



**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**  
**June 23, 2020**  
**9:30 AM**

**Watch the virtual meeting through our You Tube Channel**  
**<http://www.adcogov.org/events/bocc-public-hearing-9>**

**1. ROLL CALL**

**2. PLEDGE OF ALLEGIANCE**

**3. MOTION TO APPROVE AGENDA**

**4. AWARDS AND PRESENTATIONS**

**A. Employees of the Season Presentation**

**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.** List of Expenditures Under the Dates of May 18-22, 2020
- B.** List of Expenditures Under the Dates of May 25-29, 2020
- C.** List of Expenditures Under the Dates of June 1-5, 2020
- D.** List of Expenditures Under the Dates of June 8-12, 2020
- E.** Minutes of the Commissioners' Proceedings from June 16, 2020
- F.** Resolution Approving Encroachment Agreement between Adams County and Robert and Debra Plant  
(File approved by ELT)
- G.** Resolution Correcting the Resolution Approving Application in Case #RCU2019-00025 Mount Moriah Stables CUP  
(File approved by ELT)
- H.** Resolution Accepting Warranty Deed Conveying Property from the Colorado Rife Club, to Adams County for Right-of-Way Purposes  
(File approved by ELT)
- I.** Resolution Accepting Warranty Deed Conveying Property from Steelock Corporation to Adams County for Right-of-Way for East 78th Avenue and Clayton Street  
(File approved by ELT)
- J.** Resolution approving Right-of-Way Agreement between Adams County and Denver Mart, LLC, for Property Necessary for the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street  
(File approved by ELT)
- K.** Resolution Approving Intergovernmental Agreement between Adams County and the City/Town of Aurora Regarding Disbursement of Funds Pursuant to the Coronavirus Aid, Relief, and Economic Security Act  
(File approved by ELT)
- L.** Resolution Appointing Katie Keefe to the Local Emergency Planning Committee as a Building Safety Representative  
(File approved by ELT)
- M.** Resolution Approving Intergovernmental Agreement between Adams County and the City/Town of Thornton Regarding Disbursement of Funds Pursuant to the Coronavirus Aid, Relief, and Economic Security Act  
(File approved by ELT)

## **7. NEW BUSINESS**

### **A. COUNTY MANAGER**

- 1.** Resolution Approving an Agreement between Adams County and Hudick Excavating, Inc., dba HEI Civil, to Provide Construction Services for the York Street Phase One State Highway 224 to East 78th Avenue Improvements Project  
(File approved by ELT)
- 2.** Resolution Designating Pre-Qualified Contractors for Roofing Contractors for Multiple Adams County Roofing Projects  
(File approved by ELT)
- 3.** Resolution Approving Amendment Four with CoreCivic, Inc. for Community Corrections Program Services at the Adams County Opportunity Center  
(File approved by ELT)

4. Resolution Approving Amendment Four to the Agreement between Adams County and CoreCivic, Inc., for the Adams County Opportunity Center Lease  
(File approved by ELT)
5. Resolution Approving an Agreement with CoreCivic, Inc. for Community Corrections Program Services  
(File approved by ELT)

**B. COUNTY ATTORNEY**

**8. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Advice and Instructing Negotiators Regarding Nielsen Claim**

**9. LAND USE HEARINGS**

**A. Cases to be Heard**

1. PLN2020-00001 Text Amendments to the Adams County Development Standards and Regulations  
(File approved by ELT)

**10. ADJOURNMENT**

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

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

<b>Fund Number</b>	<b>Fund Description</b>	<b>Amount</b>
1	General Fund	7,651,620.26
4	Capital Facilities Fund	3,755.16
5	Golf Course Enterprise Fund	116,955.52
6	Equipment Service Fund	71,422.81
7	Stormwater Utility Fund	1,500,000.00
13	Road & Bridge Fund	163,169.95
19	Insurance Fund	432,979.02
27	Open Space Projects Fund	2,881.18
28	Open Space Sales Tax Fund	1,936,656.08
30	Community Dev Block Grant Fund	28.60
31	Head Start Fund	13,444.95
34	Comm Services Blk Grant Fund	5,749.38
35	Workforce & Business Center	2,676.81
43	Colorado Air & Space Port	5,848.52
50	FLATROCK Facility Fund	10.86
		<u>11,907,199.10</u>



## Net Warrants by Fund Detail

**1**      **General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006117	1019666	BENNETT TOWN OF	5/19/2020	55,737.00
00006118	1019665	BRIGHTON CITY OF	5/19/2020	1,063,744.33
00006119	1019655	FEDERAL HEIGHTS CITY OF	5/19/2020	369,294.67
00006120	1019663	NORTHGLENN CITY OF	5/19/2020	1,028,872.00
00006121	89411	WESTMINSTER CITY OF	5/19/2020	1,835,696.00
00006122	319518	COLO ENTERPRISE FUND	5/19/2020	500,000.00
00006123	669996	ALCHEMY TECHNOLOGY GROUP LLC	5/20/2020	18,050.00
00006124	37193	CINA & CINA FORENSIC CONSULTIN	5/20/2020	18,000.00
00006125	885566	DE LONE LAW INC	5/20/2020	780.00
00006131	1012245	CRESTLINE MEDICAL SUPPLY	5/22/2020	25,880.00
00006132	1023431	LIGHT AND SALT CHRISTIAN NEWSP	5/22/2020	300.00
00006134	491215	WELLPATH LLC	5/22/2020	2,012,022.49
00749035	13884	ADAMS COUNTY SHERIFF	5/18/2020	2,002.63
00749036	91631	ADAMSON POLICE PRODUCTS	5/18/2020	17,889.70
00749037	977209	ADT COMMERCIAL LLC	5/18/2020	3,562.23
00749039	327129	AIRGAS USA LLC	5/18/2020	109.13
00749042	14964	ARBITRAGE COMPLIANCE SPECIALIS	5/18/2020	550.00
00749044	769439	BASELINE ENGINEERING CORPORATI	5/18/2020	116.18
00749045	993099	BAYAUD ENTERPRISES INC	5/18/2020	5,365.44
00749047	3020	BENNETT TOWN OF	5/18/2020	79.05
00749048	3020	BENNETT TOWN OF	5/18/2020	1,500.00
00749049	669038	BEST PLUMBING SPECIALTIES INC	5/18/2020	90.05
00749051	40942	BI INCORPORATED	5/18/2020	10,448.20
00749052	13160	BRIGHTON CITY OF (WATER)	5/18/2020	1,353.03
00749053	13160	BRIGHTON CITY OF (WATER)	5/18/2020	88.77
00749054	13160	BRIGHTON CITY OF (WATER)	5/18/2020	130.90
00749055	13160	BRIGHTON CITY OF (WATER)	5/18/2020	23,584.36
00749056	13160	BRIGHTON CITY OF (WATER)	5/18/2020	32,012.27
00749058	463401	BUSH MELVIN E	5/18/2020	65.00
00749062	37266	CENTURY LINK	5/18/2020	98.25
00749063	37266	CENTURY LINK	5/18/2020	85.00
00749066	661015	CHP METRO NORTH LLC	5/18/2020	1,050.00
00749067	241207	CLIFTONLARSONALLEN LLP	5/18/2020	50,000.00
00749068	63476	COLO CARPET CENTER INC	5/18/2020	117,308.00
00749070	2157	COLO OCCUPATIONAL MEDICINE PHY	5/18/2020	1,513.00
00749071	612089	COMMERCIAL CLEANING SYSTEMS	5/18/2020	3,870.00

