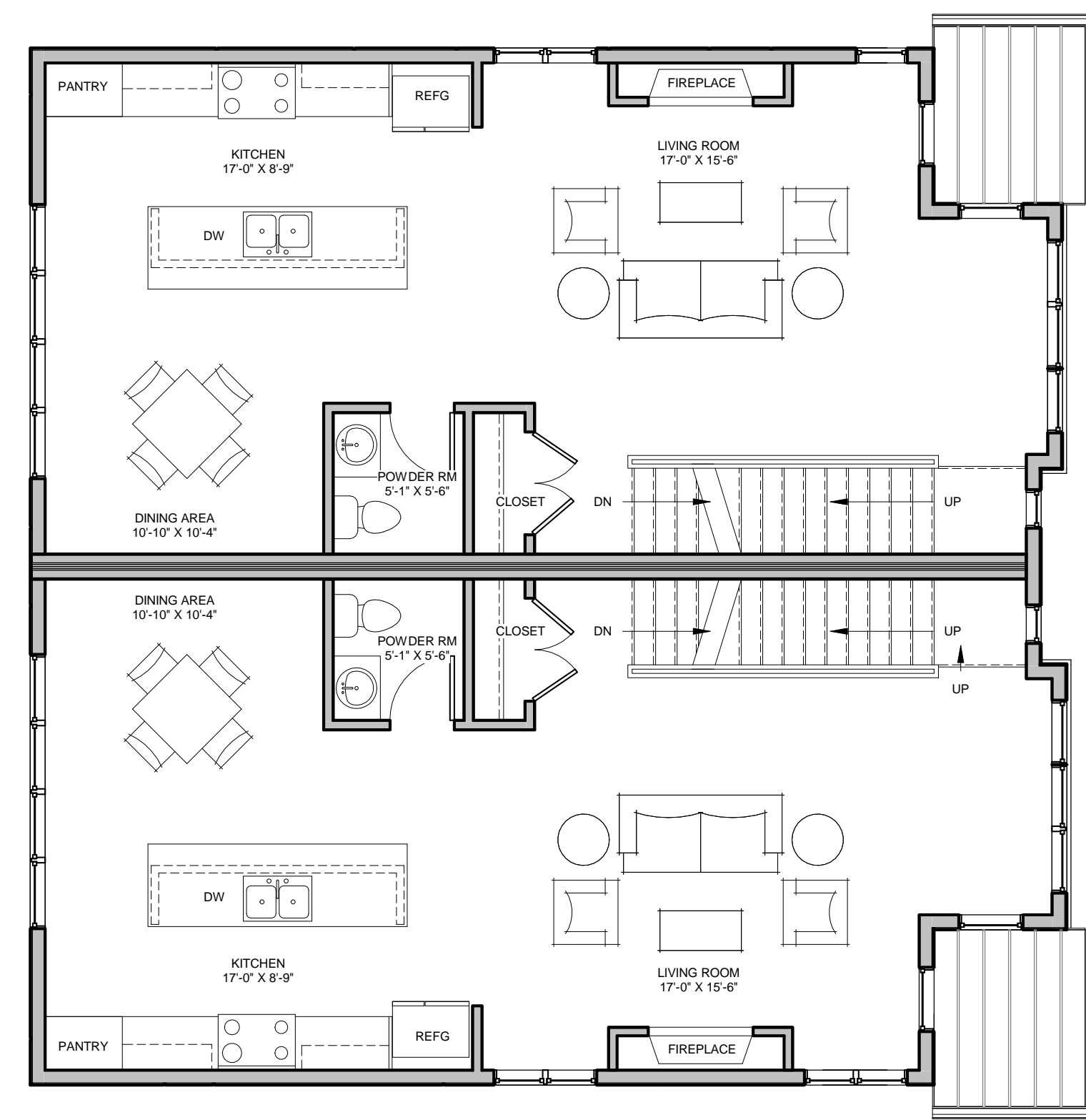
2 TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"



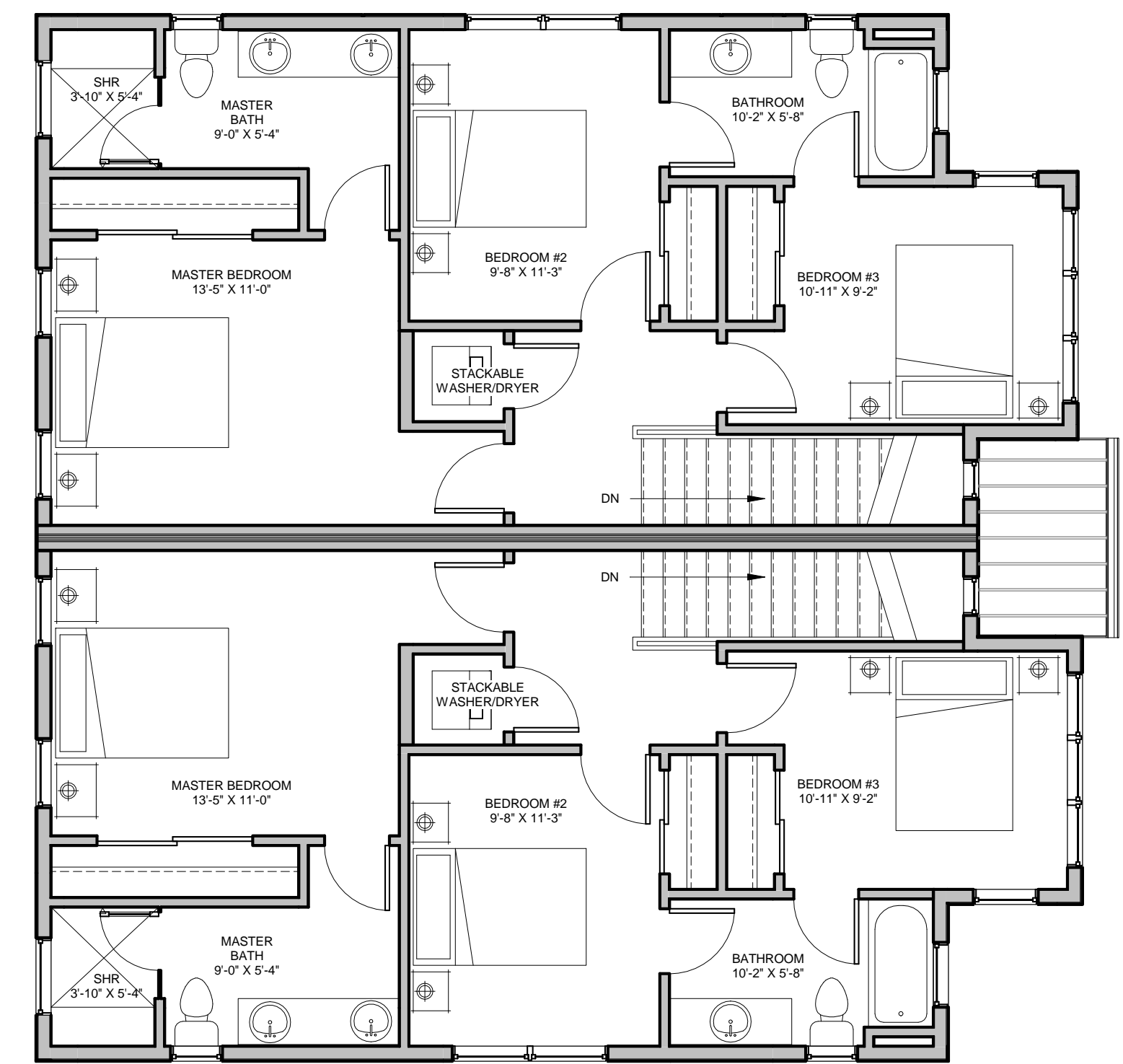
3 REAR ELEVATION
SCALE: 3/16" = 1'-0"



1 ENTRY AND GARAGE LEVEL PLAN
SCALE: 3/16" = 1'-0"
360 S.F. - EACH
GARAGE - 412 S.F. - EACH



2 MAIN LEVEL PLAN
SCALE: 3/16" = 1'-0"
772 S.F. - EACH



3 2ND FLOOR LEVEL PLAN
SCALE: 3/16" = 1'-0"
760 S.F. - EACH

XX-XX-2020 FOR PERMIT

FLOOR PLANS

Project Number: 2019.12
Date: 8-26-2020
Drawn By: KAM

A-801



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"



STUART PLACE RESIDENCES - DUPLEX 9

53RD & TENNYSON - ADAMS COUNTY, CO

XX-XX-2020 FOR PERMIT

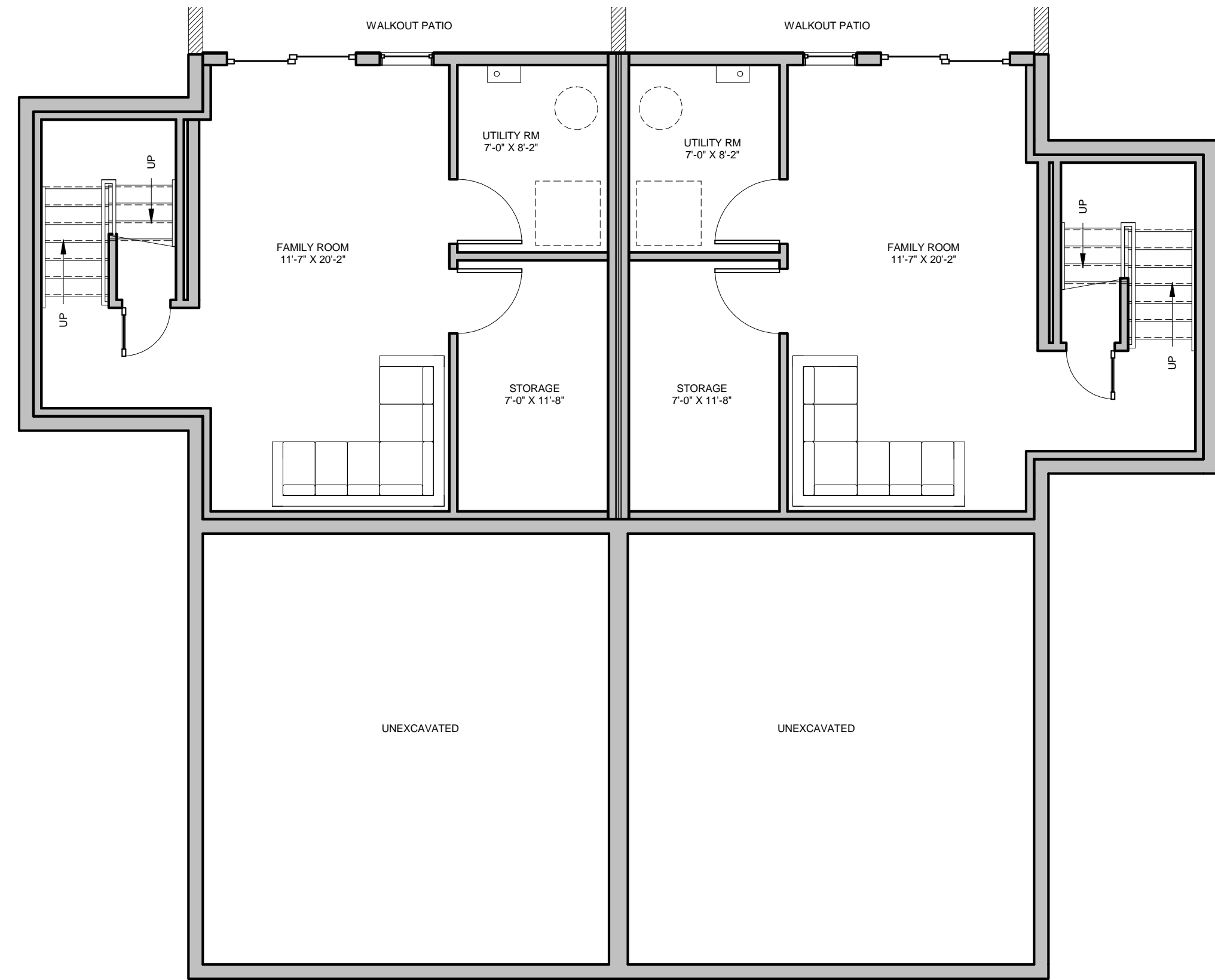
RENDERINGS

Project Number: 2019.12

Date 5-6-2020

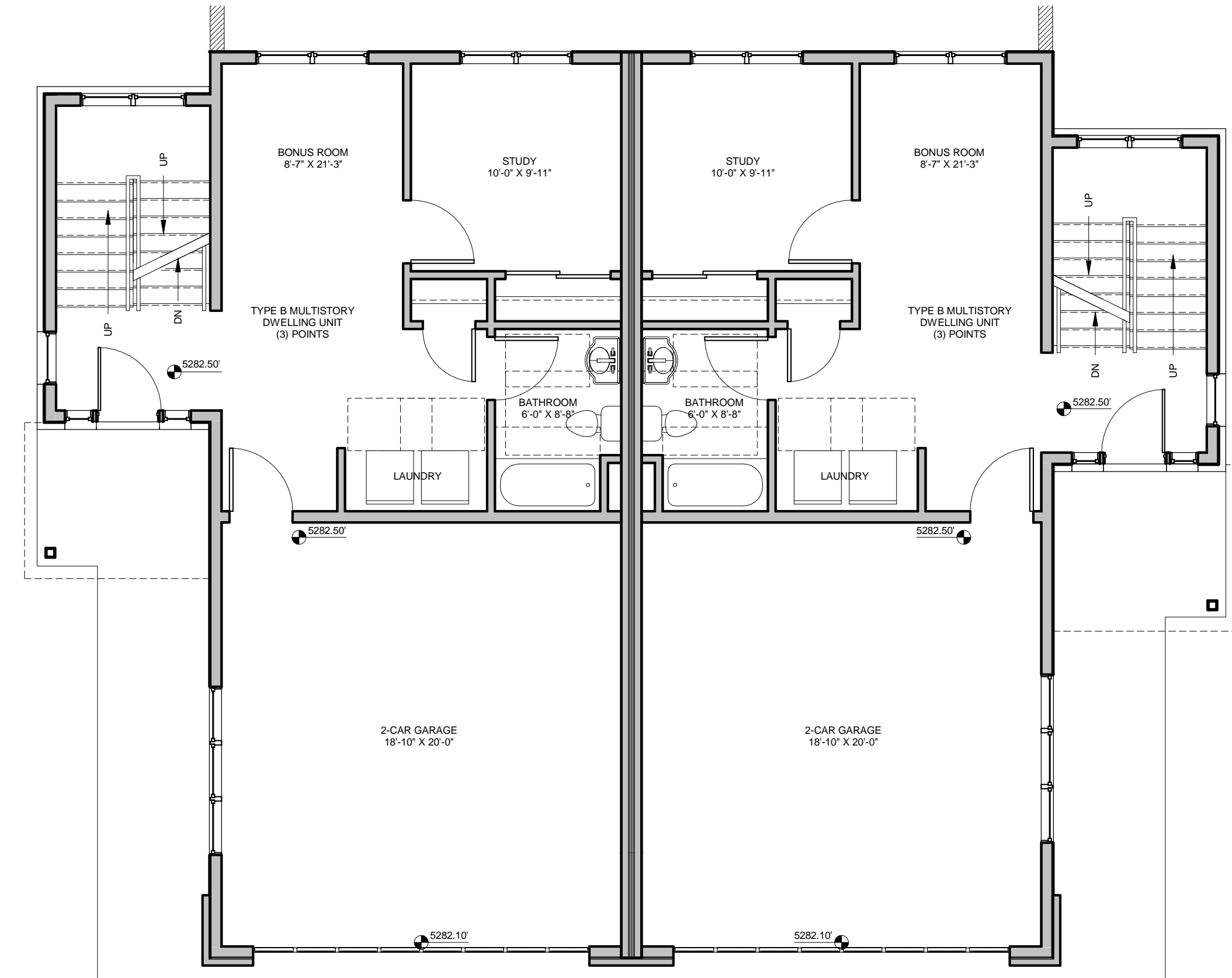
Drawn By KAM

A-900



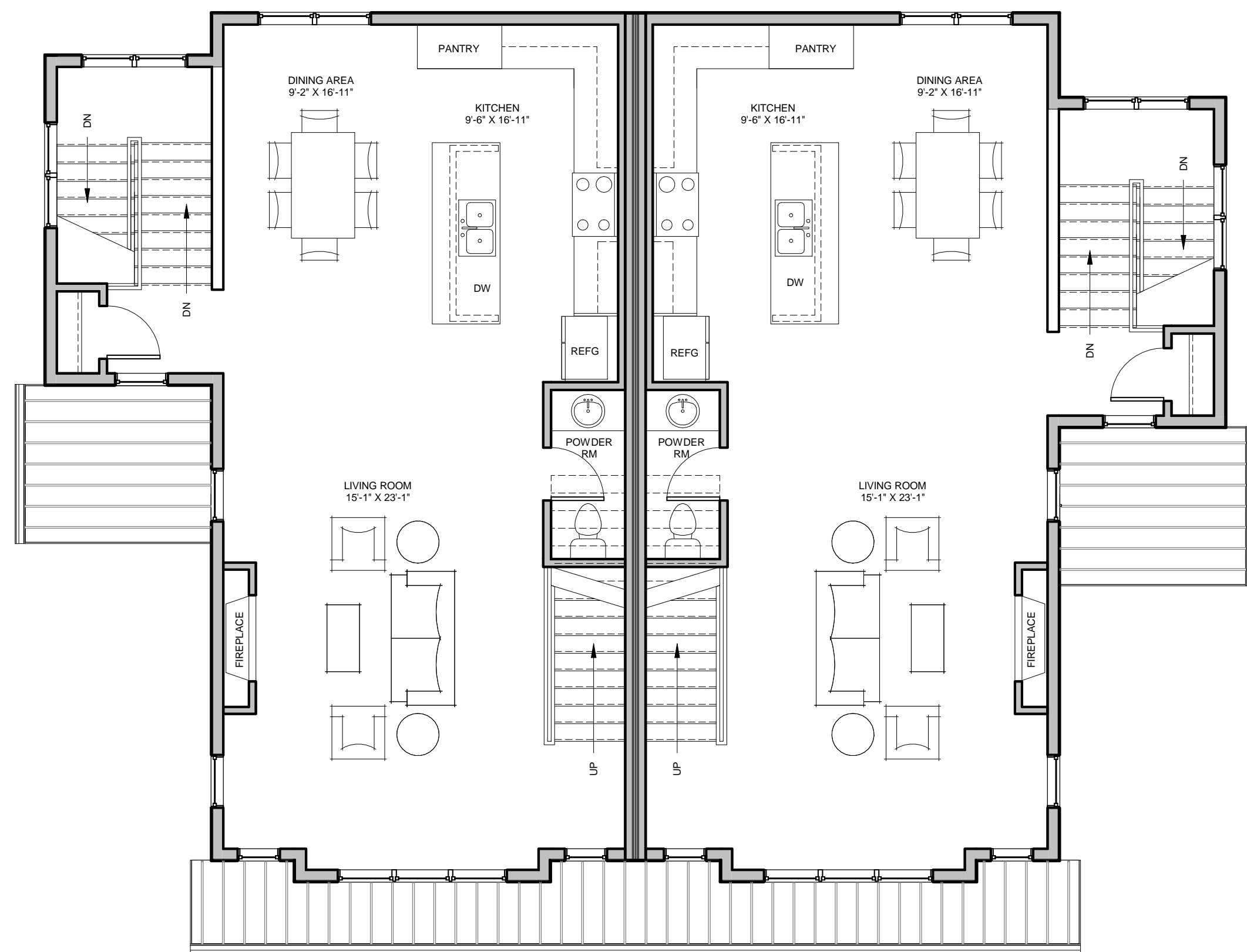
1 LOWER LEVEL PLAN
SCALE: 3/16" = 1'-0"

568 S.F. - EACH



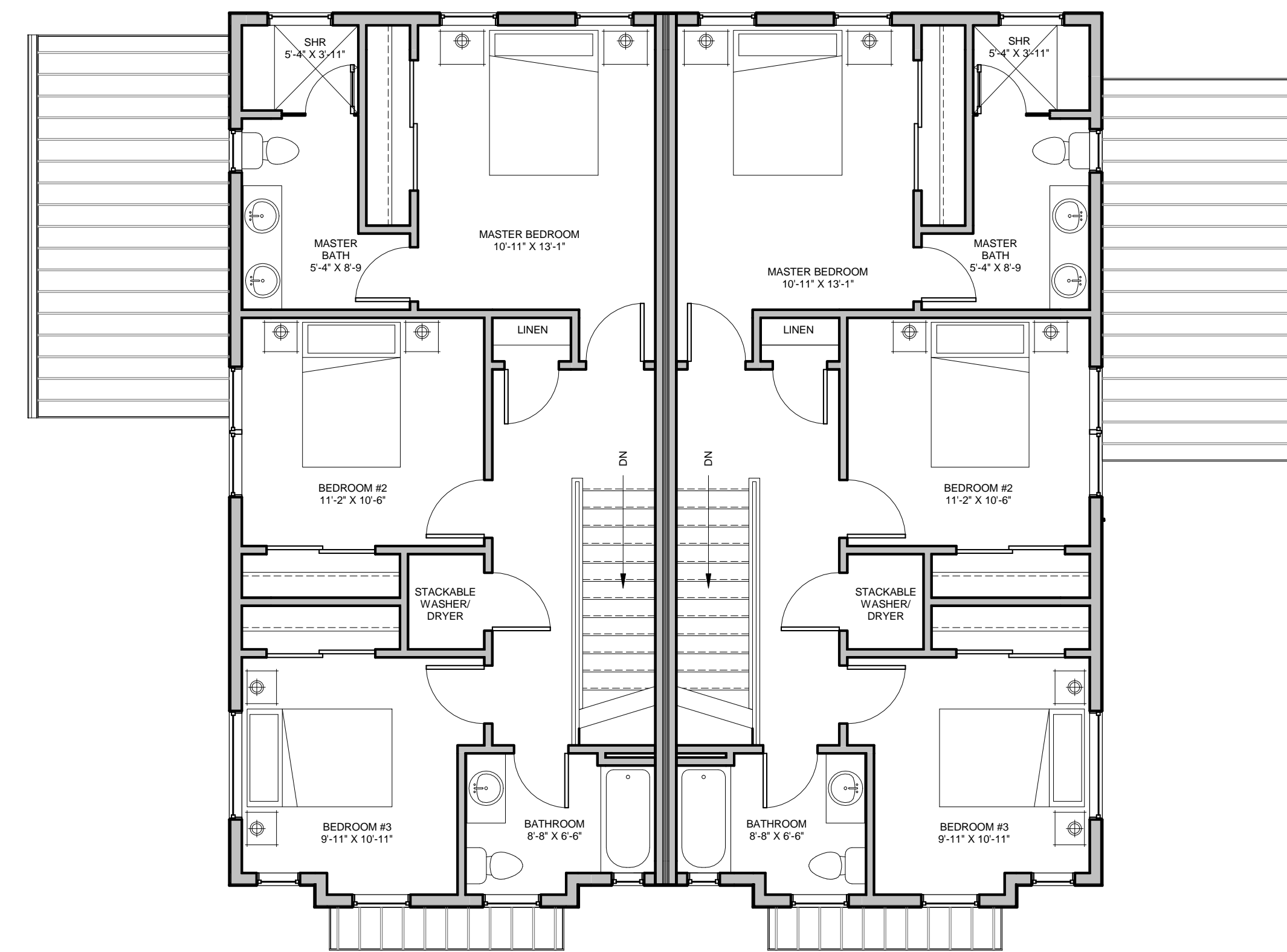
2 GRADE LEVEL PLAN - ACCESSIBLE
SCALE: 3/16" = 1'-0"

568 S.F. - EACH
GARAGE - 414 S.F. - EACH



3 MAIN LEVEL PLAN
SCALE: 3/16" = 1'-0"

934 S.F. - EACH

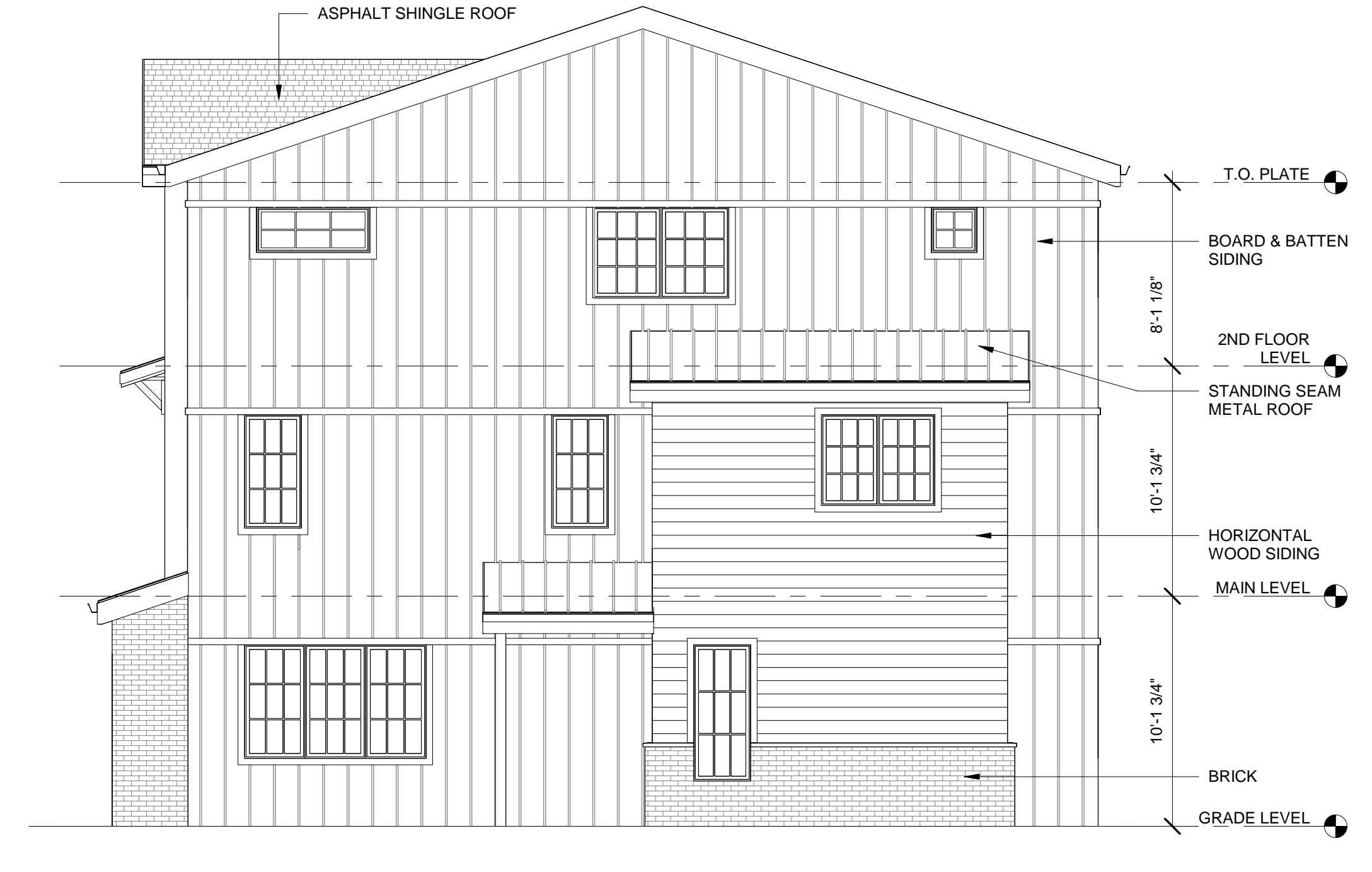


4 2ND FLOOR LEVEL PLAN
SCALE: 3/16" = 1'-0"

812 S.F. - EACH



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"

STUART PLACE RESIDENCES - DUPLEX 9

53RD & TENNYSON - ADAMS COUNTY, CO

XX-XX-2020 FOR PERMIT

ELEVATIONS

Project Number: 2019.12
Date: 8-17-2020
Drawn By: KAM

A-902



Development Review Team Comments

Date: April 7, 2020

Project Number: PRC2020-00005

Project Name: 53rd and Tennyson Row

Note to Applicant:

A re-submittal is required. In light of the existing closure of County buildings due to the COVID-19 virus, only electronic submittals are allowed at this time. If a submittal is ready before County buildings have reopened to the public, please email submittals or provide an accessible fileshare location via email to the E-Permit Center at epermitcenter@adcogov.org and cc me as the case manager at asielaff@adcogov.org.

If the Adams County Government Center has reopened to the public at time of resubmittal: Please submit one paper copy of all materials and one thumb drive of all materials (revised and retained) as instructed on the cover sheet provided with this comment letter. These materials need to be dropped off and checked in by the E-Permit/OneStop Counter anytime Monday-Friday, 8 a.m.-4:30 p.m.

With any resubmittal, please provide a cover letter addressing each staff review comment and include the following information: restate each comment and provide a response when requested and a description of any revisions with the corresponding page number in the submittal materials. Please identify any additional changes made to the original document other than those required by staff.

Any new applications will need the required fees paid at time of application. Please coordinate with E-Permit Center staff on payment, as separate checks for each application and to each required agency (such as Tri-County Health) generally are preferred.

Please note where "Section" or "DSR" is referenced, please refer to the appropriate section of the Adams County Development Standards and Regulations. These can be viewed online here: <http://www.adcogov.org/development-standards-regulations>.

Land Use and Development Applications can be accessed here: <http://www.adcogov.org/current-planning-application-packets>

Commenting Division: Planning Review
Name of Reviewer: Alan Sielaff, Planner II
Email: ASielaff@adcogov.org / 720-523-6817
Review Status: Resubmittal Required

PLN01: General

1. Please remove Construction documents from land use case application materials. Those are only needed for the engineering review case EGR2020-00007. Plans/studies required as part of the land use review (Plat, Rezone, Conditional Use) should remain.
2. Land Use application materials should be combined in a single document to avoid repetition of materials, i.e traffic letter included in multiple documents.
3. References to "City" should be replaced with "County". These were found in the introductory letter and the site plan, but may be present elsewhere as well.
4. Please include additional narrative that includes written responses on how the application meets the approval criteria for each land use type. Criteria references will be provided for each below.

PLN02: Request Summary –

1. Preliminary Major Subdivision Plat to create 18 lots and 3 tracts on existing 2.16 acre property;
2. Rezone from Residential-2 (R-2) to the Residential-3 (R-3) zone district, and;
3. Conditional Use Permit to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district.

PLN03: Zoning and Land Use –

1. Existing zoning = R-2 (Section 3-14)
2. Proposed zoning = R-3 (Section 3-15)
 - a) Two-Family Dwellings are a Permitted Conditional Use in the R-3 zone district (Section 3-15-04).
 - b) There are no specific Conditional Use standards for two-family dwelling in the R-3 zone. Staff will review based on applicable standards for R-3 districts (Section 3-15), General Performance Standards for Residential Uses (4-07), and any other applicable performance standards in Chapter 4 Design Requirements and Performance Standards for Two-Family or Attached Single-Family Dwellings as applicable. This includes Parking Standards (Section 4-12), Landscaping Standards (Section 4-16), and Site Design Considerations (Section 4-20).
3. Future Land Use Designation = Urban Residential (Adams County Comprehensive Plan, Ch. 5).

PLN04: Site/Development Application History –

1. A Conceptual Review Meeting was held on June 24, 2019 (PRE2019-00061) on the current proposal.
2. No building records for what appears to up to 3 single-family structures on the property with 7-10 existing accessory structures.
 - a. Update: A demolition permit was issued for 11 structures on-site. Demo was completed 10/1/20 through BDP19-2969.
3. Site has not yet been platted. Located at the boundary of the Berkeley Gardens Subdivision to the east and south.

4. There have been two previous Conceptual Review Meetings on this site (PRE2016-00006, PRE2018-00047), and a Temporary Use Permit for Inert Fill (TVM2019-00023) was issued last year.

PLN05: Major Subdivision Plat (PLT) Process –

1. PLTs follow the process laid out in Section 2-02-19 and requires a two-step process for a Preliminary and Final Plat.
2. Preliminary Plat requires public hearings with the Planning Commission (PC) for recommendation and final approval by the Board of County Commissioners (BoCC). A Preliminary Plat expires two years following approval if a Final Plat has not been submitted.
3. Final Plat requires only final approval by the BoCC along with a Subdivision Improvements Agreement (SIA) and approved construction plans for any required public improvements.

PLN06: Preliminary Major Plat Comments

1. Criteria of Approval to be considered by the Planning Commission and Board of County Commissioners can be found in Section 2-02-19-03-05 as a Preliminary Plat.
2. Subdivision name should be preceded by “Preliminary Plat”. This can be in smaller font just above the main title block.
3. Lot numbers on site plan and subdivision plat do not match. Please ensure consistency.
4. There is a discrepancy in the site area. The County Assessor indicates property is 2.16 acres, application materials have the property at 1.938 acres. Please verify size.
5. Please submit documentation ensuring adequate water supply is available as required by the Colorado Division of Water Resources (CDWR) comment letter.
6. Existing structure to northwest of site under separate ownership indicated to be removed in Plat. Site Plan indicates it will be in an existing building easement. Existing buildings cannot cross properties lines without an an Encroachment Agreement between the two property owners. If this is to remain, such agreement will be required prior to public hearings.
7. How will common areas and site infrastructure be maintained? It is a presumed an HOA will oversee this, and if so, will need to be referenced in any SIA to be included at the time of Final Plat. Without an HOA, it will be difficult to prove the proposal meets the criterion for adequate drainage of the subdivision (and ability to properly maintain).
8. Engineering Review for the land use approval phase will focus on anticipated off-site impacts from drainage and traffic generation, and site design such as access and grading. Final construction documents of any required public improvements will be required at time of the Final Plat.
9. General Subdivision Standards – Section 5-03
 - a. 5-03-03-06 LOT DEPTH TO WIDTH RATIO - No lot shall have an average depth greater than three times the average width unless the lot width is a minimum of four-hundred-twenty-five (425) feet.
 - i. Majority of lots do not meet this requirement.
 - ii. An application for a Waiver from Subdivision Design Standards is required with the next submittal to allow for this narrow lot configuration. This can be found on the [Current Planning Applications Packets](#) page. See Section 2-02-17 for process and approval criteria.
 - b. 5-03-03-10 ACCESS TO LOTS BY PRIVATE ROADS - All lots with private access need to be specifically approved by the BoCC, which shall make written findings supporting the use of private roads in the form of a waiver from these standards and regulations.

- i. An application for a Waiver from Subdivision Design Standards is required with the next submittal to allow this rear alley access configuration. This can be found on the [Current Planning Applications Packets](#) page. See Section 2-02-17 for process and approval criteria.
 - ii. Multiple requests for waivers from subdivision standards require separate applications for each. This also will be taken into account in consideration of approval criteria for a Preliminary Plat, specifically #3.
- 10. Land Dedication Standards – Section 5-05
 - a. Land dedication for parks and schools is required by code. Cash-in-leiu is preferred for a development of this size to satisfy the requirements. Calculation of fees will be done with any Final Plat application and expected to be paid prior to final recording. An estimate of fees based on the proposal is included following the comment letter. At this time, two estimates are provided (~\$22,000 and ~ \$29,000) based on the applicable housing type and zone district. Staff will need to further look into the applicability of dedication fees at time of Final Plat.
- 11. Roadway (Right-of-Way) Vacation application required: While Tracts A and B can be conveyed to the County on the Plat, right-of-way vacations, such as the piece at the northeast of the site at the end of the Stuart St. cul-de-sac, need to be specifically approved through a Roadway Vacation. This application can be found on the [Current Planning Applications Packets](#) page. See Section 2-02-18-08 for process and approval criteria.
- 12. Additional comments impacting the Subdivision are provided as part of the separate Right-of-Way Review section below.

PLN07: Rezoning Process –

- 1. Rezoning follows the process laid out in Section 2-02-15 and requires public hearings with the PC for recommendation and final approval by the BoCC.

PLN08: Rezoning Comments –

- 1. Criteria of Approval to be considered by the Planning Commission and Board of County Commissioners can be found in Section 2-02-15-06-02 as a Zoning Map Amendment.
- 2. Please see specific applicable long range plans and policies under Long Range Planning Review below. Overall, proposal generally conforms to County Comprehensive Plan, Balanced Housing Plan, and the Southwest Area Framework Plan. There may be some conflicts with specifics of the Berkeley Neighborhood Plan regarding preference for single-family housing and maintaining rural feel of the neighborhood.

PLN09: Conditional Use Permits (CUP) Process –

- 1. CUPs follow the process laid out in Section 2-02-09, and require public hearings with the PC for recommendation and final approval by the BoCC.
- 2. CUPs generally have recommended expiration dates ranging from 5-10 years. Conditional Uses for residential uses are rare, however, and depending on staff's ability to support likely would recommend a longer or indefinite expiration. Please be aware this cannot be a guaranteed result by staff and depending on any approved time period by the BoCC, the applicant or existing land owners at the time of expiration would be required to apply to renew the CUP in order to continue the use. Renewal would be subject to the same review and public hearing process as this application.

3. If the CUP is approved, a building permit must be issued for the use within one year or the approval will expire without either requesting extension from the PC, or needing to renew in full depending on any alterations to the site plan as a result of the Final Plat/SIA.

PLN10: Conditional Use Permit Comments

1. Criteria of Approval to be considered by the Planning Commission and Board of County Commissioners can be found in Section 2-02-09-06 as a Conditional Use.
2. Lot numbers on site plan and subdivision plat do not match.
3. With the request to Rezone to R-3, a rowhome/townhome product would be able to be built at the desired unit densities without needing the CUP. This would allow for greater flexibility for the site configuration and only a conceptual site plan would be needed with the Subdivision and Rezone. What is the reasoning for wishing to still build duplexes here?
4. Zoning Standards for R-3 district – Section 3-15
 - a. 3-15-07-04-01 MINIMUM FRONT SETBACK - The minimum front setback for a principal structure in a Residential-3 District shall be twenty (20) feet.
 - i. Site Plan is showing a 5 ft. encroachment throughout project for porches. Only uncovered steps and stoops are allowed within the front setback, no covered structures.
 - ii. In order to allowed such an encroachment, a request for a Variance requiring a separate public hearing process with the Board of Adjustment would be required. This can be found on the [Current Planning Applications Packets](#) page. See Section 2-02-23 for process and approval criteria.
 - b. 3-15-07-04-03 MINIMUM SIDE SETBACK - The minimum side setback for a principal structure in a Residential-3 District shall be zero (0) feet along common walls of adjoining dwelling units, five (5) feet from an end unit when units are located on individual lots, and twenty (20) feet from an end unit when units are located on a single lot.
 - i. Only 9' between Duplex 6 & 7.
 - ii. Please label setbacks to lot lines here and in all other lots.
5. Architectural Standards / Project Compatibility, Section 4-07 Residential Use Performance Standards
 - a. Please provide proposed building elevations. Needed to determine conformance with compatibility standards and structure height.
 - b. 4-07-02-02-01 MAXIMUM LOT COVERAGE – Please provide lot coverages subject to principal structure maximum of 70%.
 - c. 4-07-02-02-03 HOUSING MODEL VARIETY - Any development between three (3) and one hundred (100) single-family dwelling units shall have at least three (3) different types of housing models.
 - i. No evidence of more than 1 model provided.
 - ii. 4-07-02-02-04 DISTINGUISHING CHARACTERISTICS OF HOUSING MODELS - Each housing model shall have at least three (3) characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.
6. Parking Standards, Section 4-12
 - a. 4-12-04-03 SPACES REQUIRED - 2 spaces for each dwelling unit. The Planning Commission may require up to 1 space for every 2 units for visitor parking.

- i. Staff suggests the incorporation of visitor parking as neighbor concerns have been voiced about parking issues in the area, and the the PC and BoCC has consistently voiced concerns regarding parking issues with new development.
 - ii. With the increased density afforded by the R-3 district, multifamily standards may be more appropriate. Staff alternatively suggests the multifamily visitor provision of 15% of required parking.
- 7. Landscaping Standards, Section 4-16
 - a. A Landscape Plan is required showing conformance with standards. See Section 4-16-10 for plan requirements.
 - b. Minimum Landscape Area, Section 4-16-07: All developments shall be required to landscape a minimum of ten (10) percent of the lot area. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public rights-of-way, excluding alleys and drives.
 - c. Landscape Bufferyards required adjacent to existing development, Section 4-16-06.
 - i. Existing Residential to northwest – Bufferyard A: Five (5) foot minimum bufferyard width with one (1) tree per eighty (80) linear feet of lot line.
 - ii. Existing Industrial to north – Bufferyard D: Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard.
 - d. Single-Family Attached Dwelling Landscaping, see Section 4-16-09-01-02.
 - e. Landscaping requirements found within general residential performance standards for Attached Single-Family Dwellings, Section 4-07-02-02
 - i. Front and Side Setbacks: The entire front and side setbacks shall be landscaped, except for driveways. Duplex 5 may not comply to the north.
 - ii. Back Yard Setback: A minimum of thirty percent (30%) of the back yard shall be landscaped. Majority of lots may not be able to comply due to rear driveway access and will need to be pointed out regarding meeting approval criteria, specifically #3.
 - iii. Please include individual lot calculations with Landscape Plan.
 - iv. “Lot typical” examples of similar lot types are sufficient to prove the development can meet requirements, with final landscaping to be determined at time of Building Permit. If this is the case, a likely condition of approval will formalize the allowance.
 - f. Landscape area grading minimum and maximums exist, see Section 4-16-08-01-01-01. Portions of the site along the detention pond may have difficulty falling within allowable range to be considered required landscaping.
 - g. Sidewalk requirements are included in Section 4-20-06-04.
 - h. Garbage and loading requirements are included in Section 4-03-04-02-03.
 - i. Site plan does not indicate any common trash areas, assumed individual pickup. How would Duplex 5 be served?

Commenting Division: Long Range Planning Review

Name of Review: Layla Bajelan, Long Range Planner II and Alan Sielaff, Planner II

Email: LBajelan@adcogov.org / 720-523-6963

Review Status: Complete

LRP01: Applicable County plans and policies provided below. No response needed for these items.

LRP02: Berkeley Neighborhood Plan:

1. Vision Statement: ...In the near future, Berkeley neighborhood residents would like to see more pride and home investment, in addition to a diversity of housing options and residents. They want to see low density, but they also want to have the freedom to develop their property as they see fit (p.17).
2. Policy Plan: Residents identified issues centered on keeping the neighborhood's single-family character by limiting new multi-family, commercial, and industrial uses...The rural or open feel of the neighborhood was named a strength of the area (p.18).
 - a. Goal 1: Maintain the single-family nature and open character of the neighborhood.
 - i. 1.1 Create specific language for an Overlay Zone District for the neighborhood to ensure vacant parcels and redevelopment parcels are developed in a manner consistent with surrounding residential uses.
 - ii. 1.2 Minimize large concentrations of high density rental properties.
 - b. Goal 2: Maintain and improve the visual appearance of the neighborhood.

LRP03: SW Area Framework Plan: No specific policies, incorporated into Comprehensive Plan.

LRP04: Balanced Housing Plan:

1. Policies - Thoughtful housing policies should provide support for initiatives that fosters housing stock that includes smaller, more densely developed units in appropriate areas near high capacity transit, job centers, schools, and other amenities. The following policies were developed as a step towards recognizing the County's diverse housing needs.
 - a. Policy 1. Improve and Support housing opportunities for all residents in Adams County. Direction to explore missing middle housing opportunities. The "missing middle" housing problem is defined in the HNA as a lack of housing units of medium density. Middle housing includes housing types that fall between 1-unit homes and large apartment complexes (20+ or more units). Typically, these middle housing options include accessory dwelling units (ADUs), duplexes, triplexes and fourplexes, courtyard apartments, bungalow courts, townhomes and multiplex and live/work units. Additionally, the "missing middle" includes those households making 80-120% Area Median Income (AMI).
 - b. Policy 2. Foster and Environment that promotes "balanced housing"
 - c. Policy 5. Integrate development practices that increase diversity in housing options.
2. Recommendations:
 - a. Infill development occurs on vacant or under-utilized parcels and helps to increase density in areas already established, stimulating the creation of diverse housing types.
 - i. Action: County will identify and use infill development as a development method that uses existing hard and soft infrastructure investments in established communities.

- b. Diversity of housing stock accommodates a variety of housing needs: type, size, and location. It creates a balance between traditional single-family homes and apartment complexes with missing middle type housing. Additionally, the HNA identified at-risk and severely cost burdened populations where middle income housing needs are higher. More affordable housing is needed to ensure the diversity of stock is available for middle income households (80-120% AMI).
 - i. Action: Explore development opportunities to add to the “missing middle” housing stock. Accessory Dwelling Units (ADUs) are a housing type that can increase density, allow for aging in place and multi-generational households while utilizing existing infrastructure.

LRP05: Imagine Adams Comp Plan:

- 1. Chapter 3, #2 – Urban Growth
 - a. The County will encourage new urban residential development primarily within unincorporated infill areas and/or within County and municipal growth areas, where it can be served by a full range of urban services (p.18).
 - i. The County’s policy is that urban residential development is most appropriate if located within unincorporated infill areas and/or within municipal and county growth areas (p. 20).
 - ii. Site is located within Adams County Urban Growth Area. Proposal conforms.
- 2. Chapter 4 #1 – Southwest Area
 - a. Policy 14.5 Maintain and Enhance the Quality of Existing Residential Neighborhoods.
 - i. 14.5.b. Public Infrastructure Improvements—Continue to make public infrastructure improvements— such as installing curbs and gutters, improving roadways, pedestrian/trail connections, and park facilities—to enhance the image of established residential neighborhoods and improve the health and quality of life of area residents (p. 70).
- 3. Chapter 5, Future Land Use Designation: Urban Residential
 - a. Purpose: Urban residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.

LRP06: Making Connections:

- 1. Broader Triangle of Opportunity- Greatest potential for development and redevelopment Opportunities include transit-oriented development, trail-oriented development, mixed-use development.
 - b. 4.1 Sidewalk Program 2. Missing Sidewalk links
 - c. Prioritizing Projects (p.8) - Missing sidewalks along Tennyson St. and Stuart St.

LRP07: Federal Blvd Framework Plan:

- 1. Corridor Planning should seek new opportunities for higher density residential development which will be necessary in the corridor to attract and support new commercial retail development.

LRP08: Transportation Plan:

1. Chapter V. Long Range Transportation Plan
 - a. Tennyson St. and W. 53rd Ave. classified as Collector streets.
 - b. Tennyson St. is designated as an on-street bikeway connection to the Clear Creek Regional Trail.

Commenting Division: Development Engineering Review

Name of Review: Greg Labrie, Senior Civil Engineer

Email: GLabrie@adcogov.org / 720-523-6824

Review Status: Resubmittal Required

ENG01: Comments below already provided with additional detail as part of EGR2020-00007 review.

- 1.) A Subdivision Improvements Agreement (SIA) with appropriate collateral will be required prior to beginning construction at this location. This SIA must be approved by the Board of County Commissioners prior to beginning construction.
- 2.) These Construction Plans (Plans) must be approved by the Community and Economic Development Dept. (CEDD) prior to beginning construction.
- 3.) A Pre-Construction Meeting will be required prior to beginning construction.
- 4.) In general, there are a few major comments as they relate to this site in regard to constructability. This site will be difficult to construct without complete road closures involving Stuart Ct., 53rd Ave. and Tennyson St. The developer/contractor should keep these issues in mind when providing for construction phasing at this location.
- 5.) Sheet CD4.0, CD4.1, CD4.2 - The proposed grading along the east side of Tennyson St. is extremely steep. Armoring or Retaining Walls may be required in this area. It also appears that the drainage outfall to the pond is directed to an existing home/structure downstream from the pond.
- 6.) No Water Quality Pond Details or storm sewer details have been included in this submittal. These details must be added to the design plans.
- 7.) No Concrete Details have been included in this submittal. All concrete will be placed monolithically using a 4500 PSI Mix Design with Fibermesh. This note must be added to the design plans.
- 8.) Milling and Overlays will be required for Stuart Ct., 53rd Ave. and Tennyson St.
- 9.) A Typical Pavement Section must be completed and shown in these construction plans for all three streets involved with this site.
- 10.) Sheet CD3.0, CD4.0, CD4.3, CD5.0 – The Inlet at 53rd Ave. and Tennyson St. is being called out for re-location. There are no Inlet or storm sewer details shown for this relocation.
- 11.) Sheet CD3.1, CD4.2 – What will happen to the drainage at the north end of Tennyson St? What kind of transition will be provided from the concrete into the existing ditch?

II. DRAINAGE REPORT: must include a section to specify what “Minimum Design Standard” was used (refer to Section 9-04-04 for standard list) for the water quality drainage facility. Water quality is required for the site, as well as for public improvements. Break down the total acreage, and include a table showing each off-site and on-site sub-basin treatment and size to facilitate review. List and justify any deviations and use of any exemptions listed in Section 9-04. Refer to the regulation directly, otherwise here is the standard that is commonly utilized:

1. Water Quality Capture Volume (WQCV) Standard: The post-construction BMP shall be

designed to provide treatment and/or infiltration of the WQCV and:

- a. 100% of the applicable development site is captured, except the County may exclude up to 20%, not to exceed one (1) acre, of the applicable development site area when the Developer has determined that it is not practicable to capture runoff from portions of the proposed site that will not drain towards post-construction BMPs. In addition, the Developer must also determine the implementation of a separate post-construction BMP for the portion of the site that is not practicable. (for example: driveway access that drains directly to the street) ; AND
- b. Evaluation of the minimum drain time shall be based on the pollutant removal mechanism and functionality of the post-construction BMP implemented. Consideration of drain time shall include maintaining vegetation necessary for operation of the post-construction BMP (for example: wetland vegetation)

For a full copy of Chapter 9, Section 04-04 visit: <http://www.adcogov.org/development-standards-regulations>

Please document/explain compliance with minimum design standards are met (1.a and 1.b) on the Drainage Report. Clearly address any uncontrolled run-off and also any off-site public improvement runoff.

Additional engineering comments were emailed to applicant

Commenting Division: Addressing Review
Name of Review: Eden Steele, Civil Engineer
Email: ESTeele@adcogov.org / 720-523-6997
Review Status: Complete

ADR01: Addresses will be assigned on the Final Plat in accordance with the Denver grid addressing convention.

Commenting Division: Right-of-Way Review
Name of Review: Holden Pederson, Planner I
Email: HPederson@adcogov.org / 720-523-6947
Review Status: Resubmittal Required

ROW1: Title commitment submitted by applicant is dated December 30, 2019. Applicant must provide updated or amended title commitment with resubmittal.

Please submit a title commitment which should be used to depict the applicable recordings on the plat. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the plat.

ROW2: Include any applicable part of the following Easement Statement as a plat note:

Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are

dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities.

Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.

ROW3: Include the following Storm Drainage Facilities Statement as a plat note:

The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. Should the owner fail to maintain said facilities, the County shall have the right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the property owners.

ROW4: Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

ROW5: All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing.

ROW6: Applicant must provide information on the plat for the exclusive Denver Water easement and the existing building easement for the encroaching structure.

Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary. Easements: Book and page and/or reception number for all existing and newly created easements.

ROW7: Square Footage: The area in square feet of all lot and tracts sought to be platted. Lots and tracts shall be labeled with the area of the lot or tract.

ROW8: Additional redlines are shown on the plat. Additional comments may be required with resubmittal.

Commenting Division: Environmental Analyst Review

Name of Review: Katie Keefe, Environmental Programs Manager

Email: KKeefe@adcogov.org / 720-523-6986

Review Status: Resubmittal Required

ENV01. The parcel is located in the Adams County Flammable Gas Overlay (FGO). The FGO requires that if the applicant proposes to construct or change the use of any lot within the overlay, they shall either conduct a flammable gas investigation to determine that flammable gas (methane) is not present within

the subsurface soils, or design the building with a flammable gas control system. The investigation plan and/or design of flammable gas control system will need to be approved by the fire district, Colorado Department of Public Health and Environment (CDPHE) and Tri-County Health Department (TCHD). All responses from the aforementioned organizations must be submitted to Adams County Community and Economic Development Department prior to permit approval. Contact information is provided below. (See section 3-36)

- 1) UPDATE: FGO had been submitted with initial application, and Tri-County Health and ACFR have reviewed and acknowledged findings. As of this comment letter, CDPHE has not provided review or comment. Staff will follow-up with them with the next submittal.

ENV02. Prior to consideration or approval of new residential zoning, the property owner must demonstrate, based on the criteria in Section 3-34-06-01, flammable gas is not present and the potential does not exist for the buildup of flammable gases to reach 20% of the lower explosive limit in the soil surrounding proposed buildings.

Contact information is provided below.

Adams County Fire Protection District: Pat Laurienti, 303-539-6800, PLaurienti@acfpd.org
Tri-County Health Department: Lisa Oliveto, 303-288-6816
CDPHE: Andy Todd, 303-691-4049, andrew.todd@state.co.us

- 1) UPDATE: See Update comment above.

ENV03. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development.

Commenting Division: Building Safety Review
Name of Reviewer: Justin Blair, Chief Building Official
Email and Phone Number: JBlair@adcogov.org / 720-523-6843
Review Status: Complete

No comment.

Commenting Division: Parks and Open Space Review
Name of Reviewer: Aaron Clark, Natural Resource Specialist
Contact: AClark@adcogov.org / 720-523-8005
Review Status: Complete

No comment.

Commenting Division: External Agencies
Review Status: Resubmittal Required

EA01: The following external agencies responded with a separate comment letter or email which will be provided in the following pages: ACFR, CDOT, CGS, CDWR, DW, RTD, Tri-County Health, and Xcel Energy. Due to the COVID-19 outbreak and altered or limited operations at many referral agencies, additional comments may be received beyond the standard referral window and will be provided to the applicant

if received. Staff plans on reaching out to any agencies that generally provide comment as well when the next submittal comes in to make sure all comments are collected.

Of the responding agencies, the following have requested revisions or additional information prior to scheduling of public hearings and a response will be required with a subsequent submittal: Adams County Fire Rescue (ACFR), CO Div. of Water Resources (CDWR), and Xcel Energy.

Agency comments generally are described in the staff report and may be recommended conditions or notes of approval for the applicant to adhere to if the development application is approved.

Commenting Division: Public Comment

Review Status: Ongoing

PC01: As of the date of this comment letter, two public comments have been received and are provided in the following pages. Public Comment will continue to be accepted up until any public hearing is held, and those who have provided comment will be informed when any public hearing is scheduled.

It is recommended the applicant respond to any public comment concerns and describe how proposal may address concerns if any revisions proposed.

From: [Gordon Stevens](#)
To: [Alan Sielaff](#)
Cc: [David Rausch](#); [Monica Lovato-Ramirez](#); [Russell Nelson](#); [Greg Labrie](#); [Rene Valdez](#)
Subject: RE: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral
Date: Monday, June 15, 2020 8:18:18 AM
Attachments: [PRE2019-00061 PRE2018-00047 EGR2020-00007 53rd Ave. and Tennyson St. LLC 53rd Ave. Tennyson St. to Stuart St. Construction Plans.msg](#)
[DOCS-#6070558-v1-SUBMITTAL MAGG BUILDERS 4301 W 53RD AVE SITE PLAN.PDF](#)
[DOCS-#5998500-v1-SUBMITTAL 53RD AVE AND TENNYSON ST LLC ROW IMPROVEMENTS EXHIBIT.PDF](#)
[DOCS-#5944414-v1-4301 W 53rd Concept Submittal.PDF](#)

Good Morning Alan,

Thank you for the opportunity to review this submittal. The Adams County Department of Public Works, Infrastructure Management Team offers the following comments:

1. This site has been previously submitted and reviewed through Greg Labrie and others under the following case numbers:

PRE2019-00061, PRC2020-00005, EGR2020-00007, BDP19-2969

2. I have attached comments from the construction plan review completed under the EGR Case number shown above.
3. No Building Permits/CO's will be issued until the previously mentioned Subdivision Improvement Agreement (SIA) and related collateral have been approved by the Board of County Commissioners (BoCC).
4. As previously mentioned, Construction Plans will be submitted to and approved by the Adams County Community and Economic Development Dept. (CEDD). No construction will begin on these improvements until these construction plans have been approved and permitted through CEDD.
5. No construction will begin until a Pre-Construction Meeting has been completed with the staff of the Adams County Public Works Dept.
6. No Building Permits/CO's will be issued until all Public Improvements as required by the (SIA) have been completed and have been granted Preliminary Acceptance by the Adams County Department of Public Works.

Once again, we thank you for the opportunity to review this submittal. This submittal has been forwarded to other members of the Public Works Dept. for further review and comment if necessary.

Sincerely,

Gordon C. Stevens
Construction Inspection Supervisor

From: [Rick Reigenborn](#)
To: [Alan Sielaff](#)
Subject: RE: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral
Date: Tuesday, June 9, 2020 4:42:19 PM
Attachments: [image001.wmz](#)
[image002.png](#)

Hi Alan,

With the additional housing, we will need to look at additional staffing for the Sheriff's Office for the additional calls for service in the area.

Richard A. Reigenborn
Sheriff
Adams County Sheriff's Office
332 N. 19th Avenue, Brighton, CO 80601
303-655-3218 | RReigenborn@adcogov.org

Character • Integrity • Transparency



Development Review Team Comments

Date: July 22, 2020

Project Number: PRC2020-00005

Project Name: 53rd and Tennyson Row

Due to the ongoing COVID-19 pandemic, all land use applications and resubmittals are to be delivered electronically to epermitcenter@adcogov.org. For additional information on department operations, please visit <http://www.adcogov.org/CED>.

Please note where "Section" or "DSR" is referenced, please refer to the appropriate section of the Adams County Development Standards and Regulations. These can be viewed online here: <http://www.adcogov.org/development-standards-regulations>.

Land Use and Development Applications can be accessed here: <http://www.adcogov.org/current-planning-application-packets>

Commenting Division: Planning Review

Name of Reviewer: Alan Sielaff, Planner II

Email: ASielaff@adcogov.org / 720-523-6817

Review Status: Resubmittal Required

PLN01: General Comments

1. Upon first review of the formal Right-of-Way (ROW) Vacation request for the northern 30 ft. of Stuart St., it is recommended to withdraw this request as Public Works and Development Engineering staff have expressed concerns about ceding County-owned ROW for private use considering unknown factors relating to drainage improvements that may be needed in this area, and that both sides of the right-of-way are not under common ownership. The request also only vacated half of the Stuart St. ROW. It is instead recommended that a request is made through a comment response with your next submittal to pursue an Encroachment Agreement with the County that will potentially allow for utilization for parking, landscaping, and drainage improvements. Exact details of how the area would be utilized would be decided upon review of final engineering studies and plans with the Final Plat. In this scenario, any minimum coverage calculations or provided amenities such as parking should not be included with this request as it cannot be guaranteed until final site engineering.
2. Please provide a diagram in response to comment EGR02 below requesting private access drive entrance on Stuart St. to be aligned directly opposing a driveway on the east side to prevent headlights from outgoing vehicles to shine directly into the windows of the existing homes.
3. The Colorado Division of Water Resources has acknowledged additional details provided with resubmittal, but requested specifically a Water Supply Information Summary Sheet, and

confirmation beyond eligibility that the Berkeley Water and Sanitation District is committed to serving sufficient water for the specifics of the development. It is advised to reach out to the Division of Water Resources directly to discuss what is needed with a resubmittal. Contact Ailis Thyne at ailis.thyne@state.co.us, 303-866-3581 x8216. See attached comment letter from CDWR.

PLN02: Preliminary Major Plat Comments

1. Please label front lot widths for Lots 16, 17, and 18 on the site plan (northeast Lots 4, 5, and 6 on the Plat). Lot width for wedge-shaped lots are measured at the front setback line (20 ft. depth), and must be at least 25 ft. in width in the R-3 zone.
2. Lot numbers on site plan and subdivision plat still do not match. Plat resubmittal, while updated to include correct plat notes and approval blocks, is dated 01.15.2020 and included for example two Lot 4's along 53rd Ave. and the far northeast lot.

PLN03: Waiver from Subdivision Design Standard Requests

1. Review: 5-03-03-06 LOT DEPTH TO WIDTH RATIO - No lot shall have an average depth greater than three times the average width unless the lot width is a minimum of four-hundred-twenty-five (425) feet.
 - b) Resulting site would have a density of 10.39 units per acre. Overall density of development is under the maximum of 14 units per acre in the R-3 district if rezone is approved. Topographical challenges on the site exist, and rear portions of lots are within alley access easement. If ratio is calculated to exclude access easement area, 8 of 18 lots (facing W. 53rd Ave.) would meet standards.
3. Review: 5-03-03-10 ACCESS TO LOTS BY PRIVATE ROADS - All lots with private access need to be specifically approved by the BoCC, which shall make written findings supporting the use of private roads in the form of a waiver from these standards and regulations.
 - a) Topographical challenges on the site exist, and rear access will facilitate a more desirable street frontage. Emergency access will be required to be met for all portions of the site. Required access will be dedicated via easement on the Plat.

PLN04: Conditional Use Permit Comments

1. Reference to a Zone Lot on site plan. This term is not applicable to Adams County Standards and Regulations.
2. "City of Denver" is included both in the legal description and title on the plat and the site plan and should be removed. Similar subdivisions in unincorporated parts of the county omit any City since the area is not under municipal jurisdiction, Denver is just the postal address.
3. Please label setback from Duplex 8 to north. All other setbacks have been labeled.
4. Architectural Standards / Project Compatibility, Section 4-07 Residential Use Performance Standards review:
 - a. Proposed structures are three-stories in height, ranging from 32 ft. to 35 ft. as measured to the midway point of a pitched roof. Maximum height in the R-3 zone is 35 ft. Proposal conforms.
 - b. New structures are generally taller than residential uses in the area, but include pitched roofs, awnings and porches, and recessed articulation in places to maintain residential character.
 - c. Please label materials on elevations. Mix of materials including masonry, wood, metal, and composite siding utilized.

- d. 4-07-02-02-04 DISTINGUISHING CHARACTERISTICS OF HOUSING MODELS - Each housing model shall have at least three (3) characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.
 - i. While materials and roof lines are varied, floor plans seem generally the same as all plans appear to be 3 bedroom units. Staff would encourage more varied unit types to serve differing housing needs.
5. Parking Standards review, Section 4-12:
- a. 4-12-04-03 SPACES REQUIRED - 2 spaces for each dwelling unit. The Planning Commission may require up to 1 space for every 2 units for visitor parking.
 - i. For 18 units, 36 off-street spaces are required and provided in 2-car garages for each unit. Parking minimums are met.
 - ii. If the multifamily standard of 15% additional is provided for visitors (more applicable at R-3 density), 6 additional spaces would be required. 7 are provided within the site, and 3 proposed north of the Stuart St. cul-de-sac but should not be considered at this time due to uncertainty over final engineering design of area.
 - iii. Of the 7 that are provided on-site, they are within private driveway areas. This effectively makes them private, or semi-private visitor parking available only to those 4 units. Site is considered to have 4 visitor parking spaces for 18 units, or 11%.
 - iv. If additional parking provided at end of Stuart St., public comment received requested parking be public, not dedicated solely to this development.
 - v. Proposed 3 visitor spaces measure at 18 ft. x 9 ft. (according to LS-4). Minimum size for a standard stall is 18.5 ft. x 9 ft. (see Section 4-12-04-05). This can be reduced by up to 2 ft. if low landscaping/hardscaping is utilized in overhang area, but must be labeled accordingly.
6. Landscaping Standards review, Section 4-16:
- a. Site Data Tables either need to be revised for clarity, and/or confirmed for total lot measurements. Lot area figures on LS-1 and LS-4 do not appear to sum to either the total development size (1.732 acres as explained in the Plat Comments Response), or the sum of the 18 individual lots as summarized on the site plan (57,634 sq. ft.). Feel free to send me a draft to review to ensure clarity prior to the next submittal.
 - b. While it appears the development likely meets the 10% minimum, the data table needs to be verified and updated to prove it meets standards. The 10% should be based on the comprehensive development of 1.732 acres (or new total once ROW Vacation request is included or removed). Individual lots would be held to landscaping standards reviewed below.
 - c. Provided Lot Typical plans meet coverage standards and tree and shrub minimums in Section 4-16-09-01-02 & 4-07-02-02. Will confirm coverages once lot/site area totals are confirmed.
 - d. Required Landscape Bufferyards included to northwest and north of site to adjacent land uses. Summary table states 8 trees required and provided for Bufferyard D to north. Only 3 required, and 3 are provided. Additional 5 evergreen trees are considered ornamental.
 - e. Plan notes that a landscape hedge provided rather than a 6 ft. fence as allowed in 4-16-06-06-01 .
 - f. Attached sidewalk measured at 5 ft., at least 5 ½ ft. is required (Section 4-20-06-04).

- g. Consider adding pedestrian connection on west of site from Tennyson St. to Duplex 5, or the access drive.

Commenting Division: Development Engineering Review

Name of Review: Greg Labrie, Senior Civil Engineer

Email: GLabrie@adcogov.org / 720-523-6824

Review Status: Resubmittal Required

ENG01: The site plan shows that the private drive from the proposed development will access Stuart Street which is classified as a local street. East 53rd Avenue is classified as a collector street. This proposed design is in accordance with Chapter 8, Table 8.4 of the Adams County Development Standards and Regulations which states that "private access drives from single family residences and businesses to collector streets are not permitted unless access to a lower function category street is not available."

ENG02: The private access drive into the proposed development shall be aligned directly opposing a driveway on the east side of Stuart Street to prevent headlights from the outgoing vehicles to shine directly into the windows of the existing homes.

ENG03: The plat shall include a note indicating that the driveway and parking area for the proposed development are private and the maintenance of this infrastructure is the responsibility of the homeowner association and/or owners of each duplex.

ENG04: The private access drive must be built in accordance to fire district's standards.

ENG05: The site plan shows that the developer will widen Stuart Street and the cul de sac at the end of the street to the ultimate right-of-way cross section for industrial local streets and build it in accordance to Chapter 7, of the Adams County Development Standards and Regulations. Local streets are designed to handle up to 1,000 vehicles per day. The public improvements along Stuart street and Tennyson Street will include curb, gutter, and sidewalk.

ENG06: In the next submittal please verify that the bioretention facilities are located in the public right-of-way.

ENG07: Both proposed bioretention facilities appears to be draining a portion of the private site. An Operation and Maintenance Manual must be submitted for review and approval. Drainage facilities on the private site that flow into the bioretention facilities must be placed in a drainage easement. This easement must be reviewed and approved by Adams County.

ENG08: The Developer is required to provide irrigation/water and maintenance of the vegetation and system.

ENG09: Development Engineering and Public Works are recommending for the applicant to enter into an Encroachment Agreement for the use of the northern portion of Stuart Street instead of going through a street vacation process. The Encroachment Agreement can allow uses such as additional parking or the installation of storm drainage facilities to include water quality features. The specific use for the right-of-way shall be determined and the Encroachment Agreement shall be written, reviewed,

and finalized before the final plat is approved. The final Encroachment Agreement will be approved by the BoCC with the final plat.

Commenting Division: Public Works

Name of Review: Gordon Stevens, Construction Inspection Supervisor

Email: GStevens@adcogov.org / 720-523-6965

Review Status: Complete

PW1: This site has been previously submitted and reviewed through Greg Labrie and others under the following case numbers: PRE2019-00061, PRC2020-00005, EGR2020-00007, BDP19-2969

PW2: I have attached comments from the construction plan review completed under the EGR Case number shown above.

PW3: No Building Permits/CO's will be issued until the previously mentioned Subdivision Improvement Agreement (SIA) and related collateral have been approved by the Board of County Commissioners (BoCC).

PW4: As previously mentioned, Construction Plans will be submitted to and approved by the Adams County Community and Economic Development Dept. (CEDD). No construction will begin on these improvements until these construction plans have been approved and permitted through CEDD.

PW5: No construction will begin until a Pre-Construction Meeting has been completed with the staff of the Adams County Public Works Dept.

PW6: No Building Permits/CO's will be issued until all Public Improvements as required by the (SIA) have been completed and have been granted Preliminary Acceptance by the Adams County Department of Public Works.

Commenting Division: Addressing and Right-of-Way Review

Name of Review: Mark Alessi, Right-of-Way Agent

Email: MAlessi@adcogov.org/ 720-523-6825

Review Status: Resubmittal Required

ROW1: Preliminary Plat comments:

- Please add case number PRC2020-00005 to top right corner of Sheet 1 & 2.
- Please remove City of Denver from legal descriptions. Site is located in unincorporated Adams County, so only "County of Adams" is needed.
- All redlines were updated and addressed from previous request.

ROW2: Right-of-Way Vacation comments (applicable if applicant elects to still pursue vacation):

- Include case number top right corner
- Include a Plat Note describing the Title Commitment that was relied upon to create the Vacation Plat and the most recent date that it was updated.

- If the location of any of the easements defined within the Title Commitment are not shown on the plat, please provide a statement or general notes as to why (i.e. Exception 11 – Rec No: 2013000080129).
- Once we get to a finished product remove draft and please stamp.

Commenting Division: Environmental Analyst Review

Name of Review: Katie Keefe, Environmental Programs Manager

Email: KKeefe@adcogov.org / 720-523-6986

Review Status: Complete

ENV01. The parcel is located in the Adams County Flammable Gas Overlay (FGO). Flammable Gas Investigation Report (FGIR) had been submitted with initial application, and Tri-County Health and ACFR have reviewed and acknowledged findings. As of this comment letter, CDPHE has not provided review or comment. Staff is working to follow-up with them to confirm agreement with report findings.

Commenting Division: External Agencies

Review Status: Resubmittal Required

EA01: The following external agencies responded with a separate comment letter or email which will be provided in the following pages: ACFR, ACSO, CDOT, CDPHE, CDWR, DW, RTD, Tri-County Health, and Xcel Energy.

Of the responding agencies, the following have requested revisions or additional information prior to scheduling of public hearings and a response will be required with a subsequent submittal: Adams County Fire Rescue (ACFR), CO Div. of Water Resources (CDWR), and Xcel Energy.

Agency comments generally are described in the staff report and minor outstanding comments or general acknowledgments may be recommended conditions or notes of approval for the applicant to adhere to if the development application is approved.

Commenting Division: Public Comment

Review Status: Ongoing

PC01: As of the date of this comment letter, four public comments have been received and are provided in the following pages. Public Comment will continue to be accepted up until any public hearing is held, and those who have provided comment will be informed when any public hearing is scheduled.

It is recommended the applicant respond to any public comment concerns and describe how proposal may address concerns if any revisions proposed.



Development Review Team Comments

Date: September 24, 2020

Project Number: PRC2020-00005

Project Name: 53rd and Tennyson Row

Due to the ongoing COVID-19 pandemic, all land use applications and resubmittals are to be delivered electronically to epermitcenter@adcogov.org. For additional information on department operations, please visit <http://www.adcogov.org/CED>.

Please note where "Section" or "DSR" is referenced, please refer to the appropriate section of the Adams County Development Standards and Regulations. These can be viewed online here: <http://www.adcogov.org/development-standards-regulations>.

Land Use and Development Applications can be accessed here: <http://www.adcogov.org/current-planning-application-packets>

Commenting Division: Planning Review

Name of Reviewer: Alan Sielaff, Planner II

Email: ASielaff@adcogov.org / 720-523-6817

Review Status: Resubmittal Required

PLN01: General Comments

1. Minor revisions to site plan and landscape plan are requested, which on their own would be accommodated while public hearing noticing takes place. Because two referral agencies still have outstanding comments, one of which will affect the Preliminary Plat, an additional submittal and review is requested.
2. A Water Supply Information Summary Sheet is still to be provided to the Colorado Division of Water Resources (DWR). Applicant has indicated this will be provided shortly and staff will forward to DWR to confirm findings ahead of scheduling public hearings.
3. Revisions to dry utility placement is requested from Xcel Energy. New placements will need to be cross-checked with site and landscape plan to ensure no conflicts.

PLN02: Preliminary Major Plat Comments

1. Applicant to pursue an Encroachment Agreement with the County for the northern 30 ft. of Stuart St. to be used for (3) visitor parking spaces, landscaping and drainage improvements. This will be reviewed and determined at time of Final Plat. No further revision necessary.
2. Site area figure on the landscape plan data table of 73,870 SF does not sum to the total development size listed on the Plat (93,381.8 SF) less the two right-of-way dedications (Tract A at 6,771 SF and Tract B at 2,234 SF) for a remaining size of 84,377 SF. These are the only two

locations site area is listed. Please review and confirm figures or explain if I am calculating incorrectly. Please add final site area to Site Plan as well to ensure data is correct across all plans.

PLN03: Waiver from Subdivision Design Standard Requests

1. No remaining comments.

PLN04: Conditional Use Permit / Site Plan Comments

1. "City of Denver" is still included in the legal description on the plat (left text block) and should be removed. It is also included throughout the Landscape Plan title blocks, though no legal description is required here.
2. Please consider any opportunities on the site to provide a community amenity of some kind such as a common area gathering space. Providing amenities within new infill development has been commented on during recent public hearings and is likely to be asked. Though not a requirement for duplex housing products, heightened standards do appear in townhome and multifamily residential standards and with the increased as part of the rezone to R-3 may be commented on. Alternatively, please describe any private outdoor spaces such as patio and fenced in yards that will be provided with each unit.
3. Architectural Standards / Project Compatibility, Section 4-07 Residential Use Performance Standards review:
 - a. Proposed structures are three-stories in height, ranging from 32 ft. to 35 ft. as measured to the midway point of a pitched roof. Maximum height in the R-3 zone is 35 ft. Proposal conforms. Please include measurements to both the base (plate) and highest point of the roof with building permit submittal to ensure height will conform.
4. Parking Standards review, Section 4-12:
 - a. 4-12-04-03 SPACES REQUIRED - 2 spaces for each dwelling unit. The Planning Commission may require up to 1 space for every 2 units for visitor parking, or 9 total visitor spaces for this development (applicable for two-family dwellings). If the multifamily standard of 15% additional is provided for visitors, 6 additional spaces would be required. 6 are effectively provided within the site (the number of driveways that could accommodate a vehicle – duplexes 9, 10, 11, 12, 17, and 18), and with 3 additional are proposed as part of the proposed encroachment agreement north of the Stuart St. cul-de-sac would be 9. If additional parking is ultimately provided at end of Stuart St., public comment requested it to be public, not dedicated solely to this development. No further revisions necessary.
5. Landscaping Standards review, Section 4-16:
 - a. Provided Lot Typical plans meet or exceed coverage standards and tree and shrub minimums in Section 4-16-09-01-02 & 4-07-02-02. 1 large tree or 2 ornamental trees and 5 shrubs required per dwelling unit with at least 30% of the rear setback area area for landscaping. No further revisions necessary.
 - b. Bufferyard D actually requires 3 trees per 60 ft., the incorrect standard was missed with the previous submittal. Please update standard in bufferyard table. For the north bufferyard of 122 ft., 7 trees will be required (rounded up), but evergreen trees can be counted as contributing towards total number of trees (counter to previous review direction). These 7 trees need to be placed on Lot 4 as the right-of-way vacation request to the east has been withdrawn.
 - c. The northwest bufferyard of 194 ft. length will require 3 trees (bufferyard A - 1 tree per 80 ft., rounded up). It appears this bufferyard length has increased since the previous submittal. 1 additional tree will be needed here.

- d. Please consider adding Street frontage landscaping along Tennyson St. that meets one of five options listed in Section 4-16-07-01. Most options include 1 tree and 2 shrubs per 40 ft.
 - e. Though not flagged with the previous submittal, the landscape notes refer to City of Denver standards, see Implementation note #2, and City of Denver Landscape Notes section. These notes can be removed as long as all required information detailed in Section 4-16-10 Landscaping Plan Required is included.
 - f. Final drainage and utility easements should be added to Landscape Plan to ensure planting locations are feasible.
6. Sheet LS-2, 53rd Ave. is labeled as "53rd Venue".

Commenting Division: Development Engineering Review

Name of Review: Greg Labrie, Senior Civil Engineer

Email: GLabrie@adcogov.org / 720-523-6824

Review Status: Resubmittal Required

ENG1: The drainage report and the traffic impact study must be completed, reviewed and approved by Adams County Development Engineering prior to final plat approval.

ENG2: The design and construction plans for the public improvements on Stuart Street, 53rd Avenue, and Tennyson Street along with the design details of the detention and water quality facilities must be completed, reviewed and approved by Development Engineering prior to final plat approval.

ENG3: The applicant shall revise sheet A-1 of the site plan to show the emergency overflow or the outfall of the detention pond to be located in a position directing water flow away from the structure located at the bottom of the hill. This outfall shall be directed in a more true north position or a southwest position whichever is more practical for the final design.

ENG4: The applicant shall identify the type of curb cut detail that will be used for the private alley access onto Stuart Street. The applicant shall select a curb cut detail from the CDOT M-Standards and insure that the detail can fit within public right-of-way of Stuart Street. If the detail cannot be installed within the public right-of-way, the applicant shall then revise the plat and site plan to show the additional right-of-way or easement that may be required to accommodate the proposed curb cut detail. If the applicant cannot decide which curb cut to use for this development, it is recommended that the curb cut detail that will require the most right-of-way is used to establish the right-of-way and/or easement boundaries at this location.

Commenting Division: Addressing and Right-of-Way Review

Name of Review: Mark Alessi, Right-of-Way Agent

Email: MAlessi@adcogov.org / 720-523-6825

Review Status: Complete

ROW1: Reviewed and no more comments or changes needed. Resubmittals will be reviewed to ensure consistency.

Commenting Division: Environmental Analyst Review
Name of Review: Katie Keefe, Environmental Programs Manager
Email: KKeefe@adcogov.org / 720-523-6986
Review Status: Complete

ENV01. The parcel is located in the Adams County Flammable Gas Overlay (FGO). Flammable Gas Investigation Report (FGIR) had been submitted with initial application, and Tri-County Health, ACFR and CDPHE have reviewed and acknowledged findings. No further action is required.

Commenting Division: External Agencies
Review Status: Resubmittal Required

EA01: The following external agencies responded with a separate comment letter or email which will be provided in the following pages: ACFR, CDPHE, CDWR, and Xcel Energy.

Of the responding agencies, the following have requested revisions or additional information prior to scheduling of public hearings and a response will be required with a subsequent submittal: CO Div. of Water Resources (CDWR), and Xcel Energy.

Agency comments generally are described in the staff report and minor outstanding comments or general acknowledgments may be recommended conditions or notes of approval for the applicant to adhere to if the development application is approved.

Commenting Division: Public Comment
Review Status: Ongoing

PC01: As of the date of this comment letter, no additional public comments have been received since the previous comment letter (July 22, 2020). Public Comment will continue to be accepted up until any public hearing is held, and those who have provided comment will be informed when any public hearing is scheduled.



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

Review Comments Wednesday, March 25, 2020

Case Number:	PRC2020-00005
Location:	4301 West 53 rd Avenue (Parcel 0182518100027)
Description:	Subdivision to create 18 lots and 3 tracts on existing 2.16 acre property
Reviewer:	Whitney Even

Notes specific to the plan reviewed will be red in color. These comments may require a response from the applicant.

General:

1. The following comments are typical site development requirements regarding fire access and water supply. 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. 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. These requirements are not all inclusive, but are provided to aid in your design process.

Automatic Fire Sprinkler System:

3. As stated in Section 903.2.8 of the 2018 International Fire Code as adopted and amended by Adams County, an approved residential fire sprinkler system is likely required. Please be aware that if the sprinkler system is going to be designed and installed in accordance with NFPA 13D the fire sprinkler plans must be submitted to us for review under a separate permit. If the system will be designed and installed in accordance with IRC section P2904, plans shall be submitted to Adams County Building Division for review and permitting. If a P2904 system is to be installed, please provide us with a record of the Building Division's approval.

The applicant met with FM Wilder and DFM Notary on 1/4/2019 to discuss this project. We do not have record of the exact site plan discussed, but the meeting notes indicate that the applicant was told that residential fire sprinkler systems would need to be installed. During the meeting, it was also discussed that a 24' access road would be permitted as long as residential fire sprinkler systems were installed.

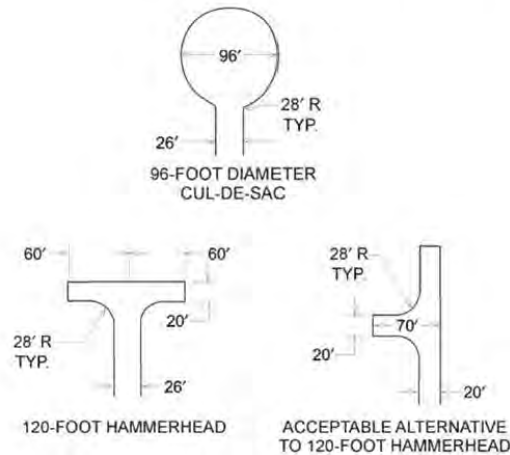
Fire Apparatus Access Roads:

4. Fire apparatus access roads shall:
 - i) Be a minimum of 24' wide or 26' wide when a fire hydrant is present or if the highest roof surface exceeds 30'
 - (1) For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

- ii) Be within 150' of all ground level exterior portions of the building (may be longer when an approved fire sprinkler system is installed throughout the building);
 - iii) Be able to support an 85,000 pound fire apparatus;
 - iv) Provide all-weather driving capabilities and;
 - v) Meet the turning radius of our largest fire apparatus (see attached turning radius template).
During the 1/4/2019 meeting, it was discussed that a 24' access road would be permitted as long as residential fire sprinkler systems were installed.
5. We typically require a drive path analysis showing that our fire apparatus will be able to easily maneuver along fire apparatus access roads.
Please use the attached turning radius template and provide the specifications used in your analysis on the plan. Please provide a turn path analysis (autoturn exhibit) showing that we will be able to navigate the private alleys and utilize them for turning around.
6. Fire apparatus access roads shall be delineated on the site plan as "Emergency Access Lanes" and shall be marked with both a no parking fire lane sign and curbs shall be painted red. **See areas highlighted in red below.**
- a. Fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background.
 - b. Fire lane signs as specified above shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.
 - c. Fire lane signs as specified above shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide.



7. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an *approved* area for turning around fire apparatus.



Fire Flow and Hydrant Location:

8. The required fire-flow is dependent on the building construction type, square footage, and presence of an approved automatic fire sprinkler system. You may refer to Appendix B of the 2018 IFC for guidance.
A fire-flow of 500 gpm at 20 psi residual would be required as long all units are protected by fire sprinkler systems, otherwise the fire-flow requirement would be 1,000 gpm at 20 psi.
9. **A fire hydrant fire-flow test shall be conducted by the appropriate Water District to determine the available fire-flow at the site. A computer model simulation may be completed if the site does not have any fire hydrants located next to it. If a computer model simulation is used, a fire-flow test shall be conducted on the site after the water supply and fire hydrants are approved for operation.**
10. A fire hydrant shall be located within 400' (unsprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building.
At the 1/4/2019 meeting, hydrant locations were discussed. The two hydrants shown on Stuart Street would meet this if fully fire sprinklered.
11. A 3-foot clear space shall be maintained around the circumference of fire hydrants.
12. Private fire service mains and fire hydrants 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. Private fire service mains and fire hydrants plans shall be submitted for review and approval. A current list of registered contractors can be found by going to <https://www.colorado.gov/dfpc/fire-suppression-system-contractors>.

Other Requirements:

- ⇒ All site development plans required by the county shall be submitted to us for review and permitting as well. These shall include at a minimum an overall dimensioned site plan, grading plan, landscape plan, and utility plan.
- ⇒ After the site development plans are reviewed and approved, plans for all buildings and fire protection systems shall be submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.
- ⇒ We always welcome and encourage meetings to discuss fire code requirements. Please call us at any point in the process if you would like to schedule one.

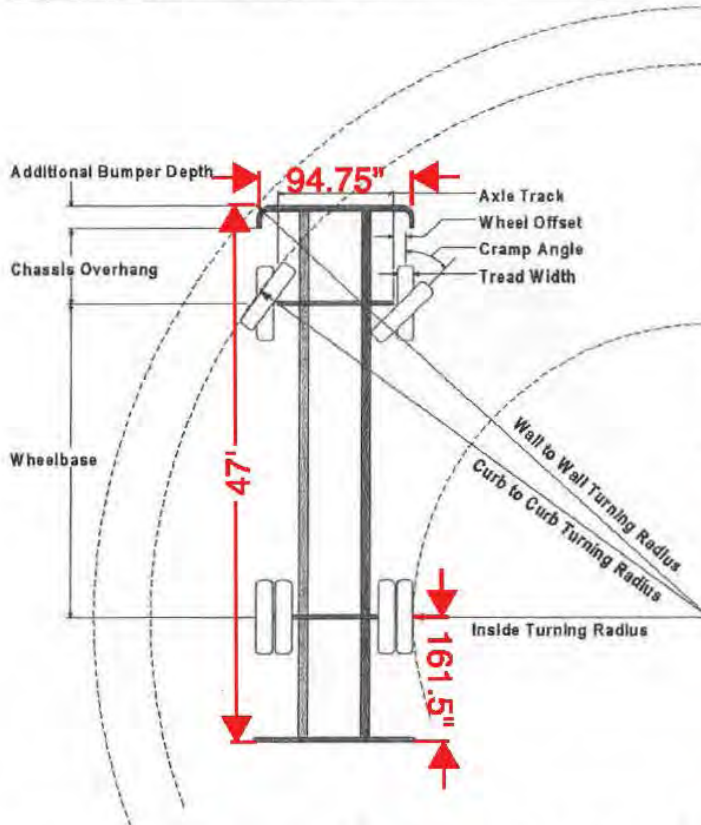


Turning Performance Analysis

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.

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtrm/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.



**ADAMS COUNTY FIRE RESCUE
FIRE PREVENTION BUREAU**

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

To: Property Owner & ADCO Building Department
Attn: Property Owner & ADCO Building Department
Type: **ACFR Flammable Gas Overlay Referral Review – PRC2020-00005 – Duplex Development**
Address: **4301 West 53rd Avenue**

From: Whitney Even
Date: 3/25/20

The Adams County Fire Protection District has received a request for the approval of a change of use or construction on the above-named property located within the flammable gas overlay district. A flammable gas investigation must be completed. The results of the investigation shall demonstrate that no flammable gas is present and there is no potential for flammable gas to reach 20% of the lower explosive limit in the soil surrounding the proposed building(s). If this is not the result, a gas control system and emergency procedure will be necessary. Plans for such system and the emergency procedures must be prepared and submitted as required by the County zoning regulations (3-36). The plans submitted for review shall include all items required by the County zoning regulations which can be located by going to <http://www.adcogov.org/sites/default/files/dsr-chapter-03.pdf>.

We have received a copy of the flammable gas investigation report and letter from Tri-County Health Department. The report states “Monitoring results for temporary soil vapor monitoring points did not indicate flammable gas present in the subsurface. Based on these results the potential for flammable gas buildup from nearby historical solid waste disposal activities reaching 20% of the LEL in the planned building addition does not currently exist”. Based on the report and letter, no further action is necessary at this time.

If you have any questions for the fire district, please feel free to call 303-539-6862.



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

To: Adams County Community and Economic Development Department
From: Whitney Even
Attn: Alan Sielaff
Date: 6/19/20

Subject: 53rd and Tennyson Row – PRC2020-00005 - Update
Address: 4301 West 53rd Avenue

Notes specific to the plan reviewed will be red in color. These comments may require a response from the applicant.

General:

1. The following comments are typical site development requirements regarding fire access and water supply. 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](https://codes.iccsafe.org/public/document/IFC2018). Amendments to this code can be located by going to [http:// www.adcogov.org/sites/default/ fil es/Ordinance%20No.%204_ 1.pdf](http:// www.adcogov.org/sites/default/ files/Ordinance%20No.%204_1.pdf).
2. 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. These requirements are not all inclusive, but are provided to aid in your design process.

Automatic Fire Sprinkler System:

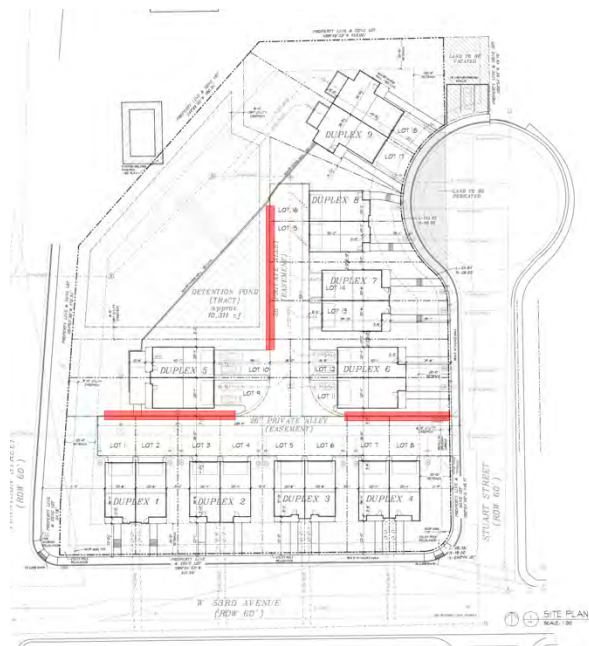
3. As stated in Section 903.2.8 of the 2018 International Fire Code as adopted and amended by Adams County, an approved residential fire sprinkler system is likely required. Please be aware that if the sprinkler system is going to be designed and installed in accordance with NFPA 13D the fire sprinkler plans must be submitted to us for review under a separate permit. If the system will be designed and installed in accordance with IRC section P2904, plans shall be submitted to Adams County Building Division for review and permitting. If a P2904 system is to be installed, please provide us with a record of the Building Division ' s approval.
 - o The applicant met with FM Wilder and DFM Notary on 1/4/2019 to discuss this project. We do not have record of the exact site plan discussed, but the meeting notes indicate that the applicant was told that residential fire sprinkler systems would need to be installed. During the meeting, it was also discussed that a 24' access road would be permitted as long as residential fire sprinkler systems were installed.
 - o Since the first comment letter was sent in March, further discussion on the fire sprinkler requirements have taken place. Duplexes where individual fire areas do not exceed 3,600 square feet and where fire hydrants are located within 1,000 feet are not required to have an automatic fire sprinkler system installed. It is always recommended; however, it is not required.