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749073	255001	COPYCO QUALITY PRINTING INC	5/18/2020	2,301.00
00749074	989675	CORNERSTONE FABRICATION CORP	5/18/2020	4,783.00
00749076	278407	DEEP ROCK WATER	5/18/2020	133.05
00749077	13663	DELTA DENTAL OF COLORADO	5/18/2020	20.94
00749080	564091	DENTONS US LLP	5/18/2020	12,000.00
00749082	44656	DENVER HEALTH & HOSPITAL AUTHO	5/18/2020	680.00
00749083	9496	ENVIRONMENTAL SYSTEMS RESEARCH	5/18/2020	17,500.00
00749087	671123	FOUND MY KEYS	5/18/2020	1,672.72
00749088	12689	GALLS LLC	5/18/2020	923.59
00749090	675517	GREEN THOMAS D	5/18/2020	65.00
00749091	808845	GRONQUIST CHRIS	5/18/2020	65.00
00749092	698488	HANCOCK FORREST HAYES	5/18/2020	65.00
00749093	970284	HARNETT OWEN	5/18/2020	65.00
00749095	10864	HILLYARD - DENVER	5/18/2020	4,395.54
00749097	49039	I70 PUBLISHING CO INC	5/18/2020	138.04
00749098	5814	I70 SCOUT THE	5/18/2020	44.00
00749100	32276	INSIGHT PUBLIC SECTOR	5/18/2020	152,405.84
00749101	746356	J. BROWER PSYCHOLOGICAL SERVIC	5/18/2020	2,000.00
00749105	13593	KAISER PERMANENTE	5/18/2020	9,900.00
00749106	13593	KAISER PERMANENTE	5/18/2020	3,583.58
00749109	77611	KD SERVICE GROUP	5/18/2020	1,425.90
00749110	44695	KNS COMMUNICATIONS CONSULTANTS	5/18/2020	6,798.84
00749112	40843	LANGUAGE LINE SERVICES	5/18/2020	655.18
00749115	51274	MCDONALD YONG HUI V	5/18/2020	5,272.50
00749116	729564	METRO TRANSPORTATION PLANNING	5/18/2020	1,455.75
00749118	93320	MILE HIGH TREE CARE INC	5/18/2020	6,200.00
00749119	13719	MORGAN COUNTY REA	5/18/2020	246.80
00749120	93018	MURPHY RICK	5/18/2020	4,589.20
00749121	13591	MWI VETERINARY SUPPLY CO	5/18/2020	1,461.65
00749122	32509	NCS PEARSON INC	5/18/2020	61.75
00749123	16428	NICOLETTI-FLATER ASSOCIATES	5/18/2020	1,076.00
00749124	13774	NORTH PECOS WATER & SANITATION	5/18/2020	41.13
00749125	573416	NYHOLM STEWART E	5/18/2020	65.00
00749127	33716	OLD VINE PINNACLE ASSOCIATES	5/18/2020	800.00
00749128	282112	ORACLE AMERICA INC	5/18/2020	7,569.94
00749130	496938	OUTDOOR PROMOTIONS OF COLORADO	5/18/2020	5,950.00

## Net Warrants by Fund Detail

**1**      **General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749132	725673	PACIFIC OFFICE AUTOMATION INC	5/18/2020	16.81
00749133	12691	PEARL COUNSELING ASSOCIATES	5/18/2020	4,730.00
00749135	176327	PITNEY BOWES GLOBAL FINANCIAL	5/18/2020	1,239.21
00749136	192059	POINT SPORTS/ERGOMED	5/18/2020	860.00
00749138	422902	ROADRUNNER PHARMACY INCORPORAT	5/18/2020	62.96
00749140	145355	SANITY SOLUTIONS INC	5/18/2020	47,971.78
00749141	574170	SCHULTZ PUBLIC AFFAIRS LLC	5/18/2020	10,833.34
00749142	46792	SECURE HORIZONS	5/18/2020	1,500.00
00749144	13538	SHRED IT USA LLC	5/18/2020	60.00
00749147	315130	STANFIELD THOMSON	5/18/2020	65.00
00749148	33604	STATE OF COLORADO	5/18/2020	391.02
00749149	42818	STATE OF COLORADO	5/18/2020	732.02
00749150	42818	STATE OF COLORADO	5/18/2020	9,268.09
00749151	42818	STATE OF COLORADO	5/18/2020	.41
00749152	42818	STATE OF COLORADO	5/18/2020	3.98
00749153	42818	STATE OF COLORADO	5/18/2020	60.24
00749154	42818	STATE OF COLORADO	5/18/2020	603.42
00749155	42818	STATE OF COLORADO	5/18/2020	99.03
00749156	42818	STATE OF COLORADO	5/18/2020	841.88
00749157	42818	STATE OF COLORADO	5/18/2020	72.00
00749158	42818	STATE OF COLORADO	5/18/2020	757.16
00749159	42818	STATE OF COLORADO	5/18/2020	23.14
00749160	42818	STATE OF COLORADO	5/18/2020	288.61
00749161	42818	STATE OF COLORADO	5/18/2020	921.82
00749162	42818	STATE OF COLORADO	5/18/2020	11,676.89
00749163	42818	STATE OF COLORADO	5/18/2020	11.84
00749164	42818	STATE OF COLORADO	5/18/2020	17.96
00749165	42818	STATE OF COLORADO	5/18/2020	6,724.17
00749166	42818	STATE OF COLORADO	5/18/2020	1,213.02
00749167	42818	STATE OF COLORADO	5/18/2020	40.55
00749168	42818	STATE OF COLORADO	5/18/2020	273.39
00749169	42818	STATE OF COLORADO	5/18/2020	1.48
00749170	42818	STATE OF COLORADO	5/18/2020	9.98
00749180	13949	STRASBURG SANITATION	5/18/2020	325.29
00749182	599714	SUMMIT FOOD SERVICE LLC	5/18/2020	45,488.88
00749185	38221	TRANE US INC	5/18/2020	3,615.43

## Net Warrants by Fund Detail

1      **General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749187	3333	U S POSTMASTER	5/18/2020	5,600.00
00749188	240959	UNITED HEALTHCARE	5/18/2020	7,800.00
00749199	28617	VERIZON WIRELESS	5/18/2020	2,903.51
00749204	18645	WILBUR-ELLIS COMPANY LLC	5/18/2020	6,451.20
00749205	737980	WOLD ARCHITECTS AND ENGINEERS	5/18/2020	239.50
00749206	8498	WRIGHT WATER ENGINEERS	5/18/2020	924.72
00749207	13822	XCEL ENERGY	5/18/2020	277.30
00749208	13822	XCEL ENERGY	5/18/2020	1,105.97
00749209	13822	XCEL ENERGY	5/18/2020	6,828.00
00749210	13822	XCEL ENERGY	5/18/2020	2,236.34
00749211	13822	XCEL ENERGY	5/18/2020	8,458.16
00749212	13822	XCEL ENERGY	5/18/2020	336.14
<b>Fund Total</b>				<b>7,651,620.26</b>

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

4 **Capital Facilities Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749075	798606	D2C ARCHITECTS INC	5/18/2020	3,755.16
<b>Fund Total</b>				<b>3,755.16</b>

## Net Warrants by Fund Detail

5 Golf Course Enterprise Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749038	8579	AGFINITY INC	5/18/2020	996.50
00749041	12012	ALSCO AMERICAN INDUSTRIAL	5/18/2020	52.34
00749057	9822	BUCKEYE WELDING SUPPLY CO INC	5/18/2020	26.00
00749059	13206	C P S DISTRIBUTORS INC	5/18/2020	431.94
00749089	160270	GOLF & SPORT SOLUTIONS	5/18/2020	1,573.14
00749094	927372	HARRELLS LLC	5/18/2020	1,152.00
00749096	649113	HOSEPOWER USA AND/OR COMPLETE	5/18/2020	180.96
00749111	11496	L L JOHNSON DIST	5/18/2020	535.18
00749114	46175	MASEK GOLF CAR COMPANY	5/18/2020	101,988.32
00749192	1007	UNITED POWER (UNION REA)	5/18/2020	250.70
00749193	1007	UNITED POWER (UNION REA)	5/18/2020	1,816.14
00749194	1007	UNITED POWER (UNION REA)	5/18/2020	3,626.67
00749195	1007	UNITED POWER (UNION REA)	5/18/2020	3,862.34
00749196	1007	UNITED POWER (UNION REA)	5/18/2020	264.39
00749197	1007	UNITED POWER (UNION REA)	5/18/2020	30.64
00749198	1007	UNITED POWER (UNION REA)	5/18/2020	168.26
<b>Fund Total</b>				<b>116,955.52</b>

## Net Warrants by Fund Detail

6Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749034	23962	ACS MANAGEMENT LLC	5/18/2020	4,212.00
00749046	796846	BEARCOM	5/18/2020	15,627.89
00749099	682207	INSIGHT AUTO GLASS LLC	5/18/2020	600.00
00749104	26418	JOHN DEERE COMPANY	5/18/2020	45,487.25
00749139	16237	SAM HILL OIL INC	5/18/2020	4,810.42
00749184	790907	THE GOODYEAR TIRE AND RUBBER C	5/18/2020	685.25
			<b>Fund Total</b>	<b>71,422.81</b>