Fire Apparatus Access Roads:

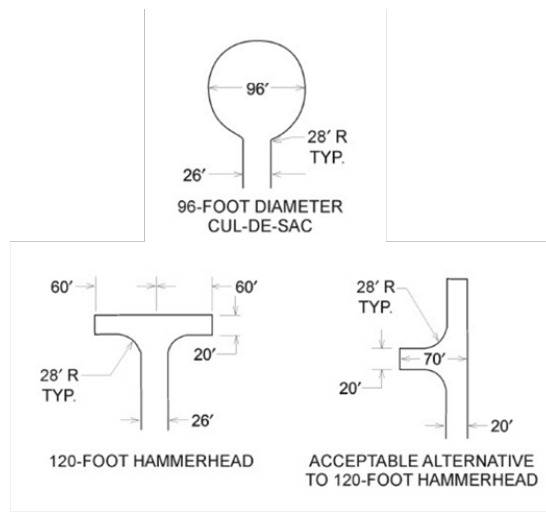
4. Fire apparatus access roads shall:
- i) Be a minimum of 24' wide or 26' wide when a fire hydrant is present or if the highest roof surface exceeds 30'
 - (1) For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
 - ii) Be within 150' of all ground level exterior portions of the building (may be longer when an approved fire sprinkler system is installed throughout the building);
 - iii) Be able to support an 85,000 pound fire apparatus;
 - iv) Provide all-weather driving capabilities and;
 - v) Meet the turning radius of our largest fire apparatus (see attached turning radius template).
- During the 1/4/2019 meeting, it was discussed that a 24' access road would be permitted as long as residential fire sprinkler systems were installed. **The newest site plan appears to show 26' wide private alleys.**

5. We typically require a drive path analysis showing that our fire apparatus will be able to easily maneuver along fire apparatus access roads.
- Please use the attached turning radius template and provide the specifications used in your analysis on the plan. Please provide a turn path analysis (autoturn exhibit) showing that we will be able to navigate the private alleys and utilize them for turning around.**

6. Fire apparatus access roads shall be delineated on the site plan as "Emergency Access Lanes" and shall be marked with both a no parking fire lane sign and curbs shall be painted red. **See areas highlighted in red below.**
- i) Fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background.



7. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus.



Fire Flow and Hydrant Location:

8. The required fire-flow is dependent on the building construction type, square footage , and presence of an approved automatic fire sprinkler system. You may refer to Appendix B of the 2018 IFC for guidance.
 A fire-flow of 500 gpm at 20 psi residual would be required as long all units are protected by fire sprinkler systems, otherwise the fire-flow requirement would be 1,000 gpm at 20 psi.
9. A fire hydrant fire-flow test shall be conducted by the appropriate Water District to determine the available fire-flow at the site. A computer model simulation may be completed if the site does not have any fire hydrants located next to it. If a computer model simulation is used, a fire-flow test shall be conducted on the site after the water supply and fire hydrants are approved for operation.
10. A fire hydrant shall be located within 400' (unsprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building.
 At the 1/4/2019 meeting, hydrant locations were discussed. The two hydrants shown on Stuart Street would meet this if fully fire sprinklered. If not fully fire sprinklered a hydrant does not appear to meet the 400' requirement and an additional hydrant may need to be added.
11. A 3-foot clear space shall be maintained around the circumference of fire hydrants.
12. Private fire service mains and fire hydrants 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. Private fire service mains and fire hydrants plans shall be submitted for review and approval. A current list of registered contractors can be found by going to <https://www.colorado.gov/dfpc/fire-suppression-system-contractors>.

Other Requirements:

13. All site development plans required by the county shall be submitted to us for review and permitting as well. These shall include at a minimum an overall dimensioned site plan, grading plan, landscape plan, and utility plan.
14. After the site development plans are reviewed and approved, plans for all buildings and fire protection systems shall be submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.
15. We always welcome and encourage meetings to discuss fire code requirements. Please call us at any point in the process if you would like to schedule one.

Sincerely,

A handwritten signature in black ink, appearing to read "Whitney Even", with a long horizontal flourish extending to the right.

Whitney Even
Deputy Fire Marshal
Adams County Fire Rescue

From: [Whitney Even](#)
To: [Alan Sielaff](#)
Subject: Re: PRC2020-00005 53rd and Tennyson Row Submittal #3
Date: Monday, September 14, 2020 7:35:13 AM
Attachments: [image001.png](#)

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

Good morning Alan,

I have reviewed the resubmittal for this project (PRC2020-00005). The applicant has addressed our comments that required a response. We have no further comments at this time. Thanks.



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

From: [Loeffler - CDOT, Steven](#)
To: [Alan Sielaff](#)
Subject: Re: PRC2020-00005 Request for Comments - 53rd & Tennyson Row
Date: Monday, March 2, 2020 11:21:03 AM

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

Alan,

I have reviewed the referral for the 53rd and Tennyson Row and have no objections to the subdivision to create 18 lots and 3 tracts on 2.16 acre property. No objection to the rezone from R-2 to R-3. No objection to the CUP to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district. This development is off of the state system and should have negligible impact to the State Highways in the area.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P [303.757.9891](tel:303.757.9891) | F [303.757.9886](tel:303.757.9886)
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

From: [Loeffler - CDOT, Steven](#)
To: [Alan Sielaff](#)
Cc: [Bradley Sheehan - CDOT](#)
Subject: Re: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral
Date: Tuesday, June 9, 2020 2:49:09 PM

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

Alan,

I have reviewed the updated referral for the 53rd and Tennyson Row, located at 4301 W. 53rd Ave. and have no objections. This development is off of the state highway system and should have minimal impact to the State Highways in the area.

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

From: [Localreferral - CDPHE, CDPHE](#)
To: [Alan Sielaff](#)
Subject: Re: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral
Date: Tuesday, June 9, 2020 2:11:13 PM

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

Thank you for contacting to the Colorado Department of Public Health and Environment (CDPHE). CDPHE's general comments are available [here](#). We will continue to review this referral to determine whether additional comments are necessary. If additional comments are necessary, we will submit them by the referral deadline.

--



cdphe_localreferral@state.co.us | colorado.gov/cdphe

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

Hazardous and Solid Waste

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:
<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:
<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwm@state.co.us or calling 303-692-3320.

Water Quality

The applicant must comply with all applicable water quality rules and regulations. The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/water-quality-control-commission-regulations>.



Clean Water Requirements

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://www.colorado.gov/pacific/cdphe/cor400000-stormwater-discharge>

or contact:

[Email: cdphe_ceos_support@state.co.us](mailto:cdphe_ceos_support@state.co.us) or cdphe_wqcd_permits@state.co.us

[CEOS Phone: 303-691-7919](tel:303-691-7919)

[Permits Phone: 303-692-3517](tel:303-692-3517)

Drinking Water Requirements

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. For questions regarding drinking water regulation applicability or other assistance and resources, visit this website:

<https://www.colorado.gov/pacific/cdphe/tools-drinking-water-facilities-managers>



If you have any other questions regarding either clean or drinking water quality, please contact CDPHE's WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here: <https://www.colorado.gov/pacific/cdphe/aqcc-regs>.

Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.



It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado’s APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

Asbestos and Lead-Based Paint

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: <https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos> and the following website for lead-based paint: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.



If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Health Equity and Environmental Justice

CDPHE notes that certain projects have potential to impact vulnerable minority and low-income communities. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and if so, take action to mitigate and minimize those impacts. This includes interfacing directly with the communities in the project area to better understand community perspectives on the project and receive feedback on how it may impact them during development and construction as well as after completion. We have included some general resources for your reference.

Additional Resources:

[CDPHE's Health Equity Resources](#)

[CDPHE's Checking Assumptions to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)



From: [Todd - CDPHE, Andrew](#)
To: [Alan Sielaff](#)
Subject: Re: FW: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral
Date: Thursday, August 20, 2020 12:14:37 PM

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

Hello Alan,

I couldn't find the original response I thought was sent. So maybe I didn't respond earlier. In case it's better late than never....

CDPHE finds that, because no substantial threat of flammable gas was found, there is no need for gas mitigation or further action in this case.

On Tue, Jul 21, 2020 at 1:15 PM Alan Sielaff <ASielaff@adcogov.org> wrote:

Hello,

I wanted to reach out to the Hazardous Materials and Waste Management Division (HMWMD) regarding this development's proximity to a historic landfill and their required Flammable Gas Investigation Report. I did receive the general CDPHE local referral response, but want to see if it's possible to receive a more specific review or confirmation regarding this site. Our development code requires we receive comment from CDPHE, Tri-County Health, and the local fire district (referenced copied below signature line). Tri-County and the Adams County Fire have reviewed and determined no further action is required, so if possible I'd just like to verify that CDPHE is in agreement. It looks like Andrew Todd was included as a cc in Tri-County's original review of the report as well, so including him here.

Please let me know if there's any questions or concerns, thank you,



Alan Sielaff, AICP

Planner II, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

P: 720.523.6817 | Department: 720.523.6800

asielaff@adcogov.org | www.adcogov.org

Adams County buildings are now open with a four-day schedule with expanded operating hours – from 7 a.m. to 5:30 p.m. Tuesday through Friday. The Community and Economic Development Department is open for in-person meetings by appointment only, [more](#)



March 23, 2020

Alan Sielaff
Adams County Community & Economic Development Department
Transmitted via email:
ASielaff@adcogov.org

RE: 53rd and Tennyson Row
Case no. PRC2020-00005
Part of the SW ¼ of the NE ¼ of Sec. 17, T3S, R68W, 6th P.M.
Water Division 1, Water District 7

Dear Mr. Sielaff,

We have reviewed the information submitted on March 3, 2020 for the referral concerning the above referenced proposal to rezone approximately 2.16 acres to R-3 Residential-3, subdivide into 18 lots and three tracts and a conditional use permit for 9 duplexes on 18 lots.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted; therefore, the water supply demand for this subdivision is unknown. Waste water treatment will be provided by the Berkeley Water and Sanitation District.

Source of Water Supply

The proposed water source for the property is water taps provided by Denver Water. According to the letter dated April 6, 2018 from Denver Water (“letter”) Denver Water currently provides water to the property. However, it is unknown if Denver Water is committed to serving the additional lots in the proposed subdivision.

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



State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the applicant must provide the following:

1. The water supply demands for the subdivision.
2. Information on the source of water supply and if the water supplier is committed to providing water to the subdivision.

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

Sincerely,

A handwritten signature in black ink that reads "Joanna Williams". The signature is written in a cursive, flowing style.

Joanna Williams, P.E.
Water Resource Engineer

Ec: File for subdivision no. 27074



July 20, 2020

Alan Sielaff
Adams County Community & Economic Development Department
Transmitted via email:
ASielaff@adcogov.org

RE: 53rd and Tennyson Row
Case no. PRC2020-00005
Part of the SW ¼ of the NE ¼ of Sec. 17, T3S, R68W, 6th P.M.
Water Division 1, Water District 7

Dear Mr. Sielaff,

We have reviewed the additional information submitted on June 9, 2020 for the referral concerning the above referenced proposal to rezone approximately 2.16 acres to R-3 Residential-3, subdivide into 18 lots and three tracts and a conditional use permit for 9 duplexes on 18 lots. This office previously commented on this referral in a letter dated March 23, 2020.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted; therefore, the water supply demand for this subdivision is unknown. Waste water treatment will be provided by the Berkeley Water and Sanitation District.

Source of Water Supply

The proposed water source for the property is water taps provided by Denver Water. According to the letter dated June 5, 2020 from Denver Water (“letter”) Denver Water states the property is eligible to receive water, however prior to proceeding with the project to verify with Berkeley Water and Sanitation District (“District”) to confirm the District’s ability to serve the property. However, it is unknown if the District is committed to serving water to the additional lots in the proposed subdivision.

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



State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan the applicant must provide the following:

1. The water supply demands for the subdivision.
2. Information if the District is committed to providing water to the subdivision.

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

Sincerely,

A handwritten signature in cursive script that reads "Joanna Williams".

Joanna Williams, P.E.
Water Resource Engineer

Ec: File for subdivision no. 27074



October 1, 2020

Alan Sielaff
Adams County Community & Economic Development Department
Transmitted via email:
ASielaff@adcogov.org

RE: 53rd and Tennyson Row
Case no. PRC2020-00005
Part of the NE ¼ of Sec. 8, T3S, R68W, 6th P.M.
Water Division 1, Water District 7

Dear Mr. Sielaff,

We have reviewed the additional information submitted on September 1, 2020 for the referral concerning the above referenced proposal to rezone approximately 2.16 acres to R-3 Residential-3, subdivide into 18 lots and three tracts and a conditional use permit for 9 duplexes on 18 lots. This office previously commented on this referral in a letter dated March 23, 2020 and July 20, 2020.

Water Supply Demand

According to the Water Supply Information Summary Sheet the water supply demand for the 18 lots will be 108,864 gallons per day for household use (6.01 acre-feet per year) and 1.16 acre-feet per year for irrigation of 0.86 acres. Waste water treatment will be provided by the Berkeley Water and Sanitation District.

Source of Water Supply

The proposed water source for the property is water taps provided by Denver Water. According to the letter dated June 5, 2020 from Denver Water (“letter”) Denver Water states the property is eligible to receive water, however prior to proceeding with the project to verify with Berkeley Water and Sanitation District (“District”) to confirm the District’s ability to serve the property. According to the additional materials, Denver Water took over the District’s water system on January 1, 2018, so the District is unable to provide a will-serve letter. Denver Water is considered to be a reliable water source. Due to the discrepancy between Denver Water’s June 5, 2020 letter and the statement from the District that they are unable to provide a will-serve letter our office recommends that the Applicant obtain a letter from Denver Water clarifying the terms and conditions for obtaining service.

The applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in](#)



[Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

State Engineer's Office Opinion

Based on the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, as long as Denver Water and the District provides water service to the proposed development and the amount of water provided to the development is adequate to meet the water requirements of the development. Due to the discrepancy between Denver Water's June 5, 2020 letter and the statement from the District that they are unable to provide a will-serve letter our office recommends that the Applicant obtain a letter from Denver Water clarifying the terms and conditions for obtaining service.

Should you, or the Applicant, have any questions please contact Ailis Thyne in this office at ailis.thyne@state.co.us.

Sincerely,

A handwritten signature in black ink that reads "Joanna Williams". The signature is written in a cursive style with a large initial "J" and "W".

Joanna Williams, P.E.
Water Resource Engineer

Ec: File for subdivision no. 27074

From: [Thyne - DNR, Ailis](#)
To: [Alan Sielaff](#)
Subject: Re: PRC2020-00005 53rd and Tennyson Row Submittal #3
Date: Wednesday, November 4, 2020 11:45:55 AM

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

Hi Alan,

The updated letter from Denver is acceptable to us regarding the commitment to serve the property.

Please let me know if you have any questions.

Regards,

Ailis Thyne, P.E.
Water Resource Engineer



P 303.866.3581 x 8216

1313 Sherman Street, Room 818, Denver, CO 80203

ailis.thyne@state.co.us | www.colorado.gov/water

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



March 9, 2020

Karen Berry
State Geologist

Alan Sielaff, AICP
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
NW SW NE Section 18,
T3S, R68W, 6th P.M.
39.7933, -105.0432

**Subject: 53rd & Tennyson Row – 18-Lot Subdivision, Rezone from R-2 to R-3, and CUP
Case Number PRC2020-00005; Adams County, CO; CGS Unique No. AD-20-0015**

Dear Mr. Sielaff:

Colorado Geological Survey has reviewed the 53rd & Tennyson Row subdivision, rezone, and CUP referral, for an 18-lot duplex development on 2.16 acres located at 4301 W. 53rd Ave.

There are no geologic hazards or unusual geotechnical constraints present that would preclude the proposed residential use and density. **CGS therefore has no objection to approval of PRC2020-00005 as proposed.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Arvada Quadrangle, 1974), the subject property appears to be located within a mapped "F1" or "E3" resource area. F1 is described as a floodplain deposit potentially containing a coarse aggregate resource consisting of "Gravel: relatively clean and sound." E3 is a wind-deposited sand.

A determination of whether the property contains an economic mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a mineral resource. However, even if a resource were determined to be present, the close proximity of existing residential development (due to noise, air quality, and visual impact concerns) and the site's small size likely preclude economic extraction.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.
Engineering Geologist

From: [Inter Governmental Plan Review](#)
To: [Alan Sielaff](#)
Subject: RE: PRC2020-00005 Request for Comments - 53rd & Tennyson Row
Date: Friday, February 28, 2020 1:07:53 PM
Attachments: [image001.png](#)

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

Good Afternoon Alan,

Denver Water does not have any comments on the rezoning of this subdivision. However, the developer will need to work with Denver Water's Sales Administration to obtain water services. Please let me know if you have any questions or concerns.

Thank you,

Kela Naso | Engineering Specialist
Denver Water | t: 303-628-6302 | e: kela.naso@denverwater.org
denverwater.org | denverwaterTAP.org



From: Alan Sielaff <ASielaff@adcogov.org>
Sent: Thursday, February 27, 2020 2:54 PM
To: Alan Sielaff <ASielaff@adcogov.org>
Subject: PRC2020-00005 Request for Comments - 53rd & Tennyson Row

The Adams County Planning Commission is requesting comments on the following development application:

- 1) Subdivision to create 18 lots and 3 tracts on existing 2.16 acre property;**
- 2) Rezone from Residential-2 (R-2) to the Residential-3 (R-3) zone district, and;**
- 3) Conditional Use Permit to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district.**

This request is located at 4301 W. 53rd Ave. The Assessor's Parcel Number is 0182518100027.

Applicant Information: MAG Builders Inc.
3132 FEDERAL BLVD
DENVER, CO 80211

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) 523-6817 by 03/20/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ASielaff@adcogov.org.

From: [Naso, Kela A.](#)
To: [Alan Sielaff](#)
Subject: RE: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral
Date: Thursday, June 11, 2020 1:59:12 PM
Attachments: [image001.png](#)

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

Good Afternoon Alan,

Denver Water has no comments on the rezoning of the property at 53rd & Tennyson. However, the developer/ owner should work directly with Denver Water's Sales Administration to proceed with water services and fire protection.

Thank you,

Kela Naso | Engineering Specialist
Denver Water | t: 303-628-6302 | c: 720-517-4486
denverwater.org | denverwaterTAP.org



From: [Naso, Kela A.](#)
To: [Alan Sielaff](#)
Subject: RE: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral
Date: Friday, June 19, 2020 1:04:16 PM
Attachments: [image001.png](#)

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

Good Afternoon Alan,

The owner and developer will need to submit formal plans to Denver Water regarding water services for this site. Please let me know if you have any questions or concerns.

Thank you,

Kela Naso | Engineering Specialist
Denver Water | t: 303-628-6302 | c: 720-517-4486
denverwater.org | denverwaterTAP.org



From: Alan Sielaff <ASielaff@adcogov.org>
Sent: Tuesday, June 09, 2020 1:58 PM
To: Alan Sielaff <ASielaff@adcogov.org>
Subject: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral

Greetings,

This development proposal has been resubmitted with three additional applications, # 4-6 below. These new requests require a new referral to partner agencies and the public. The development proposal is generally the same as the original application as the new applications required were identified during the first review.

Additionally, the first referral occurred at the beginning of the Covid-19 outbreak as many referring organizations were temporarily closed or transitioned to work from home. As a result, some may not have been able to provide comment on the initial application. If you have comments or wish to provide updated comments, **please respond by 07/01/20**. Full application materials are available online here: www.adcogov.org/planning/currentcases.

The Adams County Planning Commission is requesting comments on the following development application:

- 1) Subdivision to create 18 lots and 3 tracts on existing 2.16 acre property;**
- 2) Rezone from Residential-2 (R-2) to the Residential-3 (R-3) zone district;**
- 3) Conditional Use Permit to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district;**
- 4) Right-of-Way Vacation of northern 30 feet of Stuart St.;**
- 5) Waiver from Subdivision Design Standards - Lot Depth to Width Ratio, and;**
- 6) Waiver from Subdivision Design Standards - Private Road Access**

From: [Naso, Kela A.](#)
To: [Alan Sielaff](#)
Subject: RE: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral
Date: Friday, June 19, 2020 1:11:08 PM
Attachments: [image003.png](#)

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

Hi Alan,

Sorry for the confusion. My last email would still apply as well. We have no comments regarding the rezone but the developer will have to work with our Sale's group regarding water services.

Thank you,
Kela

From: Alan Sielaff <ASielaff@adcogov.org>
Sent: Friday, June 19, 2020 1:09 PM
To: Naso, Kela A. <Kela.Naso@denverwater.org>
Subject: RE: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral

Thank you Kela. You did provide comment last week copied below. Would this updated comment be something you want to see as part of a resubmittal on the subdivision and rezoning application, or just something for the developer to do after zoning approval and once they apply for building permits?

Alan Sielaff, AICP

Planner II, *Community & Economic Development Department*
ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

P: 720.523.6817 | Department: 720.523.6800

asielaff@adcogov.org | www.adcogov.org

Adams County buildings are now open with a four-day schedule. County buildings will have expanded hours – from 7 a.m. to 5:30 p.m. – on Tuesdays through Fridays to serve residents. Some departments are open by appointment only. [Find modified office hours here.](#)

Sent 6/11/20

Good Afternoon Alan,

Denver Water has no comments on the rezoning of the property at 53rd & Tennyson. However, the developer/ owner should work directly with Denver Water's Sales Administration to proceed with water services and fire protection.

Thank you,

From: [Woodruff, Clayton](#)
To: [Alan Sielaff](#)
Subject: RE - PRC2020-00005 53rd and Tennyson Row
Date: Tuesday, March 10, 2020 11:20:20 AM

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

Alan,

RTD has no comment on this project

Thank you,



C. Scott Woodruff
Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: [Woodruff, Clayton](#)
To: [Alan Sielaff](#)
Subject: RE: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral
Date: Thursday, June 18, 2020 8:06:05 AM

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

Alan,

The RTD has no comment on this project.

Thank you,



C. Scott Woodruff
Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: Alan Sielaff <ASielaff@adcogov.org>
Sent: Tuesday, June 09, 2020 1:58 PM
To: Alan Sielaff <ASielaff@adcogov.org>
Subject: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral

Greetings,

This development proposal has been resubmitted with three additional applications, # 4-6 below. These new requests require a new referral to partner agencies and the public. The development proposal is generally the same as the original application as the new applications required were identified during the first review.

Additionally, the first referral occurred at the beginning of the Covid-19 outbreak as many referring organizations were temporarily closed or transitioned to work from home. As a result, some may not have been able to provide comment on the initial application. If you have comments or wish to provide updated comments, **please respond by 07/01/20**. Full application materials are available online here: www.adcogov.org/planning/currentcases.

The Adams County Planning Commission is requesting comments on the following development application:

- 1) Subdivision to create 18 lots and 3 tracts on existing 2.16 acre property;**
- 2) Rezone from Residential-2 (R-2) to the Residential-3 (R-3) zone district;**
- 3) Conditional Use Permit to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district;**
- 4) Right-of-Way Vacation of northern 30 feet of Stuart St.;**
- 5) Waiver from Subdivision Design Standards - Lot Depth to Width Ratio, and;**



March 20, 2020

Alan Sielaff
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: 53rd and Tennyson Row, PRC2020-00005
TCHD Case No. 6155, 6156 & 6157

Dear Mr. Sielaff,

Thank you for the opportunity to review and comment on the Subdivision for the creation of 18 lots and 3 tracts on an existing 2.16-acre property, Rezone from Residential-2 (R-2) to Residential-3 (R-3) zone district, and Conditional Use Permit to construct 9 duplexes consisting of 18 units of individual lots in an R-3 zone district, located at 4301 W. 53rd Ave. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Historic Landfill

According to TCHD's records, there is a historic landfill located within 1,000 feet of the subject property referenced as Landfill No. AD-035, Ad-036 and AD-173. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. At such time that construction is planned on this property, we recommend the following:

- 1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.*
- 2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.*
- 3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.*

The applicant submitted a flammable gas investigation report, dated November 2019 prepared by Lt Environmental, Inc. Based on our review of the Report, it is the opinion of TCHD that no further action is required.

Building Demolition

Fugitive Dust, Lead, and Asbestos

The application indicates that the existing adjacent structure on the northwest corner on the site will be demolished.

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

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

Vector Control – Building Demolition

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction

and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

- A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
- Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
- Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
- Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
- Bicycle facilities and racks are provided in convenient locations.

Healthy building design standards:

Building design can impact health in several ways including through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain, the air and water quality, the amount of daylight available, and even by encouraging physical activity and social interaction. TCHD encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

53rd and Tennyson Row
March 20, 2020
Page 4 of 4

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or slynch@tchd.org.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.

A handwritten signature in black ink, appearing to be 'Pang Moua', with a stylized, flowing script.

Sincerely,

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



June 29, 2020

Alan Sielaff
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: 53rd and Tennyson Row, PRC2020-00005
TCHD Case No. 6320, 6321 & 6322

Dear Mr. Sielaff,

Thank you for the opportunity to review and comment on the Resubmittals for the Subdivision for the creation of 18 lots and 3 tracts on an existing 2.16-acre property, Rezone from Residential-2 (R-2) to Residential-3 (R-3) zone district, and Conditional Use Permit to construct 9 duplexes consisting of 18 units of individual lots in an R-3 zone district, the Right-of-Way Vacation of Stuart Street northern of the site located at 4301 W. 53rd Ave. Tri-County Health Department (TCHD) staff previously reviewed the application for the resubmittals for the Subdivision for the creation of 18 lots and 3 tracts on an existing 2.16-acre property, Rezone from Residential-2 (R-2) to Residential-3 (R-3) zone district, Conditional Use Permit to construct 9 duplexes consisting of 18 units of individual lots in an R-3 zone district in a letter dated March 20, 2020 with the following comments. TCHD has no further comments

Historic Landfill

According to TCHD's records, there is a historic landfill located within 1,000 feet of the subject property referenced as Landfill No. AD-035, Ad-036 and AD-173. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. At such time that construction is planned on this property, we recommend the following:

- 1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.*
- 2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.*
- 3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed*

during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

The applicant submitted a flammable gas investigation report, dated November 2019 prepared by Lt Environmental, Inc. Based on our review of the Report, it is the opinion of TCHD that no further action is required.

Building Demolition

Fugitive Dust, Lead, and Asbestos

The application indicates that the existing adjacent structure on the northwest corner on the site will be demolished.

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

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<http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Community design to support walking and bicycling

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In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

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- Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
- Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
- Bicycle facilities and racks are provided in convenient locations.

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consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or slynch@tchd.org.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.



Sincerely,

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD

**Tri-County Health Department
Guidance for Preparation of
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism

A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions

This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.
Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatric@tchd.org.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

March 27, 2020

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

Attn: Alan Sielaff

RE: 53rd and Tennyson ROW, Case # PRC2020-00005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project in that there do not appear to be sufficient dry utility easements for this development. Please note that PSCo's standard easement width requirements are as follows:

- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement and space for service truck access
- 8-feet wide for electric facilities including space for transformers, pedestals, and cabling
- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement

PSCo also requests the following language or plat note be placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all

present and any future accommodations for natural gas transmission and electric transmission related facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



Right of Way & Permits

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

June 30, 2020

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

Attn: Alan Sielaff

Re: 53rd and Tennyson ROW - 2nd referral, Case # PRC2020-00005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **53rd and Tennyson ROW** and requests that the 8-foot wide utility easements are expanded to 10-feet in width to accommodate all dry utilities. This is PSCo's standard minimum width for joint trenching natural gas and electric distribution facilities.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Please be aware PSCo owns and operates existing electric distribution facilities within the proposed project area, and has no objection to this proposed *rezone*, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional

easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



Right of Way & Permits

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

September 24, 2020

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

Attn: Alan Sielaff

Re: 53rd and Tennyson ROW – 3rd referral, Case # PRC2020-00005

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the comment responses for **53rd and Tennyson ROW** and that the natural gas and electric distribution facilities will be placed in the 10-foot wide dry utility easements as shown on the plat. However, in the areas that overlap with drainage easements and the encroaching structure within Tract C, it is requested that the 10-foot is adjusted around these areas as to continue being 10-feet in width throughout.

Additionally, the utility easements along Stuart Street must be labeled with type and width.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: [George, Donna L](#)
To: [Alan Sielaff](#)
Subject: RE: 53rd and Tennyson ROW – 4th referral, Case # PRC2020-00005
Date: Wednesday, October 21, 2020 12:32:47 PM
Attachments:

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

Hey Alan,

The attached plat looks fine, thank you very much. Will this do, or do you need an amended response letter?

Regards,

Donna

From: [Bonnie Barber](#)
To: [Alan Sielaff](#)
Subject: MAG Builders-4301 W. 53rd Avenue
Date: Tuesday, March 3, 2020 1:52:15 PM

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

Dear Mr. Sielaff

I receive a letter in the mail regarding this project and I want to see what I can do to keep them from putting the entrance to this complex right in front of my driveway. I live at 5308 Stuart Street. I have been there since 2003. I do believe I am the only original owner left on Stuart Street.

My complaint comes with many concerns. Above all, the fact that I back out of my garage and so do all my visitors and we will be backing into oncoming traffic. I do not see why the driveway into this project is not on 53rd Avenue. That would make much more sense.

Also, the grade of the street in front of my house is rather steep. When the snow is exceptionally deep or icy I have a terrible time getting to the stop sign. Most of the time I have to back up the hill as my car is front wheel drive only. Having possibly 36 cars come and go from that location is a mistake. Most of the time the county does not plow our street until the next day. It is a terrible mess in the winter.

I will be talking to my neighbors about this and see how they feel.

So what can I do to stop it? I don't feel it's fair to me, since I have been there so long. I think it will decrease my property values. And I worry for the safety of my children. This has always been a safe, quiet street and this will ruin it.

Please tell what I can do.

Thanks,

Bonnie Barber



Virus-free. www.avast.com

From: [Bonnie Barber](#)
To: [Alan Sielaff](#)
Subject: Parcel #0182518100027 53rd and Tennyson
Date: Thursday, July 2, 2020 10:20:20 AM

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

Hi Alan,

Once again, I would like to plead for the county to stop this builder from going forward with the current plans. As I said in the past, the design they have presented for this project does not take into consideration any of the existing residences, like me. No, I do not want to the county to give them part of the cul-de-sac at the bottom of the street. They should have to design something that will not encroach on the family in the house by the cul-de-sac or any of us other residents on Stuart street. No, they should not get a waiver for Lot Depth to Width Ratio or Private Road Access. They should build within county guidelines; they are there for a reason. They are just being greedy and trying to cram as many units as possible into that space.

I also want to protest, again, the driveway that comes from their property onto Stuart Street is directly in front of my driveway. If they put 18 units on this lot and 2 people per unit, or more, that is going to create a traffic nightmare the way this is designed. At least 36 cars with be coming and going out of one little driveway in front of my house. Since I have to back out of the garage, as do all my neighbors, we will be backing into oncoming traffic. In the winter Stuart street rarely gets plowed and the steep grade on the hill in front of my house makes it really difficult to get up the hill to the stop sign. They should exit their property without disturbing the existing neighbors. We have no street parking now so we all park in our garages and backout. I think they should exit onto 53rd, maybe make 53rd between Stuart and Tennyson a 1 way going west. There is plenty of traffic on Stuart street already from the existing residents, we can't handle anymore.

I really feel they do not have the best interest of the neighborhood in mind, this is merely a way to make money. This same builder is building in back of me and has no respect for us back there either. They have dirt piled 10 feet high along our back fence, the dust is debilitating as I have asthma and the noise at all hours of the day and weekends is disturbing. I have tried to contact the builder several times and not once have they bothered to return my calls. I guess I need to get code enforcement involved.

I appreciate your time in this matter. Feel free to make this public record.

Regards,

Bonnie Barber

From: [Julie McCorkel](#)
To: [Alan Sielaff](#)
Subject: project # PRC2020-00005
Date: Friday, June 26, 2020 2:06:19 PM

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

To whom it may concern,

Regarding the request to rezone Parcel # 0182518100027, I strongly oppose the creation of 18 additional homes on this small tract of land, of which, a large portion is not able to be developed. There is already a tremendous lack of parking in this area and this will make that shortage even worse, not to mention the additional traffic in this small neighborhood. By adding 20 to 40 cars, plus guests, parking in this dead end street on Stuart St, is extremely concerning. You are proposing only 3 guest parking spots for 18 homes, due to your lack of space. You state that some will have extra deep driveways for off street parking. Does this mean 2 units or all 18 units will have parking for residents and guests? "Some have extra deep driveways" is an extremely vague description when you are referring to 18 homes and all of the cars and traffic that comes along with it.

Thank you for your consideration to deny this request or provide more information regarding how you will address and solve the problem for lack of parking, to help maintain the quality of life in our small neighborhood.

Sincerely,
Julie McCorkel

From: [Dean Myerson](#)
To: [Alan Sielaff](#)
Subject: 53rd Ave. Comments for PRC2020-00005
Date: Wednesday, June 24, 2020 7:24:59 PM

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

Mr. Sielaff,

I own the property at 5316 Stuart St.

In regards to the request for comments on the Duplex development at 4301 53rd Ave. please see below:

Comment:

If the ROW at end of Stuart st is being vacated it would make sense that the parking created should be public.

Questions:

1. Are all the driveways in front of garages large enough to park cars/trucks without blocking sidewalks?
2. Will boat, RV storage be restricted by the HOA?
3. Are there design guidelines... What will the exteriors of the buildings look like?
4. How/who will maintain the newly developed alleys?
5. Who will maintain Stuart's St ?

Regards

Dean



Alan Sielaff

From: Dean Myerson [REDACTED]
Sent: Thursday, June 25, 2020 9:45 AM
To: Alan Sielaff
Subject: Re: 53rd Ave. Comments for PRC2020-00005

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

Alan,
Thanks for the quick response and answers to my questions. I'm not that familiar with the Adams County plat/development plan/building review process, so this was helpful.

One other thing I should have added to my previous comments (that I'm sure applicant will appreciate) is that I am in support of the overall development plan concept.

Regards
Dean

RE: Project Number PRC2020-00005
Case Name: 53rd and Tennyson Row

June 18, 2020

To whom it may concern:

These comments are regarding items #4 (Right-of-way vacation) and #5 (lot depth and width) requests.

As for #4, Right-of-way vacation of the northern 30 of Stuart for - according to MAG Builders' letter - "dedicating land to complete the cul-de-sac roadway."

There is no need to vacate this county land to complete the cul-de-sac. **This piece of land already has the cul-de-sac developed all the way to property (4301 W 53RD AVE) requesting this vacation.**

As you can see, the curb goes to the developer's property line (Figure A) and would only require the developer to complete the remaining portion of cul-de-sac on their property (Figure B).

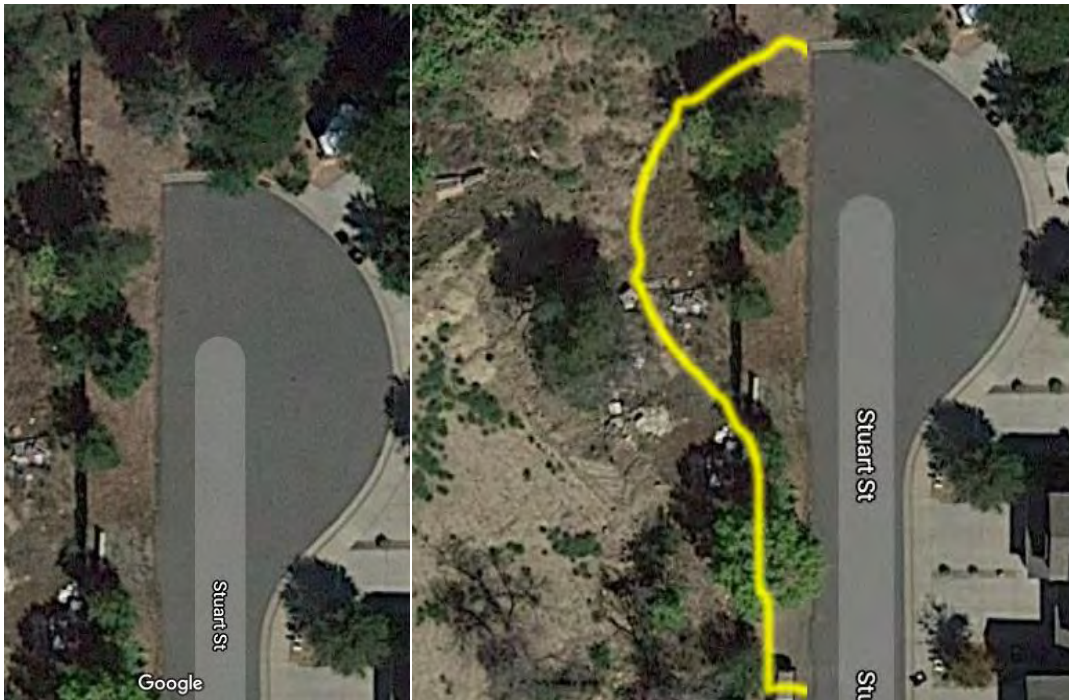


Figure A

Figure B

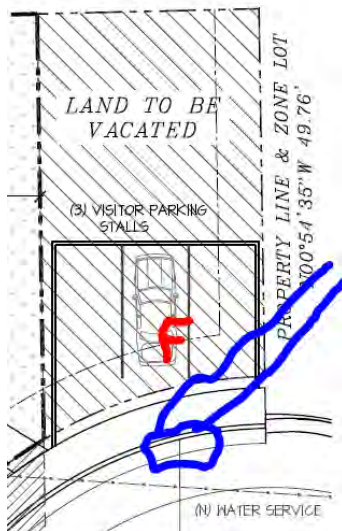
In addition, it looks like the builders want to use this for parking (3 spots). If they want additional parking, have them do it on their own 2.19 acres.

Response:

Three visitor parking spaces have been provided at the end of the Stuart Street cul-de-sac and are accessed from the street. All units in Duplex 5 and 6 have additional visitor parking available in their respective driveways. In total, there are 10 spaces provided.

From PRC2020-00005-submittal2

This county property has a **fire hydrant** on it, and **street drainage** running underneath it.



The colored drawings are mine (F = fire hydrant, blue is drainage), the underlying drawing is from developer's PRC2020-00005-submittal2 documentation.

If anything could be done on this portion of land, it should be the **drainage re-routed to accommodate for the additional houses being built**. Currently there is 1 drain at the end of the street, running northeast via an easement on my property (5322 Stuart Street) as well as an easement under 5335 RALEIGH ST. **These easements should be vacated, and drainage rerouted towards Tennyson and Clear Creek.**

Also, the developer makes the case that additional parking is not necessary in their own documentation (PRC2020-00005-submittal2 documentation):

Response:

While the rowhome/townhome product would conform with the existing R-3 we feel as though the duplex design will keep the lot similar to existing homes in the neighborhood. There are duplexes across the street on Stuart and more being built on 53rd and Raleigh. Building duplexes with attached garages and driveways will also allow for better parking for the neighborhood. Occupants of the homes will be less inclined to park on the street, and limiting disruption to the existing infrastructure. Finally, duplexes allow for more open space for the occupants in regards to lawns and landscaping, making the product more aesthetically pleasing to the community.

In summary, land at north end of Stuart does not need to be vacated for cul-de-sac development or parking. It needs to be used to reroute the existing drainage northwest to Tennyson and Clear Creek in order to support 18 new houses.

As for point #5, Waiver from Subdivision Design Standards - Lot Depth to Width Ratio, the property has 2.14 acres or space and it is not parceled yet. Certainly, **there's time to rework the designs and number of units to accommodate the Subdivision Design Standards**. Density seems to be an issue for 1 close ended street (Stuart) and no access directly off 53rd (which from pictures above, shows its high-density street issues as is with no new houses).

Additionally, 53rd Avenue or Tennyson seem like better access points for the Private Alley. 36+ additional cars accessing Stuart Street is excessive and hazardous.

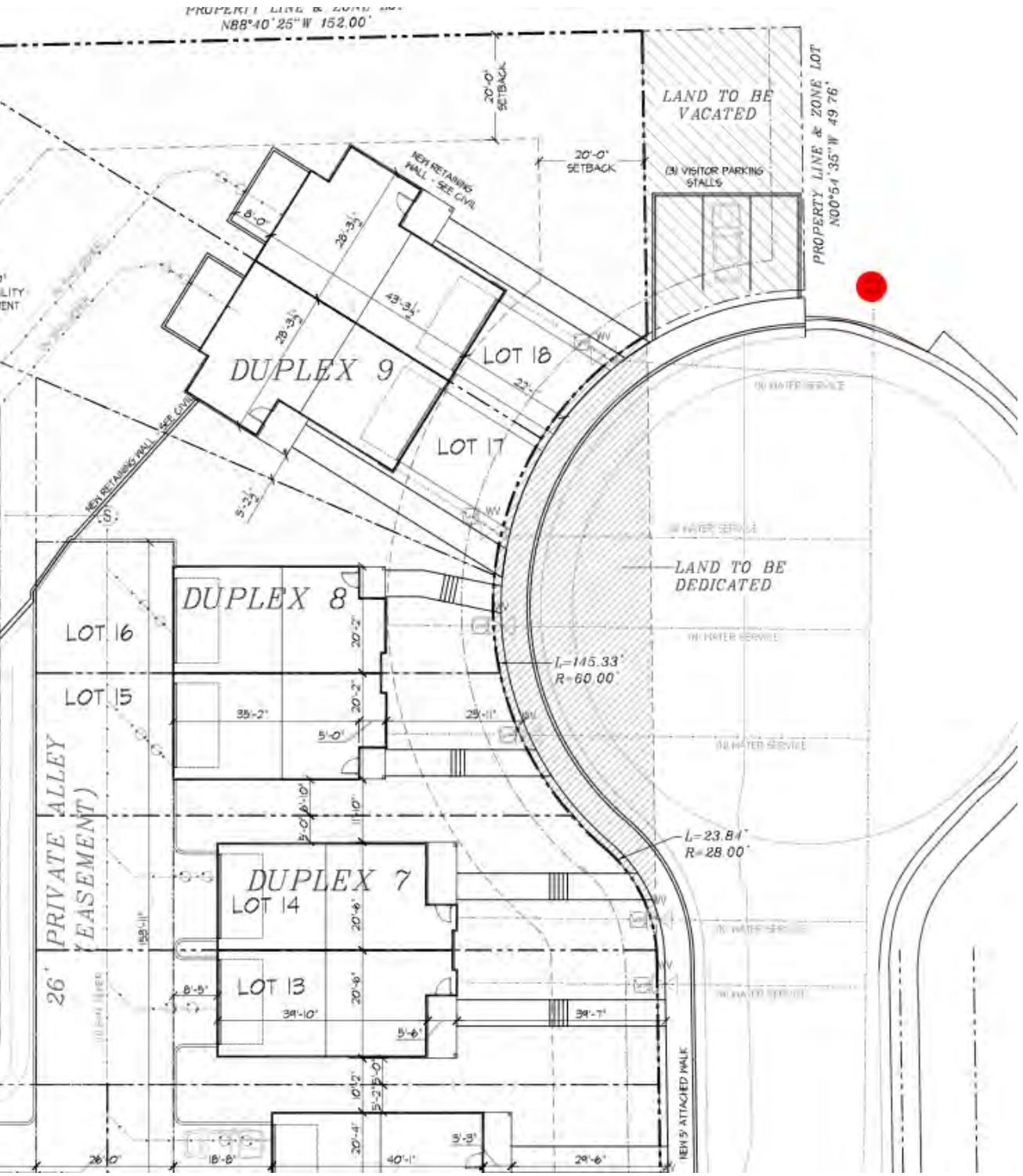
Sincerely,

Trent Policky

From: [Whitney Even](#)
To: [Alan Stelaf](#)
Subject: Re: PRC2020-00005 Request for Comments - 53rd & Tennyson Row - Updated Referral
Date: Friday, June 19, 2020 1:57:57 PM
Attachments: [image001.png](#)
[image002.png](#)
[image009.png](#)

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

It looks like the hydrant is located to the east of where the three visitor spots are located so we should be fine with that. Thank you for checking though.





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

To: The Board of County Commissioners and Mr. Sielaff
From: Kenneth A. Walker, Homeowner 4199 W. 53rd Ave
Re: Project proposal PRC2020-00005
Date: 3.7.2020

To Whom It May Concern:

This quick letter is in response the aforementioned project proposal.

I have lived in this neighborhood for over 25 years. With that it has taken a very long time to get proper roads, sidewalks and water drainage. I've been very patient and grateful for the updates thus far.

I've tolerated near "squalor" in this area, and incidents of crime for the entire time. I built my own home, with my own hands with anticipation that others would follow in increasing the value and look of this area. I've invested my life and my money into this neighborhood back when very few would. In a few cases, I've been joined.

My concern? "Duplexes". I would like a response that states the counties position on:

The amount, location, or percent of allowable duplexes in any given neighborhood.

The biggest reason for this is road usage, off street parking, and ultimately what this may do to the value of existing houses that are already established, whether that is increasing or potentially decreasing the values.

I see these areas of large land grabs around here as just another opportunity for outside land developers to come in, make large amounts of money and then leaving without having to live next to what they build. This is paired with governmental officials who make the decisions, on our behalf, and also do not have to live next to their decisions.

I would beseech you to make these informed decisions moving forward on behalf of the individuals who have and are here already and definitely ask yourselves, would YOU live next to these buildings?

Just one block to the south, Denver County, I can't find near the amount of duplexes, if any, in the vicinity of this neighborhood. Please respond to me why this is?

More single family homes are needed in comparison.