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

7

**Stormwater Utility Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006128	1023	URBAN DRAINAGE & FLOOD CONTROL	5/20/2020	1,500,000.00
			<b>Fund Total</b>	<b>1,500,000.00</b>



## Net Warrants by Fund Detail

13Road & Bridge Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006126	323813	MOUNTAIN CONSTRUCTORS INC	5/20/2020	28,973.05
00006129	982994	WESTERN STATES LAND SERVICES L	5/20/2020	9,286.81
00006133	816237	SALTWORX INC	5/22/2020	11,376.00
00749040	9507	ALLIED RECYCLED AGGREGATES	5/18/2020	28,528.52
00749050	49497	BFI TOWER ROAD LANDFILL	5/18/2020	3,782.87
00749084	534975	EP&A ENVIROTAC INC	5/18/2020	66,280.72
00749102	506641	JK TRANSPORTS INC	5/18/2020	4,080.00
00749126	45515	OFFICE SCAPES	5/18/2020	7,756.48
00749183	36806	TERRACON	5/18/2020	3,105.50
			<b>Fund Total</b>	<b>163,169.95</b>

## Net Warrants by Fund Detail

**19****Insurance Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006127	37223	UNITED HEALTH CARE INSURANCE C	5/20/2020	159,287.35
00749043	27429	ARTHUR J GALLAGHER	5/18/2020	12,232.00
00749060	726898	CA SHORT COMPANY	5/18/2020	600.00
00749061	419839	CAREHERE LLC	5/18/2020	39,377.00
00749069	17565	COLO FRAME & SUSPENSION	5/18/2020	6,949.05
00749078	13663	DELTA DENTAL OF COLORADO	5/18/2020	16,557.27
00749079	13663	DELTA DENTAL OF COLORADO	5/18/2020	45.60
00749085	947425	FIRST AMERICAN ADMINISTRATORS	5/18/2020	5,097.90
00749086	935934	FLIR UNMANNED GROUND SYSTEMS I	5/18/2020	6,675.79
00749103	13771	JOE'S TOWING & RECOVERY	5/18/2020	305.00
00749107	13593	KAISER PERMANENTE	5/18/2020	93,251.72
00749108	13593	KAISER PERMANENTE	5/18/2020	3,113.64
00749129	189248	ORR CAROLINE	5/18/2020	136.77
00749143	46792	SECURE HORIZONS	5/18/2020	17,216.90
00749145	31910	SIEGMAN, TOM E.	5/18/2020	347.12
00749189	37507	UNITED HEALTHCARE	5/18/2020	2,270.97
00749190	240958	UNITED HEALTHCARE	5/18/2020	15,443.80
00749191	240959	UNITED HEALTHCARE	5/18/2020	39,663.92
00749200	11552	VISION SERVICE PLAN-CONNECTICU	5/18/2020	11,698.27
00749201	11552	VISION SERVICE PLAN-CONNECTICU	5/18/2020	225.00
00749202	11552	VISION SERVICE PLAN-CONNECTICU	5/18/2020	165.00
00749203	377265	WEATHERCALL SERVICES LLC	5/18/2020	2,318.95
<b>Fund Total</b>				<b>432,979.02</b>

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

27

**Open Space Projects Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749181	266133	STREAM LANDSCAPE ARCHITECTURE	5/18/2020	2,881.18
<b>Fund Total</b>				<b>2,881.18</b>

Net Warrants by Fund Detail

28

Open Space Sales Tax Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006130	48293	NORTHGLENN CITY OF	5/21/2020	1,931,856.08
00749131	496938	OUTDOOR PROMOTIONS OF COLORADO	5/18/2020	4,800.00
<b>Fund Total</b>				<b>1,936,656.08</b>

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

**30** Community Dev Block Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749117	73648	METROWEST NEWSPAPERS	5/18/2020	28.60
<b>Fund Total</b>				<b>28.60</b>

## Net Warrants by Fund Detail

31Head Start Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749064	37266	CENTURY LINK	5/18/2020	130.47
00749065	37266	CENTURY LINK	5/18/2020	130.63
00749072	248029	COMMUNITY REACH CENTER FOUNDAT	5/18/2020	6,515.84
00749081	45567	DENVER CHILDREN'S ADVOCACY CTR	5/18/2020	6,657.35
00749113	40843	LANGUAGE LINE SERVICES	5/18/2020	10.66
			<b>Fund Total</b>	<b>13,444.95</b>

Net Warrants by Fund Detail

34

Comm Services Blk Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749137	189016	PROJECT ANGEL HEART	5/18/2020	5,749.38
<b>Fund Total</b>				<b>5,749.38</b>

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

35

**Workforce & Business Center**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749134	2072	PICKENS TECHNICAL COLLEGE	5/18/2020	2,676.81
<b>Fund Total</b>				<b>2,676.81</b>



## Net Warrants by Fund Detail

43Colorado Air & Space Port

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749146	49310	SOUTH PARK EMBROIDERY	5/18/2020	792.00
00749171	33604	STATE OF COLORADO	5/18/2020	1,618.00
00749172	33604	STATE OF COLORADO	5/18/2020	325.60
00749173	33604	STATE OF COLORADO	5/18/2020	21.50
00749174	33604	STATE OF COLORADO	5/18/2020	803.00
00749175	33604	STATE OF COLORADO	5/18/2020	135.96
00749176	33604	STATE OF COLORADO	5/18/2020	315.00
00749177	33604	STATE OF COLORADO	5/18/2020	135.96
00749186	80271	TWS AVIATION FUEL SYSTEMS	5/18/2020	1,701.50
<b>Fund Total</b>				<b>5,848.52</b>

Net Warrants by Fund Detail

50

FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749178	33604	STATE OF COLORADO	5/18/2020	7.61
00749179	33604	STATE OF COLORADO	5/18/2020	3.25
<b>Fund Total</b>				<b>10.86</b>

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

**Grand Total**      11,907,199.10

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

<u>1074</u>	<u>CA- Risk Management</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Safety - Training					
	WEATHERCALL SERVICES LLC	00019	974794	364111	5/8/2020	<u>2,318.95</u>
					Account Total	<u>2,318.95</u>
					Department Total	<u><u>2,318.95</u></u>

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

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	D2C ARCHITECTS INC	00004	975155	364575	5/18/2020	3,755.16
					Account Total	3,755.16
					Department Total	3,755.16

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

<u>9263</u>	<u>CARES Act Funding</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	BENNETT TOWN OF	00001	975270	364606	5/18/2020	55,737.00
	BRIGHTON CITY OF	00001	975271	364606	5/18/2020	1,063,744.33
	COLO ENTERPRISE FUND	00001	975282	364709	5/19/2020	500,000.00
	FEDERAL HEIGHTS CITY OF	00001	975272	364606	5/18/2020	369,294.67
	NORTHGLENN CITY OF	00001	975273	364606	5/18/2020	1,028,872.00
	WESTMINSTER CITY OF	00001	975274	364606	5/18/2020	1,835,696.00
					Account Total	4,853,344.00
	Janitorial Services					
	COMMERCIAL CLEANING SYSTEMS	00001	975083	364450	5/14/2020	400.00
	COMMERCIAL CLEANING SYSTEMS	00001	975077	364450	5/14/2020	305.00
	COMMERCIAL CLEANING SYSTEMS	00001	975078	364450	5/14/2020	160.00
	COMMERCIAL CLEANING SYSTEMS	00001	975079	364450	5/14/2020	305.00
					Account Total	1,170.00
					Department Total	4,854,514.00

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

<u>4302</u>	<u>CASP Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	SOUTH PARK EMBROIDERY	00043	975123	364524	5/15/2020	198.00
					Account Total	198.00
					Department Total	198.00

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

<u>4303</u>	<u>CASP FBO</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Jet A Truck					
	TWS AVIATION FUEL SYSTEMS	00043	974966	364254	5/12/2020	1,701.50
					Account Total	1,701.50
	Licenses and Fees					
	STATE OF COLORADO	00043	974984	364324	5/13/2020	.27
	STATE OF COLORADO	00043	974983	364324	5/13/2020	.17-
	STATE OF COLORADO	00043	974922	364174	5/11/2020	.16
	STATE OF COLORADO	00043	974993	364332	5/13/2020	.10-
	STATE OF COLORADO	00043	974994	364332	5/21/2020	.27-
	STATE OF COLORADO	00043	974994	364332	5/13/2020	.27
					Account Total	.16
	Operating Supplies					
	SOUTH PARK EMBROIDERY	00043	975123	364524	5/15/2020	198.00
					Account Total	198.00
					Department Total	1,899.66



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

<u>4304</u>	<u>CASP Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	STATE OF COLORADO	00043	974922	364174	5/11/2020	154.00
	STATE OF COLORADO	00043	974923	364174	5/11/2020	30.95
	STATE OF COLORADO	00043	974931	364180	5/11/2020	11.49
	STATE OF COLORADO	00043	974931	364180	5/11/2020	10.01
					Account Total	206.45
	Operating Supplies					
	SOUTH PARK EMBROIDERY	00043	975123	364524	5/15/2020	198.00
					Account Total	198.00
					Department Total	404.45

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

<u>1022</u>	<u>CLK Elections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Advertising					
	170 SCOUT THE	00001	974805	364157	5/11/2020	44.00
					Account Total	<u>44.00</u>
	Operating Supplies					
	CENTURY LINK	00001	974800	364157	5/11/2020	98.25
					Account Total	<u>98.25</u>
					Department Total	<u><u>142.25</u></u>

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

<u>1023</u>	<u>CLK Motor Vehicle</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	974802	364157	5/11/2020	80.00
	COPYCO QUALITY PRINTING INC	00001	974803	364157	5/11/2020	20.00
	COPYCO QUALITY PRINTING INC	00001	974804	364157	5/11/2020	141.00
					Account Total	<u>241.00</u>
					Department Total	<u><u>241.00</u></u>

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

<u>1021</u>	<u>CLK Recording</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	974801	364157	5/11/2020	<u>2,060.00</u>
					Account Total	<u>2,060.00</u>
					Department Total	<u><u>2,060.00</u></u>

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

<u>43</u>	<u>Colorado Air &amp; Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00043	974993	364332	5/13/2020	315.10
	STATE OF COLORADO	00043	974994	364332	5/13/2020	9.89
	STATE OF COLORADO	00043	974994	364332	5/13/2020	125.80
	STATE OF COLORADO	00043	974994	364332	5/21/2020	9.89-
	STATE OF COLORADO	00043	974994	364332	5/21/2020	125.80-
	STATE OF COLORADO	00043	974984	364324	5/13/2020	9.89
	STATE OF COLORADO	00043	974984	364324	5/13/2020	125.80
	STATE OF COLORADO	00043	974983	364324	5/13/2020	803.17
	STATE OF COLORADO	00043	974922	364174	5/11/2020	1,463.84
	STATE OF COLORADO	00043	974923	364174	5/11/2020	26.46
	STATE OF COLORADO	00043	974923	364174	5/11/2020	268.19
					Account Total	3,012.45
					Department Total	3,012.45

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

<u>9275</u>	<u>Community Corrections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	SHRED IT	00001	974892	364162	5/11/2020	<u>60.00</u>
					Account Total	<u>60.00</u>
					Department Total	<u><u>60.00</u></u>

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

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Legal Notices					
	170 PUBLISHING CO INC	00001	974941	364237	5/12/2020	138.04
					Account Total	138.04
					Department Total	138.04

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

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	CINA & CINA FORENSIC CONSULTIN	00001	975265	364598	5/18/2020	18,000.00
					Account Total	18,000.00
					Department Total	18,000.00



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

<u>1031</u>	<u>County Treasurer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Office Equip Rep & Maint					
	PACIFIC OFFICE AUTOMATION INC	00001	975021	364346	5/13/2020	16.81
					Account Total	16.81
					Department Total	16.81

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

<u>951016</u>	<u>CSBG</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	PROJECT ANGEL HEART	00034	975118	364522	5/15/2020	<u>5,749.38</u>
					Account Total	<u>5,749.38</u>
					Department Total	<u><u>5,749.38</u></u>

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

<u>6</u>	<u>Equipment Service Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ACS MANAGEMENT LLC	00006	975137	364575	5/18/2020	4,212.00
	BEARCOM	00006	975145	364575	5/18/2020	15,627.89
	INSIGHT AUTO GLASS LLC	00006	975141	364575	5/18/2020	600.00
	JOHN DEERE COMPANY	00006	975178	364575	5/18/2020	45,487.25
	SAM HILL OIL INC	00006	975139	364575	5/18/2020	964.62
	SAM HILL OIL INC	00006	975140	364575	5/18/2020	3,845.80
	THE GOODYEAR TIRE AND RUBBER C	00006	975138	364575	5/18/2020	685.25
					Account Total	71,422.81
					Department Total	71,422.81

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

<u>50</u>	<u>FLATROCK Facility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00050	975124	364527	5/15/2020	3.36
	STATE OF COLORADO	00050	975110	364505	5/15/2020	7.62
					Account Total	10.98
					Department Total	10.98

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

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	BENNETT TOWN OF	00001	975088	364450	5/14/2020	1,500.00
					Account Total	1,500.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10660	00001	975051	364430	5/1/2020	79.05
					Account Total	79.05
					Department Total	1,579.05

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

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	MILE HIGH TREE CARE INC	00001	975081	364450	5/14/2020	1,500.00
	MILE HIGH TREE CARE INC	00001	975082	364450	5/14/2020	700.00
	MILE HIGH TREE CARE INC	00001	975080	364450	5/14/2020	2,000.00
					Account Total	<u>4,200.00</u>
					Department Total	<u><u>4,200.00</u></u>

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

<u>1070</u>	<u>FO - Honnen/Plan&amp;Devel/MV Ware</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10653	00001	975045	364430	4/30/2020	<u>1,105.97</u>
					Account Total	<u>1,105.97</u>
					Department Total	<u><u>1,105.97</u></u>

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

<u>1079</u>	<u>FO - Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10657	00001	975049	364430	4/29/2020	2,236.34
	Energy Cap Bill ID=10659	00001	975050	364430	4/30/2020	8,458.16
					Account Total	<u>10,694.50</u>
					Department Total	<u><u>10,694.50</u></u>



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

<u>1071</u>	<u>FO - Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	MILE HIGH TREE CARE INC	00001	975080	364450	5/14/2020	<u>2,000.00</u>
					Account Total	<u>2,000.00</u>
					Department Total	<u><u>2,000.00</u></u>

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

<u>1111</u>	<u>FO - Parks Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	ADT COMMERCIAL LLC	00001	975084	364450	5/14/2020	926.23
	ADT COMMERCIAL LLC	00001	975085	364450	5/14/2020	508.00
	ADT COMMERCIAL LLC	00001	975086	364450	5/14/2020	2,128.00
					Account Total	3,562.23
	Gas & Electricity					
	Energy Cap Bill ID=10656	00001	975052	364430	4/28/2020	336.14
					Account Total	336.14
	Repair & Maint Supplies					
	BEST PLUMBING SPECIALTIES INC	00001	975087	364450	5/14/2020	90.05
					Account Total	90.05
					Department Total	3,988.42

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

<u>1112</u>	<u>FO - Sheriff HQ/Coroner Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10648	00001	975053	364430	5/1/2020	1,353.03
	Energy Cap Bill ID=10650	00001	975054	364430	5/1/2020	88.77
					Account Total	<u>1,441.80</u>
					Department Total	<u><u>1,441.80</u></u>

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

<u>2009</u>	<u>FO - Sheriff Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	TRANE US INC	00001	975089	364450	5/14/2020	1,863.00
	TRANE US INC	00001	975090	364450	5/14/2020	1,752.43
					Account Total	<u>3,615.43</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10649	00001	975055	364430	5/1/2020	130.90
	Energy Cap Bill ID=10651	00001	975056	364430	5/1/2020	23,584.36
	Energy Cap Bill ID=10652	00001	975057	364430	5/1/2020	32,012.27
					Account Total	<u>55,727.53</u>
					Department Total	<u><u>59,342.96</u></u>

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

<u>1075</u>	<u>FO - Strasburg/Whittier</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10661	00001	975047	364430	5/1/2020	246.80
					Account Total	246.80
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10654	00001	975048	364430	5/1/2020	325.29
					Account Total	325.29
					Department Total	572.09