I believe there needs to be a "STATED" reason for any of the decisions going forward. Collecting more tax money is not the priority, balancing taxes with a strong sense of a safe, functioning and beautiful neighborhood designs should.

Any of you may call me directly if you would like to further discuss this, as you know, so much is lost in translation with the written word.

Ps. the call(s) will be friendly, I'm a gentleman by nature and am just seeking to understand this situation as an, although remotely, involved citizen.

Pps. If you're out and about in the area, coffee is always on as well.

Sincerely,

Kenneth A. Walker
4199 W. 53rd Ave.
Denver, CO 80212



REALARCHITECTURE LTD
2899 N. Speer Blvd. Suite 102
Denver, Colorado 80211
www.realarchitecture.com



DAVID L. BERTON A.I.A.
Phone: (303)477-5550
Fax: (303)477-5500

June 5, 2020

Adams County
Community & Economic Development
ATTN.: Alan Sielaff, Planner II, Case Manager
4430 South Adamas County Parkway,
1st Floor, Suite W2000B
Brighton, Colorado 80601

Dear Mr. Sielaff:

The following letter and revised drawings respond to your review and comments for 53rd and Tennyson Row project at 4301 W. 53rd Ave, Log number PRC2020-00005. Responses are listed below in red. Please call or email if you have any questions or require additional information.

Planning Comments:

PLN01: General

1. Please remove Construction documents from land use case application materials. Those are only needed to for the engineering review case EGR2020-00007. Plans/Studies required as part of the land use review (Plat, Rezone, Condition Use) should remain.

Response:

The construction documents are separated from the land use case application.

2. Land Use application materials should be combined in a single document to avoid repetition of materials, i.e traffic letter included in multiple documents.

Response:

Noted. No duplicate materials will be provided.

3. References to “City” should be replaced with “county”. These were found in the introductory letter and the site plan, but may be present elsewhere as well.

Response:

The introductory letter and site plan have been revised to exclude references to “city”.

4. Please include additional narrative that includes written responses on how the application meets the approval criteria for each land use type. Criteria references will be provided for each below.

Response:

Additional narrative has been provided in the attached letter addressing the criteria references listed below.

PLN02: Request Summary

1. Preliminary Major Subdivision Plat to create 18 lots and 3 tracts on existing 2.16-acre property
2. Rezone from Residential-2 (R-2) to the Residential-3 (R-3) zone district, and;
3. Conditional Use Permit to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district.

PLN03: Zoning and Land Use

1. Existing zoning = R-2 (Section 3-14)
2. Proposed zoning = R-3 (Section 3-15)
 - a. Two-Family Dwellings are a Permitted Condition Use in the R-3 zone district (Section 3-15-04).
 - b. There are no specific Conditional Use standards for two-family dwelling in the R-3 zone. Staff will review based on applicable standards for R-3 districts (Section 3-15), General Performance Standards for Residential Uses (4-07), and any other applicable performance standards in Chapter 4 Design Requirements and Performance Standards for Two-Family or Attached Single-Family Dwellings as applicable This includes Parking Standards (Section 4-12), Landscaping Standards (Section 4-16), and Site Design Considerations (Section 4-20).
 - c. Future Land Use Designation = Urban residential (Adams County Comprehensive Plan, Ch. 5).

PLN04: Site/Development Application History

1. A Conceptual Review Meeting was held on June 24th 2019 (PRE2019-00061) on the current proposal.
2. No building records for what appears to up to 3 single family structures on the property with 7-10 existing accessory structures.
 - a. Update: A demolition permit was issued for 11 structures on-site. Demo was completed 10/1/20 through BDP19-2969
3. Site has not yet been platted, Located at the boundary of the Berkeley Gardens Subdivision to the east and south.

4. There have been two previous Conceptual Review Meetings on this site (PRE2016-00006, PRE2018-00047) and a Temporary Use Permit for Inert Fill (TVM2019-00023) was issued last year.

PLN05: Major Subdivision Plat (PLT) Process

1. PLTs follow the process laid out in Section 2-02-19 and requires a two-step process for a Preliminary and Final Plat.
2. Preliminary Plat requires public hearings with the Planning Commission (PC) for recommendation and final approval by the Board of County Commissioners (BoCC). A Preliminary Plat expires two years following approval in a Final Plat has not been submitted.
3. Final Plat required only final approval by the BoCC along with a Subdivision Improvements Agreement (SIA) and approved construction plans for any required public improvements.

PLN06: Preliminary Major Plat Comments:

See comment response letter from Altitude Land Consultants for responses to Plat Comments.

PLN07: Rezoning Process

1. Rezoning follow the process laid out in Section 2-02-15 and requires public hearing with the PC for recommendation and final approval by the BoCC.

PLN08: Rezoning Comments

1. Criteria of Approval to be considered by the Planning Commission and Board of County Commissioners can be found in Section 2-02-15-06-02 as a Zoning Map Amendment.
2. Please see specific applicable long range plans and policies under Long Range Planning Review below. Overall, proposal generally conforms to County Comprehensive Plan, Balanced Housing Plan and the Southwest Area Framework Plan. There may be some conflicts with specifics of the Berkeley Neighborhood Plan regarding preference for single-family housing and maintaining rural feel of the neighborhood.

Response:

The long range plans and policies were reviewed.

PLN09: Conditional Use Permits (CUP) Process

1. CUPs follow the process laid out in Section 2-02-09, and require public hearings with the PC for recommendation and final approval by the BoCC.

2. CUPs generally have recommended expiration dates ranging from 5-10 years. Conditional Uses for residential uses are rare, however, and depending on staff's ability to support likely would recommend a longer or indefinite expiration. Please be aware this cannot be guaranteed result by staff and depending on any approved time period by the BoCC, the applicant or existing land owners at the time of expiration would be required to apply to renew the CUP in order to continue the use. Renewal would be subject to the same review and public hearing process as this application.
3. If the CUP is approved, a building permit must be issued for the use within one year or the approval will expire without either requesting extension from the PC, or needing to renew in full depending on any alternations to the site plan as a result of the Final Plat/SIA.

PLN10: Conditional Use Permit Comments

1. Criteria of Approval to be considered by the Planning Commission and Board of County Commissioners can be found in Section 2-02-09-06 as a Conditional Use.
2. Lot numbers on site plan and subdivision plat do not match
Response:
The plat has been revised to match the lot numbers shown on the site plan.
3. With the request to Rezone to R-3, a rowhome/townhome product would be able to be built at the desired unit densities without needing the CUP. This would allow for greater flexibility for the site configuration and only a conceptual site plan would be needed with the Subdivision and Rezone. What is the reasoning for wishing to still build duplexes here?
Response:
While the rowhome/townhome product would conform with the existing R-3 we feel as though the duplex design will keep the lot similar to existing homes in the neighborhood. There are duplexes across the street on Stuart and more being built on 53rd and Raleigh. Building duplexes with attached garages and driveways will also allow for better parking for the neighborhood. Occupants of the homes will be less inclined to park on the street, and limiting disruption to the existing infrastructure. Finally, duplexes allow for more open space for the occupants in regards to lawns and landscaping, making the product more aesthetically pleasing to the community.
4. Zoning Standards for R-3 district – Section 3-15
 - a. 3-15-07-04-01 MINIMUM FRONT SETBACK – The minimum front setback from a principal structure in a Residential-3 District shall be 20 feet.

- i. Site Plan is showing a 5 ft. encroachment throughout project for porches. Only uncovered steeps and stoops are allowed within the front setback, no covered structures.
- ii. In order to allow such an encroachment, a request for a Variance requiring separate public hearing process with the Board of Adjustment would be required. This can be found of the Current Planning Applications Packets page. See Section 2-02-23 for process and approval criteria.

Response:

The plans have been revised to eliminate all front porch encroachments; therefore, a variance request will not be pursued.

- b. 3-15-07-04-03 MINIMUM SIDE SETBACK – The minimum side setback for a principal structure in a R-3 district shall be 0 feet along common walls of adjoining dwelling units, 5 feet from an end unit when units are located on individual lots and 20 ft from an end unit when units are located on a single lot.
 - i. Only 9' between Duplex 6 & 7
 - ii. Please label setbacks to lot lines here and in all other lots.

Response:

All side setbacks have been dimensioned and comply with 3-15-07-04-03.

- 5. Architectural Standards/Project Compatibility, Section 4-07 Residential Use Performance Standards.
 - a. Please provide proposed building elevations. Needed to determine conformance with compatibility standards and structure height.

Response:

Included in the resubmittal are elevations for each Duplex with the structure height dimensioned.

- b. 4-07-02-02-01 MAXIMUM LOT COVERAGE – Please provide lot coverages subject to principal structural maximum of 70%

Response:

Maximum lot coverage calcs are provided on the Site Plan and do not exceed 70%.

- c. 4-07-02-02-03 HOUSING MODEL VARIETY – Any development between 3 and 100 single-family dwelling units shall have at least 3 different types of housing models.
 - i. No evidence of more than 1 model provided

- ii. 4-07-02-02-04 DISTINGUISHING CHARACTERISTICS OF HOUSING MODELS – Each housing model shall have at least 3 characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.

Response:

Included in the resubmittal are plans and elevations for each Duplex. There is a variety of architectural styles that clearly distinguish each duplex, including the use of different materials, roof lines and variation in floor plans.

6. Parking Standards, Section 4-12

- a. 4-12-04-03 SPACES REQUIRED – 2 spaces for each dwelling unit. The Planning Commission may require up to 1 space for every 2 units for visitor parking.
 - i. Staff suggests the incorporation of visitor parking as neighbor concerns have been voiced about parking issues in the area, and the PC and BoCC has consistently voiced concerns regarding parking issues with new development.
 - ii. With the increased density afforded by the R-3 district, multifamily standards may be more appropriate. Staff alternatively suggests the multifamily visitor provision of 15% of required parking.

Response:

Three visitor parking spaces have been provided at the end of the Stuart Street cul-de-sac and are accessed from the street. All units in Duplex 5 and 6 have additional visitor parking available in their respective driveways. In total, there are 10 spaces provided.

7. Landscaping Standards, Section 4-16

- a. A Landscape Plan is required showing conformance with standards. See Section 4-16-10 for plan requirements.

Response: A landscape plan is included in this submission.

- b. Minimum Landscape Area, Section 4-16-07: All developments shall be required to landscape a minimum of 10% of the lot area. At least 50% of the required landscape area shall be placed so it abuts adjoining public rights of way excluding alleys and drives.

Response: These requirements have been met (see Site Data Tables on Sheets LS-1 and LS-4).

c. Landscape Bufferyards required adjacent to existing development, Section 4-16-06.

- i. Existing Residential to northwest – Bufferyard A: 5' min. bufferyard width with one tree per 8OLF of lot line.
- ii. Existing Industrial to north – Bufferyard D: 15' min. bufferyard width with 3 trees per 6OLF and 6' sight obscuring fence or wall located on the interior line of the bufferyard.

Response: Bufferyards meeting these requirements have been included in the landscape plan. The Bufferyard D includes 3 continuous hedges in place of a six (6) foot fence or wall per Section 4-16-06.

d. Single-Family Attached Dwelling Landscaping, see Section 4-16-09-01-02.

Response: Lot typical examples are included to meet the requirements of Section 4-16-09-01-02 (see Site Data Table on sheet LS-4).

e. Landscaping requirements found within general residential performance standards for Attached Single-Family Dwellings, Section 4-07-02-02

- i. Front and Side Setbacks: The entire front and side setbacks shall be landscaped except or driveways. Duplex 5 may not comply to the North.

Response: Front and side setbacks have been fully landscaped in all lot typical landscape plans.

- ii. Back Yard Setback: A minimum of 30% of the back yard shall be landscaped. Majority of lots may not be able to comply due to rear driveway access and will need to be pointed out regarding meeting approval criteria specifically #3.

Response: Landscape has been included in all back yards in lot typical designs in areas apart from the driveway. (See Site Data Table on Sheet LS-4.) Duplex 9 contains 18% landscape area in the backyard setback. The full setback contains live landscape material, but only 18% falls within the maximum grade requirements in Code Section 4-16-14. Additional landscape area is provided in the side setback.

- iii. Please include individual lot calculations with Landscape Plan

Response: Individual lot calculations have been included on the landscape plan.

- iv. “Lot Typical” examples of similar lot types are sufficient to prove the development can meet requirements, with final landscaping to be determined at time of building permit. If this is the case, a likely condition of approval will formalize the allowance.

Response: Three lot typical examples are included on Sheets LS-3 and LS-4.

- f. Landscape area grading minimum and maximums exist, see Section 4-16-08-01-01. Portions of the site along the detention pond may have difficulty falling within allowable range to be considered required landscaping.

Response: Landscape areas that do exceed the maximums permitted by Section 4-16-08-01-01-01 have been excluded from landscape calculations (see site data tables on Sheet LS-1 and Sheet LS-4).

- g. Sidewalk requirements are included in Section 4-20-06-04.

Response: Sidewalks comply with section 4-20-06-04.

- h. Garbage and loading requirements are included in Section 4-03-04-02-03.

- i. Site Plan does not indicate any common trash areas, assumed individual pickup. How would Duplex 5 be served?

Response:

Trash will be individual pickup. The trash truck may drive in the private alley to pick up trash carts.

Thank you for your time and consideration and please accept this formal comment response letter along with the submitted plans for the development site plan resubmittal.

Respectfully,

Rearchitecture Ltd.
Kendall Goodman AIA, Principal

Comment Response

Date: 05.13.20

To: **Adams County
Community & Economic Development Department
Planning Review
ATTN.: Alan Sielaff, Planner II & Holden Pederson, Planner I
4430 South Adams County Parkway
Brighton, Colorado 80601-8204**

Re: **PRC2020-00005
53rd and Tennyson Row**

Dear Mr. Sielaff and Mr. Pederson:

The following letter responds to your plan review and comments for the project at **4301 W. 53rd Avenue, Denver, CO 80212**, Application #PRC2020-00005 and EGR2020-00007. Responses are listed below in **red**. Please call or email if you have any questions or require additional information.

Major Subdivision Plat (PLT) Process

1. PLTs follow the process laid out in Section 2-02-19 and requires a two-step process for a Preliminary and Final Plat.

Response:

This has been noted, we will follow that process.

2. Preliminary Plat requires public hearings with the Planning Commission (PC) for recommendation and final approval by the Board of County Commissioners (BoCC). A Preliminary Plat expires two years following approval if a Final Plat has not been submitted.

Response:

We will provide an updated Preliminary Plat for PC.



3. Final Plat requires only final approval by the BoCC along with a Subdivision Improvements Agreement (SIA) and approved construction plans for any required public improvements.

Response:

This has been noted. Thank you.

Preliminary Major Plat Comments

1. Criteria of Approval to be considered by the Planning Commission and Board of County Commissioners can be found in Section 2-02-19-03-05 as a Preliminary Plat.

Response:

The Preliminary Plat meets the requirements set forth in Section 2-02-19-03-05.

2. Subdivision name should be preceded by "Preliminary Plat". This can be in smaller font just above the main title block.

Response:

Preliminary Plat has been added to the title.

3. Lot numbers on site plan and subdivision plat do not match. Please ensure consistency.

Response:

Lot numbers are now consistent with the site plan.

4. There is a discrepancy in the site area. The County Assessor indicates property is 2.16 acres, application materials have the property at 1.938 acres. Please verify size.

Response:

The area has been verified to be 2.144 acres total. Before any dedications and excluding the east 30 feet of Stuart St. the subject site is 1.903 acres. After dedicating Tracts A & B and Vacating the north 30 feet section of Stuart St., the subject site is 1.732 acres.

5. Please submit documentation ensuring adequate water supply is available as required by the Colorado Division of Water Resources (CDWR) comment letter.

Response:

Document ensuring adequate water supply has been provided. We are working with Denver water to propose a 6" water main loop through the drive aisle.

6. Existing structure to northwest of site under separate ownership indicated to be removed in Plat. Site Plan indicates it will be in an existing building easement. Existing buildings cannot cross properties lines without an an Encroachment Agreement between the two property owners. If this is to remain; such agreement will be required prior to public hearings.

Response:

An easement will not be provided. An existing building encroachment agreement will be provided.



7. How will common areas and site infrastructure be maintained? It is presumed an HOA will oversee this, and if so, will need to be referenced in any SIA to be included at the time of Final Plat. Without an HOA, it will be difficult to prove the proposal meets the criterion for adequate drainage of the subdivision (and ability to properly maintain).

Response:

A covenant/maintenance agreement in lieu of an HOA will be provided.

8. Engineering Review for the land use approval phase will focus on anticipated off-site impacts from drainage and traffic generation, and site design such as access and grading. Final construction documents of any required public improvements will be required at time of the Final Plat.

Response:

We are currently addressing the civil comments. Final construction documents will be provided at the time of the Final Plat.

9. General Subdivision Standards – Section 5-03

a. 5-03-03-06 LOT DEPTH TO WIDTH RATIO - No lot shall have an average depth greater than three times the average width unless the lot width is a minimum of four-hundredtwenty-five (425) feet.

i. Majority of lots do not meet this requirement.

Response:

An application for a waiver from this Subdivision Design Standard has been provided with this submittal.

ii. An application for a Waiver from Subdivision Design Standards is required with the next submittal to allow for this narrow lot configuration. This can be found on the Current Planning Applications Packets page. See Section 2-02-17 for process and approval criteria.

Response:

An application for a waiver from Subdivision Design Standards has been provided with this submittal.

b. 5-03-03-10 ACCESS TO LOTS BY PRIVATE ROADS - All lots with private access need to be specifically approved by the BoCC, which shall make written findings supporting the use of private roads in the form of a waiver from these standards and regulations.

i. An application for a Waiver from Subdivision Design Standards is required with the next submittal to allow this rear alley access configuration. This can be found on the Current Planning Applications Packets page. See Section 2-02-17 for process and approval criteria.

Response:

An application for a waiver from Subdivision Design Standards has been provided with this submittal.



ii. Multiple requests for waivers from subdivision standards require separate applications for each. This also will be taken into account in consideration of approval criteria for a Preliminary Plat, specifically #3.

Response:

Multiple applications for a waiver from Subdivision Design Standards has been provided with this submittal.

10. Land Dedication Standards – Section 5-05

a. Land dedication for parks and schools is required by code. Cash-in-leiu is preferred for a development of this size to satisfy the requirements. Calculation of fees will be done with any Final Plat application and expected to be paid prior to final recording. An estimate of fees based on the proposal is included following the comment letter. At this time, two estimates are provided (~\$22,000 and ~ \$29,000) based on the applicable housing type and zone district. Staff will need to further look into the applicability of dedication fees at time of Final Plat.

Response:

This has been noted. Thank you.

11. Roadway (Right-of-Way) Vacation application required: While Tracts A and B can be conveyed to the County on the Plat, right-of-way vacations, such at the piece at the northeast of the site at the end of the Stuart St. cul-de-sac, need to be specifically approved through a Roadway Vacation. This application can be found on the Current Planning Applications Packets page. See Section 2-02-18-08 for process and approval criteria.

Response:

Roadway Vacation Application has been provided with this submittal.

12. Additional comments impacting the Subdivision are provided as part of the separate Right-of-Way Review section below.

Response:

Additional comments have been addressed.

ROW1: Title commitment submitted by applicant is dated December 30, 2019. Applicant must provide updated or amended title commitment with resubmittal. Please submit a title commitment which should be used to depict the applicable recordings on the plat. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the plat.

Response:

An update title commitment has been provided.



ROW2: Include any applicable part of the following Easement Statement as a plat note:
Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.

Response:
Note has been added.

ROW3: Include the following Storm Drainage Facilities Statement as a plat note:
The policy of the County requires that maintenance access shall be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owners shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdivision development agreement. Should the owner fail to maintain said facilities, the County shall have the right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the property owners.

Response:
Note has been added

ROW4: Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

Response:
Point of beginning has been clearly labeled on the plat drawing.

ROW5: All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing.

Response:
All courses in the legal description are shown and labeled on the plat with bearings and distances. Recorded measurements are in parentheses, as measure are italicized.



ROW6: Applicant must provide information on the plat for the exclusive Denver Water easement and the existing building easement for the encroaching structure. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary. Easements: Book and page and/or reception number for all existing and newly created easements.

Response:

Information has been provided for the exclusive Denver Water easement and the existing building encroachment agreement.

ROW7: Square Footage: The area in square feet of all lot and tracts sought to be platted. Lots and tracts shall be labeled with the area of the lot or tract.

Response:

Square footage has been provided for all lots and tracts.

ROW8: Additional redlines are shown on the plat. Additional comments may be required with resubmittal.

Response:

Redlines on the plat have been addressed.

Xcel Energy Plat Comments

6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement and space for service truck access

Response:

10-foot utility easement has been provided.

8-feet wide for electric facilities including space for transformers, pedestals, and cabling

Response:

10-foot utility easement has been provided.

if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement.

Response:

10-foot utility easement has been provided. Easement has been removed where crossing Denver water easement.

PSCo also requests the following language or plat note be placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television,



cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Response:
Note has been added to the plat.

If there are any questions, please contact me at karl@altitudelandco.com.

Sincerely yours,
Altitude Land Consultants, Inc.

A handwritten signature in black ink that reads "Karl W. Franklin".

Karl W. Franklin, PE-PLS-EXW
Principal

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DAVID L. BERTON A.I.A.
Phone: (303)477-5550
Fax: (303)477-5500

June 5, 2020

Adams County Fire Rescue
Fire Prevention Bureau
ATTN.: Whitney Even
7980 Elmwood Lane
Denver, CO 80221

Dear Ms. Even:

The following letter and revised drawings respond to your review and comments for 53rd and Tennyson Row project at 4301 W. 53rd Ave, Log number PRC2020-00005. Responses are listed below in *red*. Please call or email if you have any questions or require additional information.

General:

1. The following comments are typical site development requirements regarding fire access and water supply. The 2018 International Fire Code in the current fire code adopted within the city and all development must in compliance with its requirements.

Response:

This development will comply with the 2018 IFC and all local amendments.

2. Please be aware that these comments are subject to change as more information is received or if there are changed to the plans during subsequent reviews, These requirements are not all inclusive, but are provided to aide in your design process.

Response:

Noted, thank you.

Automatic Fire Sprinkler System:

3. As stated in Section 903.2.8 of the 2018 IFC as adopted and emended by Adams County, an approved residential fire sprinkler system is likely required. Please be aware that if the sprinkler system is going to be designed and installed in accordance with NFPA 13D the fire sprinkler plans must be submitted to us for review under a separated

permit. If the system will be design and installed in accordance with IRC section P2904, plans shall be submitted to Adams County Building Division for review and permitting. If a P2904 system is to be installed, please provide us with a record of the Building Divisions approval.

The applicant met with FM Wilder and DFM Notary on 1/4/2019 to discuss this project. We do not have record of the exact site plan discussed, but the meeting notes indicate that the applicant was told that residential fire sprinkler system would need to be installed. During the meeting, it was also discussed that a 24' access road would be permitted as long as residential fire sprinkler systems were installed.

Response:

A 26' drive aisle is provided in lieu of a sprinkler system.

Fire Apparatus Access Roads:

4. Fire apparatus access roads shall:

- a. Be a minimum of 24' wide or 26' wide when a fire hydrant is present or if the highest roof surface exceeds 30'.
 - i. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
 - ii. Be within 150' of all ground level exterior portions of the building (may be longer when an approved fire sprinkler system is installed throughout the building);
 - iii. Be able to support an 85,000 pound fire apparatus
 - iv. Provide all-weather driving capabilities
 - v. Meet the turning radius of our largest fire apparatus (see attached turning template).

During the 1/4/19 meeting, it was discussed that a 24' access road would be permitted as long as residential fire sprinkler systems were installed.

Response:

The fire apparatus access road is 26' clear and meets the aforementioned criteria.

5. We typically require a drive path analysis showing that our fire apparatus will be able to easily maneuver along fire apparatus access roads.

Please use the attached turning radius template and provide the specifications used in your analysis on the plan. Please provide a turn path analysis (autoturn exhibit) showing that we will be able to navigate the private alleys and utilize them for turning around.

Response:

Included in the resubmittal is a fire access plan showing the drive path and turning radius.

6. Fire apparatus access roads shall be delineated on the site plan as emergency Access Lanes and shall be marked with a no parking fire lane sign and curbs shall be painted red. See areas highlighted in red below.
 - a. Fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12" wide by 18" high and have red letters on a white reflective background.
 - b. Fire lane signs as specified above shall be posted on both sides of the fire apparatus access roads that are 20 to 26 feet wide.
 - c. Fire lane signs as specified above shall be posed on one side of fire apparatus access roads more than 26' wide and less than 32' wide.

Response:

Included in the resubmittal is a fire access plan showing the fire apparatus access roads labeled as emergency access lanes and marked with no parking signs per the aforementioned requirements.

7. Dead-end fire apparatus access road in excess of 150' in length shall be provided with an approved area for turning around fire apparatus.

Response:

Included in the resubmittal is a fire access plan showing turn around requirements and dimensions.

Fire Flow and Hydrant Location:

8. The required fire-flow is dependent on the building construction type, square footage and presence of an approved automatic fire sprinkler system. You may refer to Appendix B of the 2018 IFC for guidance.

A fire-flow of 500 gpm at 20 psi residual would be required as long as all units are protected by fire sprinkler systems, other the fire-flow requirement would be 1,000 gpm at 20 psi

Response:

Noted, thank you.

9. A fire hydrant fire-flow test shall be conducted by the appropriate Water District to determine the available fire-flow at the site. A computer model simulation may be

completed if the site does not have any fire hydrants located next to it. If a computer simulation is used a fire-slow test shall be conducted on the site after the water supply and fire hydrants are approved for operation.

Response:

See attached fire flow test.

10. A fire hydrant shall be located within 400' (unsprinklered building) or 600' (sprinklered building) of all ground level exterior portions of the building.

At the 1/4/2019 meeting, hydrant locations were discussed, the two hydrants shown on Stuart Street would meet this if fully fire sprinklered.

Response:

2 fire hydrants are provided – one will be relocated to the corner of 53rd and Tennyson, the other is currently located at the end of Stuart Street cul-de-sac. Both hydrants are within 400' of all unsprinklered buildings.

11. A 3" clear space shall be maintained around the circumference of fire hydrants.

Response:

Noted, thank you.

12. Private fire service mains and fire hydrants shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground Contractor and meet the requirements of Nation Fire Protection Association Standard 24. Private fire service mains and fire hydrant plans shall be submitted for review and approval.

Response:

Noted, thank you.

Thank you for your time and consideration and please accept this formal comment response letter along with the submitted plans for the development site plan resubmittal.

Respectfully,

Realarchitecture Ltd.

Kendall Goodman AIA, Principal

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Denver, Colorado 80211
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DAVID L. BERTON A.I.A.
Phone: (303)477-5550
Fax: (303)477-5500

June 5, 2020

Colorado Division of Water Resources
Department of Natural Resources
ATTN.: Joanna Williams, P.E. Water Resource Engineer
1313 Sherman Street. Room 821
Denver, CO 80203

Dear Ms. Williams:

The following letter and revised drawings respond to your review and comments for 53rd and Tennyson Row project at 4301 W. 53rd Ave, Log number PRC2020-00005. Responses are listed below in *red*. Please call or email if you have any questions or require additional information.

Colorado Division of Water Resources Comments:

1. Provide the water supply demand for the subdivision

Response:

Please see attached water fixture calc forms

2. Provide information on the source of water supply and if the water supplier is committed to providing water to the subdivision.

Response:

Please see attached "will serve" letter from Denver Water.

Thank you for your time and consideration and please accept this formal comment response letter along with the submitted plans for the development site plan resubmittal.

Respectfully,

Realarchitecture Ltd.

Kendall Goodman AIA, Principal

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2899 N. Speer Blvd. Suite 102
Denver, Colorado 80211
www.realarchitecture.com



DAVID L. BERTON A.I.A.
Phone: (303)477-5550
Fax: (303)477-5500

August 31, 2020

Adams County
Community & Economic Development
ATTN.: Alan Sielaff, Planner II, Case Manager
4430 South Adamas County Parkway,
1st Floor, Suite W2000B
Brighton, Colorado 80601

Dear Mr. Sielaff:

The following letter and revised drawings respond to your review and comments for 53rd and Tennyson Row project at 4301 W. 53rd Ave, Log number PRC2020-00005. Responses are listed below in red. Please call or email if you have any questions or require additional information.

Planning Comments:

PLN01: General

1. Upon first review of the formal Right-of-Way (ROW) Vacation request for the northern 30 ft. of Stuart St., it is recommended to withdraw this request as Public Works and Development Engineering staff have expressed concerns about ceding County-owned ROW for private use considering unknown factors relating to drainage improvements that may be needed in this area, and that both sides of the right-of-way are not under common ownership. The request also vacated half of the Stuart S. ROW. It is instead recommended that a request is made through a comment response with your next submittal to pursue an Encroachment Agreement with the County that will potentially allow for utilization for parking, landscaping and drainage improvements. Exact details of how the area would be utilize would be decided upon review of final engineering studies and plans with the Final Plat. In this scenario, any minimum coverage calculations or provided amenities such as parking should not be included with this request as it cannot be guaranteed until final site engineering.

Response:

We are formally requesting to pursue an Encroachment Agreement with the County for the northern 30' of Stuart St. to be used for (3) visitor parking spaces, landscaping and drainage improvements.

2. Please provide a diagram in response to comment EGRO2 below requesting private access drive entrance on Stuart St. to be aligned directly opposing a driveway on the east side to prevent headlights from outgoing vehicles to shine directly into the windows of the existing homes.

Response:

This comment has been withdrawn from the City.

3. The Colorado Division of Water Resources has acknowledged additional details provided with resubmittal, but requested specifically a Water Supply Information Summary Sheet, and confirmation beyond eligibility that the Berkeley Water and Sanitation District is committed to serving sufficient water for the specifics of the development. It is advised to reach out to the Division of Water Resources directly to discuss what is needed with a resubmittal. Contact Ailis Thyne at ailis.thyne@state.co.us, 303-866-3581 x8216. See attached comment letter from CDWR.

Response:

The water supply sheet is now included with the submittal. Berkeley Water and Sanitation District confirmed that they cannot send a will-serve letter for water services since Denver Water took over their water system on January 1, 2018. We also reached out to Ailis Thyne regarding the comment and the fact that Berkeley cannot provide a will-serve water letter. We did not hear back on how we should proceed. After discussions with the County, the will-serve letter from Denver Water should be sufficient to satisfy this comment until directed otherwise.

PLN02: Preliminary Major Plat Comments

1. Please label front lot widths for Lots 16,17, and 18 on the site plan (northeast Lots 4, 5 and 6 on the Plat). Lot width for wedge-shaped lots are measured at the front setback line (20 ft. depth), and must be at least 25 ft. in width in the R-3 zone.

Response:

The front lot width as measured from the 20' front setback is dimensioned on Lots 16, 17 and 18. The Site Data Table has also been revised to reflect the dimensioned widths.

2. Lot numbers on site plan and subdivision plat still do not match. Plat resubmittal, while update to include correct plat notes and approval blocks, is dated 01.15.2020 and included for example two Lot 4's along 53rd Ave and the far northeast lot.

Response:

The plat has been updated to match the lot numbers on the site plan and is now consistent throughout both sets of drawings.

PLN03: Waiver from Subdivision Design Standard Requests

1. Review: 5-03-03-06 LOT DEPTH TO WIDTH RATIO – No lot shall have an average depth greater than three times the average width unless the lot width is a minimum of 425 feet.

- a. Resulting site would have a density of 10.39 units per acre. Overall density of development is under the maximum of 14 units per acre in the R-3 district if rezone is approved. Topographical challenges on the site exist, and rear portions of lots are within alley access easement. If ratio is calculated to exclude access easement area, 8 of 18 lots (facing W 53rd Ave) would meet standards.
2. Review: 5-03-03-10 ACCESS TO LOTS BY PRIVATE ROADS – All lots with private access need to be specifically approved by the BoCC, which shall make written findings supporting the use of private roads in the form of a waiver from these standards and regulations.
 - a. Topographical challenges on the site exist, and rear access will facilitate a more desirable street frontage. Emergency access will be required to be met for all portions of the site. Required access will be dedicated via easement on the Plat.

PLN04: Conditional Use Permit Comments

1. Reference to a Zone Lot on site plan. This term is not applicable to Adams County Standards and Regulations.
Response:
The term “zone lot” has been removed from the Site Plan.
2. “City of Denver” is included both in the legal description and title on the plat and the site plan and should be removed. Similar subdivisions in unincorporated parts of the county omit any City since the area is not under municipal jurisdiction, Denver is just the postal address.
Response:
Reference to City of Denver has been removed from the legal description on the site plan.
3. Please label setback Duplex 8 to north. All other setbacks have been labeled.
Response:
The side setback to the north from Duplex 8 is dimensioned on the site plan.
4. Architectural Standards/Project Compatibility, Section 4-07 Residential Use Performance Standards review:
 - a. Proposed structures are three-stories in height, ranging from 32 ft to 35 ft as measured to the midway point of a pitched roof. Maximum height in the R-3 zone is 35 ft. proposal conforms.
 - b. New structures are generally taller than residential uses in the area, but include pitched roofs, awning and porches and recessed articulation in places to maintain residential character.

- c. Please label materials on elevations. Mix of materials including masonry, wood, metal and composite siding utilized.

Response:

All proposed materials are labeled on the architectural elevations.

- d. 4-07-02-02-04 DISTINGUISHING CHARACTERISTICS OF HOUSING MODELS – Each housing model shall have at least 3 characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.

- i. While materials and roof lines are varied, floor plans seem generally the same as all plans appear to be 3-bedroom units. Staff would encourage more varied util types to service differing housing needs.

Response:

The proposed duplex designs offer a variety of styles, exterior materials, roof lines, garage placement, and placement of the footprints on the lots complying with Section 4-07-02-02-04. The floor plans vary slightly, for example 4 of the duplexes offer an additional half bath and Duplex 9 has a lower basement walk out configuration. The only commonality between the duplexes are the number of bedrooms offered.

5. Parking Standards review, Section 4-12:

- a. 4-12-04-03 SPACES REQUIRED – 2 spaces for each dwelling unit. The Planning Commission may required up to 1 spaces for every 2 units for visitor parking.
 - i. For 18 units, 36 off-street spaces are required and provided in 2-car garages for each unit. Parking minimums are met.
 - ii. If the multifamily standard of 15% additional is provide for visitors (more applicable at R-3 density), 6 additional spaces would be required. 7 are provided within the site, and 3 proposed north of the Stuart St, cul-de-sac but should not be considered at this time due to uncertainty over final engineering design of area.
 - iii. Of the 7 that are provided on-site, they are within private driveway areas. This effectively makes them private, or semi-private visitor parking available only to those 4 units, Site is considered to have 4 visitor parking spaces for 18 units or 11%.
 - iv. If additional parking provided at the end of Stuart St., public comment received requested parking be public,. Not dedicated solely to this development.
 - v. Proposed 3 visitor spaces measure 18ft x 9 ft (according to LS-4) minimum size for a standard stall is 18.5 ft x 9 ft (see Section 4-12-04-

05). This can be reduced by up to 2 ft if low landscaping/hardscaping is utilized in overhang area but must be labeled accordingly.

6. Landscaping Standards Review, Section 4-16:

- a. Site Data Tables either need to be revised for clarity, and/or confirmed for a total lot measurements. Lot area figures on LS-1 and LS-4 do not appear to sum to either the total development size (1.732 acres as explained in the Plat Comment Response) or the sum of the 18 individual lots as summarized on the site plan (57,634 SF) Feel free to send me a draft to review to ensure clarity prior to the next submittal.

Response:

Site Data Tables have been updated throughout to clarify references to total site and individual duplexes, per email correspondence with Alan Sielaff.

- b. While it appears the development likely meets the 10% minimum, the data table needs to be verified and updated to prove it meets standards. The 10% should be based on the comprehensive development of 1.732 acres (or new total once ROW Vacation request is included or removed). Individual lots would be held to landscaping standards reviewed below.

Response:

Site Data Tables have been updated to reflect total site area less ROW Vacation.

- c. Provided Lot Typical plans meet coverage standards and tree and shrub minimums in Section 4-16-09-01-02 & 4-07-02-02. Will confirm coverages once lot/site area totals are confirmed.

Response:

Refer to landscape calculation chart on sheet LS-4 for coverage standards and tree and shrub minimums. Per email correspondence with Alan Sielaff, calculation charts have been updated for clarity.

- d. Required Landscape Bufferyards included to northwest and north of site to adjacent land uses. Summary table states 8 trees required and provided for Bufferyard D to north. Only 3 required, and 3 are provided. Additional 5 evergreen trees are considered ornamental.

Response:

Bufferyard totals have been updated to reflect evergreen trees as ornamental.

- e. Plan notes that a landscape hedge provided rather than a 6 ft. fence as allowed in 4-16-06-06-01.

Response:

This is correct.

- f. Attached sidewalk measured at 5 ft., at least 5 ½ ft is required (Section 4-20-06-04).

Response:

The correct sidewalk width is shown.

- g. Consider adding a pedestrian connect on west of site from Tennyson St. to Duplex 5 or the access drive.

Response:

Due to the steep grade there would be nearly 30 steps and 4 landings required to connect Duplex 5 to Tennyson St.

Public Comment:

PC01: As of the date of this comment letter, four public comments have been received and are provided in the following pages. Public Comment will continue to be accepted up until any public hearing is held and those who have provided comment will be informed when any public hearing is scheduled. It is recommended the applicant response to any public comment concerns and describe how proposal may address concerns if any revisions proposed.

Response:

The owner of the development has responded to public comment. See attached letter.

Thank you for your time and consideration and please accept this formal comment response letter along with the submitted plans for the development site plan resubmittal.

Respectfully,

*Realarchitecture Ltd.
Kendall Goodman AIA, Principal*

Adams County
Property at 53rd and Tennyson
#PRC2020-00005

Alan Sielaff

This letter is in response to the emails sent by the neighbors who live near the property at 53rd and Tennyson. I want to thank everyone for their input. I have tried to address all the concerns in the emails the best I could.

I will use what I think were areas of concern and address them accordingly.

Consideration for the neighborhood:

The R-3 zoning permits multifamily housing such as row homes and townhomes which allow for a higher density on the site. We have chosen to pursue duplexes because of the lower density and a more open appearance on the site, less density. We created internal drives so we did not have garages facing the street, except for one location at the north end of Stuart St. The internal drive also avoided having cars back out of their garages onto the street.

Access:

Accessing the property from Stuart St. is the only viable option, the steep grade off Tennyson made access impossible and 53rd Ave is classified as a collector street, which leaves the access off Stuart St.

Parking:

Four (4) duplex homes have the ability to park one car in their private drive without blocking alley access. Thirteen (13) total cars can be parked in the longer driveways. Only one duplex has its garage facing Stuart St. and they can also park cars in their driveways without blocking the sidewalk.

Every unit has a sizable 2 car attached garage which meets Adams County's off street parking requirements.

Maintenance:

All alleys, detention pond and common areas will be maintained by the homeowners thru a maintenance agreement. Stuart street is maintained by the County

53rd and Tennyson LLC

REALARCHITECTURE LTD
2899 N. Speer Blvd. Suite 102
Denver, Colorado 80211
www.realarchitecture.com



DAVID L. BERTON A.I.A.
Phone: (303)477-5550
Fax: (303)477-5500

August 31, 2020

Adams County Fire Rescue
Fire Prevention Bureau
ATTN.: Whitney Even
7980 Elmwood Lane
Denver, CO 80221

Dear Ms. Even:

The following letter and revised drawings respond to your review and comments for 53rd and Tennyson Row project at 4301 W. 53rd Ave, Log number PRC2020-00005. Responses are listed below in **red**. Please call or email if you have any questions or require additional information.

General:

1. The following comments are typical site development requirements regarding fire access and water supply. The 2018 International Fire Code in the current fire code adopted within the city and all development must in compliance with its requirements.

Response:

This development will comply with the 2018 IFC and all local amendments.

2. 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. These requirements are not all inclusive, but are provided to aid in your design process.

Response:

Noted, thank you.

Automatic Fire Sprinkler System:

3. As stated in Section 903.2.8 of the 2018 IFC as adopted and amended by Adams County, an approved residential fire sprinkler system is likely required. Please be aware that if the sprinkler system is going to be designed and installed in accordance with NFPA 13D the fire sprinkler plans must be submitted to us for review under a separated

permit. If the system will be design and installed in accordance with IRC section P2904, plans shall be submitted to Adams County Building Division for review and permitting. If a P2904 system is to be installed, please provide us with a record of the Building Divisions approval.

- The applicant met with FM Wilder and DFM Notary on 1/4/2019 to discuss this project. We do not have record of the exact site plan discussed, but the meeting notes indicate that the applicant was told that residential fire sprinkler system would need to be installed. During the meeting, it was also discussed that a 24' access road would be permitted as long as residential fire sprinkler systems were installed.
- Since the first comment letter was sent in March, further discussion on the fire sprinkler requirements have taken place. Duplexes where individual fire areas do not exceed 3,600 SF and where fire hydrants are located within 1,000 ft are not required to have an automatic fire sprinkler system installed. It is always recommended; however, it is not required.

Response:

The duplexes do not exceed 3,600 SF and are located within 1,000 ft of a fire hydrant. See attached Fire Analysis Plan and the fire flow tests for the hydrants adjacent to the site.

Fire Apparatus Access Roads:

4. Fire apparatus access roads shall:
 - a. Be a minimum of 24' wide or 26' wide when a fire hydrant is present or if the highest roof surface exceeds 30'.
 - i. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
 - ii. Be within 150' of all ground level exterior portions of the building (may be longer when an approved fire sprinkler system is installed throughout the building);
 - iii. Be able to support an 85,000 pound fire apparatus
 - iv. Provide all-weather driving capabilities
 - v. Meet the turning radius of our largest fire apparatus (see attached turning template).

During the 1/4/19 meeting, it was discussed that a 24' access road would be permitted as long as residential fire sprinkler systems were installed. The newest site plan appears to show 26' wide private alleys.

Response:

The fire apparatus access road is 26' clear and meets the aforementioned criteria.

5. We typically require a drive path analysis showing that our fire apparatus will be able to easily maneuver along fire apparatus access roads.
Please use the attached turning radius template and provide the specifications used in your analysis on the plan. Please provide a turn path analysis (autoturn exhibit) showing that we will be able to navigate the private alleys and utilize them for turning around.

Response:

Included in the resubmittal is a fire analysis plan showing the drive path and turning radius per the provided template.

6. Fire apparatus access roads shall be delineated on the site plan as emergency Access Lanes and shall be marked with a no parking fire lane sign and curbs shall be painted red. See areas highlighted in red below.
 - a. Fire apparatus access roads shall be marked with permanent NO PARKING-FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12" wide by 18" high and have red letters on a white reflective background.

Response:

Included in the resubmittal is a fire analysis plan showing the fire apparatus access roads labeled as emergency access lanes and marked with no parking signs per the aforementioned requirements.

7. Dead-end fire apparatus access road in excess of 150' in length shall be provided with an approved area for turning around fire apparatus.

Response:

Included in the resubmittal is a fire analysis plan showing turn around requirements and dimensions.

Fire Flow and Hydrant Location:

8. The required fire-flow is dependent on the building construction type, square footage and presence of an approved automatic fire sprinkler system. You may refer to Appendix B of the 2018 IFC for guidance.

A fire-flow of 500 gpm at 20 psi residual would be required as long as all units are protected by fire sprinkler systems, other the fire-flow requirement would be 1,000 gpm at 20 psi

Response:

Noted, thank you.

9. A fire hydrant fire-flow test shall be conducted by the appropriate Water District to determine the available fire-flow at the site. A computer model simulation may be completed if the site does not have any fire hydrants located next to it. If a computer simulation is used a fire-slow test shall be conducted on the site after the water supply and fire hydrants are approved for operation.

Response:

See attached fire flow tests for all adjacent hydrants.

10. A fire hydrant shall be located within 400' (unsprinklered building) or 600' (sprinklered building) of all ground level exterior portions of the building.
At the 1/4/2019 meeting, hydrant locations were discussed, the two hydrants shown on Stuart Street would meet this if fully fire sprinklered. If not fully fire sprinklered a hydrant does not appear to meet the 400' requirement and an additional hydrant may need to be added.

Response:

2 fire hydrants are provided – one on the corner of 53rd and Tennyson, the other is currently located at the end of Stuart Street cul-de-sac. Both hydrants are within 400' of all unsprinklered buildings.

11. A 3' clear space shall be maintained around the circumference of fire hydrants.

Response:

Noted, thank you.

12. Private fire service mains and fire hydrants shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground Contractor and meet the requirements of Nation Fire Protection Association Standard 24. Private fire service mains and dire hydrant plans shall be submitted for review and approval.

Response:

Noted, thank you.

13. All site development plans required by the county shall be submitted to us for review and permitting as well. These shall include at a minimum an overall dimensioned site plan, grading plan, landscape plan and utility plan.

Response:

The requested plans will be submitted for your review at the appropriate time.

14. After the site development plans are reviewed and approved, plans for all buildings and fire protection systems shall be submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.

Response:

OK, thank you.

15. We always welcome and encourage meeting to discuss fire code requirements. Please call us at any point in the process if you would like to schedule one.

Response:

Thank you. We appreciate the offer.

Thank you for your time and consideration and please accept this formal comment response letter along with the submitted plans for the development site plan resubmittal.

Respectfully,

Realarchitecture Ltd.

Kendall Goodman AIA, Principal

Comment Response

Date: 08.18.20

To: **Adams County
Community & Economic Development Department
Planning Review
ATTN.: Gordon Stevens, Construction Inspection Supervisor & Mark Alessi, Right-of-Way Agent
4430 South Adams County Parkway
Brighton, Colorado 80601-8204**

Re: **PRC2020-00005
53rd and Tennyson Row**

Dear Mr. Stevens and Mr. Alessi:

The following letter responds to your plan review and comments for the project at **4301 W. 53rd Avenue, Denver, CO 80212**, Application #PRC2020-00005 and EGR2020-00007. Responses are listed below in **red**. Please call or email if you have any questions or require additional information.

Public Works

PW1: This site has been previously submitted and reviewed through Greg Labrie and others under the following case numbers: PRE2019-00061, PRC2020-00005, EGR2020-00007, BDP19-2969

Response:

This has been noted, thank you.

PW2: I have attached comments from the construction plan review completed under the EGR Case number shown above.

Response:

This has been noted, comments will be addressed, thank you.



PW3: No Building Permits/CO's will be issued until the previously mentioned Subdivision Improvement Agreement (SIA) and related collateral have been approved by the Board of County Commissioners (BoCC).

Response:
Absolutely, thank you for mentioning this.

PW4: As previously mentioned, Construction Plans will be submitted to and approved by the Adams County Community and Economic Development Dept. (CEDD). No construction will begin on these improvements until these construction plans have been approved and permitted through CEDD.

Response:
Absolutely, thank you for mentioning this.

PW5: No construction will begin until a Pre-Construction Meeting has been completed with the staff of the Adams County Public Works Dept.

Response:
Thank you for mentioning this, the developer is aware.

PW6: No Building Permits/CO's will be issued until all Public Improvements as required by the (SIA) have been completed and have been granted Preliminary Acceptance by the Adams County Department of Public Works.

Response:
Thank you for mentioning this, the developer is aware.

Addressing and Right-of-Way Review

ROW1: Preliminary Plat comments:

Please add case number PRC2020-00005 to top right corner of Sheet 1 & 2.

Response:
The case number has been added to the top right corner of sheet 1 & 2.

Please remove City of Denver from legal descriptions. Site is located in unincorporated Adams County, so only "County of Adams" is needed.

Response:
City of Denver has been removed from the legal descriptions.



All redlines were updated and addressed from previous request.

Response:

Thank you, we have addressed all of the additional redlines as well.

ROW2: Right-of-Way Vacation comments:

Include case number top right corner.

Response:

We are no longer proposing the vacation.

Include a Plat Note describing the Title Commitment that was relied upon to create the Vacation Plat and the most recent date that it was updated.

Response:

We are no longer proposing the vacation.

If there are any questions, please contact me at 720-427-3017 or sal@altitudelandco.com.

Sincerely yours,
Altitude Land Consultants, Inc.

A handwritten signature in black ink, appearing to read "SC", with a long horizontal flourish extending to the right.

Salvatore C. Cambria, PE

Comment Response

Date: 08.18.20

To: **Adams County
Community & Economic Development Department
Development Engineering Review
ATTN.: Greg Labrie, Senior Civil Engineer
4430 South Adams County Parkway
Brighton, Colorado 80601-8204**

Re: **PRC2020-00005 & EGR2020-00007
53rd and Tennyson Row**

Dear Mr. Labrie:

The following letter responds to your plan review and comments for the project at **4301 W. 53rd Avenue, Denver, CO 80212**, Application #PRC2020-00005 and EGR2020-00007. Responses are listed below in **red**. Please call or email if you have any questions or require additional information.

Development Engineering Review

ENG01: The site plan shows that the private drive from the proposed development will access Stuart Street which is classified as a local street. East 53rd Avenue is classified as a collector street. This proposed design is in accordance with Chapter 8, Table 8.4 of the Adams County Development Standards and Regulations which states that "private access drives from single family residences and businesses to collector streets are not permitted unless access to a lower function category street is not available."

Response:
This has been noted. Thank you.

ENG02: The private access drive into the proposed development shall be aligned directly opposing a driveway on the east side of Stuart Street to prevent headlights from the outgoing vehicles to shine directly into the windows of the existing homes.



Response:

I believe we discussed this during the Review Comment Consultation, that the opposite side of Stuart Street is mainly made up of Driveways, therefore we were advised to ignore this comment.

ENG03: The plat shall include a note indicating that the driveway and parking area for the proposed development are private and the maintenance of this infrastructure is the responsibility of the homeowner association and/or owners of each duplex.

Response:

Note has been added to the plat. The driveway and parking area will be maintained by the owners of each duplex through a covenant/maintenance agreement.

ENG04: The private access drive must be built in accordance to fire district's standards.

Response:

The private access drive shall be built in accordance to fire district's standards.

ENG05: The site plan shows that the developer will widen Stuart Street and the cul de sac at the end of the street to the ultimate right-of-way cross section for industrial local streets and build it in accordance to Chapter 7, of the Adams County Development Standards and Regulations. Local streets are designed to handle up to 1,000 vehicles per day. The public improvements along Stuart street and Tennyson Street will include curb, gutter, and sidewalk.

Response:

Stuart Street and Tennyson Street have been designed in accordance to Chapter 7, of the Adams County Development Standards and Regulations. We have provided curb, gutter, and sidewalk along each of the three adjacent roads.

ENG06: In the next submittal please verify that the bioretention facilities are located in the public right-of-way.

Response:

Two of the Bioretention facilities will be not be located within the public right-of-way, we will provide a drainage easement for those bioretention facilities. The third Bioretention facility will be provided within the ROW within a encroachment agreement.

ENG07: Both proposed bioretention facilities appears to be draining a portion of the private site. An Operation and Maintenance Manual must be submitted for review and approval. Drainage facilities on the private site that flow into the bioretention facilities must be placed in a drainage easement. This easement must be reviewed and approved by Adams County.

Response:

An Operation and Maintenance Manual will be provided when we are submitting final CD's. Drainage easements are now shown on the plat.



ENG08: The Developer is required to provide irrigation/water and maintenance of the vegetation and system.

Response:

The developer shall provide irrigation/water and maintenance of the vegetation.

ENG09: Development Engineering and Public Works are recommending for the applicant to enter into an Encroachment Agreement for the use of the northern portion of Stuart Street instead of going through a street vacation process. The Encroachment Agreement can allow uses such as additional parking or the installation of storm drainage facilities to include water quality features. The specific use for the right-of-way shall be determined and the Encroachment Agreement shall be written, reviewed, and finalized before the final plat is approved. The final Encroachment Agreement will be approved by the BoCC with the final plat.

Response:

We have removed the proposed vacated area from the plat and we are now pursuing an encroachment agreement for the parking stalls and the bioretention facility.

If there are any questions, please contact me at 720-427-3017 or sal@altitudelandco.com.

Sincerely yours,
Altitude Land Consultants, Inc.

Salvatore C. Cambria, PE

A handwritten signature in black ink, appearing to be "SC", with a long horizontal flourish extending to the right.

Comment Response

Date: 08.18.20

To: **Xcel Energy**
Right of Way & Permits
ATTN.: Donna George
1123 West 3rd Avenue
Denver, Colorado 80223

Re: **PRC2020-00005 & EGR2020-00007**
53rd and Tennyson Row

Dear Ms. George:

The following letter responds to your plan review and comments for the project at **4301 W. 53rd Avenue, Denver, CO 80212**, Application #PRC2020-00005 and EGR2020-00007. Responses are listed below in **red**. Please call or email if you have any questions or require additional information.

Development Engineering Review

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for 53rd and Tennyson ROW and requests that the 8-foot wide utility easements are expanded to 10-feet in width to accommodate all dry utilities. This is PSCo's standard minimum width for joint trenching natural gas and electric distribution facilities.

Response:

Absolutely, all proposed utility easements have been changed to 10 feet in width.

PSCo also requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Response:

Note has been included on the preliminary plat and will be provided on the final plat as well.



Please be aware PSCo owns and operates existing electric distribution facilities within the proposed project area, and has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Response:

This has been noted, Thank you.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Response:

Absolutely, the owner/developer/contractor shall proceed as instructed.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Response:

Developer shall proceed accordingly.

If there are any questions, please contact me at 720-427-3017 or sal@altitudelandco.com.

Sincerely yours,
Altitude Land Consultants, Inc.

Salvatore C. Cambria, PE

A handwritten signature in black ink, appearing to be "SC" followed by a long horizontal flourish.

October 16, 2020

Adams County -Development Engineering Review/Planning Review
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, Colorado 80601-8204
ATTN.: Alan Sielaff

Re: PRC2020-00005 53rd and Tennyson Row

Dear Mr. Sielaff,

Thank you for your review of the pre-submittal application. Below you will find responses to the comments in **red/bold italics** and enclosed you will find the updated documents that correspond to the comments.

Development Engineering Review

ENG1: The drainage report and the traffic impact study must be completed, reviewed and approved by Adams County Development Engineering prior to the final plat approval.

Response: The drainage report and traffic study will be submitted prior to final plat approval.

ENG2: The design and construction plans for the public improvements on Stuart Street, 53rd Avenue, and Tennyson Street along with the design details of the detention and water quality facilities must be completed, reviewed and approved by Development Engineering prior to final plat approval.

Response: These items will be submitted for review and approval by Development Engineering prior to final plat approval.

ENG3: The applicant shall revise sheet A-1 of the site plan to show the emergency overflow or the outfall of the detention pond to be located in a position directing water flow away from the structure located at the bottom of the hill. This outfall shall be directed in a more true north position or a southwest position whichever is more practical for the final design.

Response: The emergency overflow path and outlet structure outfall have been moved in the southwest direction, away from the existing structure in the adjacent property.

ENG4: The applicant shall identify the type of curb cut detail that will be used for the private alley access onto Stuart Street. The applicant shall select a curb cut detail from the CDOT M-Standards and ensure that the detail can fit within public right-of-way of Stuart Street. If the detail cannot be installed within the public right-of-way, the applicant shall then revise the plat and site plan to show the additional right-of-way or easement that may be required to accommodate the proposed curb cut detail. If the applicant cannot decide which curb cut to use for this development, it is recommended that the curb cut detail that will require the most right-of-way is used to establish the right-of-way and/or easement boundaries at this location.

Response: Site Plan updated to note type of curb cut – Type 3 concrete driveway entrance per CDOT Std No. M-609-1.

Denver Office:
3461 Ringsby Court, #125
Denver, CO 80216
720.413.9691

Colorado Springs Office:
2727 N. Cascade Avenue, #160
Colorado Springs, CO 80907
719.231.3959



PLN02: Preliminary Major Plat Comments

1. Applicant to pursue an Encroachment Agreement with the County for the northern 30 ft. of Stuart St. to be used for (3) visitor parking spaces, landscaping and drainage improvements. This will be reviewed and determined at time of Final Plat. No further revision necessary.

2. Site area figure on the landscape plan data table of 73,870 SF does not sum to the total development size listed on the Plat (93,381.8 SF) less the two right-of-way dedications (Tract A at 6,771 SF and Tract B at 2,234 SF) for a remaining size of 84,377 SF. These are the only two locations site area is listed. Please review and confirm figures or explain if I am calculating incorrectly. Please add final site area to Site Plan as well to ensure data is correct across all plans.

Response: Site area figures have been corrected for this submittal.

PLN04: Conditional Use Permit / Site Plan Comments

1. "City of Denver" is still included in the legal description on the plat (left text block) and should be removed. It is also included throughout the Landscape Plan title blocks, though no legal description is required here.

Response: City of Denver has been removed from all Landscape Plan title blocks for this submittal.

5. Landscaping Standards review, Section 4-16:

a. Provided Lot Typical plans meet or exceed coverage standards and tree and shrub minimums in Section 4-16-09-01-02 & 4-07-02-02. 1 large tree or 2 ornamental trees and 5 shrubs required per dwelling unit with at least 30% of the rear setback area for landscaping. No further revisions necessary.

b. Bufferyard D actually requires 3 trees per 60 ft., the incorrect standard was missed with the previous submittal. Please update standard in bufferyard table. For the north bufferyard of 122 ft., 7 trees will be required (rounded up), but evergreen trees can be counted as contributing towards total number of trees (counter to previous review direction). These 7 trees need to be placed on Lot 4 as the right-of-way vacation request to the east has been withdrawn.

Response: Standards for Bufferyard D have been corrected on the site data tables for this submittal. The north bufferyard now contains 7 trees on Lot 4.

c. The northwest bufferyard of 194 ft. length will require 3 trees (bufferyard A - 1 tree per 80 ft., rounded up). It appears this bufferyard length has increased since the previous submittal. 1 additional tree will be needed here.

Response: A third tree has been added to the northwest bufferyard. See site data tables on sheet LS-1.

d. Please consider adding Street frontage landscaping along Tennyson St. that meets one of five options listed in Section 4-16-07-01. Most options include 1 tree and 2 shrubs per 40 ft.

Response: Landscaping has been added along Tennyson Street (Section 4-16-19-01, Option 3). See site data table on sheet LS-1. Trees and shrubs have been located to not interfere with sight triangles.

e. Though not flagged with the previous submittal, the landscape notes refer to City of Denver standards, see Implementation note #2, and City of Denver Landscape Notes section. These notes can be removed as long as all required information detailed in Section 4-16-10 Landscaping Plan Required is included.

Response: Landscape notes have been updated for this submittal and no longer refer to the City of Denver.



f. Final drainage and utility easements should be added to Landscape Plan to ensure planting locations are feasible.

Response: All easements are shown on this submittal.

6. Sheet LS-2, 53rd Ave. is labeled as "53rd Venue".

Response: This label has been corrected for this submittal.

Commenting Division: External Agencies

EA01: The following external agencies responded with a separate comment letter or email which will be provided in the following pages: ACFR, CDPHE, CDWR, and Xcel Energy.

Of the responding agencies, the following have Requested revisions or additional information prior to scheduling of public hearings and a response will be required with a subsequent submittal: CO Div. of Water Resources (CDWR), and Xcel Energy.

Agency comments generally are described in the staff report and minor outstanding comments or general acknowledgments may be recommended conditions or notes of approval for the applicant to adhere to if the development application is approved.

Response: 10-foot easement adjusted as requested by Xcel energy.

Sincerely,

Sal C. Cambria, PE
Vice President
Sal@AltitudeLandCo.com | 720.427.3017 (Mobile)

**Altitude Land Consultants, Inc.
3461 Ringsby Court, Suite 125 | Denver, CO 80216**

REALARCHITECTURE LTD
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Denver, Colorado 80211
www.realarchitecture.com



DAVID L. BERTON A.I.A
Phone: (303)477-5550
Fax: (303)477-5500

October 15, 2019

Adams County
Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, Colorado 80601-8204

To whom this may concern:

The neighborhood meeting for the proposed rezoning of 4301 W. 53rd was held on Tuesday, October 8th at 6:00 pm at Regis University in Claver Hall, Building D, Room 315. Attendees included Mike Grieger, Mike Moylen and Kim Moylen of MAG Builders, Developer John Horvat and David Berton and Kendall Goodman of RealArchitecture. All involved parties stayed after the meeting concluded to answer any additional questions and talk one-on-one with the neighbors.

David Berton of RealArchitecture presented the concept. He began by explaining the current zoning of R-2, its requirements and why we are seeking a rezone to R-3. The neighbors were generally supportive of the rezone and the overall design concept. A 0.5 mile vicinity map and enlarged site plan were used in the presentation to show context, site access and design. Most of the neighbor's questions were regarding parking. They appreciated that the 2-car garages were accessed from an internal drive rather than the street and that several units provided additional space for a third car. MAG Builders provided 3D renderings of the front elevations of the proposed duplexes. The scale and size of the duplexes were well-received. One concern that was brought up by several neighbors was security of the site. They were concerned that people may trespass and illegally dump on the site until construction commences. The builder agreed to build a fence around the perimeter to secure the site. Several neighbors signed up to receive notification on the progress of our application. Their contact info is provided on the following page. All involved parties provided their direct contact information as well in case any neighbors had future concerns.

Please accept this summary letter along with the rezoning application.

Respectfully,

Realarchitecture Ltd.
David L. Berton AIA, President

NOTICE OF PUBLIC HEARING
FOR: 4301 W 53RD AVE
DENVER CO, 80212

IF YOU WOULD LIKE TO BE NOTIFIED OF ANY PUBLIC HEARINGS FOR THE ABOVE STATED PROPERTY , PLEASE PROVIDE YOUR NAME AND ADDRESS BELOW.

1. Judy Miranda 5260 Stuart St. Den 80212
2. Wendy Carter 4440 W 52nd Pl Denver, CO 80212
3. Gloriana Rudden
4. Clint Bettes
5. Margaret Posey 5271 Quitman St Denver 80212
6. Joe + Eileen Kottenstette 5425 Lowell Blvd Denver 80221
7. Risa Hayes 5335 Raleigh St Den 80212
8. Michael Ruedden 5905 TENNYSON ST
9. Brian Black 5340 Raleigh
- 10.
- 11.
- 12.
- 13.
- 14.

COMMENT SHEET
NEIGHBORHOOD MEETING
OCTOBER 10TH 2019

FOR : ZONING CHANGE FOR 4310 w 53rd Ave
R-2 TO R-3

NAME : Brian Blalack
ADDRESS: 5340 Raleigh

COMMENT: would not support
Higher density of R.3.

COMMENT SHEET
NEIGHBORHOOD MEETING
OCTOBER 10TH 2019

FOR : ZONING CHANGE FOR 4310 w 53rd Ave
R-2 TO R-3

NAME : wendy carter
ADDRESS: 4440 west 52nd place

COMMENT:

would not support R3
hopeful it would remain R-2
and a lower density. In addition,
would like to see a fence
put up ASAP to stop the dumping.
I am interested in the hearings
with Adams County and would
like to be informed of date and
times. Please email [REDACTED]



Request for Comments

Case Name: 53rd and Tennyson Row
Project Number: PRC2020-00005

February 26, 2020

The Adams County Planning Commission is requesting comments on the following application:

- 1) Subdivision to create 18 lots and 3 tracts on existing 2.16 acre property;**
- 2) Rezone from Residential-2 (R-2) to the Residential-3 (R-3) zone district, and;**
- 3) Conditional Use Permit to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district.**

This request is located at 4301 W. 53rd Ave. The Assessor's Parcel Number is 0182518100027.

Applicant Information: MAG Builders Inc.
3132 FEDERAL BLVD
DENVER, CO 80211

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) 523-6817 by 03/20/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ASielaff@adcogov.org.

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

Thank you for your review of this case.

Alan Sielaff
Planner II



Request for Comments

Case Name: 53rd and Tennyson Row
Project Number: PRC2020-00005

Original application referral date: February 26, 2020
Updated application referral date: June 9, 2020

The Adams County Planning Commission is requesting comments on the following application:

- 1) **Subdivision to create 18 lots and 3 tracts on existing 2.14 acre property (previously referred);**
- 2) **Rezone from Residential-2 (R-2) to the Residential-3 (R-3) zone district (previously referred), and;**
- 3) **Conditional Use Permit to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district (previously referred).**
- 4) **Right-of-Way Vacation of northern 30 feet of Stuart St. (new request)**
- 5) **Waiver from Subdivision Design Standards - Lot Depth to Width Ratio (new request)**
- 6) **Waiver from Subdivision Design Standards - Private Road Access (new request)**

This request is located at 4301 W. 53rd Ave. The Assessor's Parcel Number is 0182518100027.

Applicant Information: MAG Builders Inc.
3132 FEDERAL BLVD
DENVER, CO 80211

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) 523-6817 by 07/03/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ASielaff@adcogov.org.

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

Thank you for your review of this case.

Alan Sielaff
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Doriso
DISTRICT 4

Mary Hodge
DISTRICT 5



Public Hearing Notification

Case Name:	53 rd and Tennyson Row
Case Number:	PRC2020-00005
Planning Commission Hearing Date:	12/10/2020 at 6:00 p.m.
Board of County Commissioners Hearing Date:	01/05/2021 at 9:30 a.m.

November 17, 2020

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

- 1) Subdivision - Preliminary Plat to create 18 lots and 3 tracts on existing 2.16 acre property;**
- 2) Rezone from Residential-2 (R-2) to the Residential-3 (R-3) zone district;**
- 3) Conditional Use Permit to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district, and;**
- 4) Two Waivers from Subdivision Design Standards to allow private alley access, and for a greater than 3:1 lot depth to width ratio.**

This request is located at 4301 W. 53rd Ave. The Assessor's Parcel Number(s) 0182518100027.

Applicant Information: MAG Builders, Inc
 3132 FEDERAL BLVD
 DENVER, CO 80211

The Planning Commission meeting will be held virtually using the Zoom video conferencing software and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. For instructions on how to access the public hearing via telephone or internet, or to submit comment, please visit <http://www.adcogov.org/planning-commission> for up to date information.

The Board of County Commissioners meeting is broadcast live on the Adams County YouTube channel and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting. For instructions on how to access the public hearing and submit comments, please visit <http://www.adcogov.org/bocc> for up to date information.

These will be public hearings and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. 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.

Thank you for your review of this case.

A handwritten signature in blue ink, appearing to read "Alan Sielaff".

Alan Sielaff, Planner II

asielaff@adcogov.org

720-523-6817

PUBLICATION REQUEST

Case Name: 53rd and Tennyson Row

Case Number: PRC2020-00005

Planning Commission Hearing Date: 12/10/2020 at 6:00 p.m.

Board of County Commissioners Hearing Date: 01/05/2021 at 9:30 a.m.

Case Manager: Alan Sielaff, Planner II, asielaff@adcogov.org, 720-523-6817

Request: 1) Subdivision - Preliminary Plat to create 18 lots and 3 tracts on existing 2.16 acre property; 2) Rezone from Residential-2 (R-2) to the Residential-3 (R-3) zone district; 3) Conditional Use Permit to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district, and; 4) Two Waivers from Subdivision Design Standards to allow private alley access, and for a greater than 3:1 lot depth to width ratio.

Parcel Number: 0182518100027

Address of the Request: 4301 W. 53rd Ave.

Applicant: MAG Builders, Inc.

Legal Description: A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 10, BERKELEY GARDENS, THENCE WESTERLY 30 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF WEST 53RD AVENUE, CORNER NO. 1; THENCE NORTH 350 FEET ON A LINE PARALLEL WITH THE WEST BOUNDARY LINE OF SAID BLOCK 10, TO A POINT 30 FEET WEST OF THE NORTHWEST CORNER OF LOT 11, IN BLOCK 10, BERKELEY GARDENS, CORNER NO. 2; THENCE WEST 152 FEET, FORMING AN INTERIOR ANGLE 89 DEGREES 35 MINUTES, CORNER NO. 3; THENCE IN A SOUTHWESTERLY DIRECTION 195.7 FEET MORE OR LESS TO THE EAST BOUNDARY OF THE PRESENT LOCATION OF TENNYSON ROAD, FORMING AN INTERIOR ANGLE OF 132 DEGREES 49 MINUTES, CORNER NO. 4; AND THENCE IN A SOUTHWESTERLY DIRECTION AND NEAR THE EAST BOUNDARY OF THE AFOREMENTIONED ROAD, 210.8 FEET FORMING AN INTERIOR ANGLE OF 148 DEGREES 49 MINUTES, CORNER NO. 5; THENCE EAST 325 FEET ALONG THE NORTH BOUNDARY OF WEST 53RD AVENUE, FORMING AN INTERIOR ANGLE OF 78 DEGREES 22 MINUTES WEST TO CORNER NO. 1, THE PLACE OF BEGINNING, THE FIRST AND LAST COURSE GIVEN FROM AN INTERIOR ANGLE OF 90 DEGREES 25 MINUTES, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED AUGUST 10, 1953 IN BOOK 472 AT PAGE 3, COUNTY OF ADAMS, STATE OF COLORADO.

Virtual Meeting and Public Comment Information:

These meetings will be held virtually. Please visit <http://www.adcogov.org/planning-commission> and <http://www.adcogov.org/bocc> for up to date information on accessing the public hearings and submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.



Referral Listing
Case Number PRC2020-00005
53rd and Tennyson Row

Agency

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5280 TENNYSON ST
DENVER CO 80212-4046

R L BEALL PROPERTIES LLC
OR CURRENT RESIDENT
5394 QUITMAN ST
DENVER CO 80212-4035

NEUMAN JAMES E
OR CURRENT RESIDENT
5261 RALEIGH STREET
DENVER CO 80212

R P TALD LLC
OR CURRENT RESIDENT
5380 TENNYSON ST STE C
DENVER CO 80212-4060

NEWTON HINDE
OR CURRENT RESIDENT
5259 RALEIGH ST
DENVER CO 80212-4036

RUDDEN GLORIA G LIVING TRUST
OR CURRENT RESIDENT
4420 W 52ND PL
DENVER CO 80212-4012

NIGRELLI-DOYLE LISA L AND
CHEVILLOT FREDERIQUE E
OR CURRENT RESIDENT
5249 QUITMAN ST
DENVER CO 80212-4033

RUDDEN MICHAEL J
OR CURRENT RESIDENT
5205 TENNYSON ST
DENVER CO 80212

OWEN JAMES AND
OWEN JAMIE
OR CURRENT RESIDENT
5222 TENNYSON ST
DENVER CO 80212-4046

RUDOLPH KATHRYN AND
FALIANO LAURIE
OR CURRENT RESIDENT
5320 STUART ST
DENVER CO 80212-4081

PEREZ ANGEL AND
PEREZ RONALD PAUL
OR CURRENT RESIDENT
5233 QUITMAN ST
DENVER CO 80212-4033

SAYER JONAS
OR CURRENT RESIDENT
5261 STUART ST
DENVER CO 80212-4043

POLICKY TRENT AND
POLICKY ANDREA R
OR CURRENT RESIDENT
5322 STUART ST
DENVER CO 80212-4081

SORAU F KELLEN AND
GOLDER ASHLEY
OR CURRENT RESIDENT
5251 STUART STREET
DENVER CO 80212

POLYAK THOMAS
OR CURRENT RESIDENT
5268 STUART ST
DENVER CO 80212-4044

SPEIGHT VALERIE
OR CURRENT RESIDENT
5340 QUITMAN ST
DENVER CO 80212-4035

POSEY JOE D AND
POSEY MARGARET H
OR CURRENT RESIDENT
5271 QUITMAN ST
DENVER CO 80212-4033

ST CLAIR MARIE E
OR CURRENT RESIDENT
5295 TENNYSON ST
DENVER CO 80212-4045

QUATTLEBAUM JOSHUA LAROY
OR CURRENT RESIDENT
5265 RALEIGH ST
DENVER CO 80212-4036

STOUT ANDREW R
OR CURRENT RESIDENT
5226 TENNYSON ST
DENVER CO 80212-4046

STRENGE MARK S AND
STRENGE LORRAINE A
OR CURRENT RESIDENT
5345 QUITMAN ST
DENVER CO 80212-4014

ZALESKI CHRISTOPHER AND
MEANS MCCABE
OR CURRENT RESIDENT
5240 RALEIGH ST
DENVER CO 80212-4037

SUERETH DANIEL
OR CURRENT RESIDENT
5264 STUART ST
DENVER CO 80212-4044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 61
ARVADA CO 80002-7027

SWINDLE DENNY
OR CURRENT RESIDENT
5230 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 62
ARVADA CO 80002-7027

WALKER CLAIRE
OR CURRENT RESIDENT
5304 STUART ST
DENVER CO 80212-4081

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 63
ARVADA CO 80002-7027

WALKER KENNETH A TRUST THE
OR CURRENT RESIDENT
4199 W 53RD AVE
DENVER CO 80212-4017

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 64
ARVADA CO 80002-7027

WALKER TERI LYNN
OR CURRENT RESIDENT
5286 QUITMAN ST
DENVER CO 80212

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 65
ARVADA CO 80002-7027

WATERMAN DONALD G AND
WATERMAN VIRGINIA I
OR CURRENT RESIDENT
5237 QUITMAN ST
DENVER CO 80212-4033

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 66
ARVADA CO 80002-7027

WILLIAMSON D B
OR CURRENT RESIDENT
4237 W 52ND AVE
DENVER CO 80212-4004

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 67
ARVADA CO 80002-7027

WILLNER STEPHEN A/GWEN LEE JT
OR CURRENT RESIDENT
5395 QUITMAN ST
DENVER CO 80212-4014

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 68
ARVADA CO 80002-7027

WONG MELISSA KAREN AND
TIAN HUIFU
OR CURRENT RESIDENT
5290 QUITMAN ST
DENVER CO 80212-4034

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 69
ARVADA CO 80002-7027

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 70
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 80
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 71
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 41
ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 72
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 42
ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 73
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 43
ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 74
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 44
ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 75
ARVADA CO 80002-7027

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5400 SHERIDAN BLVD LOT 45
ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 76
ARVADA CO 80002-7027

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ARVADA CO 80002-7028

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ARVADA CO 80002-7027

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ARVADA CO 80002-7028

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ARVADA CO 80002-7027

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ARVADA CO 80002-7028

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ARVADA CO 80002-7027

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 51
ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 21
ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 52
ARVADA CO 80002-7028

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5400 SHERIDAN BLVD LOT 22
ARVADA CO 80002-7029

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7028

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ARVADA CO 80002-7029

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ARVADA CO 80002-7029

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5400 SHERIDAN BLVD LOT 1
ARVADA CO 80002-7030

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5400 SHERIDAN BLVD LOT 32
ARVADA CO 80002-7029

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ARVADA CO 80002-7030

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ARVADA CO 80002-7030

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ARVADA CO 80002-7031

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ARVADA CO 80002-7031

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ARVADA CO 80002-7039

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5400 SHERIDAN BLVD LOT 210
ARVADA CO 80002-7039

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 220
ARVADA CO 80002-7039

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 211
ARVADA CO 80002-7039

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 181
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 212
ARVADA CO 80002-7039

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 182
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 213
ARVADA CO 80002-7039

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 183
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 214
ARVADA CO 80002-7039

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 184
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 215
ARVADA CO 80002-7039

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 185
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 216
ARVADA CO 80002-7039

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 186
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 217
ARVADA CO 80002-7039

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 187
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 218
ARVADA CO 80002-7039

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 188
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 189
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 199
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 190
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 200
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 191
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 361
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 192
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 362
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 193
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 363
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 194
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 364
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 195
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 365
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 196
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 366
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 197
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 367
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 198
ARVADA CO 80002-7040

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 368
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 369
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 379
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 370
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 380
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 371
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 321
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 372
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 322
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 373
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 323
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 374
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 324
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 375
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 325
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 376
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 326
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 377
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 327
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 378
ARVADA CO 80002-7041

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 328
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 329
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 339
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 330
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 340
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 331
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 301
ARVADA CO 80002-7043

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 332
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 302
ARVADA CO 80002-7043

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 333
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 303
ARVADA CO 80002-7043

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 334
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 304
ARVADA CO 80002-7043

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 335
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 305
ARVADA CO 80002-7043

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 336
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 306
ARVADA CO 80002-7043

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 337
ARVADA CO 80002-7042

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5400 SHERIDAN BLVD LOT 307
ARVADA CO 80002-7043

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 338
ARVADA CO 80002-7042

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 308
ARVADA CO 80002-7043

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5400 SHERIDAN BLVD LOT 309
ARVADA CO 80002-7043

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5400 SHERIDAN BLVD LOT 319
ARVADA CO 80002-7043

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5400 SHERIDAN BLVD LOT 310
ARVADA CO 80002-7043

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 320
ARVADA CO 80002-7043

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 311
ARVADA CO 80002-7043

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 281
ARVADA CO 80002-7044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 312
ARVADA CO 80002-7043

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5400 SHERIDAN BLVD LOT 282
ARVADA CO 80002-7044

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5400 SHERIDAN BLVD LOT 313
ARVADA CO 80002-7043

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5400 SHERIDAN BLVD LOT 283
ARVADA CO 80002-7044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 314
ARVADA CO 80002-7043

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5400 SHERIDAN BLVD LOT 284
ARVADA CO 80002-7044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 315
ARVADA CO 80002-7043

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5400 SHERIDAN BLVD LOT 285
ARVADA CO 80002-7044

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5400 SHERIDAN BLVD LOT 316
ARVADA CO 80002-7043

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5400 SHERIDAN BLVD LOT 286
ARVADA CO 80002-7044

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5400 SHERIDAN BLVD LOT 317
ARVADA CO 80002-7043

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5400 SHERIDAN BLVD LOT 287
ARVADA CO 80002-7044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 318
ARVADA CO 80002-7043

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5400 SHERIDAN BLVD LOT 288
ARVADA CO 80002-7044

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5400 SHERIDAN BLVD LOT 289
ARVADA CO 80002-7044

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5400 SHERIDAN BLVD LOT 299
ARVADA CO 80002-7044

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5400 SHERIDAN BLVD LOT 290
ARVADA CO 80002-7044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 300
ARVADA CO 80002-7044

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5400 SHERIDAN BLVD LOT 291
ARVADA CO 80002-7044

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5400 SHERIDAN BLVD LOT 381
ARVADA CO 80002-7045

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5400 SHERIDAN BLVD LOT 292
ARVADA CO 80002-7044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 382
ARVADA CO 80002-7045

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5400 SHERIDAN BLVD LOT 293
ARVADA CO 80002-7044

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5400 SHERIDAN BLVD LOT 383
ARVADA CO 80002-7045

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5400 SHERIDAN BLVD LOT 294
ARVADA CO 80002-7044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 384
ARVADA CO 80002-7045

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5400 SHERIDAN BLVD LOT 295
ARVADA CO 80002-7044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 385
ARVADA CO 80002-7045

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5400 SHERIDAN BLVD LOT 296
ARVADA CO 80002-7044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 386
ARVADA CO 80002-7045

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 297
ARVADA CO 80002-7044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 387
ARVADA CO 80002-7045

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 298
ARVADA CO 80002-7044

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 388
ARVADA CO 80002-7045

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 389
ARVADA CO 80002-7045

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 343
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 390
ARVADA CO 80002-7045

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 344
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 391
ARVADA CO 80002-7045

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 345
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 392
ARVADA CO 80002-7045

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 346
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 393
ARVADA CO 80002-7045

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 347
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 394
ARVADA CO 80002-7045

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 348
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 395
ARVADA CO 80002-7045

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 349
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 400
ARVADA CO 80002-7045

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 350
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 341
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 351
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 342
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 352
ARVADA CO 80002-7047

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 353
ARVADA CO 80002-7047

CURRENT RESIDENT
5193 N TENNYSON ST
DENVER CO 80212

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 354
ARVADA CO 80002-7047

CURRENT RESIDENT
5193 N TENNYSON ST BLDG 1
DENVER CO 80212

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 355
ARVADA CO 80002-7047

CURRENT RESIDENT
5193 N TENNYSON ST BLDG 2
DENVER CO 80212

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 356
ARVADA CO 80002-7047

CURRENT RESIDENT
5193 N TENNYSON ST BLDG 3
DENVER CO 80212

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 357
ARVADA CO 80002-7047

CURRENT RESIDENT
5195 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 358
ARVADA CO 80002-7047

CURRENT RESIDENT
5371 TENNYSON ST UNIT 1
DENVER CO 80212-4000

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 359
ARVADA CO 80002-7047

CURRENT RESIDENT
5371 TENNYSON ST UNIT 2
DENVER CO 80212-4000

CURRENT RESIDENT
5400 SHERIDAN BLVD LOT 360
ARVADA CO 80002-7047

CURRENT RESIDENT
5371 TENNYSON ST UNIT 3
DENVER CO 80212-4000

CURRENT RESIDENT
5190 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
5371 TENNYSON ST UNIT 4
DENVER CO 80212-4000

CURRENT RESIDENT
5190 N TENNYSON ST
DENVER CO 80212

CURRENT RESIDENT
5371 TENNYSON ST UNIT 5
DENVER CO 80212-4000

CURRENT RESIDENT
5371 TENNYSON ST UNIT 6
DENVER CO 80212-4000

CURRENT RESIDENT
5307 RALEIGH ST
DENVER CO 80212-4013

CURRENT RESIDENT
4405 W 52ND AVE
DENVER CO 80212-4006

CURRENT RESIDENT
5353 QUITMAN ST
DENVER CO 80212-4014

CURRENT RESIDENT
4407 W 52ND AVE
DENVER CO 80212-4006

CURRENT RESIDENT
5355 QUITMAN ST
DENVER CO 80212-4014

CURRENT RESIDENT
4501 W 52ND AVE
DENVER CO 80212-4007

CURRENT RESIDENT
4121 W 53RD AVE
DENVER CO 80212-4017

CURRENT RESIDENT
4503 W 52ND AVE
DENVER CO 80212-4007

CURRENT RESIDENT
5310 QUITMAN ST
DENVER CO 80212-4035

CURRENT RESIDENT
4525 W 52ND AVE
DENVER CO 80212-4007

CURRENT RESIDENT
5330 QUITMAN ST
DENVER CO 80212-4035

CURRENT RESIDENT
4401 W 52ND PL
DENVER CO 80212-4012

CURRENT RESIDENT
5235 RALEIGH ST
DENVER CO 80212-4036

CURRENT RESIDENT
4421 W 52ND PL
DENVER CO 80212-4012

CURRENT RESIDENT
5255 RALEIGH ST
DENVER CO 80212-4036

CURRENT RESIDENT
4441 W 52ND PL
DENVER CO 80212-4012

CURRENT RESIDENT
5210 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5303 RALEIGH ST
DENVER CO 80212-4013

CURRENT RESIDENT
5218 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5222 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5254 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
5226 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5288 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
5260 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5296 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
5270 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5304 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
4340 W 53RD AVE
DENVER CO 80212-4039

CURRENT RESIDENT
5306 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
4402 W SAINT CLAIR PL
DENVER CO 80212-4040

CURRENT RESIDENT
5308 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5221 STUART ST
DENVER CO 80212-4043

CURRENT RESIDENT
5310 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5297 STUART ST
DENVER CO 80212-4043

CURRENT RESIDENT
5312 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5240 STUART ST
DENVER CO 80212-4044

CURRENT RESIDENT
5316 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5230 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
5324 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5326 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 105
DENVER CO 80212-4050

CURRENT RESIDENT
5328 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 106
DENVER CO 80212-4050

CURRENT RESIDENT
5330 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 107
DENVER CO 80212-4051

CURRENT RESIDENT
5334 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 108
DENVER CO 80212-4051

CURRENT RESIDENT
5338 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 109
DENVER CO 80212-4051

CURRENT RESIDENT
5340 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 110
DENVER CO 80212-4051

CURRENT RESIDENT
5470 TENNYSON ST
DENVER CO 80212-4049

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 112
DENVER CO 80212-4051

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 101
DENVER CO 80212-4050

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 113
DENVER CO 80212-4052

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 102
DENVER CO 80212-4050

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 114
DENVER CO 80212-4052

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 103
DENVER CO 80212-4050

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 201
DENVER CO 80212-4052

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 202
DENVER CO 80212-4052

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 212
DENVER CO 80212-4056

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 203
DENVER CO 80212-4052

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 213
DENVER CO 80212-4056

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 204
DENVER CO 80212-4055

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 214
DENVER CO 80212-4057

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 205
DENVER CO 80212-4055

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 215
DENVER CO 80212-4057

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 206
DENVER CO 80212-4055

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 301
DENVER CO 80212-4057

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 207
DENVER CO 80212-4055

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 302
DENVER CO 80212-4057

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 208
DENVER CO 80212-4055

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 303
DENVER CO 80212-4057

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 209
DENVER CO 80212-4056

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 305
DENVER CO 80212-4058

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 210
DENVER CO 80212-4056

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 306
DENVER CO 80212-4058

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 211
DENVER CO 80212-4056

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 307
DENVER CO 80212-4058

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 308
DENVER CO 80212-4058

CURRENT RESIDENT
5380 TENNYSON ST STE D
DENVER CO 80212-4060

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 309
DENVER CO 80212-4058

CURRENT RESIDENT
5380 TENNYSON ST STE E
DENVER CO 80212-4060

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 310
DENVER CO 80212-4058

CURRENT RESIDENT
5380 TENNYSON ST STE F
DENVER CO 80212-4060

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 311
DENVER CO 80212-4059

CURRENT RESIDENT
5380 TENNYSON ST STE G
DENVER CO 80212-4060

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 312
DENVER CO 80212-4059

CURRENT RESIDENT
5351 TENNYSON ST UNIT 1A
DENVER CO 80212-4065

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 313
DENVER CO 80212-4059

CURRENT RESIDENT
5351 TENNYSON ST UNIT 1B
DENVER CO 80212-4065

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 314
DENVER CO 80212-4059

CURRENT RESIDENT
5351 TENNYSON ST UNIT 1C
DENVER CO 80212-4065

CURRENT RESIDENT
4510 W SAINT CLAIR PL APT 315
DENVER CO 80212-4059

CURRENT RESIDENT
5351 TENNYSON ST UNIT 1D
DENVER CO 80212-4065

CURRENT RESIDENT
5380 TENNYSON ST STE A
DENVER CO 80212-4060

CURRENT RESIDENT
5351 TENNYSON ST UNIT 2
DENVER CO 80212-4065

CURRENT RESIDENT
5380 TENNYSON ST STE B
DENVER CO 80212-4060

CURRENT RESIDENT
4703 W 52ND AVE UNIT 100
DENVER CO 80212-4068

CURRENT RESIDENT
4703 W 52ND AVE UNIT 99
DENVER CO 80212-4068

CURRENT RESIDENT
4703 W 52ND AVE UNIT 202
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 101
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 203
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 102
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 204
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 103
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 205
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 104
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 206
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 105
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 207
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 106
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 208
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 107
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 301
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 108
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 302
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 201
DENVER CO 80212-4069

CURRENT RESIDENT
4703 W 52ND AVE UNIT 303
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 304
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 406
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 305
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 407
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 306
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 408
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 307
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 501
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 308
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 502
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 401
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 503
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 402
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 504
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 403
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 505
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 404
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 506
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 405
DENVER CO 80212-4070

CURRENT RESIDENT
4703 W 52ND AVE UNIT 507
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 508
DENVER CO 80212-4071

CURRENT RESIDENT
4703 W 52ND AVE UNIT 702
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 601
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 703
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 602
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 704
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 603
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 705
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 604
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 706
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 605
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 707
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 606
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 708
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 607
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 801
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 608
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 802
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 701
DENVER CO 80212-4072

CURRENT RESIDENT
4703 W 52ND AVE UNIT 803
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 804
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 906
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 805
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CURRENT RESIDENT
4703 W 52ND AVE UNIT 908
DENVER CO 80212-4073

CURRENT RESIDENT
4703 W 52ND AVE UNIT 807
DENVER CO 80212-4073

CURRENT RESIDENT
4461 W 52ND PL APT 1
DENVER CO 80212-4075

CURRENT RESIDENT
4703 W 52ND AVE UNIT 808
DENVER CO 80212-4073

CURRENT RESIDENT
4461 W 52ND PL APT 2
DENVER CO 80212-4075

CURRENT RESIDENT
4703 W 52ND AVE UNIT 901
DENVER CO 80212-4073

CURRENT RESIDENT
4461 W 52ND PL APT 3
DENVER CO 80212-4075

CURRENT RESIDENT
4703 W 52ND AVE UNIT 902
DENVER CO 80212-4073

CURRENT RESIDENT
5371 TENNYSON ST UNIT 10
DENVER CO 80212-4078

CURRENT RESIDENT
4703 W 52ND AVE UNIT 903
DENVER CO 80212-4073

CURRENT RESIDENT
5371 TENNYSON ST UNIT 11
DENVER CO 80212-4078

CURRENT RESIDENT
4703 W 52ND AVE UNIT 904
DENVER CO 80212-4073

CURRENT RESIDENT
5371 TENNYSON ST UNIT 12
DENVER CO 80212-4078

CURRENT RESIDENT
4703 W 52ND AVE UNIT 905
DENVER CO 80212-4073

CURRENT RESIDENT
5371 TENNYSON ST UNIT 7
DENVER CO 80212-4078

CURRENT RESIDENT
5371 TENNYSON ST UNIT 8
DENVER CO 80212-4078

CURRENT RESIDENT
5371 TENNYSON ST UNIT 9
DENVER CO 80212-4078

CURRENT RESIDENT
5314 STUART ST
DENVER CO 80212-4081

CURRENT RESIDENT
5316 STUART ST
DENVER CO 80212-4081

CURRENT RESIDENT
5318 STUART ST
DENVER CO 80212-4081

CERTIFICATE OF POSTING



I, Alan Sielaff, do hereby certify that I had the property posted at

4301 W. 53rd Avenue, Denver, CO 80212

on November 25, 2020

in accordance with the requirements of the Adams County Development Standards and Regulations

A handwritten signature in blue ink, appearing to read "Alan Sielaff".