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

<u>1072</u>	<u>FO - West Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10658	00001	975046	364430	4/29/2020	<u>6,828.00</u>
					Account Total	<u>6,828.00</u>
					Department Total	<u><u>6,828.00</u></u>

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00001	975117	364505	5/15/2020	391.01
					Account Total	391.01
	Received not Vouchered Clrg					
	ADAMSON POLICE PRODUCTS	00001	975231	364575	5/18/2020	6,284.25
	ADAMSON POLICE PRODUCTS	00001	975232	364575	5/18/2020	538.50
	ADAMSON POLICE PRODUCTS	00001	975233	364575	5/18/2020	1,323.00
	ADAMSON POLICE PRODUCTS	00001	975234	364575	5/18/2020	3,178.50
	ADAMSON POLICE PRODUCTS	00001	975235	364575	5/18/2020	4,455.00
	ADAMSON POLICE PRODUCTS	00001	975236	364575	5/18/2020	2,020.50
	ADAMSON POLICE PRODUCTS	00001	975247	364575	5/18/2020	89.95
	ALCHEMY TECHNOLOGY GROUP LLC	00001	975295	364798	5/20/2020	15,300.00
	ALCHEMY TECHNOLOGY GROUP LLC	00001	975296	364798	5/20/2020	2,750.00
	BASELINE ENGINEERING CORPORATI	00001	975248	364575	5/18/2020	116.18
	BAYAUD ENTERPRISES INC	00001	975179	364575	5/18/2020	175.16
	BAYAUD ENTERPRISES INC	00001	975180	364575	5/18/2020	5,190.28
	BI INCORPORATED	00001	975246	364575	5/18/2020	10,448.20
	CHP METRO NORTH LLC	00001	975156	364575	5/18/2020	1,050.00
	CLIFTONLARSONALLEN LLP	00001	975096	364460	5/14/2020	50,000.00
	COLO CARPET CENTER INC	00001	975158	364575	5/18/2020	102,410.00
	COLO CARPET CENTER INC	00001	975158	364575	5/18/2020	14,898.00
	CORNERSTONE FABRICATION CORP	00001	975159	364575	5/18/2020	4,783.00
	CRESTLINE MEDICAL SUPPLY	00001	975380	364914	5/21/2020	7,800.00
	CRESTLINE MEDICAL SUPPLY	00001	975380	364914	5/21/2020	17,880.00
	CRESTLINE MEDICAL SUPPLY	00001	975380	364914	5/21/2020	200.00
	DE LONE LAW INC	00001	975298	364798	5/20/2020	780.00
	DENTONS US LLP	00001	975101	364460	5/14/2020	12,000.00
	ENVIRONMENTAL SYSTEMS RESEARCH	00001	975164	364575	5/18/2020	17,500.00
	FOUND MY KEYS	00001	975196	364575	5/18/2020	535.60
	FOUND MY KEYS	00001	975197	364575	5/18/2020	1,137.12
	GALLS LLC	00001	975199	364575	5/18/2020	65.92
	GALLS LLC	00001	975200	364575	5/18/2020	341.00
	GALLS LLC	00001	975201	364575	5/18/2020	208.89
	GALLS LLC	00001	975229	364575	5/18/2020	123.55
	GALLS LLC	00001	975230	364575	5/18/2020	121.95

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	GALLS LLC	00001	975188	364575	5/18/2020	62.28
	HILLYARD - DENVER	00001	975102	364460	5/14/2020	373.00
	HILLYARD - DENVER	00001	975103	364460	5/14/2020	105.45
	HILLYARD - DENVER	00001	975104	364460	5/14/2020	1,258.37
	HILLYARD - DENVER	00001	975105	364460	5/14/2020	746.00
	HILLYARD - DENVER	00001	975106	364460	5/14/2020	146.96
	HILLYARD - DENVER	00001	975107	364460	5/14/2020	1,119.00
	HILLYARD - DENVER	00001	975108	364460	5/14/2020	646.76
	INSIGHT PUBLIC SECTOR	00001	975167	364575	5/18/2020	59,149.20
	INSIGHT PUBLIC SECTOR	00001	975168	364575	5/18/2020	82,223.92
	INSIGHT PUBLIC SECTOR	00001	975171	364575	5/18/2020	11,032.72
	J. BROWER PSYCHOLOGICAL SERVIC	00001	975198	364575	5/18/2020	2,000.00
	JOE'S TOWING & RECOVERY	00001	975161	364575	5/18/2020	89.00
	JOE'S TOWING & RECOVERY	00001	975151	364575	5/18/2020	77.00
	JOE'S TOWING & RECOVERY	00001	975151	364575	5/18/2020	139.00
	KD SERVICE GROUP	00001	975193	364575	5/18/2020	1,425.90
	KNS COMMUNICATIONS CONSULTANTS	00001	975166	364575	5/18/2020	6,798.84
	MCDONALD YONG HUI V	00001	975192	364575	5/18/2020	5,272.50
	MURPHY RICK	00001	975191	364575	5/18/2020	4,589.20
	MWI VETERINARY SUPPLY CO	00001	975142	364575	5/18/2020	113.94
	MWI VETERINARY SUPPLY CO	00001	975143	364575	5/18/2020	1,347.71
	NCS PEARSON INC	00001	975241	364575	5/18/2020	61.75
	OLD VINE PINNACLE ASSOCIATES	00001	975157	364575	5/18/2020	800.00
	ORACLE AMERICA INC	00001	975147	364575	5/18/2020	2,062.97
	ORACLE AMERICA INC	00001	975148	364575	5/18/2020	4,808.59
	ORACLE AMERICA INC	00001	975149	364575	5/18/2020	698.38
	OUTDOOR PROMOTIONS OF COLORADO	00001	975135	364575	5/18/2020	5,950.00
	PEARL COUNSELING ASSOCIATES	00001	975189	364575	5/18/2020	4,100.00
	PEARL COUNSELING ASSOCIATES	00001	975190	364575	5/18/2020	630.00
	PITNEY BOWES GLOBAL FINANCIAL	00001	975242	364575	5/18/2020	1,239.21
	ROADRUNNER PHARMACY INCORPORAT	00001	975136	364575	5/18/2020	62.96
	SANITY SOLUTIONS INC	00001	975165	364575	5/18/2020	47,971.78
	SCHULTZ PUBLIC AFFAIRS LLC	00001	975097	364460	5/14/2020	5,416.67
	SCHULTZ PUBLIC AFFAIRS LLC	00001	975098	364460	5/14/2020	5,416.67
	STATE OF COLORADO	00001	975249	364575	5/18/2020	732.02
	STATE OF COLORADO	00001	975250	364575	5/18/2020	9,268.09



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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	STATE OF COLORADO	00001	975251	364575	5/18/2020	.41
	STATE OF COLORADO	00001	975251	364575	5/18/2020	3.98
	STATE OF COLORADO	00001	975252	364575	5/18/2020	60.24
	STATE OF COLORADO	00001	975253	364575	5/18/2020	603.42
	STATE OF COLORADO	00001	975254	364575	5/18/2020	99.03
	STATE OF COLORADO	00001	975255	364575	5/18/2020	841.88
	STATE OF COLORADO	00001	975256	364575	5/18/2020	72.00
	STATE OF COLORADO	00001	975256	364575	5/18/2020	757.16
	STATE OF COLORADO	00001	975257	364575	5/18/2020	23.14
	STATE OF COLORADO	00001	975257	364575	5/18/2020	288.61
	STATE OF COLORADO	00001	975258	364575	5/18/2020	921.82
	STATE OF COLORADO	00001	975259	364575	5/18/2020	11,676.89
	STATE OF COLORADO	00001	975260	364575	5/18/2020	11.84
	STATE OF COLORADO	00001	975260	364575	5/18/2020	17.96
	STATE OF COLORADO	00001	975261	364575	5/18/2020	6,724.17
	STATE OF COLORADO	00001	975262	364575	5/18/2020	1,213.02
	STATE OF COLORADO	00001	975263	364575	5/18/2020	40.55
	STATE OF COLORADO	00001	975263	364575	5/18/2020	273.39
	STATE OF COLORADO	00001	975264	364575	5/18/2020	1.48
	STATE OF COLORADO	00001	975264	364575	5/18/2020	9.98
	SUMMIT FOOD SERVICE LLC	00001	975237	364575	5/18/2020	2,854.70
	SUMMIT FOOD SERVICE LLC	00001	975238	364575	5/18/2020	2,923.03
	SUMMIT FOOD SERVICE LLC	00001	975239	364575	5/18/2020	20,709.58
	SUMMIT FOOD SERVICE LLC	00001	975240	364575	5/18/2020	17,672.05
	WELLPATH LLC	00001	975437	364983	5/22/2020	33,696.85
	WELLPATH LLC	00001	975438	364983	5/22/2020	607,029.35
	WELLPATH LLC	00001	975439	364983	5/22/2020	607,530.00
	WELLPATH LLC	00001	975440	364983	5/22/2020	33,696.85
	WELLPATH LLC	00001	975441	364983	5/22/2020	9,987.00
	WELLPATH LLC	00001	975442	364983	5/22/2020	118,627.74
	WELLPATH LLC	00001	975444	364983	5/22/2020	601,454.70
	WILBUR-ELLIS COMPANY LLC	00001	975182	364575	5/18/2020	6,451.20
	WOLD ARCHITECTS AND ENGINEERS	00001	975162	364575	5/18/2020	239.50
	WRIGHT WATER ENGINEERS	00001	975146	364575	5/18/2020	924.72
					Account Total	<u>2,639,078.63</u>
					Department Total	<u><u>2,639,469.64</u></u>