Alan Sielaff, Planner II

53rd and Tennyson Row

PRC2020-00005

4301 W. 53rd Avenue

January 5, 2021

Board of County Commissioners Public Hearing

Community and Economic Development Department

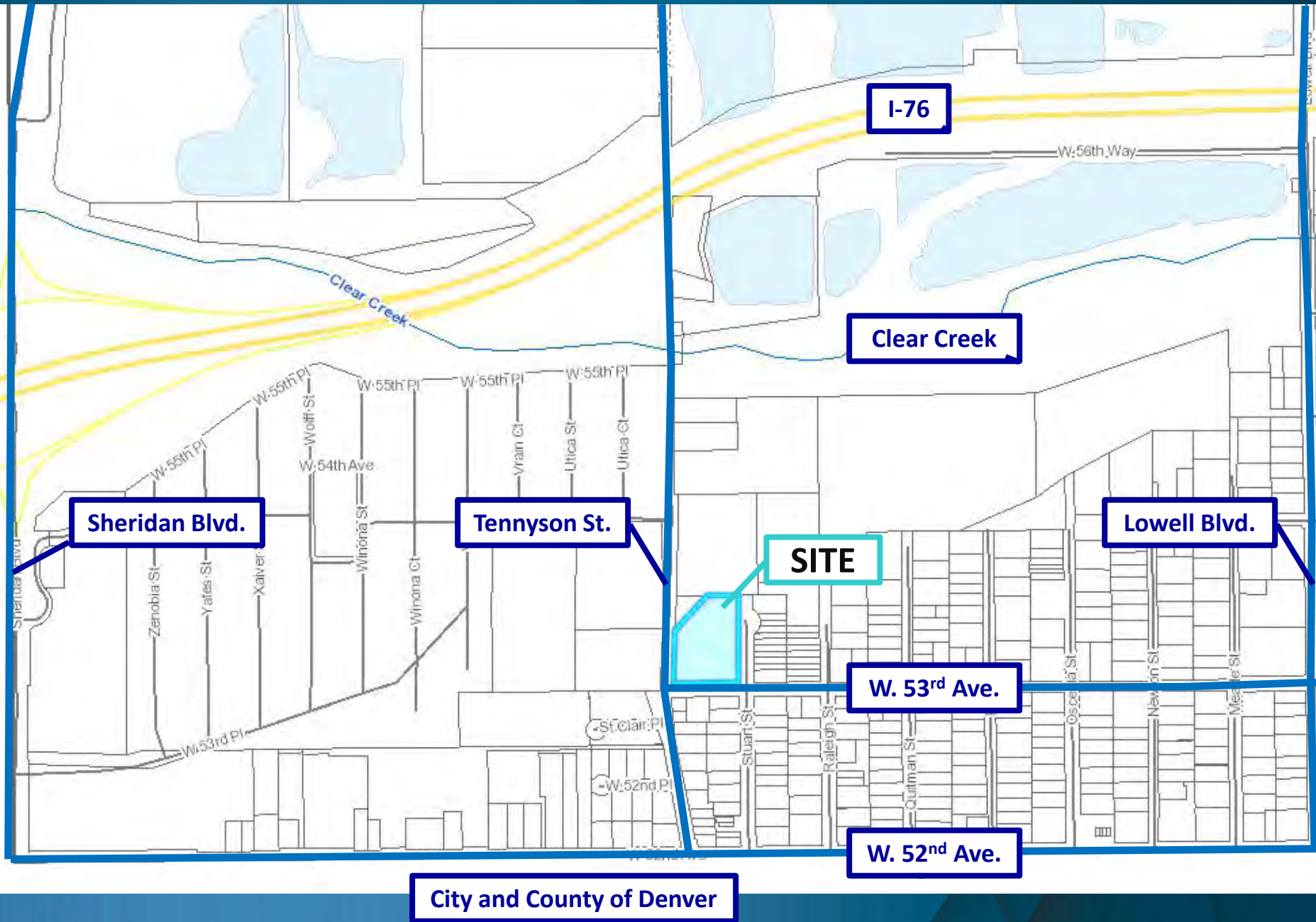
Case Manager: Alan Sielaff



Requests

1. Major Subdivision – Preliminary Plat to create 18 lots and 3 tracts on approximately 2 acres
2. Two Waivers from Subdivision Design Standards to allow private access for lots, and to exceed a three-to-one lot depth-to-width ratio
3. Zoning Map Amendment (Rezone) from Residential-2 to Residential-3
4. Conditional Use Permit to allow two-family dwellings in the R-3 district

Vicinity Map



Sheridan Blvd.

Tennyson St.

SITE

W. 53rd Ave.

W. 52nd Ave.

City and County of Denver

I-76

Clear Creek

Lowell Blvd.

W. 56th Way

Clear Creek

St. Clair Pl

W. 52nd Pl

Aerial Map



SITE

Tennyson St.

Stuart St.

W. 53rd Ave.

Raleigh St.

St. Clair Pl

Tennyson St

Raleigh St

Current Zoning

PUD

I-2

SITE

R-2

R-2

Tennyson St.

W. 53rd Ave.

R-3

R-2

Residential-2

Purpose: To provide a residential district which permits two-family dwellings and single-family homes in a moderate density setting.

Stuart St.

Raleigh St.

Tennyson St.

Raleigh St.

I-2

Proposed Zoning

PUD

I-2

SITE

R-3

R-2

Tennyson St.

W. 53rd Ave.

R-3

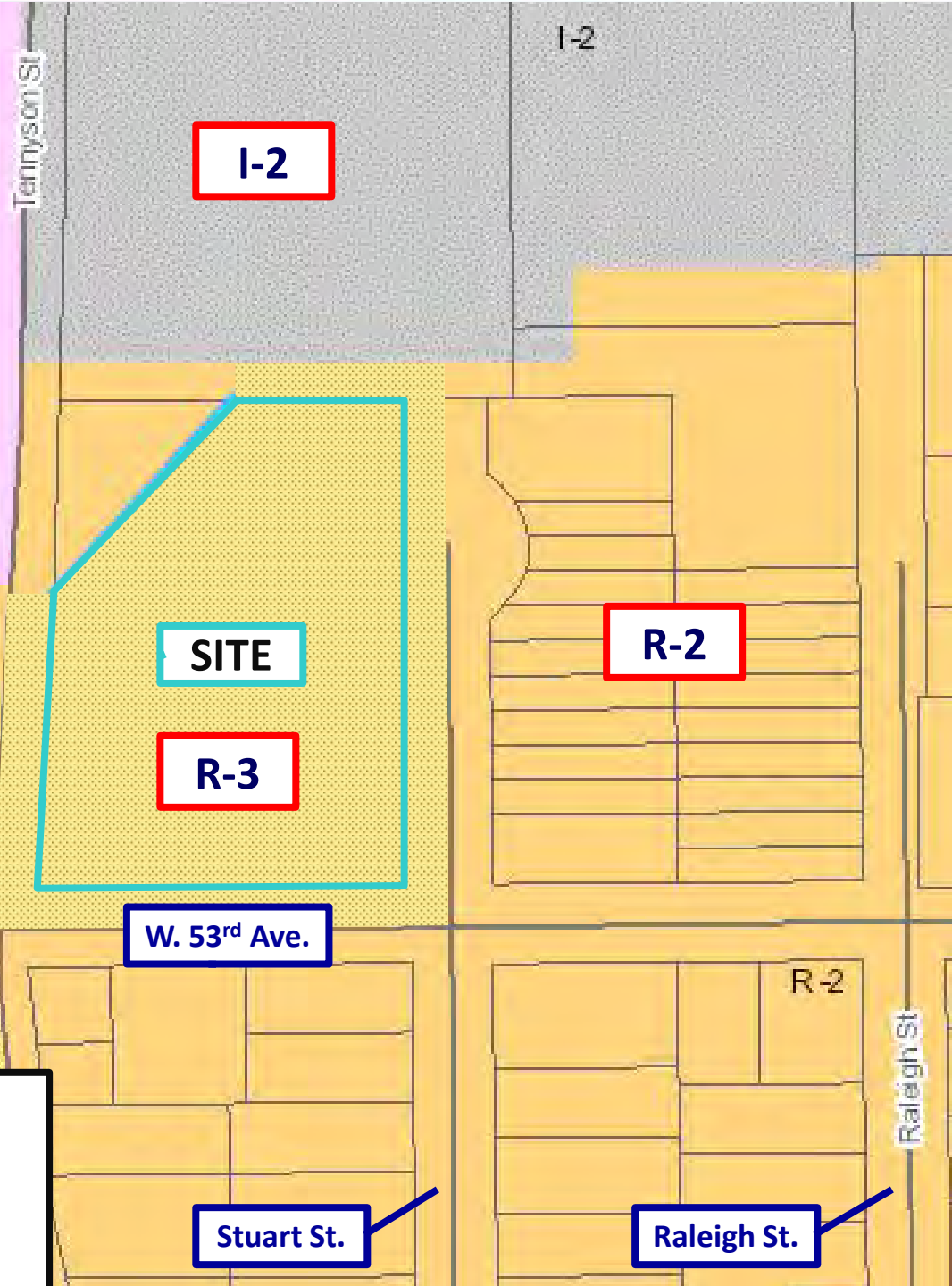
R-2

Stuart St.

Raleigh St.

Residential-3

Purpose: To provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or on individually owned lots.



Future Land Use

Activity Center

Activity Center

Activity Center

Tennyson St.

SITE

Residential

W. 53rd Ave.

Stuart St.

Raleigh St.

Urban Residential

Residential

Residential

Residential

Residential

Residential

Residential

Residential

Residential

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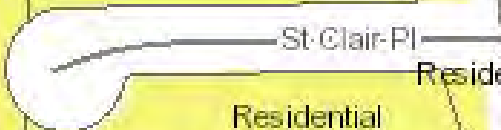
Residential

Residential

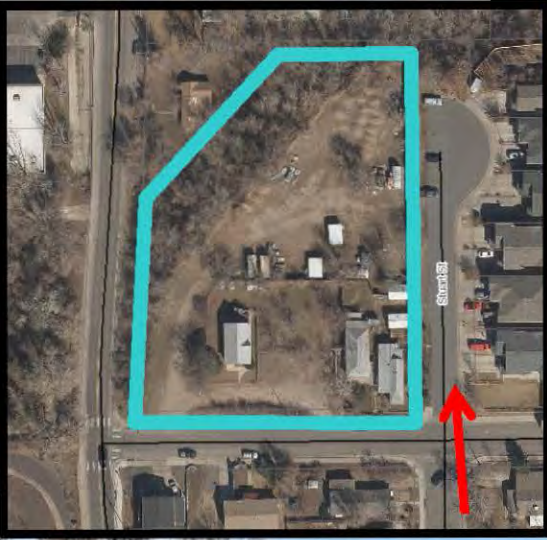
Residential

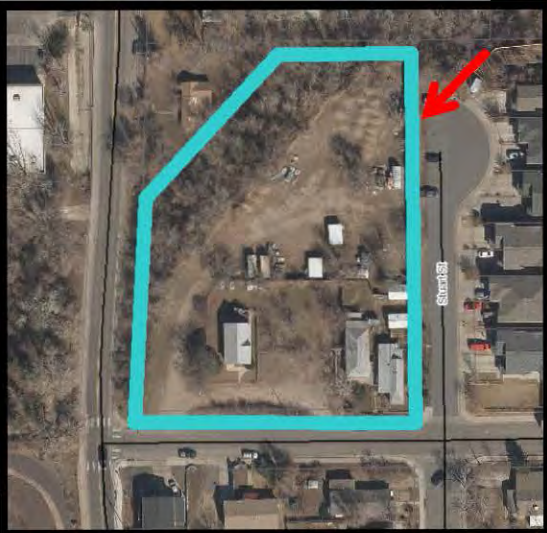
Tennyson St

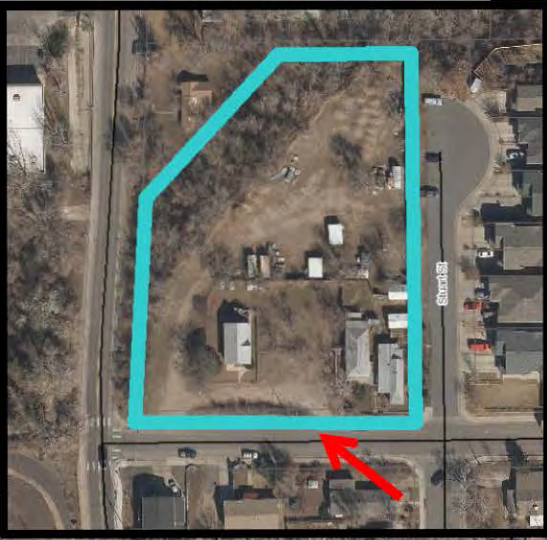
Raleigh St

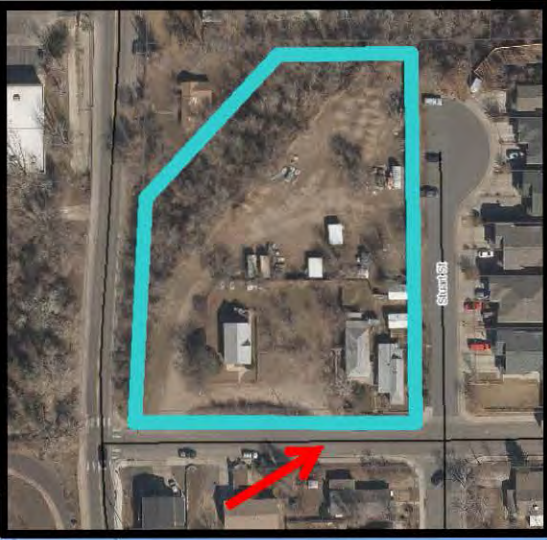












Criteria for Major Subdivision – Preliminary Plat

Section 2-02-19-03-05

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Conforms to Subdivision Design Standards
4. Sufficient Water Supply
5. Established Sewage Disposal
6. Identified Soil & Topographical Issues
7. Adequate Drainage Improvements
8. Conforms to Density Standards
9. Compatible & Harmonious to Surrounding Area

Criteria for Waiver from Subdivision Design Standards

Section 2-02-17-05

1. Extraordinary hardships or practical difficulties exist
2. Intent of standards are served to a greater extent by the alternative proposal
3. Does not nullify the purpose of these standards and regulations

Criteria for Zoning Map Amendment

Section 2-02-15-06-02

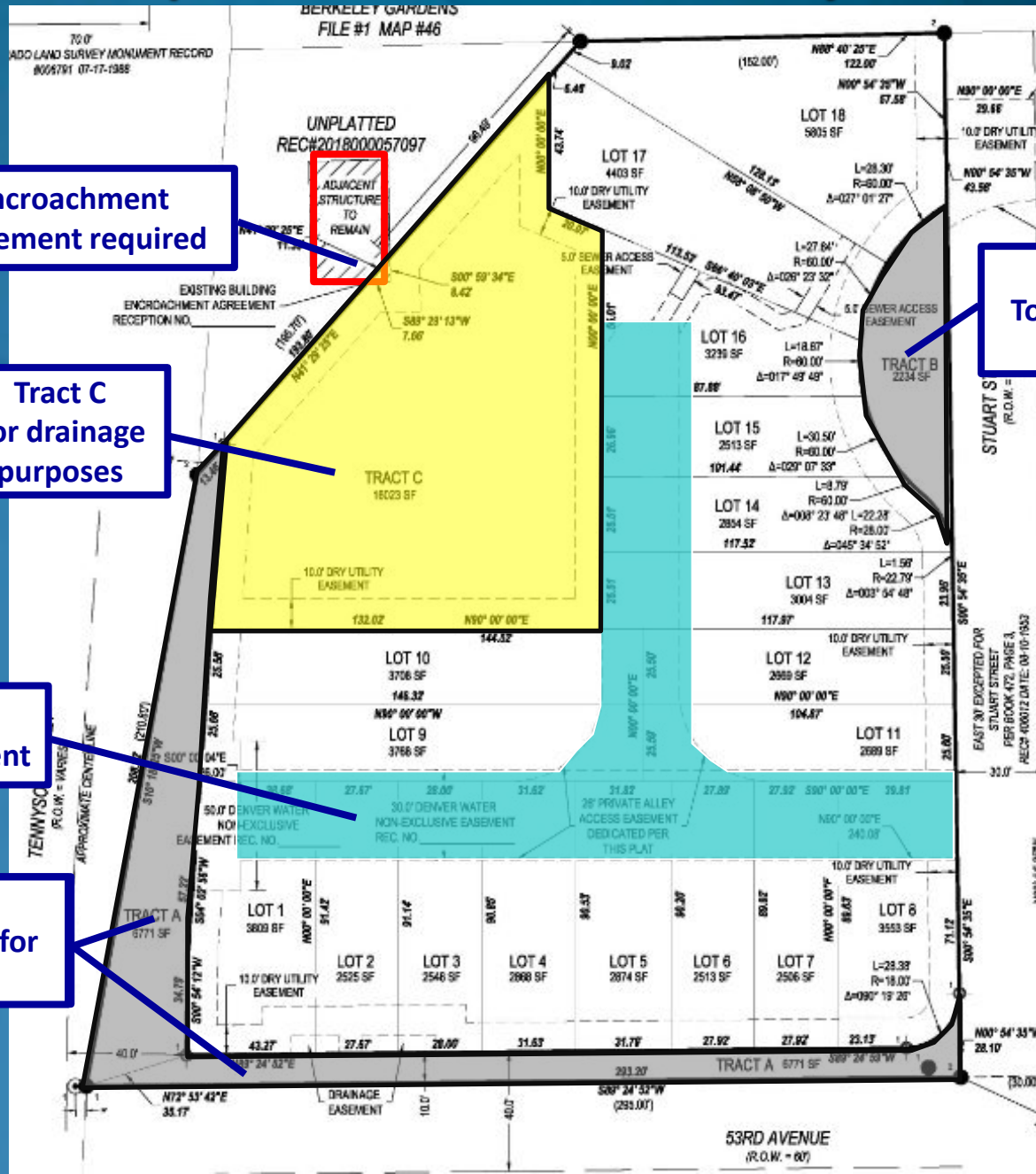
1. Consistent with Comprehensive Plan
2. Consistent with Purpose of Development Standards
3. Complies with Development Standards
4. Harmonious and Compatible to Surrounding Area

Criteria for Conditional Use Permit

Section 2-02-09-06

1. Permitted in zone district
2. Consistent with purpose of regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

Proposed Preliminary Plat



Encroachment agreement required

Tract C For drainage purposes

Tract B To be dedicated for right-of-way

Private alley access easement

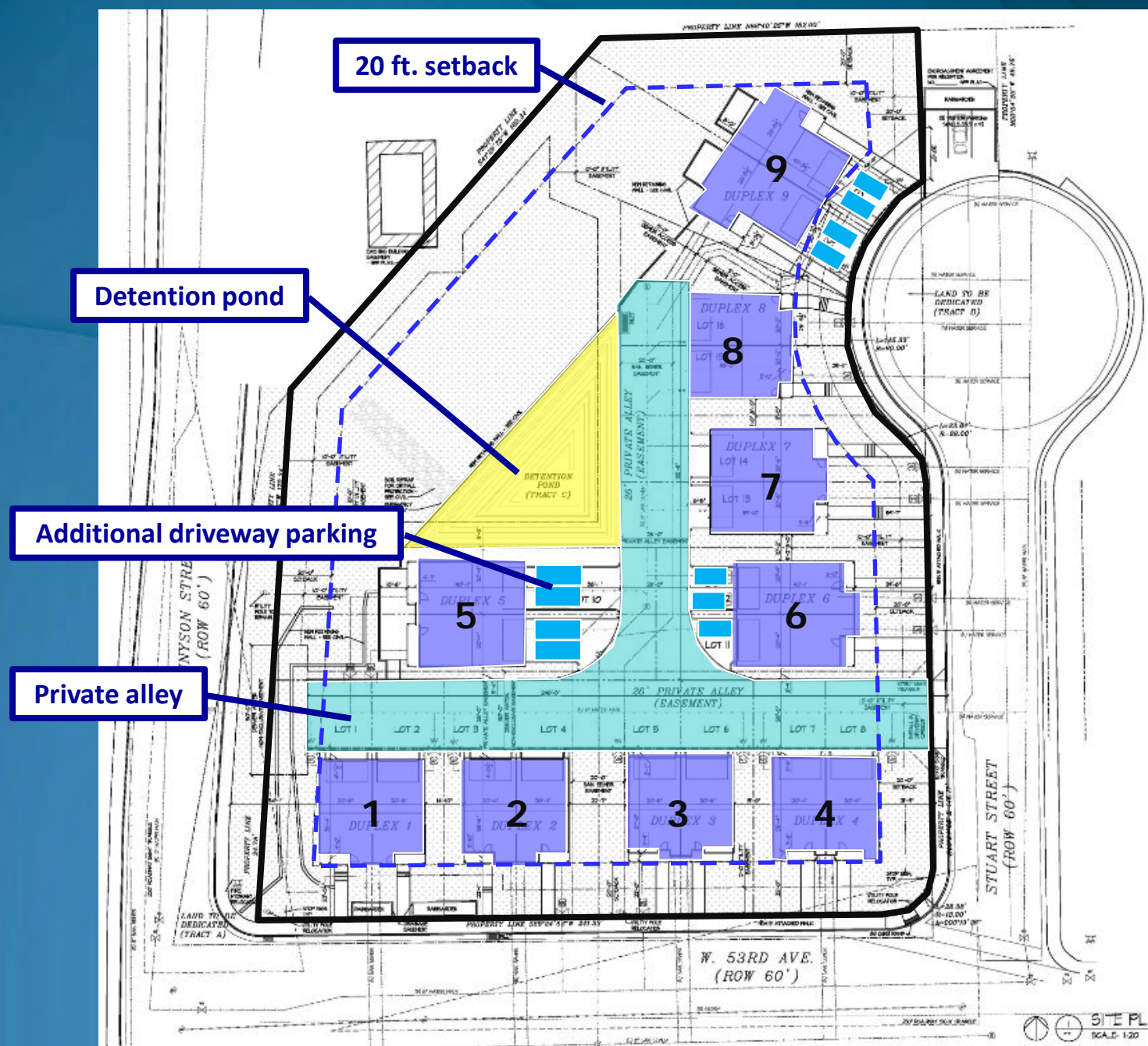
Tract A To be dedicated for right-of-way

Rezone to Residential-3 (R-3) District

- R-3 Purpose Statement (Section 3-15-01):
To provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or on individually owned lots.
- Two-family dwellings require a conditional use permit in the R-3 district.

Dimensional Standards	Existing R-2	Proposed R-3
Minimum Lot Size	3,500 sq. ft. (two-family uses)	2,500 sq. ft. (ind. lot)
Minimum Lot Width	35 ft. / 37.5 ft (internal/corner)	25 ft. (ind. lot)
Maximum Density	NA	14 units/acre
Front Setback	20 ft.	20 ft.
Side Setback	5 ft. / 17 ft., 0 ft. common wall	5 ft. / 20 ft., 0 ft. common wall
Rear Setback	15 ft.	20 ft.
Maximum Height	25 ft.	35 ft.

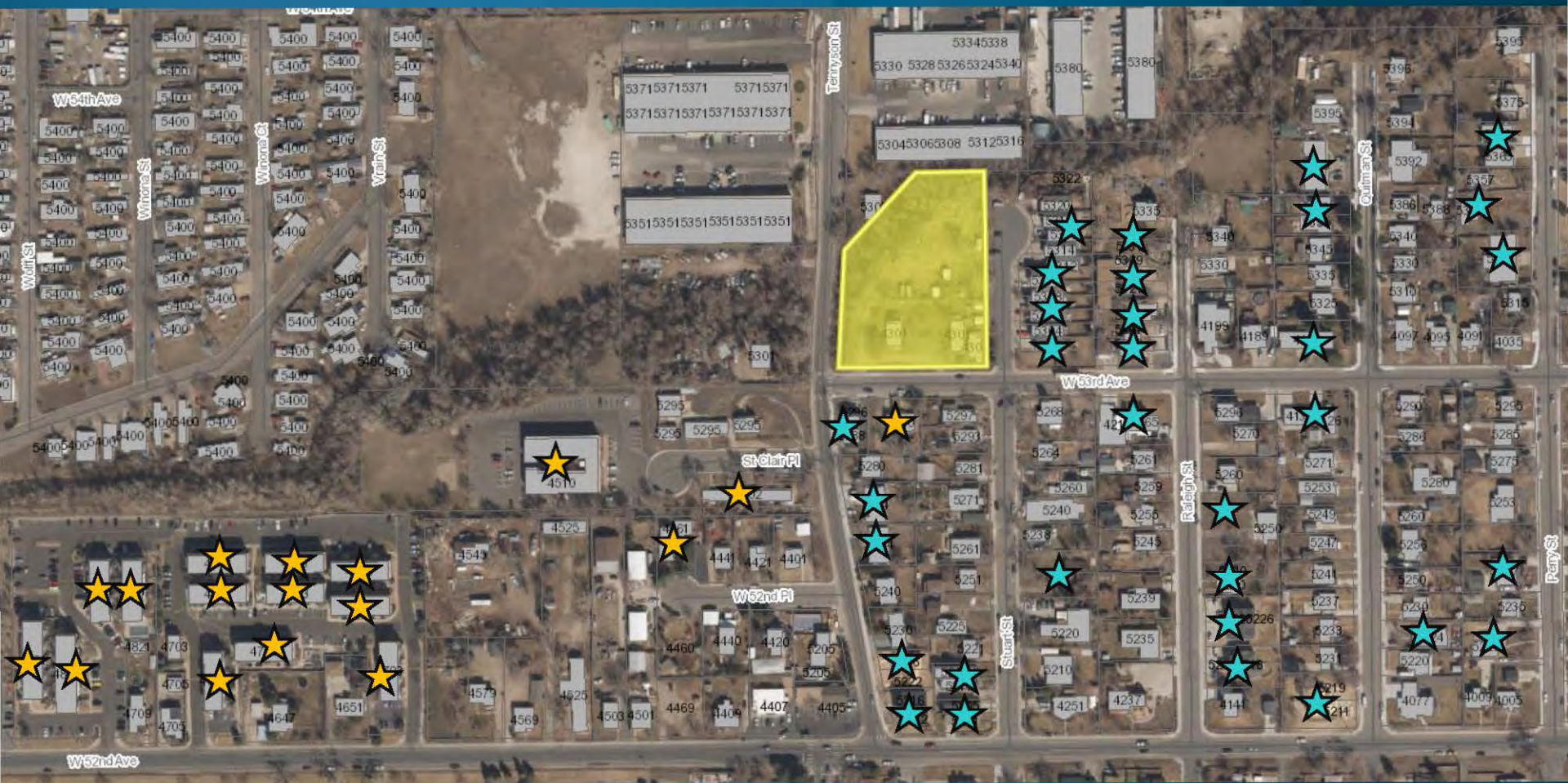
Conditional Use Permit: Site Plan





Conditional Use Permit: Conceptual Elevations



Neighborhood Context



 = Existing Duplex

 = Existing Multifamily (3 or more units)

Referral Comments

Notifications Sent*	Comments Received
725	5

*Property owners and occupants within 750 ft.

Public Comment:

- 2 comments in opposition, 1 additional at public hearing
- 3 comments in support or did state a position

Referral Agency Comment:

- Responding with Concerns, comments addressed:
ACFD, DWR, Xcel
- Responding without Concerns:
CDPHE, CDOT, CGS, DW, RTD, TCHD
- Additional referrals provided no response

Planning Commission Update

(PRC2020-00005; 53rd and Tennyson Row)

- Recommended Denial (5-1) on December 10, 2020
- Cited concerns about the following:
 - Volume of requests to deviate from existing allowances (Rezone, Conditional Use, Waiver from Sub. Design Standards)
 - Access provided by easement and not separate tract
 - Overall project compatibility with surrounding area
- One member of the public spoke to voice concerns regarding traffic , parking, and site topography.

Staff Recommendation

(PRC2020-00005; 53rd and Tennyson Row)

Staff recommends **approval** of the proposed Major Subdivision - Preliminary Plat, two requests for a Waiver from Subdivision Design Standards, Zoning Map Amendment (Rezoning), and Conditional Use Permit (PRC2020-00005) with 24 findings-of-fact, 9 conditions and 3 notes.

Recommended Findings-of-Fact

Major Subdivision - Preliminary Plat (see Section 2-02-19-03-05):

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

Recommended Findings-of-Fact

Major Subdivision - Preliminary Plat (see Section 2-02-19-03-05):

9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - b. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - a. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
 - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

Recommended Findings-of-Fact

Waiver from Subdivision Design Standards (see Section 2-17-04 and 2-17-05):

1. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations.
2. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
3. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

Recommended Findings-of-Fact

Zoning Map Amendment (see Section 2-02-15-06-02):

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Recommended Findings-of-Fact

Conditional Use Permit (see Section 2-02-09-06):

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions

1. The conditional use permit shall have no expiration date once building permits have been issued in order to facilitate the proposed residential development of individually owned lots for permanent residential use.
2. Deviation from the site plan provided with this application will require an amendment to the conditional use permit. A note shall be included on the Final Plat stating that future alterations to the site plan will require amendment of the Conditional Use Permit as approved in PRC2020-00005.
3. The encroachment agreement allowing the existing structure at 5302 Tennyson Street to encroach within the proposed 53rd and Tennyson Row Subdivision must be recorded prior to approval of the final plat.
4. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.

Recommended Conditions (continued)

5. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
6. A Subdivision Improvements Agreement and collateral shall be submitted prior to scheduling any public hearing for a final plat application.
7. A public land dedication fee for parks and schools shall be paid to Adams County and submitted prior to scheduling any public hearing for a final plat application. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
8. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.
9. Lots 1-16 will not be required to provide 30% landscaping of the rear yard, as required by Section 4-16-09-01-02, due to the rear loaded garage and driveway resulting from the rear alley access orientation of the lots. All areas not utilized for driveway and access shall be landscaped.

Recommended Notes to the Applicant

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. The preliminary plat approval shall lapse on January 5, 2023 if a final plat application is not submitted.
3. If a building permit has not been issued by January 5, 2022, within one year of approval of the conditional use permit, an extension will need to be approved in accordance with Section 2-02-09-10. In order to be eligible for an extension, the applicant shall file an application for extension with the Director of Community and Economic Development at least thirty (30) days prior to the end of the reversion period.



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO.: RCU2020-00018

CASE NAME: Jedidiah 6910 York Street Rezone

TABLE OF CONTENTS

EXHIBIT 1 – BoCC Staff Report

EXHIBIT 2- Maps

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

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Conceptual Site Plan

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Adams County)
- 4.2 Referral Comments (Adams County Fire and Rescue)
- 4.3 Referral Comments (CDOT)
- 4.4 Referral Comments (CDPHE)
- 4.5 Referral Comments (RTD)
- 4.6 Referral Comments (TCHD)
- 4.7 Referral Comments (Thornton Fire)
- 4.8 Referral Comments (Xcel)

EXHIBIT 5- Public Comments

- 5.1 Public Comment (Barkeen)
- 5.2 Public Comment (Bechtholdt)
- 5.3 Public Comment (Younger)

EXHIBIT 6- Associated Case Materials

- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Referral Agency Labels
- 6.5 Property Owner Labels
- 6.6 Certificate of Posting



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

January 5, 2021

CASE No.: RCU2020-00018 CASE NAME: Jedidiah/ 6910 York Street Rezone	
Owner's Name:	Jedidiah Properties LLC.
Applicant's Name:	Jose Aguirre
Applicant's Address:	8420 Steele Street Denver, Colorado 80229
Parcel Number:	0182501200130
Nature of Request:	Request to rezone from Agricultural-1 (A-1) to Industrial-1 (I-1)
Zone District:	Agricultural-1 (A-1)
Comprehensive Plan (FLU):	Industrial
Site Size:	1.009 acres
Existing Primary Use:	Vacant Event Center
Proposed Use:	Event Center
Hearing Date(s):	PC: December 10, 2020 / 6:00 p.m.
	BOCC: January 5, 2021 / 9:30 a.m.
Report Date:	December 16, 2020
Case Manager:	Layla Bajelan
Staff Recommendation:	APPROVAL with 4 Findings-of-Fact and 4 Notes

SUMMARY OF APPLICATION

Background

The applicant Jose Aguirre is requesting a rezone from Agriculture-1 (A-1) to Industrial-1 (I-1). The subject parcel is located just outside of the Welby Subarea, at the southeast intersection of Interstate-76 and Highway-270. The parcel was formerly used as the Knights of Columbus building, which hosted community events and gatherings. The event center use of the building was considered legal nonconforming and would have been able to continue in the A-1 zone district. As the use was discontinued for a period of six-months or more, it lost the legal nonconforming status. The applicant intends to rezone the property to allow for an event center so he can continue the use on the 1.009-acre parcel. The parcel has an address of 6910 York Street and the parcel number is 0182501200130.

Development Standards and Regulations:

Section 2-02-15-06-02 of the County’s Development Standards and Regulations outlines the approval criteria for rezoning a property. The criteria include that the Zoning Map amendment (1) is consistent with the Adams County Comprehensive Plan; (2) is consistent with the purposes of these standards and regulations; (3) will comply with the requirements of these standards and regulations; and (4) is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

The subject property is designated as A-1 on the County’s zoning map. Per section 3-08-01 of the County’s Development Standards and Regulations the purpose of the A-1 zone district is to provide a rural single-family dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience. Limited farming uses are permitted including the keeping of a limited number of animals for individual homeowner’s use. This district is primarily designed for the utilization and enjoyment of the County’s rural environment. The subject property currently contains the vacant Knights of Columbus building and is unimproved.

Section 3-24-01 describes the purpose of the I-1 zone district is to provide a general commercial and limited industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses. The conceptual site plan shows the event center building, which would be a permitted use in the I-1 zone district.

The subject property also conforms to the dimensional requirements for the I-1 zone district. Per section 3-24-08-01 of the County’s Development Standards and Regulations, the minimum lot size shall be one acre and the minimum lot width shall be 100 feet. The subject lot is roughly 1.009 acres and has 234 feet of lot width.

Future Land Use Designation/Goals of the Comprehensive Plan for the Area

The future land use designation of the property, and the majority of properties surrounding it, is Industrial. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Industrial future land use designation is intended to provide a setting for a wide range of employment uses, including manufacturing, warehouses, distribution, and other industries. These areas may also include limited supporting uses such as retail, outdoor storage. Key considerations at the edges of industrial areas include limiting or buffering noise, vehicle, appearance, and other impacts of industrial uses on nearby nonresidential uses.

The Southwest Adams County Making Connections Plan would also support this request. The plan identifies a “Triangle of Opportunity” within Southwest Adams County. Areas located within the Triangle of Opportunity have a higher propensity for development/ redevelopment than other areas of the County. Opportunities include transit-oriented development, trail-oriented development, and innovative mixed-use development. In addition, the complete street policy promotes a safe and connected community to walk, bicycle, use transit, and travel in vehicles.

The subject rezone request would be supported by the Adams County Comprehensive Plan, the Future Land Use designation, and several Adams County subarea plans. If approved for the rezone, the applicant intends to bring the property into conformance with the requirements for an event center use. All industrial uses would be required by the I-1 zone district to be clean, indoor uses that will have minimal impacts on surrounding properties. The request helps to strengthen the economic base of the area and adds to the growing light industrial character of the neighborhood. The surrounding properties are primarily zoned as Industrial with some scattered Agriculture zoning. The rezone would allow the property to be in conformance with the surrounding area and allow for the existing use to operate in compliance with the Adams County Development Standards and Regulations.

Currently, the property does not have sidewalks along E. 69th Way or Columbine Street. All required public improvements including: construction of sidewalks, addressing drainage issues, and constructing curb and gutter, will be determined at the time of building permit. These improvements will help improve street connectivity and pedestrian accessibility to an area that was overall lacking in infrastructure. The applicant will be required to provide landscaping along the street frontage and screening along the residential/agricultural properties at the time of building permit.

All parking, landscaping and applicable zoning and building regulations will be evaluated at the time the applicant applies for building permits, including a full traffic impact study. Staff will evaluate the traffic impact related to the proposed development. The applicant, or any future owners, who develop the property will have to submit building permits to the County and will have to comply with all the current Adams County Development Standards and Regulations.

Site Characteristics

The subject parcel has street frontage along York Street, E 69th Way, and Columbine Street. The parcel was the site of the Knights of Columbus building. While the building is currently in disrepair, the applicant intends to improve the building and the parcel to use it as an event center. The parcel directly to the south is legal nonconforming, as it is zoned at Industrial-2 and contains five single-family homes. The parcels directly to the east have recently been approved for a rezone from Agriculture-1 to Industrial-1. Most properties within this area are being used industrially with several outdoor storages lots and some light industrial uses.

Surrounding Zoning Designations and Existing Use Activity:

Northwest I-1 Vacant	North C-5 Vacant	Northeast I-1 Industrial
West I-1 Vacant	Subject Property A-1 Vacant	East I-1 Light Industrial
Southwest I-1 Highway-270	South I-2 Single-Family	Southeast I-1 Light Industrial

Compatibility with the Surrounding Land Uses:

The surrounding properties are primarily zoned as A-1 or I-1. These properties are developed with a mix of single-family dwellings and light industrial uses. The applicant intends to restore the building, add hard-surfaced parking, and landscaping to use the property as an event center. The subject request would be compatible with the surrounding area, as the area is steadily transitioning from Agriculture to Light Industrial. The application is compatible with the overall area and is not detrimental to the public health and safety. Approval of this request will be consistent with the character of the development activities in the area and the future land use of Industrial would also support the request. The building was previously used as an event center and the rezone is only required because the use was discontinued for six months or more and the parcel lost its legal nonconforming status.

Planning Commission Update

The Planning Commission (PC) considered this case on December 10, 2020 and voted (6-0) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report or presentation. There were no major concerns identified by the Planning Commission. No members of the Public were there to speak in opposition or support of this request.

Staff Recommendation:

Based upon the application, the criteria for approval for a rezoning, and a recent site visit, staff recommends Approval of this request with 4 findings-of-fact and 4 notes:

RECOMMENDED FINDINGS OF FACT REZONING

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Note to Applicant

1. Approval of the rezone request is not an approval of the conceptual site plan. No uses have been approved/established on the property through a building permit. Applicant shall apply for a Change-In-Use permit through Adams County to allow for a use to be established on the property.
2. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
3. Applicant must comply with all Tri-County Health requirements applicable to development within the Flammable Gas Overlay.

4. Applicant should be aware of the Xcel overhead electric distribution facilities and the existing PSCo easement that runs along the southern property line.

CITIZEN COMMENTS

Notifications Sent	Comments Received
311	3

All property owners and occupants within a half-mile of the subject property were notified of the request. As of writing this report, staff has received three public comment in regard to this case. One of the public comments was in opposition to this request stating that several other Industrially zoned properties in the area have had several issues with uses and crime. One of the comments was not in opposition or support of the subject request but had questions if the building would be reused and if there would be limitations on operating hours. The last public comment stated they have no opposition to the subject request.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

N/A

Responding without Concerns:

Colorado Department of Transportation (CDOT)
 Tri-County Health Department (TCHD)
 Xcel Energy (Xcel)

Notified but not Responding / Considered a Favorable Response:

Adams 12 Five Star Schools
 Adams County Fire Protection District
 Adams County Sheriff
 Berkeley Water and Sanitation District
 Colorado Department of Public Health and Environment
 Century Link, Inc.
 City of Commerce City
 City of Federal Heights
 City of Thornton
 Colorado Division of Wildlife
 Comcast
 Goat Hill Neighborhood Contact
 Industrial Park
 Mapleton School District #1
 Metro Wastewater Reclamation
 Neighborhood Improvement Committee
 North Lincoln Water and Sanitation District
 North Pecos Water and Sanitation District
 North Washington Street Water and Sanitation District

Pecos Park Logistics Park Metro District
Perl Mack Neighborhood Group
Regional Transportation District (RTD)
South Adams County Fire District
South Adams County Water and Sanitation District
Union Pacific Railroad
United States Post Office
Welby Citizen Group
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)

RCU2020-00018; Jedidiah/ 6910 York Street Rezone
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
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- 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)

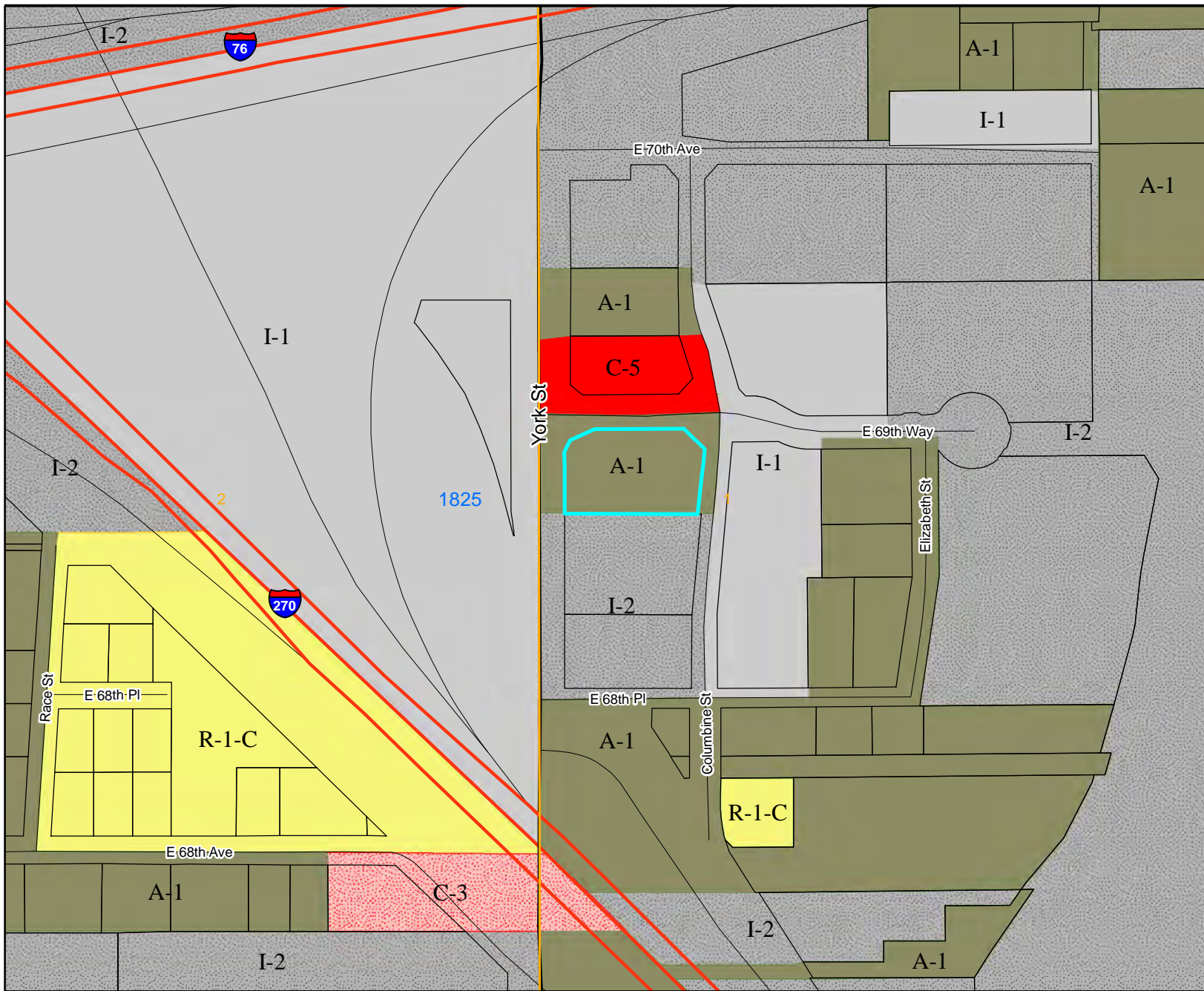
**RCU2020-00018; Jedidiah/ 6910 York Street Rezone
Aerial Map**



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)

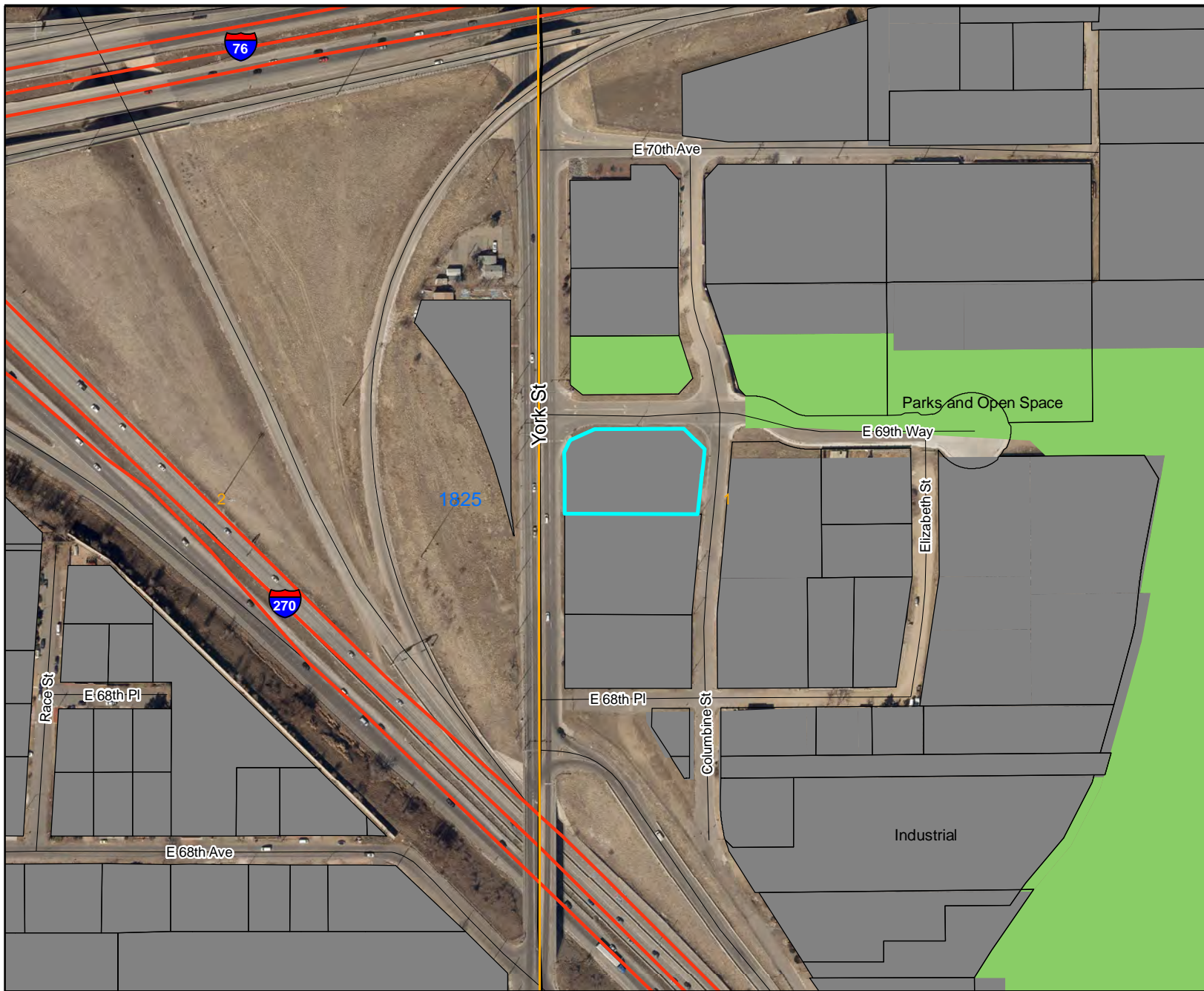
RCU2020-00018; Jedidiah/ 6910 York Street Rezone
Current Zoning



For display purposes only.



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



- 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

RCU2020-00018; Jedidiah/ 6910 York Street Rezone

Future Land Use Designation



For display purposes only.



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

Written Explanation of Project

6910 York St. is the property under review and was recently acquired by Mr. Aguirre.

The property adjacent to 6910 is also owned by Mr. Aguirre. They are zoned differently.

6910 is an event space and was previously zoned commercial according to the gentleman Mr. Aguirre purchased the property from. Now, the current zoning is Ag 1 and does not allow for an event space.

We are requesting a change of zoning to Industrial one (I1) to allow for an event space. The other property that Mr. Aguirre owns is also zoned Industrial (I1) and so is the property across the street. The master plan is to convert the areas use to industrial as well.

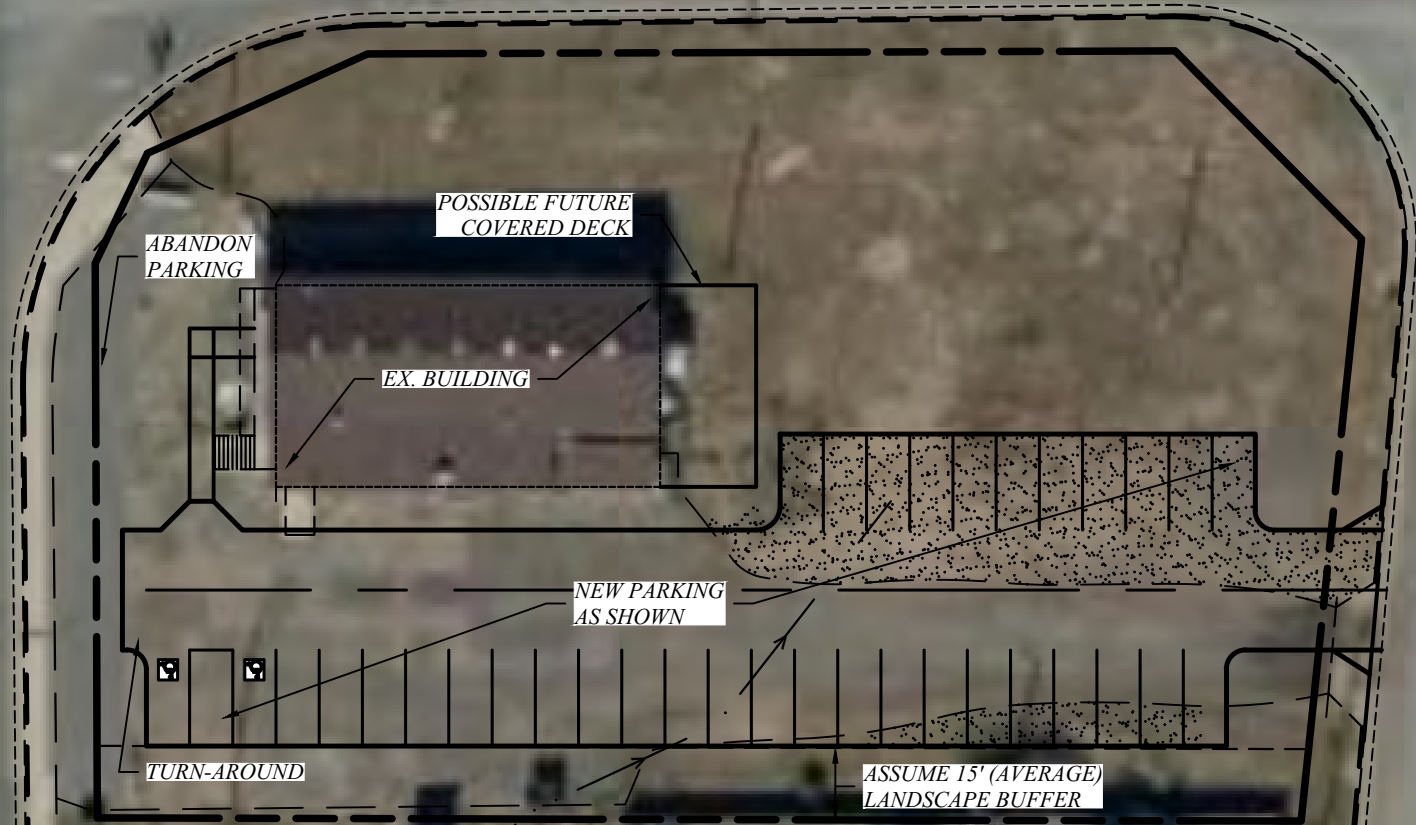
It will benefit the County to allow us to use this space for events as we plan to make several improvements to the property including landscaping to meet/exceed the county's requirements as well as a decorative wall and fence.

The proposed improvements permit application will be filed as soon as we are granted industrial (I1) zoning to allow for an event space.

E 69th Way

YORK ST

E 69th Ave



Parking Spaces:
 35 total
 2 HC
 33 Standard
 ~ 13,200 SF Paved Surface

PRISM
 DESIGN & CONSULTING GROUP

P.O. BOX 441730 phone: 720-689-7324
 AURORA, CO 80044 web: PrismDCG.COM

CONCEPT PLAN #4

6910 YORK STREET
 ADAMS COUNTY, COLORADO

11/18/2020

20-002

1" = 40'

Figure 4



Development Review Team Comments

Date: August 21, 2020
Project Number: RCU2020-00018
Project Name: Jedidiah/ 6910 York Street Rezone

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Rezone Application application. The Development Review Team review comments may change if you provide different information during the Resubmittal. **At this time, a resubmittal is being required. Resubmittal material can be deposited with our One-Stop Customer Service Center. You will need the attached "Resubmittal Form", and a paper and digital copy of all the resubmitted material. You should also provide a written response to each staff comment and referral agency letter.** Please contact the case manager if you have any questions.

Also, please note where "Section" is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Your review comment consultation will be held on **Friday, August 28th, 2020 from 1:00 p.m. to 1:45 p.m.**

Commenting Division: Development Services, Planning

Name of Reviewer: Layla Bajelan
Email: LBajelan@adcogov.org / 720-523-6863

PLN01: REQUEST

1. Rezone request from Agriculture-1 (A-1) to Industrial-1 (I-1)

PLN02: SITE CHARACTERISTICS

1. This site is located at 6910 York Street. Parcel # 0182501200130.
2. The subject property is currently designated as Agriculture-1 (A-1).
3. The current configuration of this parcel happened in 2006, but it was due to the County giving a remnant piece of land back to this parcel. The County took land from this parcel in 2004, then deeded some back in 2006. Prior to the road taking in 2004 this parcel was created in 1956. Therefore, the parcel is legal, non-conforming.
4. Future Land Use designation: Industrial
5. Current lot size: 1.009 acres.

PLN03: I-1 ZONE DISTRICT REQUIREMENTS

1. Minimum lot size: 1-acre, subject parcel is 1.009 acres
2. Minimum lot width: 100 feet, subject parcel lot width is 139 ft.
3. Minimum Setbacks: Front- 25 feet, Side- 15 feet one side, 5 feet other side, 0 feet setbacks may be approved for fireproof structures, Rear- 15 feet

PLN04: PLANNING COMMENTS

1. Applicant shall resubmit the site plan and not include the parcel to the south in the site plan. The parcel to the south is currently zoned as I-2 and contains 5 single-family homes. The applicant would
2. Will you be demolishing the building to build a new structure?

PLN05: PERMITTING REQUIREMENTS

Any rezoning request requires two public hearings: one before the Planning Commission and the other before the Board of County Commissioners. Section 2-02-13-04 of the Adams County Development Standards and Regulations outlines the review procedures for Text, Zoning Map, and Comprehensive Plan Amendments. Section 2-02-13-06-02 Zoning Map Amendment explains the criteria for approval for Zoning Map Amendment, which include:

1. The Zoning Map Amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map Amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map Amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map Amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

PLN06: INDUSTRIAL USE PERFORMANCE STANDARDS

Chapter 4 Design Requirements and Performance Standards-Industrial Uses Performance Standards addresses the specific requirements for an Industrial Use.

- Fences shall not exceed 8 feet in height and shall be constructed of wood or masonry material. All garbage areas shall be screened with a minimum 6-ft enclosure.
- Section 4-12 discusses parking, loading and curb-cut requirements. Hard surface (concrete or asphalt) parking will be required.
- Section 4-16 discusses landscaping requirements. A minimum of 10% of the total site area shall be dedicated to living plant materials, with 50% of that area fronting public streets.
- Additional landscape buffers will be required to buffer the site to the south.
- Section 4-12—04-03 Spaces Required; Event Center- 1 space for each 4 seats or 1 space for each 40 sq. ft. of gross floor area available for the accommodation of movable seats in the event center, whichever is greater.

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie

Email: GLabrie@adcogov.org / 720-523-6811

ENG1: The preliminary drainage letter is required to be revised to indicate that the proposed new industrial zone and the proposed use will require over 3,000 square feet of new impervious surface which triggers a storm drainage analysis for the site in accordance to Chapter 9 of the Adams County Development Standards and Regulations. The drainage letter should also indicate that the proposed area of disturbance is 1 acre and the parcel of land is in a MS4 Permit area. Therefore, a stormwater management plan will be completed in accordance with State and County standards.

ENG2: The preliminary traffic impact analysis shall include the amount of traffic that will be generated by the proposed event center. The Institute of Transportation Engineer's manual is a good source to use for trip generation information.

Commenting Division: Development Services, Right-of-Way

Name of Review: Mark Alessi

Email: MAlessi@adcogov.org / 720-523-6837

No Comment

Commenting Division: Environmental Analyst Review

Name of Review: Katie Keefe

Email: KKeefe@adcogov.org / 720-523-6897

Comments to be provided at the meeting

Commenting Division: Development Services Building and Safety, Chief Building Official

Name of Review: Justin Blair

Email: jblair@adcogov.org / 720-523-6843

No Comment

Commenting Division: Parks

Name of Review: Aaron Clark

Email: aclark@adcogov.org

No Comment

From: [Whitney Even](#)
To: [Layla Bajelan](#)
Subject: Re: Request for Comments- RCU2020-00018; Jedidiah/ 6910 York Street Rezone
Date: Friday, August 07, 2020 9:58:22 AM
Attachments: [image001.png](#)
[image002.png](#)

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

Good morning Layla,

We do not have any specific comments at this time. We always encourage applicants to schedule a meeting with us to discuss any specific fire code questions and/or requirements.

Thank you!



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

From: Layla Bajelan <LBajelan@adcogov.org>
Date: Tuesday, July 28, 2020 at 11:09 AM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- RCU2020-00018; Jedidiah/ 6910 York Street Rezone

Request for Comments

Case Name: Jedidiah/ 6910 York Street Rezone
Case Number: RCU2020-00018

July 28, 2020

The Adams County Planning Commission is requesting comments on the following application:
Rezone request from Agriculture-1 (A-1) to Industrial-1 (I-1). This request is located at 6910 YORK ST.
The Assessor's Parcel Number is 0182501200130.

Applicant Information: Jose Aquirre
8420 Steele St.
Denver, Colorado 80229

From: [Loeffler - CDOT, Steven](#)
To: [Layla Bajelan](#)
Subject: RCU2020-00018, Jedidiah/6910 York Street Rezone
Date: Wednesday, August 19, 2020 9:42:52 AM

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

Layla,

I have reviewed the referral for a request to rezone from A-1 to I-1 on property located at 6910 York Street and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

From: [Hackett - CDPHE, Sean](#)
To: [Layla Bajelan](#)
Subject: Re: Request for Comments- RCU2020-00018: Jedidiah/ 6910 York Street Rezone
Date: Tuesday, July 28, 2020 12:56:53 PM
Attachments: [image005.png](#)

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

Good morning, Layla:

CDPHE doesn't have any comments on this referral. Can you please send all future referrals to cdphe_localreferral@state.co.us and remove my sean.hackett@state.co.us email from your referral list, or let me know who I should contact in your agency to make this change?

Thank you,

Sean Hackett
Energy Liaison



4300 Cherry Creek Drive South, Denver, CO 80246
Cell Phone 303.587.1423

sean.hackett@state.co.us | www.colorado.gov/cdphe

Your feedback is important to us! Please [let us know](#) how I am doing.

On Tue, Jul 28, 2020 at 11:09 AM Layla Bajelan <L.Bajelan@adcogov.org> wrote:

Request for Comments

Case Name: Jedidiah/ 6910 York Street Rezone

Case Number: RCU2020-00018

July 28, 2020

The Adams County Planning Commission is requesting comments on the following application: Rezone request from Agriculture-1 (A-1) to Industrial-1 (I-1). This request is located at 6910 YORK ST. The Assessor's Parcel Number is 0182501200130.

Applicant Information: Jose Aquirre
8420 Steele St.
Denver, Colorado 80229

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 08/20/2020 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 L.Bajelan@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, Long Range Planner II

Case Manager

[Layla Bajelan](#)

Long Range Planner II, *Community and Economic Development*

From: [Woodruff, Clayton](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments- RCU2020-00018; Jedidiah/ 6910 York Street Rezone
Date: Thursday, July 30, 2020 8:36:11 AM
Attachments: [image002.png](#)

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@rtd-denver.com

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Tuesday, July 28, 2020 11:09 AM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- RCU2020-00018; Jedidiah/ 6910 York Street Rezone

Request for Comments

Case Name: Jedidiah/ 6910 York Street Rezone
Case Number: RCU2020-00018

July 28, 2020

The Adams County Planning Commission is requesting comments on the following application: Rezone request from Agriculture-1 (A-1) to Industrial-1 (I-1). This request is located at 6910 YORK ST. The Assessor's Parcel Number is 0182501200130.

Applicant Information: Jose Aquirre
8420 Steele St.
Denver, Colorado 80229

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO



August 4, 2020

Layla Bajelan
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Jedidiah 6910 York Street Rezone, RCU2020-00018
TCHD Case No. 6406

Dear Ms. Bajelan,

Thank you for the opportunity to review and comment on the Rezoning request from Agricultural-1 (A-1) to Industrial-1 (I-1) for an event space located at 6910 York Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Historic Landfill

According to TCHD's records, there are historic landfills located within 1,000 feet of the subject property referenced as Landfill No. AD-041 and AD-043. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or slynch@tchd.org.

Air Quality – Building Demolition
Fugitive Dust, Lead, and Asbestos

It is unclear from the application if the existing building on the site will be demolished.

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information prior to any building demolition. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

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

Vector Control – Building Demolition

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Noise – Loud Use

Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension, ischemic heart disease, and sleep disturbance. Colorado's noise abatement statute (CRS 25-12-103) sets maximum permissible noise levels for various land uses at different time periods. Noises that exceed these levels are considered to be a public nuisance. Noise levels from commercial uses are considered a public nuisance if they exceed 60 db(A) beyond 25 feet of the property boundary during the day (7 a.m. – 7 p.m.). At night (7 p.m. - 7 a.m.), the nuisance level is 55 db(A). TCHD recommends that the applicant consider how noise mitigation measures could aid in the mitigation of nuisance noises. These measures could include setbacks, sound walls, vegetative barriers, construction design, operational practices, or similar measures.

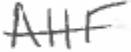
Jedidiah 6910 York Street Rezone

August 4, 2020

Page 3 of 3

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,

Handwritten signature of Annemarie Heinrich Fortune in black ink.

Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD

From: [Dan Biro](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments- RCU2020-00018; Jedidiah/ 6910 York Street Rezone
Date: Tuesday, August 04, 2020 3:07:42 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image016.png](#)
[image017.png](#)

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

No comments on this review.



Dan Biro, P.E.
DEPUTY FIRE MARSHAL
Thornton Fire Department
Main: 303-538-7602
Office: 303-538-7663
Fax: 303-538-7660
dan.biro@ThorntonCO.gov
gocot.net/fire



From: Laurie Davidson <Laurie.Davidson@thorntonco.gov>
Sent: Tuesday, July 28, 2020 11:16 AM
To: Stephanie Harpring <Stephanie.Harpring@thorntonco.gov>; Dan Biro <Dan.Biro@thorntonco.gov>
Subject: FW: Request for Comments- RCU2020-00018; Jedidiah/ 6910 York Street Rezone

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Tuesday, July 28, 2020 11:09 AM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: [EXTERNAL] Request for Comments- RCU2020-00018; Jedidiah/ 6910 York Street Rezone

Request for Comments

Case Name: Jedidiah/ 6910 York Street Rezone
Case Number: RCU2020-00018

July 28, 2020



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

August 19, 2020

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

Attn: Layla Bajelan

Re: Jedidiah / 6910 York Street Rezone, Case # RCU2020-00018

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Jedidiah / 6910 York Street Rezone**. Please be advised that Public Service Company has existing overhead electric distribution facilities throughout the subject property and an existing PSCo easement in the area of the fence splitting the two properties. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

August 14, 2020

Community and Economic Development Department
4430 South Adams Co. Parkway, Suite W2000A
Brighton, CO 80601-8216

Re: Case No: RCU2020-00018

I live at 1890 E. 68th Avenue. The last property that went from A-1 to I-2 became a storage lot with several chop shops in it. A total of 14 stolen vehicles have been recovered from the chop shops and four individuals with stolen guns have been arrested at 1721 E. 68th Avenue. We don't want another operation like this in our neighborhood.

Once a property is I-2, anything can go in and no one can complain about it. Example: the property at 1970 E. 68th Avenue was originally a lumber yard that sold to contractors. There was no smell, no fire danger and very little noise. Seven or eight trucks would leave in the morning and return around noon, reload and make another run. The whole operation would shut down at 4:30. Now, there is an onsite fuel deliver service at 1970 E. 68th Avenue. Since they deliver fuel to industrial equipment, a lot of their deliveries happen between 6:30 a.m., and 10:00 p.m., with deliveries on Saturday. As for the fire danger, there are 20,000 gallons of fuel and a warehouse full of petroleum products. We don't want another operation like this in our neighborhood.

I believe the applicants want to change the whole property to I-2 so they can put some sort of industrial complex there, which we (our neighborhood) would have no chance to submit comments.

If the applicants want to use this space as an event center, why not give them a conditional use permit to use this space as an event center. That would satisfy their proposed use and keep our neighborhood a nicer place.

I am against the rezone request from A-1 to I-1 without an exact plan for its use.



Robert Barkeen
1890 E. 68th Avenue
Denver, CO 80229
303-288-9530

From: [Bob Bechtholdt](#)
To: [Layla Bajelan](#)
Cc: [Bob Bechtholdt](#)
Subject: rezoning request 6910 York st. #0182501200130
Date: Thursday, August 13, 2020 1:33:35 PM
Attachments: [image001.png](#)

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

We own the property at 2021 E 68th Ave.

We have no opposition to the rezoning request.

Thanks.

ROBERT BECHTHOLDT

President - CEO

P 303 288 2635

C 303 898 1006

RDB@douglasscolony.com

Douglass Colony Group, Inc.

5901 E 58th Ave.

Commerce City, CO. 80022

douglasscolony.com



Confidentiality Notice

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From: [james.younger](#)
To: [Layla Bajelan](#)
Subject: 6910 York St. Case RCU2020-00018
Date: Monday, August 10, 2020 9:56:20 AM

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

We are a little confused. What is an Event space. Is the event space the old Knights of Columbus building or is the event space outside? Recently they have boarded up and bricked up most of the exits and several windows and I wonder how this can be an event space now with all the changes they've made to the existing building? In the past they have used this building for weddings and so on. I would hope that a limit on the music played there would be limited to midnight as in the past the music comes right into our bedroom window. You can contact me at 720-254-4924. Thank you for your help on this matter and I look forward to your reply.

Jim and Kristy Younger
6881 Elizabeth St.

Sent from my iPad



Request for Comments

Case Name: Jedidiah/ 6910 York Street Rezone
Case Number: RCU2020-00018

July 28, 2020

The Adams County Planning Commission is requesting comments on the following application: **Rezone request from Agriculture-1 (A-1) to Industrial-1 (I-1)** This request is located at 6910 YORK ST. The Assessor's Parcel Number is 0182501200130.

Applicant Information:

JOSE AQUIRRE
8420 STEELE ST
DENVER, CO 80229

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **08/20/2020** 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 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, Long Range Planner II
Case Manager



Public Hearing Notification

Case Name:	Jedidiah/ 6910 York Street Rezone
Case Number:	RCU2020-00018
Planning Commission Hearing Date:	12/10/2020 at 6:00 p.m.
Board of County Commissioners Hearing Date:	01/05/2021 at 9:30 a.m.

November 17, 2020

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Rezone Request from Agriculture-1 (A-1) to Industrial-1 (I-1)

The proposed use will be Industrial. This request is located at 6910 York Street on 1.0090 acres. The Assessor's Parcel Number(s) 0182501200130.


Applicant Information: JOSE AQUIRRE
8420 STEELE ST
DENVER, CO 80229

The Planning Commission meeting will be held virtually using the Zoom video conferencing software and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. For instructions on how to access the public hearing via telephone or internet, or to submit comment, please visit <http://www.adcogov.org/planning-commission> for up to date information.

The Board of County Commissioners meeting is broadcast live on the Adams County YouTube channel and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting. For instructions on how to access the public hearing and submit comments, please visit <http://www.adcogov.org/bocc> for up to date information.

These will be public hearings and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. 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.

Thank you for your review of this case.

A handwritten signature in cursive script that reads "Layla Bajelan".

Layla Bajelan, Long Range Planner II

LBajelan@adcogov.org

720.523.6863

PUBLICATION REQUEST

Case Name: Jedidiah/ 6910 York Street

Case Number: RCU2020-00018

Planning Commission Hearing Date: 12/10/2020 at 6:00 p.m.

Board of County Commissioners Hearing Date: 01/05/2021 at 9:30 a.m.

Case Manager: Layla Bajelan, Long Range Planner II, LBajelan@adcogov.org 720.523.6863

Request: Rezone request from Agriculture-1 (A-1) to Industrial-1 (I-1)

Parcel Number (s): 0182501200130

Address of the Request: 6910 York Street

Applicant/Owner: Jose Aquirre 8420 Steele Street Denver, Colorado 80229

Legal Description: SECT, TWN, RNG 1-3-68 DESC: A PARCEL OF LAND LOCATED IN THE SW4 OF THE NW4 OF SEC 1 MORE PARTICULARLY DESC AS FOLS COM AT A PT ON THE W LN OF SD SW4 NW4 WHICH IS 631 FT N OF THE SW COR OF SD SW4 NW4 TH E AT RT ANG TO THE W LN OF SD SW4 NW4 A DIST OF 323/68 FT TH N 05D 20M E A DIST OF 132/67 FT TH W A DIST OF 336 FT TO A PT ON THE W LN OF SD SW4 NW4 TH S ALG THE W LN OF SD SW4 NW4 A DIST OF 132/10 FT TO THE POB EXC THOS PT THEREOF CONVEYED TO THE CO OF ADAMS DESC IN DEED RECORDED OCT 5 2004 AT REC NO 2004105000987060 AND A TRACT OR PARC OF LAND NO 6R-11 IN THE NW4 OF SEC 1 SD TRACT OR PARC ALSO BEING A PT OF LOT 2 BLK 3 GARDENERS DITCH LAND DEVELOPMENT CO SUDB SD TRACT OR PARC OF LAND BEING MORE PARTICULARLY DESC AS FOLS COM AT THE W4 COR OF SD SEC TH N 00D 05M 15S W ALG THE W LN OF SD SEC A DIST OF 763/84 FT TH N 89D 54M 45S E AT A RT ANG TO THE LAST COURSE A DIST OF 60 FT TO THE POB TH N 66D 11M 14S E A DIST OF 50/27 FT TH N 89D 24M 07S E A DIST OF 167/06 FT TH S 44D 08M 49S E A DIST OF 28/38 FT TO THE S LN OF LOT 2 BLK 3 GARDENERS DITCH LAND DEVELOPMENT COMPANY SUDB TH S 89D 35M 15S W ALG SD S LN A DIST OF 232/82 FT TO THE POB 1/009A

Virtual Meeting and Public Comment Information:

These meetings will be held virtually. Please visit <http://www.adcogov.org/planning-commission> and <http://www.adcogov.org/bocc> for up to date information on accessing the public hearings and submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.



Referral Listing
Case Number RCU2020-00018
Jedidiah/ 6910 York Street Rezone

Agency

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2035 STREET HOLDINGS LLC
4430 W CASPIAN CIR
LITTLETON CO 80128-2524

ANTIKAJINEN PROPERTIES LLP
8030 DOWNING DR
DENVER CO 80229-5548

2721-2741 LLC
2741 E 69TH WAY
DENVER CO 80229-7512

ARCANE INDUSTRIES LLC
2090 HARMONY PARK DR
DENVER CO 80234-3798

6535 YORK LLC
789 N SHERMAN ST STE 660
DENVER CO 80203-3532

AVERY HOLDINGS LLC
7770 VENTURE ST
COLORADO SPRINGS CO 80951-9721

6700 RACE LLC
1222 ANGLERS DR
STEAMBOAT SPRINGS CO 80487-8832

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AINSWORTH ENTERPRISES INC
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THROUGH ITS BOARD OF WATER COMMISSIONERS
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DENVER CO 80204-3412

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18577 E HAMILTON DR
AURORA CO 80013-5722

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DOMENICO VICTOR A TRUST UND 1/2 INT AND
DOMENICO MONICA A TRUST UND 1/2 INT
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DOUGLASS COLONY GROUP INC
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GLEITZ AND ROSA ENTERPRISES
INC
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DTDS PROPERTIES LLC
7080 YORK ST
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GLEITZ DEBRA UND 50% INT AND
ROSA EUGENE UND 50% INT
2970 E 98TH AVE
THORNTON CO 80229-2605

ELKEN FAMILY PARTNERSHIP LLLP 25% UND INT AND
69TH STREET INDUSTRIAL LLC 75% UND INT
999 S LOGAN ST STE 300
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GOLINSKI PATRICIA 50 PERCENT INT AND
JONES ALAN R UND 50 PERCENT INT
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JEDIDIAH PROPERTIES LLC
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METRO WASTEWATER RECLAMATION DISTRICT
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LAWRENCE CONSTRUCTION CO
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PUBLIC SERVICE CO OF COLORADO
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DENVER CO 80201-1979

TIMA LLC
9971 W ATHENS LN
LITTLETON CO 80127

PVGG PROPERTIES LLC
PO BOX 21469
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TIMA LLC
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BALISTRERI BIRDIE M
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WALES JAMES UND 75% INT AND
CRAIG TEMBER K AND CRAIG BILLIE S UND 25% INT
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DENVER CO 80229

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BIGGS KEVIN E
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DENVER CO 80229-7357

2721-2741 LLC
OR CURRENT RESIDENT
2741 E 69TH WAY
DENVER CO 80229-7512

BRIENZA RUTH AND
BRIENZA EUGENE J
OR CURRENT RESIDENT
2030 E 68TH AVE
DENVER CO 80229-7319

ABBOTT DAVID A AND
ABBOTT ANN M
OR CURRENT RESIDENT
6881 RACE ST
DENVER CO 80229-7305

CHAPLINSKIY ANATOLIY AND
CHAPLINSKAYA MARINA
OR CURRENT RESIDENT
6610 YORK STREET
DENVER CO 80221

ADAMS INDUSTRIAL DEVELOPMENT GROUP LLC
OR CURRENT RESIDENT
7175 YORK STREET
DENVER CO 80229

CHAPMAN RENEE/DEPINTO VICTOR AND
DEPINTO RICK
OR CURRENT RESIDENT
6702 YORK ST
DENVER CO 80229-7322

ALIRES TOMAS F AND
WILSON HEATHER
OR CURRENT RESIDENT
2100 E 68TH AVE
DENVER CO 80229

CHAVEZ HOMERO AND
GUEVARA CAROLINA CHAVEZ
OR CURRENT RESIDENT
2060 E 68TH PL
DENVER CO 80229

CLAICE DELORIS
OR CURRENT RESIDENT
2041 E 68TH AVE
DENVER CO 80229-7318

DTDS PROPERTIES LLC
OR CURRENT RESIDENT
7080 YORK ST
DENVER CO 80229-7301

CONTRERAS MIGUEL
OR CURRENT RESIDENT
2061 E 68TH AVE
DENVER CO 80229

FUKUI BRUCE NOBUYUKI/FUKUI WILLIAM
STANLEY/FUKUI BRADLEY EUGENE
OR CURRENT RESIDENT
7110 YORK ST
DENVER CO 80229-6603

COXSEY JOYCE ANN
OR CURRENT RESIDENT
2080 E 68TH PL
DENVER CO 80229-7304

GAYTAN ESPINO SAUL
OR CURRENT RESIDENT
6830 RACE ST
DENVER CO 80229-7306

DARANT INVESTMENT CO
OR CURRENT RESIDENT
1832 E 68TH AVE
DENVER CO 80229-7332

GIBNEY HARRY Z JR AND
GIBNEY LUCILLE
OR CURRENT RESIDENT
6880 RACE ST
DENVER CO 80229-7341

DAVIS DONNA K AND DAVIS SAMUEL G
OR CURRENT RESIDENT
2050 E 68TH AVE
THORNTON CO 80229

GIBNEY JEFF
OR CURRENT RESIDENT
6850 RACE ST
DENVER CO 80229-7341

DI GIACOMO ROXANNE AND
DI GIACOMO SHARON AND SLAGEL DONNA M
OR CURRENT RESIDENT
6820 YORK ST
DENVER CO 80229-7309

GILLILAND FAMILY PARTNERS LLLP
OR CURRENT RESIDENT
1900 E 66TH AVE
DENVER CO 80229

DISHER GARY AND
DISHER SANDY
OR CURRENT RESIDENT
2561 E 68TH PL
DENVER CO 80229

GLEITZ AND ROSA ENTERPRISES
INC
OR CURRENT RESIDENT
2202 E 66TH AVENUE
DENVER CO 80229

DNPk FRANKLIN PARTNERSHIP LLLP
OR CURRENT RESIDENT
6720 FRANKLIN ST
DENVER CO 80229-7112

HISAMOTO LORRAINE H
OR CURRENT RESIDENT
2161 E 68TH AVE
DENVER CO 80229-7316

DOMENICO JAMIE PAUL
OR CURRENT RESIDENT
7060 CLAYTON ST
DENVER CO 80229-7517

HYDRODIG DENVER LLC
OR CURRENT RESIDENT
6998 YORK ST
DENVER CO 80229

DOMENICO VICTOR A AND MONICA A
OR CURRENT RESIDENT
7040 ELIZABETH ST
DENVER CO 80229-7515

J AND B PROPERTIES LLC
OR CURRENT RESIDENT
1946 E 66TH AVE
DENVER CO 80229

JABALERA-THOMPSON JOANNE AND
THOMPSON MICHAEL
OR CURRENT RESIDENT
6851 RACE ST
DENVER CO 80229-7305

MEDINA FRANK
OR CURRENT RESIDENT
2031 E 68TH AVE
DENVER CO 80229-7345

JEDIDIAH PROPERTIES LLC
OR CURRENT RESIDENT
6910 YORK ST
DENVER CO 80229-7311

METROPOLITAN DENVER SEWAGE
DISPOSAL DIST NO.1
OR CURRENT RESIDENT
6450 YORK ST
DENVER CO 80229-7407

JOHNSON JODY AND
JOHNSON DAVID
OR CURRENT RESIDENT
6841 RACE ST
DENVER CO 80229-7305

MUNOZ EFREN R AND
MUNOZ VERONICA
OR CURRENT RESIDENT
6870 COLUMBINE ST
DENVER CO 80229-7513

KING CAROL S
OR CURRENT RESIDENT
6780 YORK ST
DENVER CO 80229-7307

RAMIREZ SERGIO
OR CURRENT RESIDENT
2141 E 68TH AVE
DENVER CO 80229-7316

KUHNS LARRY R AND
KUHNS MARIANNE C
OR CURRENT RESIDENT
6620 YORK ST
DENVER CO 80229-7322

RHINEHART OIL CO LLC
OR CURRENT RESIDENT
2040 E 68TH AVE
DENVER CO 80229-7319

MARQUEZ THEODORE ANTHONY
OR CURRENT RESIDENT
7044 ELIZABETH ST
DENVER CO 80229-7515

ROMERO JOSE ALBERTO MENDOZA AND
SALCIDO ESTER REBEKAH
OR CURRENT RESIDENT
2040 E 66TH AVE
DENVER CO 80229-7422

MARRONE RICKY
OR CURRENT RESIDENT
1921 E 66TH AVE
DENVER CO 80229-7423

ROSA CAROL ANN AND FIORE JOANN M AND
ROSA ANTHONY J
OR CURRENT RESIDENT
1950 E 66TH AVE
DENVER CO 80229-7424

MARTINEZ MARIA DEL CARMEN
OR CURRENT RESIDENT
6824 COLUMBINE ST
DENVER CO 80229-7509

ROYSTON ERIC
OR CURRENT RESIDENT
6700 YORK ST
DENVER CO 80229

MC GEE RICHARD K
OR CURRENT RESIDENT
6861 ELIZABETH ST
DENVER CO 80229-7514

SCHREINER CHRISTOPHER
OR CURRENT RESIDENT
7000 CLAYTON ST
DENVER CO 80229-7517

MEADOR BRENDA JOYCE AND
CHILDS CHRISTINE RENEE
OR CURRENT RESIDENT
2510 E 68TH PL
DENVER CO 80229-7505

SCHWINDT STEPHANIE AND
SCHWINDT SCOTT
OR CURRENT RESIDENT
2240 E 68TH AVE
DENVER CO 80229-7315

TEEGEE AND COMPANY LLC
OR CURRENT RESIDENT
2180 E 68TH AVENUE
DENVER CO 80229

CURRENT RESIDENT
7230 GILPIN WAY STE 130
DENVER CO 80229-6553

TORRES MARIA
OR CURRENT RESIDENT
6840 YORK ST
DENVER CO 80229-7309

CURRENT RESIDENT
7230 GILPIN WAY STE 140
DENVER CO 80229-6554

WELAND TODD P
OR CURRENT RESIDENT
6750 YORK ST
DENVER CO 80229-7307

CURRENT RESIDENT
7230 GILPIN WAY STE 150
DENVER CO 80229-6555

WRIGHT ROBERT STEVEN
OR CURRENT RESIDENT
6990 CLAYTON ST
DENVER CO 80229-7511

CURRENT RESIDENT
7230 GILPIN WAY STE 160
DENVER CO 80229-6556

YOUNGER JAMES A AND
YOUNGER KRISTY A
OR CURRENT RESIDENT
6881 ELIZABETH ST
DENVER CO 80229-7514

CURRENT RESIDENT
7230 GILPIN WAY STE 170
DENVER CO 80229-6557

YOUNGER MARVIN J/GLENNA J AS
CO-TRUSTEES
OR CURRENT RESIDENT
6891 ELIZABETH ST
DENVER CO 80229-7514

CURRENT RESIDENT
7230 GILPIN WAY STE 180
DENVER CO 80229-6558

CURRENT RESIDENT
6720 MONROE ST
COMMERCE CITY CO 80022-2232

CURRENT RESIDENT
7230 GILPIN WAY STE 190
DENVER CO 80229-6559

CURRENT RESIDENT
7230 GILPIN WAY STE 100
DENVER CO 80229-6550

CURRENT RESIDENT
7230 GILPIN WAY STE 200
DENVER CO 80229-6560

CURRENT RESIDENT
7230 GILPIN WAY STE 110
DENVER CO 80229-6551

CURRENT RESIDENT
7230 GILPIN WAY STE 210
DENVER CO 80229-6561

CURRENT RESIDENT
7230 GILPIN WAY STE 120
DENVER CO 80229-6552

CURRENT RESIDENT
7230 GILPIN WAY STE 220
DENVER CO 80229-6562

CURRENT RESIDENT
7333 YORK ST
DENVER CO 80229-6600

CURRENT RESIDENT
7080 YORK ST UNIT B
DENVER CO 80229-7301

CURRENT RESIDENT
7130 YORK ST
DENVER CO 80229-6603

CURRENT RESIDENT
1721 E 68TH AVE
DENVER CO 80229-7302

CURRENT RESIDENT
7330 YORK ST UNIT A
DENVER CO 80229-6656

CURRENT RESIDENT
1761 E 68TH AVE
DENVER CO 80229-7302

CURRENT RESIDENT
7330 YORK ST UNIT B
DENVER CO 80229-6656

CURRENT RESIDENT
1700 E 68TH AVE
DENVER CO 80229-7303

CURRENT RESIDENT
7330 YORK ST UNIT BACK
DENVER CO 80229-6656

CURRENT RESIDENT
6776 YORK ST
DENVER CO 80229-7307

CURRENT RESIDENT
7330 YORK ST UNIT FRNT
DENVER CO 80229-6656

CURRENT RESIDENT
6840 YORK ST
DENVER CO 80229-7309

CURRENT RESIDENT
2101 E HIGHWAY 224
DENVER CO 80229-6910

CURRENT RESIDENT
6991 YORK ST
DENVER CO 80229-7310

CURRENT RESIDENT
2500 BRANNAN WAY
DENVER CO 80229-7029

CURRENT RESIDENT
2220 E 68TH AVE
DENVER CO 80229-7315

CURRENT RESIDENT
6700 FRANKLIN ST
DENVER CO 80229-7112

CURRENT RESIDENT
2101 E 68TH AVE
DENVER CO 80229-7316

CURRENT RESIDENT
7080 YORK ST UNIT A
DENVER CO 80229-7301

CURRENT RESIDENT
2081 E 68TH AVE
DENVER CO 80229-7318

CURRENT RESIDENT
1921 E 68TH AVE
DENVER CO 80229-7320

CURRENT RESIDENT
1831 E 69TH AVE
DENVER CO 80229-7326

CURRENT RESIDENT
1851 E 68TH AVE
DENVER CO 80229-7321

CURRENT RESIDENT
1680 E 69TH AVE
DENVER CO 80229-7327

CURRENT RESIDENT
6650 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
1770 E 69TH AVE
DENVER CO 80229-7327

CURRENT RESIDENT
6656 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
1970 E 68TH AVE
DENVER CO 80229-7333

CURRENT RESIDENT
6680 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
6700 RACE ST
DENVER CO 80229-7336

CURRENT RESIDENT
6686 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
1800 E 69TH AVE UNIT 1
DENVER CO 80229-7338

CURRENT RESIDENT
6690 YORK ST
DENVER CO 80229-7322

CURRENT RESIDENT
1800 E 69TH AVE UNIT 10
DENVER CO 80229-7338

CURRENT RESIDENT
6655 YORK ST
DENVER CO 80229-7324

CURRENT RESIDENT
1800 E 69TH AVE UNIT 11
DENVER CO 80229-7338

CURRENT RESIDENT
6721 YORK ST
DENVER CO 80229-7325

CURRENT RESIDENT
1800 E 69TH AVE UNIT 12
DENVER CO 80229-7338

CURRENT RESIDENT
1775 E 69TH AVE
DENVER CO 80229-7326

CURRENT RESIDENT
1800 E 69TH AVE UNIT 13
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 14
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 9
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 15
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 17
DENVER CO 80229-7339

CURRENT RESIDENT
1800 E 69TH AVE UNIT 16
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 18
DENVER CO 80229-7339

CURRENT RESIDENT
1800 E 69TH AVE UNIT 2
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 19
DENVER CO 80229-7339

CURRENT RESIDENT
1800 E 69TH AVE UNIT 3
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 20
DENVER CO 80229-7339

CURRENT RESIDENT
1800 E 69TH AVE UNIT 4
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 21
DENVER CO 80229-7339

CURRENT RESIDENT
1800 E 69TH AVE UNIT 5
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 22
DENVER CO 80229-7339

CURRENT RESIDENT
1800 E 69TH AVE UNIT 6
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 23
DENVER CO 80229-7339

CURRENT RESIDENT
1800 E 69TH AVE UNIT 7
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 24
DENVER CO 80229-7339