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

<u>9252</u>	<u>GF- Admin/Org Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	ARBITRAGE COMPLIANCE SPECIALIS	00001	974970	364311	5/13/2020	<u>550.00</u>
					Account Total	<u>550.00</u>
					Department Total	<u><u>550.00</u></u>

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

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	BUCKEYE WELDING SUPPLY CO INC	00005	974945	364249	5/12/2020	26.00
					Account Total	26.00
	Gas & Electricity					
	UNITED POWER (UNION REA)	00005	974956	364249	5/12/2020	3,626.67
	UNITED POWER (UNION REA)	00005	974957	364249	5/12/2020	3,862.34
	UNITED POWER (UNION REA)	00005	974958	364249	5/12/2020	264.39
	UNITED POWER (UNION REA)	00005	974959	364249	5/12/2020	30.64
	UNITED POWER (UNION REA)	00005	974960	364249	5/12/2020	168.26
					Account Total	7,952.30
	Grounds Maintenance					
	AGFINITY INC	00005	974942	364249	5/12/2020	996.50
	C P S DISTRIBUTORS INC	00005	974946	364249	5/12/2020	431.94
	GOLF & SPORT SOLUTIONS	00005	974947	364249	5/12/2020	1,573.14
	HARRELLS LLC	00005	974948	364249	5/12/2020	576.00
	HARRELLS LLC	00005	974949	364249	5/12/2020	576.00
	L L JOHNSON DIST	00005	974950	364249	5/12/2020	72.25
	L L JOHNSON DIST	00005	974951	364249	5/12/2020	462.93
					Account Total	4,688.76
	Repair & Maint Supplies					
	ALSCO AMERICAN INDUSTRIAL	00005	974943	364249	5/12/2020	52.34
					Account Total	52.34
	Vehicle Parts & Supplies					
	HOSEPOWER USA AND/OR COMPLETE	00005	974944	364249	5/12/2020	180.96
					Account Total	180.96
					Department Total	<u>12,900.36</u>

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

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	UNITED POWER (UNION REA)	00005	974954	364249	5/12/2020	250.70
	UNITED POWER (UNION REA)	00005	974955	364249	5/12/2020	1,816.14
					Account Total	2,066.84
	Golf Carts					
	MASEK GOLF CAR COMPANY	00005	974952	364249	5/12/2020	223.69
					Account Total	223.69
	Minor Equipment					
	MASEK GOLF CAR COMPANY	00005	974953	364249	5/12/2020	101,764.63
					Account Total	101,764.63
					Department Total	104,055.16

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

<u>31</u>	<u>Head Start Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	DENVER CHILDREN'S ADVOCACY CTR	00031	975144	364575	5/18/2020	<u>6,657.35</u>
					Account Total	<u>6,657.35</u>
					Department Total	<u><u>6,657.35</u></u>

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

<u>935120</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	COMMUNITY REACH CENTER FOUNDAT	00031	974918	364165	5/11/2020	6,515.84
					Account Total	6,515.84
	Interpreting Services					
	LANGUAGE LINE SERVICES	00031	974924	364165	5/11/2020	10.66
					Account Total	10.66
	Telephone					
	CENTURY LINK	00031	974916	364165	5/11/2020	130.47
	CENTURY LINK	00031	974917	364165	5/11/2020	130.63
					Account Total	261.10
					Department Total	6,787.60

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

<u>961018</u>	<u>HOME 2018 / 2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Legal Notices					
	METROWEST NEWSPAPERS	00030	975094	364457	5/14/2020	<u>28.60</u>
					Account Total	<u>28.60</u>
					Department Total	<u><u>28.60</u></u>

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

<u>8613</u>	<u>Insurance - UHC EPO Medical</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	UNITED HEALTHCARE	00019	974999	364334	5/13/2020	143.30
					Account Total	<u>143.30</u>
	Claims					
	UNITED HEALTH CARE INSURANCE C	00019	975134	364572	5/18/2020	159,287.35
					Account Total	<u>159,287.35</u>
	Insurance Premiums					
	UNITED HEALTHCARE	00019	974999	364334	5/13/2020	277.25
					Account Total	<u>277.25</u>
					Department Total	<u><u>159,707.90</u></u>



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

<u>8614</u>	<u>Insurance- Delta Dental</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	DELTA DENTAL OF COLORADO	00019	975022	364343	5/13/2020	34.20
	DELTA DENTAL OF COLORADO	00019	975022	364343	5/13/2020	11.40
					Account Total	45.60
					Department Total	45.60

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

19	Insurance Fund	Fund	Voucher	Batch No	GL Date	Amount
	COBRA Medical - Kaiser Ins.					
	KAISER PERMANENTE	00019	974997	364334	5/13/2020	3,113.64
					Account Total	3,113.64
	Ins. Premium-Vision					
	SIEGMAN, TOM E.	00019	975036	364351	5/13/2020	7.22
					Account Total	7.22
	Received not Vouchered Clrg					
	CA SHORT COMPANY	00019	975184	364575	5/18/2020	600.00
	CAREHERE LLC	00019	975152	364575	5/18/2020	10,085.50
	CAREHERE LLC	00019	975152	364575	5/18/2020	9,603.00
	CAREHERE LLC	00019	975153	364575	5/18/2020	10,085.50
	CAREHERE LLC	00019	975153	364575	5/18/2020	9,603.00
	COLO FRAME & SUSPENSION	00019	975154	364575	5/18/2020	6,949.05
	FLIR UNMANNED GROUND SYSTEMS I	00019	975160	364575	5/18/2020	6,675.79
					Account Total	53,601.84
	Retiree Dental - Delta Premier					
	DELTA DENTAL OF COLORADO	00019	974987	364322	5/13/2020	16,557.27
					Account Total	16,557.27
	Retiree Med - AARP RX					
	SIEGMAN, TOM E.	00019	975036	364351	5/13/2020	87.90
	UNITED HEALTHCARE	00019	974980	364317	5/13/2020	15,443.80
					Account Total	15,531.70
	Retiree Med - Kaiser					
	KAISER PERMANENTE	00019	974990	364330	5/13/2020	93,251.72
					Account Total	93,251.72
	Retiree Med - Pacificare					
	SECURE HORIZONS	00019	974978	364317	5/13/2020	17,216.90
					Account Total	17,216.90
	Retiree Med - UHC-MED					
	ORR CAROLINE	00019	975033	364351	5/13/2020	136.77
	SIEGMAN, TOM E.	00019	975036	364351	5/13/2020	252.00
	UNITED HEALTHCARE	00019	974982	364317	5/13/2020	39,663.92
					Account Total	40,052.69

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

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Department Total	<u>239,332.98</u>

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

<u>8615</u>	<u>Insurance- UHC Retiree Medical</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	UNITED HEALTHCARE	00019	974976	364317	5/13/2020	573.20
	UNITED HEALTHCARE	00019	974976	364317	5/13/2020	57.32
					Account Total	630.52
	Insurance Premiums					
	UNITED HEALTHCARE	00019	974976	364317	5/13/2020	1,109.00
	UNITED HEALTHCARE	00019	974976	364317	5/13/2020	110.90
					Account Total	1,219.90
					Department Total	1,850.42

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

<u>8623</u>	<u>Insurance- Vision</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Self-Insurance Claims					
	FIRST AMERICAN ADMINISTRATORS	00019	975019	364343	5/13/2020	4,631.16
	VISION SERVICE PLAN-CONNECTICU	00019	975029	364348	5/13/2020	11,698.27
	VISION SERVICE PLAN-CONNECTICU	00019	975030	364348	5/13/2020	225.00
					Account Total	<u>16,554.43</u>
					Department Total	<u><u>16,554.43</u></u>

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

<u>8617</u>	<u>Insurance- Workers Comp</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Insurance Premiums					
	ARTHUR J GALLAGHER	00019	974795	364111	5/8/2020	<u>12,232.00</u>
					Account Total	<u>12,232.00</u>
					Department Total	<u><u>12,232.00</u></u>

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

<u>27</u>	<u>Open Space Projects Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	STREAM LANDSCAPE ARCHITECTURE	00027	975185	364575	5/18/2020	<u>2,881.18</u>
					Account Total	<u>2,881.18</u>
					Department Total	<u><u>2,881.18</u></u>

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

<u>28</u>	<u>Open Space Sales Tax Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	OUTDOOR PROMOTIONS OF COLORADO	00028	975195	364575	5/18/2020	<u>4,800.00</u>
					Account Total	<u>4,800.00</u>
					Department Total	<u><u>4,800.00</u></u>



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

<u>6202</u>	<u>Open Space Tax- Grants</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	NORTHGLENN CITY OF	00028	975279	364699	5/19/2020	<u>1,931,856.08</u>
					Account Total	<u>1,931,856.08</u>
					Department Total	<u><u>1,931,856.08</u></u>

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

<u>1015</u>	<u>People Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Insurance Premiums					
	DELTA DENTAL OF COLORADO	00001	974989	364322	5/13/2020	20.94
	KAISER PERMANENTE	00001	974991	364330	5/13/2020	9,900.00
	KAISER PERMANENTE	00001	974996	364334	5/13/2020	2,014.53
	KAISER PERMANENTE	00001	974996	364334	5/13/2020	1,569.05
	SECURE HORIZONS	00001	974979	364317	5/13/2020	1,500.00
	UNITED HEALTHCARE	00001	974981	364317	5/13/2020	7,800.00
					Account Total	<u>22,804.52</u>
					Department Total	<u><u>22,804.52</u></u>

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

<u>5011</u>	<u>PKS- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	DEEP ROCK WATER	00001	974938	364227	5/12/2020	85.54
					Account Total	85.54
					Department Total	85.54

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

<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Event Services					
	AIRGAS USA LLC	00001	974936	364227	5/12/2020	109.13
					Account Total	109.13
	Liquor Sales					
	STATE OF COLORADO	00001	975117	364505	5/15/2020	.01
					Account Total	.01
					Department Total	109.14

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

<u>5012</u>	<u>PKS- Regional Complex</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00001	974940	364227	5/12/2020	<u>277.30</u>
					Account Total	<u>277.30</u>
					Department Total	<u><u>277.30</u></u>

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

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	DEEP ROCK WATER	00001	974937	364227	5/12/2020	47.51
	NORTH PECOS WATER & SANITATION	00001	974939	364227	5/12/2020	41.13
					Account Total	88.64
					Department Total	88.64

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

<u>1089</u>	<u>PLN- Boards &amp; Commissions</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	BUSH MELVIN E	00001	974903	364163	5/11/2020	65.00
	GREEN THOMAS D	00001	974901	364163	5/11/2020	65.00
	GRONQUIST CHRIS	00001	974904	364163	5/11/2020	65.00
	HANCOCK FORREST HAYES	00001	974894	364163	5/11/2020	65.00
	HARNETT OWEN	00001	974898	364163	5/11/2020	65.00
	NYHOLM STEWART E	00001	974899	364163	5/11/2020	65.00
	STANFIELD THOMSON	00001	974896	364163	5/11/2020	65.00
					Account Total	455.00
					Department Total	455.00

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

<u>1039</u>	<u>Poverty Reduction</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	LIGHT AND SALT CHRISTIAN NEWSP	00001	975302	364809	5/20/2020	<u>300.00</u>
					Account Total	<u>300.00</u>
					Department Total	<u><u>300.00</u></u>



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

<u>8624</u>	<u>Retiree-Vision</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	FIRST AMERICAN ADMINISTRATORS	00019	974998	364334	5/13/2020	5.90
					Account Total	5.90
	Ins. Premium-Vision					
	FIRST AMERICAN ADMINISTRATORS	00019	974992	364330	5/13/2020	174.64
					Account Total	174.64
	Self-Insurance Claims					
	FIRST AMERICAN ADMINISTRATORS	00019	975020	364343	5/13/2020	286.20
	VISION SERVICE PLAN-CONNECTICU	00019	975031	364348	5/13/2020	165.00
					Account Total	451.20
					Department Total	631.74

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

<u>13</u>	<u>Road &amp; Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ALLIED RECYCLED AGGREGATES	00013	975181	364575	5/18/2020	28,528.52
	BFI TOWER ROAD LANDFILL	00013	975174	364575	5/18/2020	68.39
	BFI TOWER ROAD LANDFILL	00013	975175	364575	5/18/2020	2,081.75
	BFI TOWER ROAD LANDFILL	00013	975176	364575	5/18/2020	1,615.25
	BFI TOWER ROAD LANDFILL	00013	975177	364575	5/18/2020	17.48
	EP&A ENVIROTAC INC	00013	975169	364575	5/18/2020	16,570.18
	EP&A ENVIROTAC INC	00013	975170	364575	5/18/2020	16,570.18
	EP&A ENVIROTAC INC	00013	975099	364460	5/14/2020	16,570.18
	EP&A ENVIROTAC INC	00013	975100	364460	5/14/2020	16,570.18
	JK TRANSPORTS INC	00013	975163	364575	5/18/2020	4,080.00
	MOUNTAIN CONSTRUCTORS INC	00013	975294	364798	5/20/2020	30,497.95
	OFFICE SCAPES	00013	975183	364575	5/18/2020	7,756.48
	SALTWORX INC	00013	975436	364983	5/22/2020	11,376.00
	TERRACON	00013	975150	364575	5/18/2020	3,105.50
	WESTERN STATES LAND SERVICES L	00013	975297	364798	5/20/2020	9,286.81
					Account Total	164,694.85
	Retainages Payable					
	MOUNTAIN CONSTRUCTORS INC	00013	975294	364798	5/20/2020	1,524.90-
					Account Total	1,524.90-
					Department Total	163,169.95

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

<u>2092</u>	<u>Sheriff Flatrock</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Merchandise					
	STATE OF COLORADO	00050	975110	364505	5/15/2020	.01-
	STATE OF COLORADO	00050	975124	364527	5/15/2020	.11-
					Account Total	.12-
					Department Total	.12-

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

<u>2004</u>	<u>Sheriff Training</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	COMMERCIAL CLEANING SYSTEMS	00001	975111	364508	5/15/2020	900.00
	COMMERCIAL CLEANING SYSTEMS	00001	975112	364508	5/15/2020	900.00
	COMMERCIAL CLEANING SYSTEMS	00001	975113	364508	5/15/2020	900.00
					Account Total	<u>2,700.00</u>
					Department Total	<u><u>2,700.00</u></u>

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

<u>2008</u>	<u>SHF - Training Academy</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	974934	364179	5/11/2020	119.04
					Account Total	119.04
					Department Total	119.04

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

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	NICOLETTI-FLATER ASSOCIATES	00001	975115	364508	5/15/2020	1,076.00
					Account Total	1,076.00
	Other Communications					
	VERIZON WIRELESS	00001	974934	364179	5/11/2020	851.12
					Account Total	851.12
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	974927	364179	5/11/2020	536.00
	POINT SPORTS/ERGOMED	00001	974929	364179	5/11/2020	860.00
					Account Total	1,396.00
					Department Total	3,323.12

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

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	974934	364179	5/11/2020	409.19
					Account Total	409.19
					Department Total	409.19