CURRENT RESIDENT
1800 E 69TH AVE UNIT 8
DENVER CO 80229-7338

CURRENT RESIDENT
1800 E 69TH AVE UNIT 25
DENVER CO 80229-7339

CURRENT RESIDENT
1800 E 69TH AVE UNIT 26
DENVER CO 80229-7339

CURRENT RESIDENT
1800 E 69TH AVE UNIT 48
DENVER CO 80229-7340

CURRENT RESIDENT
1800 E 69TH AVE UNIT 30
DENVER CO 80229-7339

CURRENT RESIDENT
2021 E 68TH AVE
DENVER CO 80229-7345

CURRENT RESIDENT
1800 E 69TH AVE UNIT 31
DENVER CO 80229-7339

CURRENT RESIDENT
1891 E 68TH AVE UNIT A
DENVER CO 80229-7352

CURRENT RESIDENT
1800 E 69TH AVE UNIT 32
DENVER CO 80229-7339

CURRENT RESIDENT
1891 E 68TH AVE UNIT B
DENVER CO 80229-7352

CURRENT RESIDENT
1800 E 69TH AVE UNIT 39
DENVER CO 80229-7340

CURRENT RESIDENT
1705 E 69TH AVE STE 2A
DENVER CO 80229-7355

CURRENT RESIDENT
1800 E 69TH AVE UNIT 40
DENVER CO 80229-7340

CURRENT RESIDENT
1705 E 69TH AVE STE A
DENVER CO 80229-7355

CURRENT RESIDENT
1800 E 69TH AVE UNIT 41
DENVER CO 80229-7340

CURRENT RESIDENT
1705 E 69TH AVE STE B
DENVER CO 80229-7355

CURRENT RESIDENT
1800 E 69TH AVE UNIT 42
DENVER CO 80229-7340

CURRENT RESIDENT
1705 E 69TH AVE STE C
DENVER CO 80229-7355

CURRENT RESIDENT
1800 E 69TH AVE UNIT 46
DENVER CO 80229-7340

CURRENT RESIDENT
1705 E 69TH AVE STE D
DENVER CO 80229-7355

CURRENT RESIDENT
1800 E 69TH AVE UNIT 47
DENVER CO 80229-7340

CURRENT RESIDENT
1705 E 69TH AVE STE 2A
DENVER CO 80229-7355

CURRENT RESIDENT
1715 E 69TH AVE UNIT B
DENVER CO 80229-7357

CURRENT RESIDENT
1800 E 69TH AVE UNIT 36
DENVER CO 80229-7360

CURRENT RESIDENT
1715 E 69TH AVE UNIT C
DENVER CO 80229-7357

CURRENT RESIDENT
1800 E 69TH AVE UNIT 37
DENVER CO 80229-7360

CURRENT RESIDENT
1715 E 69TH AVE UNIT D
DENVER CO 80229-7357

CURRENT RESIDENT
1800 E 69TH AVE UNIT 38
DENVER CO 80229-7360

CURRENT RESIDENT
1715 E 69TH AVE UNIT E
DENVER CO 80229-7357

CURRENT RESIDENT
1800 E 69TH AVE UNIT 45
DENVER CO 80229-7361

CURRENT RESIDENT
1725 E 69TH AVE STE A
DENVER CO 80229-7359

CURRENT RESIDENT
1800 E 69TH AVE UNIT 49
DENVER CO 80229-7361

CURRENT RESIDENT
1725 E 69TH AVE STE B
DENVER CO 80229-7359

CURRENT RESIDENT
1800 E 69TH AVE UNIT 50
DENVER CO 80229-7361

CURRENT RESIDENT
1725 E 69TH AVE STE C
DENVER CO 80229-7359

CURRENT RESIDENT
1800 E 69TH AVE UNIT 52
DENVER CO 80229-7361

CURRENT RESIDENT
1800 E 69TH AVE UNIT 33
DENVER CO 80229-7360

CURRENT RESIDENT
1800 E 69TH AVE UNIT 53
DENVER CO 80229-7361

CURRENT RESIDENT
1800 E 69TH AVE UNIT 34
DENVER CO 80229-7360

CURRENT RESIDENT
1800 E 69TH AVE UNIT 55
DENVER CO 80229-7361

CURRENT RESIDENT
1800 E 69TH AVE UNIT 35
DENVER CO 80229-7360

CURRENT RESIDENT
1800 E 69TH AVE UNIT 56
DENVER CO 80229-7361

CURRENT RESIDENT
6535 YORK ST UNIT 101
DENVER CO 80229-7400

CURRENT RESIDENT
1795 E 66TH AVE
DENVER CO 80229-7409

CURRENT RESIDENT
6535 YORK ST UNIT 102
DENVER CO 80229-7400

CURRENT RESIDENT
6565 VINE CT
DENVER CO 80229-7410

CURRENT RESIDENT
6535 YORK ST UNIT 103
DENVER CO 80229-7400

CURRENT RESIDENT
6520 VINE CT
DENVER CO 80229-7411

CURRENT RESIDENT
6535 YORK ST UNIT 104
DENVER CO 80229-7400

CURRENT RESIDENT
6560 VINE CT
DENVER CO 80229-7411

CURRENT RESIDENT
6535 YORK ST UNIT 105
DENVER CO 80229-7400

CURRENT RESIDENT
6562 VINE CT
DENVER CO 80229-7411

CURRENT RESIDENT
6535 YORK ST UNIT 106
DENVER CO 80229-7400

CURRENT RESIDENT
2260 E 66TH AVE
DENVER CO 80229-7418

CURRENT RESIDENT
2001 E 66TH AVE
DENVER CO 80229-7401

CURRENT RESIDENT
2280 E 66TH AVE
DENVER CO 80229-7418

CURRENT RESIDENT
2035 E 66TH AVE
DENVER CO 80229-7401

CURRENT RESIDENT
2180 E 66TH AVE
DENVER CO 80229-7420

CURRENT RESIDENT
6495 YORK ST
DENVER CO 80229-7406

CURRENT RESIDENT
1801 E 66TH AVE
DENVER CO 80229-7425

CURRENT RESIDENT
1725 E 66TH AVE
DENVER CO 80229-7409

CURRENT RESIDENT
6555 YORK ST
DENVER CO 80229-7436

CURRENT RESIDENT
6535 YORK ST UNIT 108
DENVER CO 80229-7437

CURRENT RESIDENT
6535 YORK ST UNIT 181
DENVER CO 80229-7438

CURRENT RESIDENT
6535 YORK ST UNIT 110
DENVER CO 80229-7437

CURRENT RESIDENT
6535 YORK ST UNIT 182
DENVER CO 80229-7439

CURRENT RESIDENT
6535 YORK ST UNIT 120
DENVER CO 80229-7437

CURRENT RESIDENT
6535 YORK ST UNIT 109
DENVER CO 80229-7440

CURRENT RESIDENT
6535 YORK ST UNIT 130
DENVER CO 80229-7437

CURRENT RESIDENT
6580 VINE CT UNIT A
DENVER CO 80229-7445

CURRENT RESIDENT
6535 YORK ST UNIT 14
DENVER CO 80229-7438

CURRENT RESIDENT
6580 VINE CT UNIT B
DENVER CO 80229-7445

CURRENT RESIDENT
6535 YORK ST UNIT 150
DENVER CO 80229-7438

CURRENT RESIDENT
2202 E 66TH AVE UNIT A
DENVER CO 80229-7447

CURRENT RESIDENT
6535 YORK ST UNIT 151
DENVER CO 80229-7438

CURRENT RESIDENT
2202 E 66TH AVE UNIT B
DENVER CO 80229-7447

CURRENT RESIDENT
6535 YORK ST UNIT 153
DENVER CO 80229-7438

CURRENT RESIDENT
2756 E 69TH WAY
DENVER CO 80229-7500

CURRENT RESIDENT
6535 YORK ST UNIT 154
DENVER CO 80229-7438

CURRENT RESIDENT
6822 COLUMBINE ST
DENVER CO 80229-7509

CURRENT RESIDENT
6535 YORK ST UNIT 155
DENVER CO 80229-7438

CURRENT RESIDENT
2721 E 69TH WAY
DENVER CO 80229-7512

CURRENT RESIDENT
2751 E 69TH WAY
DENVER CO 80229-7512

CURRENT RESIDENT
6895 COLUMBINE ST
DENVER CO 80229-7548

CURRENT RESIDENT
7031 CLAYTON ST
DENVER CO 80229-7516

CURRENT RESIDENT
2701 E 70TH AVE
DENVER CO 80229-7518

CURRENT RESIDENT
2351 E 70TH AVE
DENVER CO 80229-7520

CURRENT RESIDENT
2521 E 68TH PL
DENVER CO 80229-7525

CURRENT RESIDENT
2350 E 70TH AVE
DENVER CO 80229-7540

CURRENT RESIDENT
6855 COLUMBINE ST
DENVER CO 80229-7548

CURRENT RESIDENT
6865 COLUMBINE ST
DENVER CO 80229-7548

CURRENT RESIDENT
6875 COLUMBINE ST
DENVER CO 80229-7548

CURRENT RESIDENT
6885 COLUMBINE ST
DENVER CO 80229-7548

CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at

6910 York Street

on November 25, 2020

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan

Layla Bajelan

Jedidiah/6910 York Street

RCU2020-00018

6910 York Street

January 5, 2021

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Layla Bajelan

Request

Rezoning:

- Current Zoning: Agriculture-1 (A-1)
- Proposed Zoning: Industrial-1 (I-1)

AERIAL MAP

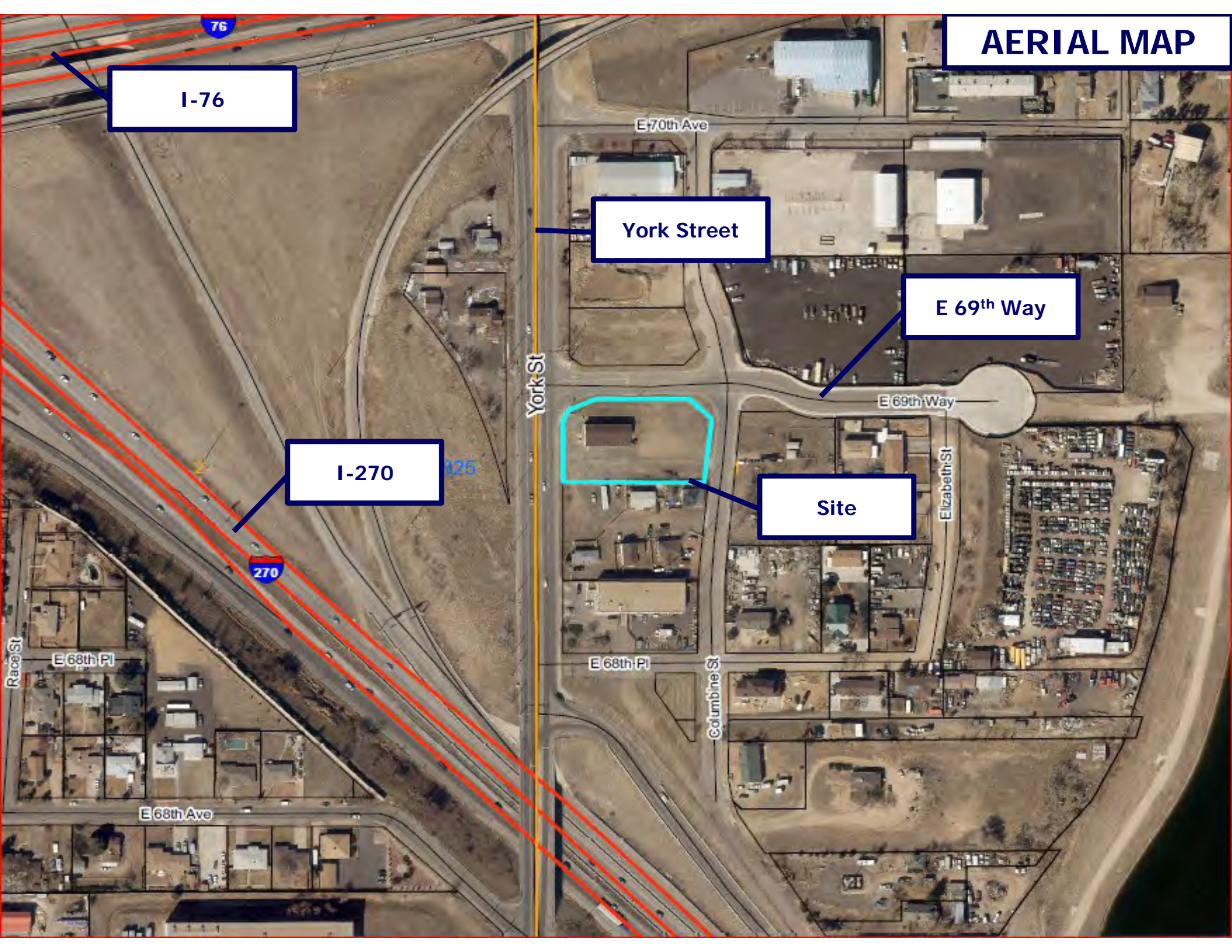
I-76

I-270

York Street

E 69th Way

Site



AERIAL MAP

E 69th Way

E. 69th Way



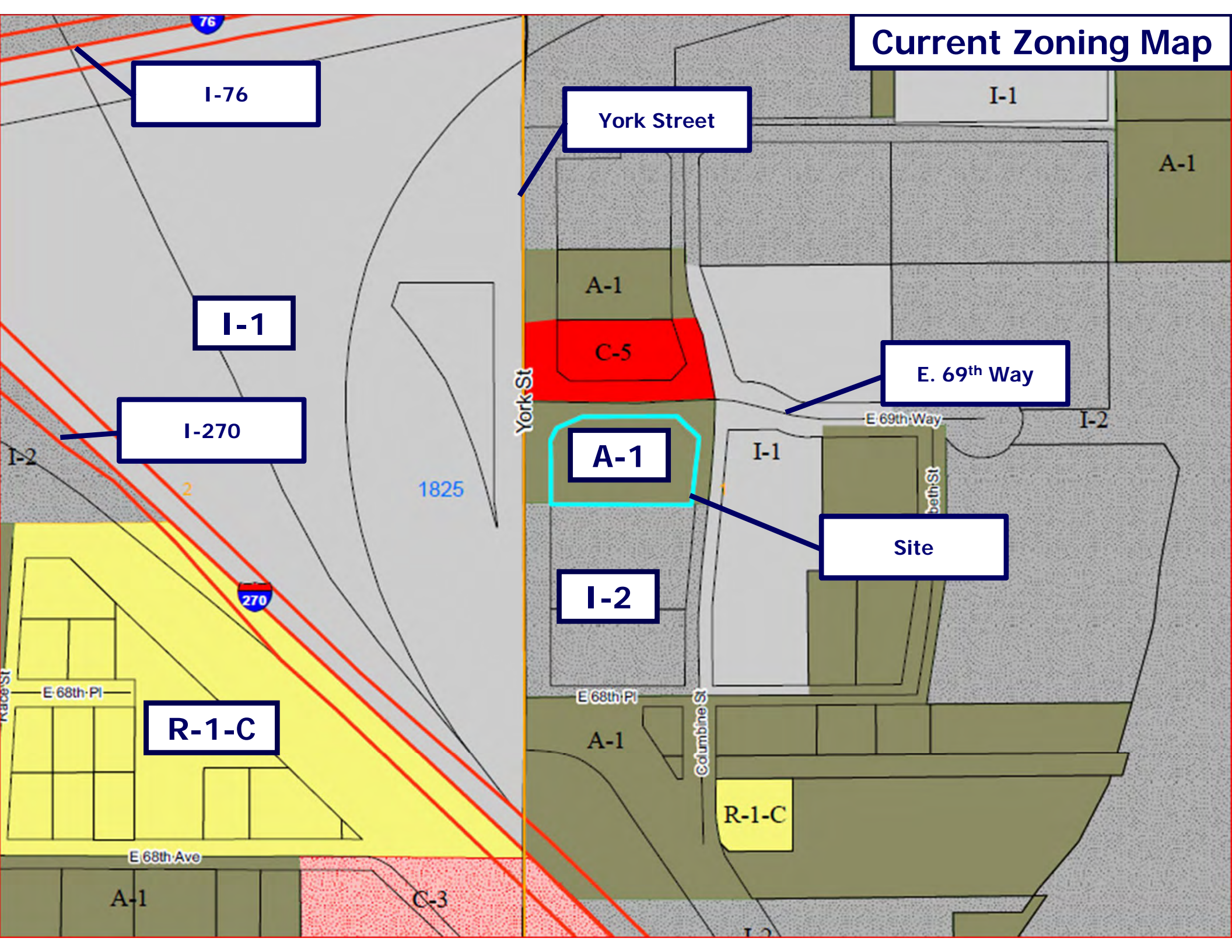
Site

York St

York Street

Columbine St

Current Zoning Map



I-76

York Street

I-1

E. 69th Way

I-270

A-1

Site

I-2

R-1-C

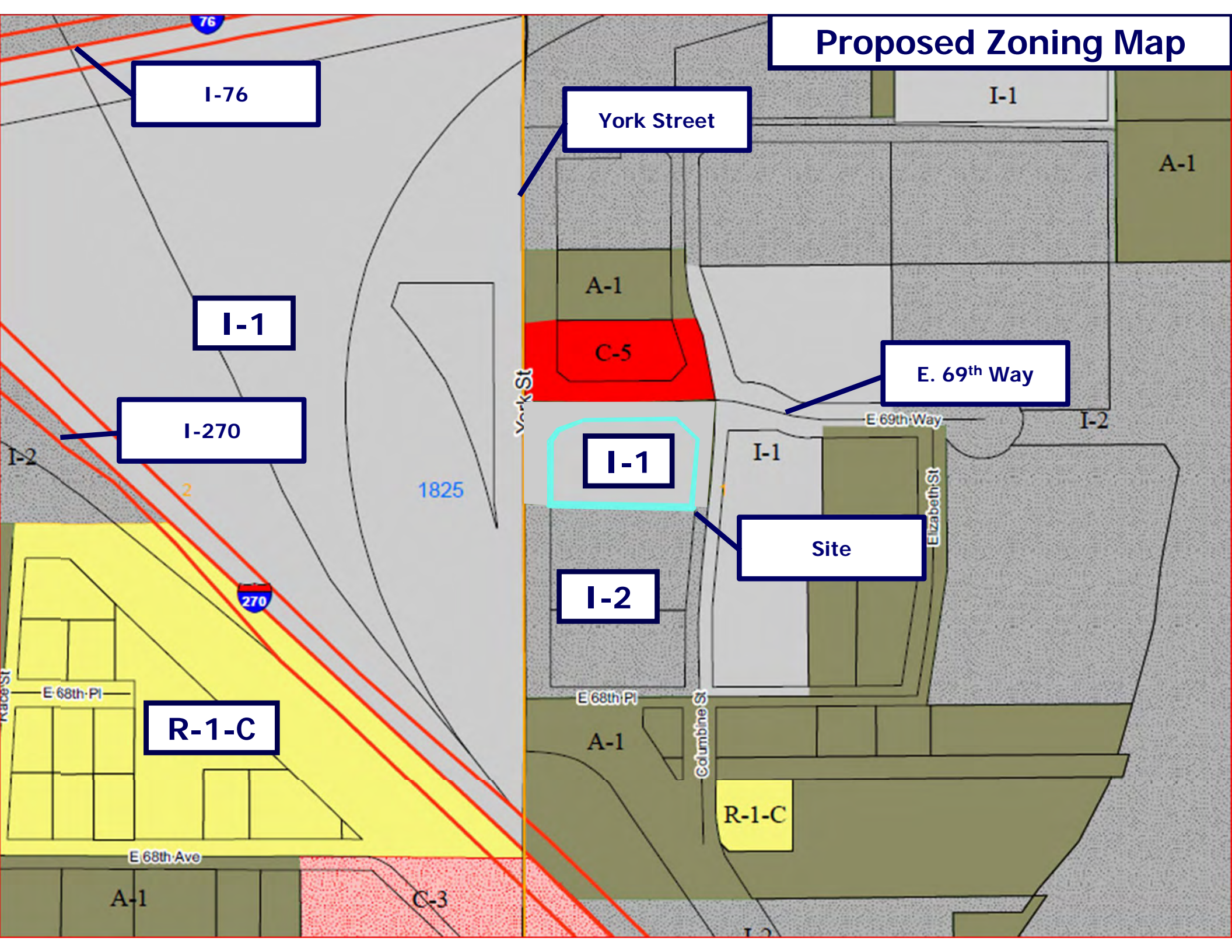
A-1

R-1-C

A-1

C-3

Proposed Zoning Map



Future Land Use Map

I-76

York Street

E. 69th Way

Parks and Open Space

I-270

Industrial

Site

1825

York St

Elizabeth St

Columbine St

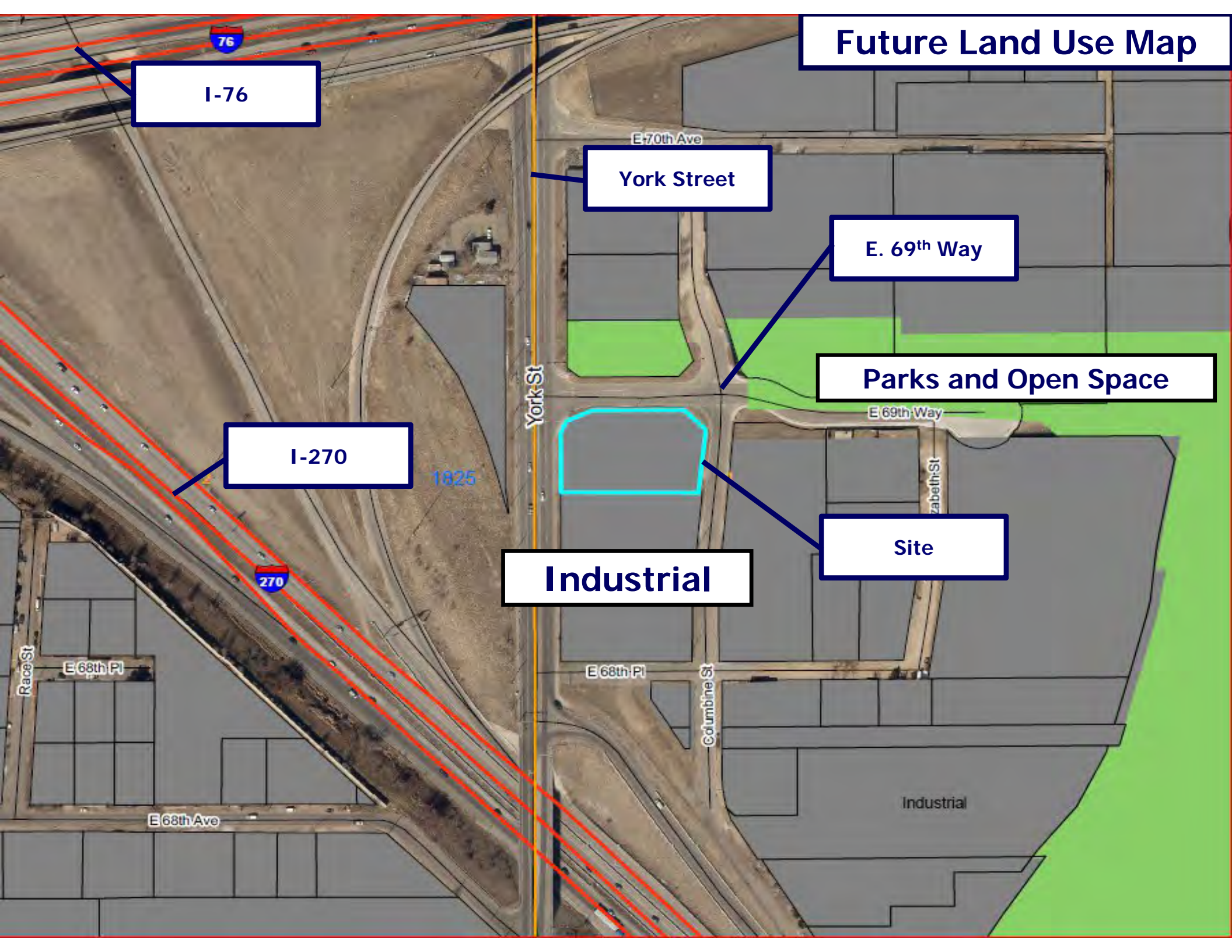
Industrial

Race St

E 68th Pl

E 68th Ave

E 68th Pl



Criteria for Rezoning Approval

Section 2-02-15-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible to the surrounding area

Industrial

Purpose: is intended to provide a setting for a wide range of employment uses, including manufacturing, warehouses, distribution, and other industries.

- Primary Uses: Manufacturing, industry, warehouses, distribution, and warehousing.
- Secondary Uses: Supporting retail, outdoor storage, and community facilities such as an event center

Industrial-1 Zone District

- Minimum Lot Size: 1 acre
- Minimum Lot Width: 100 ft.
- Minimum Required Setbacks:
 - Front/Side Corner: 25 ft.
 - Rear: 15 ft.
 - Side: 15 ft. one side, 5 feet other side, 0-foot setbacks may be approved for fireproof structures.

Conceptual Site Plan











Referral Comments

Notifications Sent*	# Comments Received
311	3

*Property owners and occupants within a half-mile.

- One letter of opposition
- One letter of support
- Responding with Concern: N/A
- Responding without Concern: TCHD, CDOT, Xcel Energy

PC Update

- December 10th, 2020 Planning Commission Public Hearing
- No major concerns were identified by the PC
- (6-0) Approval with 4 Findings-of-Fact and 4 Notes to the Applicant
- No members of the public were there to testify in opposition or support of the subject request

Recommendation

Staff has determined the following request is consistent with the Criteria for Rezoning Approval including:

- Consistency with the Comprehensive Plan and Standards
- Complies with the Development Standards and Regulations
- Surrounding Area

Approval of the proposed Rezoning (RCU2020-00018) with 4 Findings-of-Fact and 4 Notes to the Applicant.

Recommended Findings-of-Fact

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Recommended Notes

1. Approval of the rezone request is not an approval of the conceptual site plan. No uses have been approved/established on the property through a building permit. Applicant shall apply for a Change-In-Use permit through Adams County to allow for a use to be established on the property.
2. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
3. Applicant must comply with all Tri-County Health requirements applicable to development within the Flammable Gas Overlay.
4. Applicant should be aware of the Xcel overhead electric distribution facilities and the existing PSCo easement that runs along the southern property line.

Alternative Findings-of-Fact

1. The Zoning Map amendment is not consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is not consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will not comply with the requirements of these standards and regulations
4. The Zoning Map amendment is not 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.



Ivey LC Pad Update

January 5, 2021

Greg Dean: Oil & Gas Liaison, CEDD

Katie Keefe: Environmental Programs Manager, CEDD





Ivey LC Pad Update

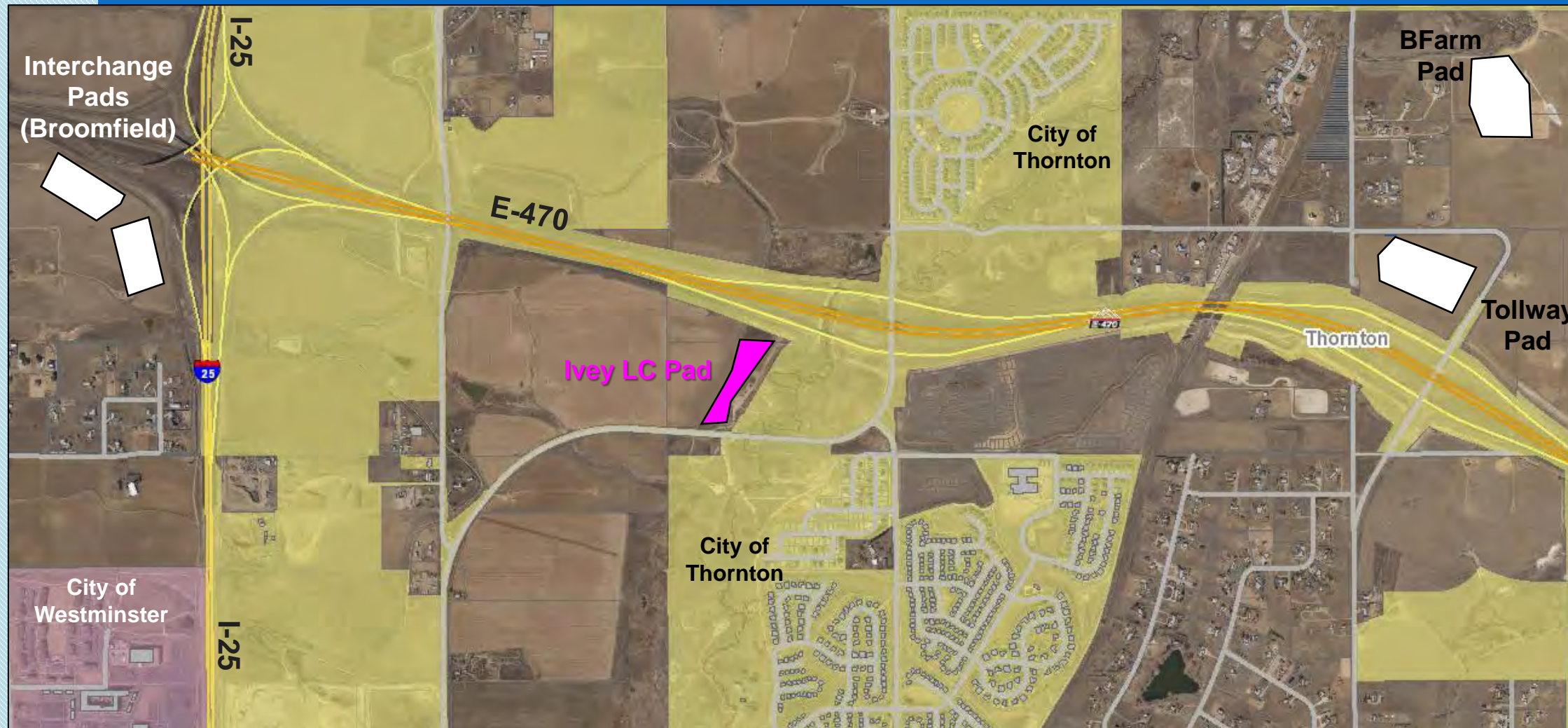
Agenda

-  **Location of Ivey LC Pad**
-  **Timeline of Ivey Permitting**
-  **COGCC Director's Objective Criteria (DOC)**
-  **Adams County & Colorado Oil and Gas Conservation Commission (COGCC) Regulation Comparison**
 - **Setbacks**
 - **Estimated Noise**
-  **Summary of Best Management Practices (BMPs)**



Ivey LC Pad Update

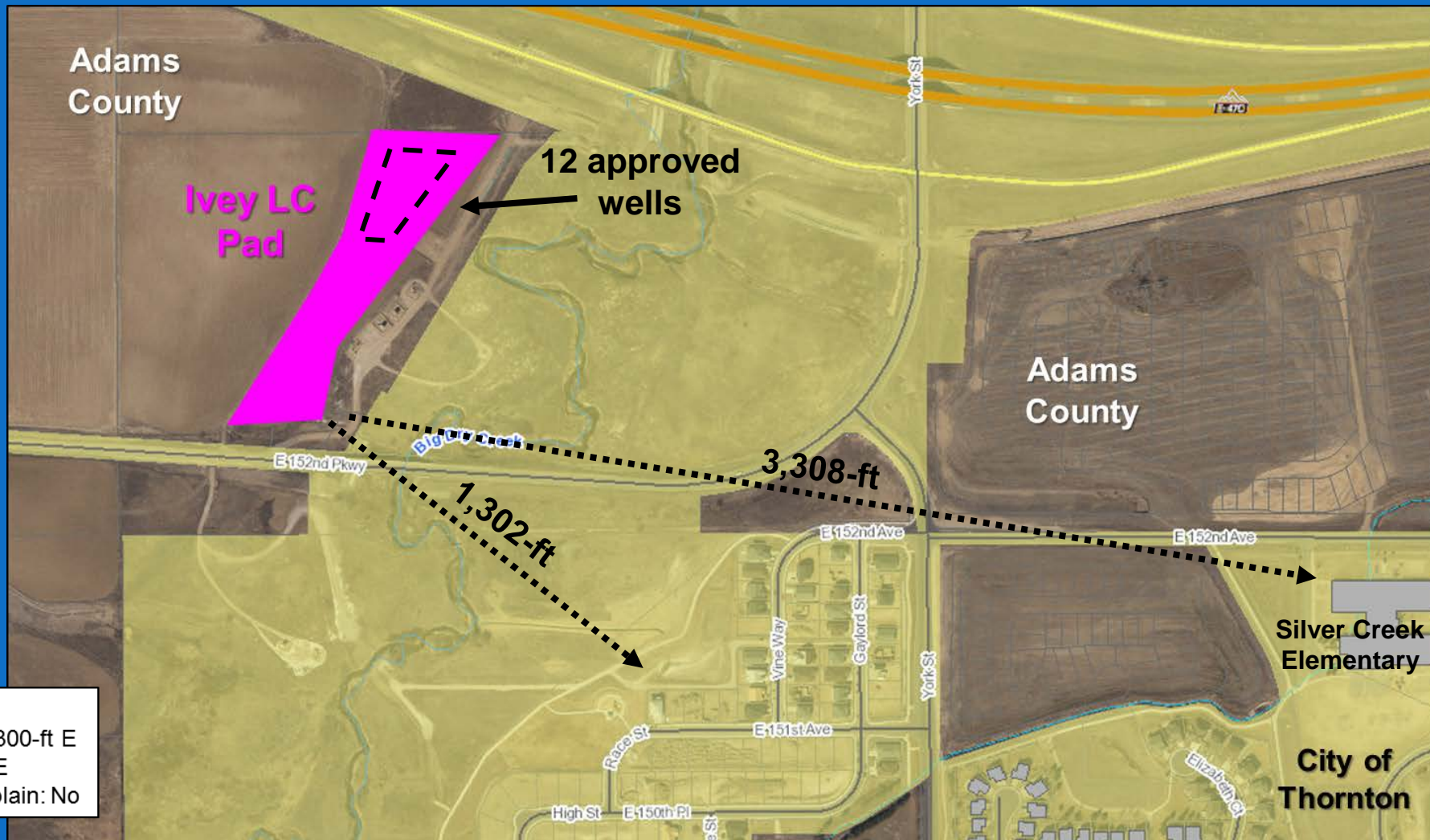
Location Map





Ivey LC Pad Update

Location Map

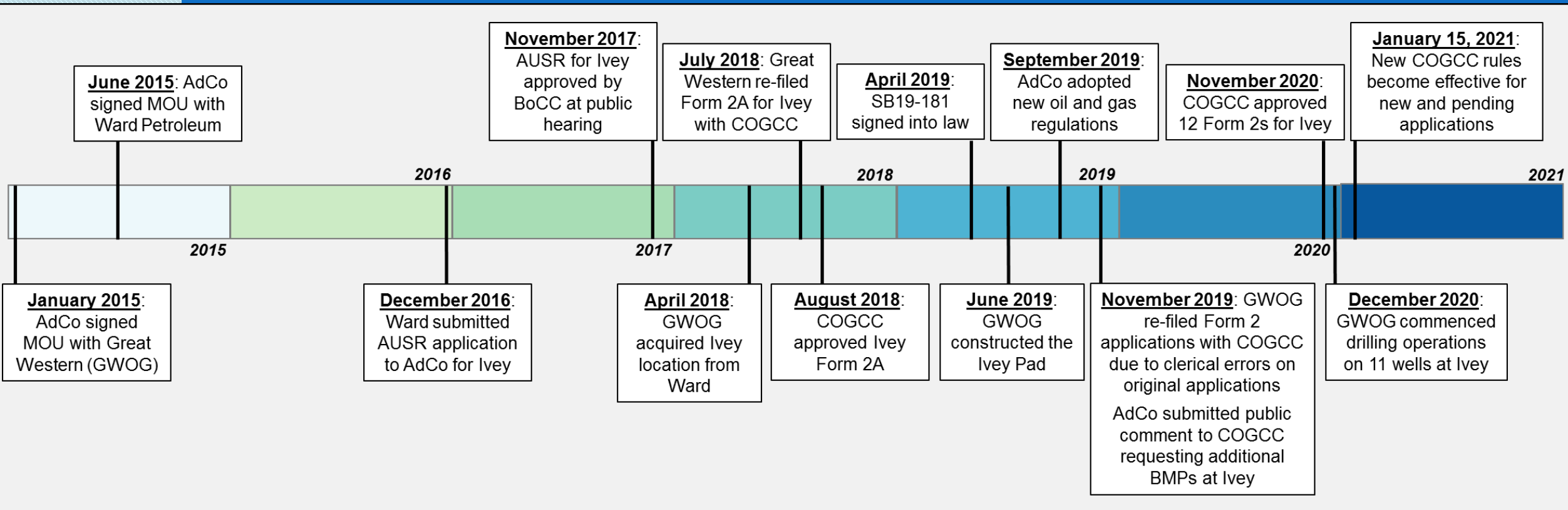


Nearest Home: 1,300-ft SE
Nearest School: 2,850-ft W / 3,300-ft E
Nearest Water Well: 1,075-ft NE
NRCO District: No Floodplain: No



Ivey LC Pad Update

Permitting Timeline





Ivey LC Pad Update

COGCC Director's Objective Criteria

Director's Objective Criteria (DOC)

DOC added a level of scrutiny and analysis on pending oil and gas permits to ensure protection of public health, safety, welfare, the environment and wildlife resources. DOC were created to serve as a framework for the future oil and gas regulations and to allow the COGCC to evaluate and review applications during the Mission Change rulemaking process to ensure compliance with the intent of SB19-181.

COGCC Director has approved **128 Form 2** (Drilling) permits under the DOC since the passage of SB19-181 (April 2019) in Adams County

DOC triggers at Ivey LC Pad included:

- Within 1,500-feet of a building unit and a jurisdictional boundary (Thornton)
 - Near a floodplain, sensitive water resource area, and wildlife habitat
 - Location included produced liquid storage in excess of 5,200 gallons
 - A local government requests additional consultation (AdCo)
- ✓ All DOC triggers were addressed with additional BMPs to the COGCC permit approvals



Ivey LC Pad Update

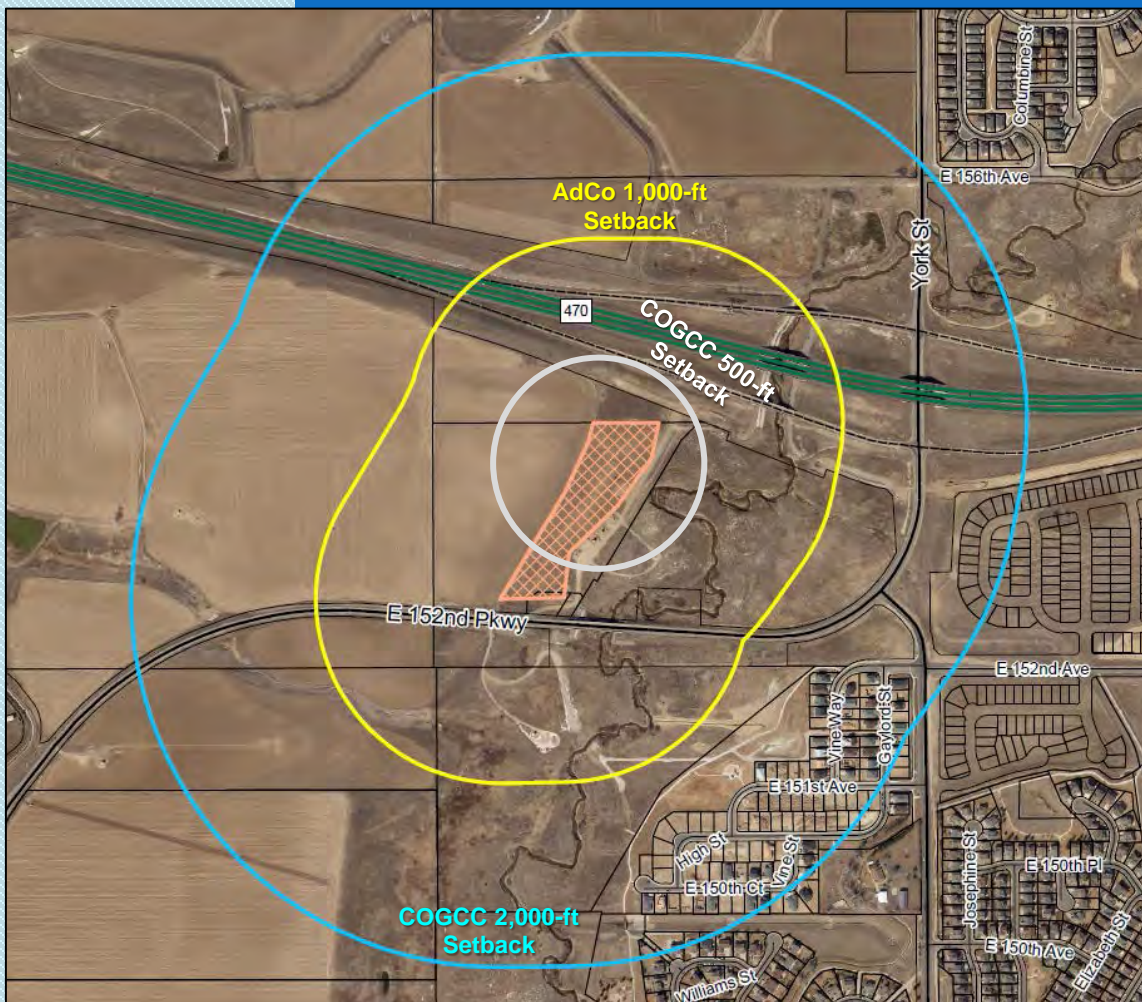
Rule Comparison

Impact	AdCo Regulations at Permitting	COGCC Rules at Permitting	Current AdCo Regulations	COGCC Rules effective January 15, 2021	Permit Conditions and BMPs at Ivey Site	Meets January 15, 2021 rules?
Setbacks	500-feet (same as COGCC at time of permitting)	500-feet from residences and school facilities	1,000-feet from residences, schools & environmentally sensitive areas	2,000-feet from residences and schools 1,000-ft from water wells & some water bodies	1,300-feet from nearest residence and 2,850-feet from nearest school /childcare center	No , but an Operator could still be granted an exception or waiver to these rules
Air Quality Monitoring	Not required	Not required	Required on site-specific basis	Not required	Air quality monitoring from drilling through the first 6 months of production	N/A
Noise	Same as COGCC	Various db(A) requirements based on land use, no db(C) restrictions	Same as COGCC, Baseline Noise Study required, and Continuous Noise Monitoring on site-specific basis	Requires continuous noise monitoring, lower maximum permissible noise in some areas, and AdCo determines land use designation for maximum noise at COGCC	Operator improved noise mitigation: 32-ft. sound walls around entire site vs. 24-ft walls, sound dampening equipment, and use of lower decibel electric engines	Partially , based on noise modeling - with mitigation, Ivey will meet new noise standards at residences to the SE/NE
Alternative Location Analysis	Not required	Not required	Required for all new applications	Required for locations within 2,000-ft of homes	Operators conducted ALA to move location from Wadley Farms site	Partially , did not meet all submission requirements of a formal ALA
Cumulative Impacts Evaluation	Not required	Not required	Not required	Required for all new applications	Analysis not formally conducted	No



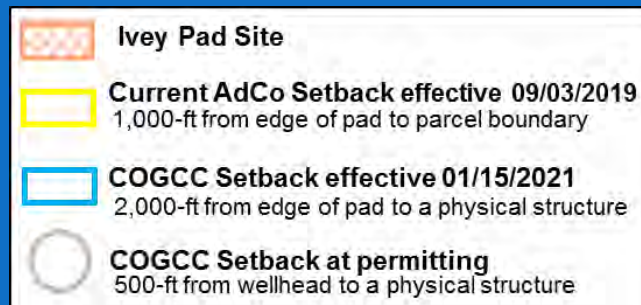
Ivey LC Pad Update

Setbacks



Measure from:	AdCo Setback at time of permitting	COGCC Setback at time of permitting	Current AdCo Setback	COGCC Rules effective January 15, 2021	Ivey LC Pad Setbacks
Edge of the Pad	Not regulated	Not regulated	1,000-feet from residences, schools & environmentally sensitive areas	2,000-feet from residences and schools & 1,000-ft from water wells & some water bodies	Residence – 1,300-ft SE (21 homes within 1,500-ft; 102 homes within 2,000-ft) School – 2,850-ft W (childcare); 3,300-ft E (Elementary)
Nearest wellhead	500-feet (same as COGCC at time of permitting)	500-feet from residences and school facilities	N/A	N/A – factors into the granting of exceptions	Residence – 1,580-ft SE School – 3,135-ft W (childcare); 3,585-ft E (Elementary)

**would require an exception/waiver to current AdCo rules & COGCC rules effective 1/15/21*

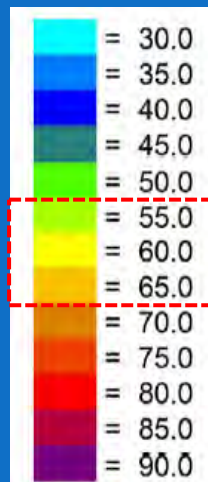
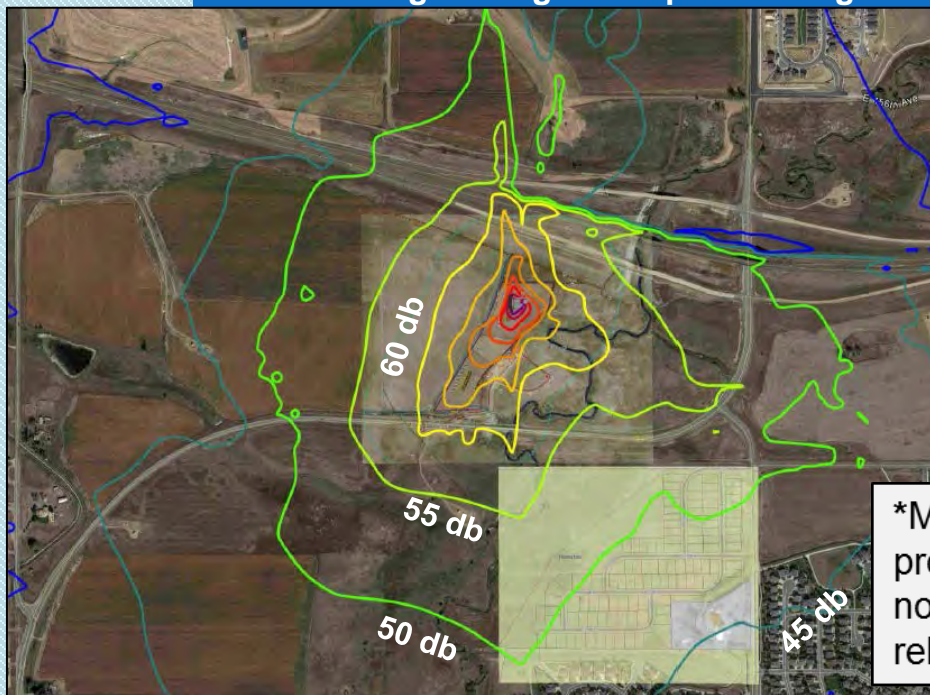




Ivey LC Pad Update

Estimated Noise

Noise during Drilling – with partial mitigation



*Mitigation included in modelling provided by the Operator does not include additional noise-related BMPs at the Ivey site

Noise during Completions – with partial mitigation



	Maximum Allowable Noise under COGCC rules at permitting	Maximum Allowable Noise under COGCC rules effective 1/15/20	Mitigated Modelled noise from Ivey Pad at residences (1300-ft)	Meets January 15, 2021 rules?
A-scale (high frequency)	70 dbA – daytime 65 dbA – nighttime Light Industrial zoning noise standard	65 dbA – daytime 60 dbA - nighttime Agricultural zoning noise standard	45-55 dbA – drilling 55-65 dbA - completions	Partially – will comply with dbA noise at 1,000-ft, no continual noise monitoring
C-scale (low-frequency)	Not regulated	65 dbC	55-60 dbC – drilling 60-65 dbC - completions	Partially – will comply with dbC noise at 1,000-ft, no continual noise monitoring



Ivey LC Pad Update

Summary of BMPs

BMPs in place, above regulation requirements at time of permitting

Adams County 2017 Permit BMPs:

- Quarterly neighborhood meetings
- Use of pipelines for transporting oil
- Reduced traffic and truck speeds on York St./E.152nd during peak school hours
- Deceleration and turning lane installation requirement
- Sound impact and modeling assessment study requirement

COGCC 2020 Form 2 BMPs:

- Air Quality Monitoring from drilling through the first 6 months of production
- Taller sound walls and other mitigation measures to further reduce noise
- Low odor mud
- More robust stormwater, spill prevention, and leak detection requirements

Operator additional BMPs:

- Location will comply with new Wellbore Integrity rules, which became effective on November 2, 2020
 - New requirements for protecting and isolating all groundwater-bearing zones
 - Increased requirements for regular pressure testing and monitoring
 - Enhanced blowout prevention equipment requirements