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

<u>2075</u>	<u>SHF- Commissary Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	METRO TRANSPORTATION PLANNING	00001	975114	364508	5/15/2020	<u>1,455.75</u>
					Account Total	<u>1,455.75</u>
					Department Total	<u><u>1,455.75</u></u>



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

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	974930	364179	5/11/2020	87.74
					Account Total	87.74
	Medical Services					
	DENVER HEALTH & HOSPITAL AUTHO	00001	974928	364179	5/11/2020	680.00
					Account Total	680.00
	Other Communications					
	CENTURY LINK	00001	974926	364179	5/11/2020	85.00
	VERIZON WIRELESS	00001	974934	364179	5/11/2020	40.01
					Account Total	125.01
	Postage & Freight					
	U S POSTMASTER	00001	975121	364508	5/15/2020	5,500.00
					Account Total	5,500.00
					Department Total	6,392.75

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

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	974930	364179	5/11/2020	457.36
					Account Total	457.36
	Operating Supplies					
	SUMMIT FOOD SERVICE LLC	00001	974932	364179	5/11/2020	664.76
	SUMMIT FOOD SERVICE LLC	00001	974933	364179	5/11/2020	664.76
					Account Total	1,329.52
	Other Communications					
	VERIZON WIRELESS	00001	974934	364179	5/11/2020	387.92
					Account Total	387.92
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	974927	364179	5/11/2020	977.00
					Account Total	977.00
	Postage & Freight					
	U S POSTMASTER	00001	975121	364508	5/15/2020	100.00
					Account Total	100.00
					Department Total	3,251.80

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

<u>2072</u>	<u>SHF- Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	974934	364179	5/11/2020	<u>29.55</u>
					Account Total	<u>29.55</u>
					Department Total	<u><u>29.55</u></u>

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

<u>2010</u>	<u>SHF- MIS Unit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	974934	364179	5/11/2020	<u>102.75</u>
					Account Total	<u>102.75</u>
					Department Total	<u><u>102.75</u></u>

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

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	974930	364179	5/11/2020	110.08
					Account Total	110.08
	Other Communications					
	VERIZON WIRELESS	00001	974934	364179	5/11/2020	646.55
					Account Total	646.55
					Department Total	756.63

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

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Extraditions					
	ADAMS COUNTY SHERIFF	00001	975116	364508	5/15/2020	2,002.63
					Account Total	2,002.63
	Other Communications					
	VERIZON WIRELESS	00001	974934	364179	5/11/2020	40.01
					Account Total	40.01
					Department Total	2,042.64

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

<u>2005</u>	<u>SHF- TAC Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	974934	364179	5/11/2020	<u>277.37</u>
					Account Total	<u>277.37</u>
					Department Total	<u><u>277.37</u></u>

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

<u>4315</u>	<u>Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	SOUTH PARK EMBROIDERY	00043	975123	364524	5/15/2020	198.00
					Account Total	198.00
					Department Total	198.00



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

<u>3704</u>	<u>Stormwater CIP</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Drainage Water Sewer					
	URBAN DRAINAGE & FLOOD CONTROL	00007	974925	364176	5/11/2020	<u>1,500,000.00</u>
					Account Total	<u>1,500,000.00</u>
					Department Total	<u><u>1,500,000.00</u></u>

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

<u>97200</u>	<u>WIOA ADULT PROGRAM</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Clnt Trng-Tuition					
	PICKENS TECHNICAL COLLEGE	00035	974972	364309	5/13/2020	<u>2,676.81</u>
					Account Total	<u>2,676.81</u>
					Department Total	<u><u>2,676.81</u></u>

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

**Grand Total**      11,907,063.14

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

<b>Fund Number</b>	<b>Fund Description</b>	<b>Amount</b>
1	General Fund	1,961,657.12
4	Capital Facilities Fund	146,210.74
5	Golf Course Enterprise Fund	15,100.28
6	Equipment Service Fund	93,538.07
13	Road & Bridge Fund	2,674,089.76
19	Insurance Fund	381,725.78
25	Waste Management Fund	4,073.14
27	Open Space Projects Fund	623.92
30	Community Dev Block Grant Fund	11,891.25
31	Head Start Fund	6,803.48
34	Comm Services Blk Grant Fund	10,419.40
43	Colorado Air & Space Port	74.01
50	FLATROCK Facility Fund	1,826.67
94	Sheriff Payables	1,368.50
		<u>5,309,402.12</u>

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006135	1006505	ANTHEMBRANDING LLC	5/26/2020	17,300.00
00006140	37193	CINA & CINA FORENSIC CONSULTIN	5/26/2020	11,000.00
00006144	93290	STOEFLER REBECCA E	5/26/2020	1,485.00
00006154	669996	ALCHEMY TECHNOLOGY GROUP LLC	5/28/2020	14,775.00
00006155	896689	BUCKEYE CLEANING CENTER - DENV	5/28/2020	19,829.60
00006156	378404	CARUSO JAMES LOUIS	5/28/2020	4,100.00
00006157	519505	DENOVO VENTURES LLC	5/28/2020	1,940.00
00006159	990074	OUTFRONT MEDIA LLC	5/28/2020	10,000.00
00006161	491802	THREAD SHED CUSTOM EMBROIDERY	5/28/2020	13,850.00
00749213	91631	ADAMSON POLICE PRODUCTS	5/27/2020	1,563.66
00749214	383698	ALLIED UNIVERSAL SECURITY SERV	5/27/2020	21,401.46
00749215	12012	ALSCO AMERICAN INDUSTRIAL	5/27/2020	189.72
00749216	322973	ARMORED KNIGHTS INC	5/27/2020	1,226.32
00749218	769439	BASELINE ENGINEERING CORPORATI	5/27/2020	116.95
00749226	42984	CORECIVIC INC	5/27/2020	504,311.28
00749231	671123	FOUND MY KEYS	5/27/2020	1,951.85
00749232	12689	GALLS LLC	5/27/2020	6,982.77
00749233	582481	GEO GROUP INC	5/27/2020	228.00
00749234	608859	GLACIER CONSTRUCTION CO INC	5/27/2020	492,430.60
00749236	438625	GOVERNOR'S OFFICE OF IT	5/27/2020	2,237.22
00749237	896555	GRANICUS LLC	5/27/2020	14,641.15
00749239	14991	HELTON & WILLIAMSEN PC	5/27/2020	1,376.00
00749240	8721	HILL & ROBBINS	5/27/2020	100.00
00749241	699829	HILL'S PET NUTRITION SALES INC	5/27/2020	43.43
00749243	79260	IDEXX DISTRIBUTION INC	5/27/2020	464.54
00749244	115496	INNOVEST PORTFOLIO SOLUTIONS L	5/27/2020	9,500.00
00749246	32276	INSIGHT PUBLIC SECTOR	5/27/2020	12,180.00
00749247	44965	INTERVENTION COMMUNITY CORRECT	5/27/2020	1,507.06
00749248	198956	INTERVET INC	5/27/2020	1,950.00
00749251	92869	LAMAR COMPANIES	5/27/2020	4,550.00
00749252	37234	LINK	5/27/2020	108,721.00
00749253	1007328	MENDOZA VICTORIA E	5/27/2020	1,560.00
00749254	42431	MOUNTAIN STATES IMAGING LLC	5/27/2020	40,834.72
00749255	13591	MWI VETERINARY SUPPLY CO	5/27/2020	454.96
00749256	13422	NORTHGLENN AMBULANCE	5/27/2020	434.70
00749257	669732	PATTERSON VETERINARY SUPPLY IN	5/27/2020	2,520.10

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749260	255505	SHERMAN & HOWARD LLC	5/27/2020	5,100.00
00749262	871540	STRATEGY AND EVALUATION	5/27/2020	8,500.00
00749264	599714	SUMMIT FOOD SERVICE LLC	5/27/2020	42,389.36
00749265	618144	T&G PECOS LLC	5/27/2020	1,800.00
00749266	948590	TCC CORPORATION	5/27/2020	29,615.63
00749268	701506	TETRUS CORP	5/27/2020	29,250.00
00749270	1003446	THK ASSOCIATES INC	5/27/2020	7,325.00
00749271	1094	TRI COUNTY HEALTH DEPT	5/27/2020	5,115.00
00749272	666214	TYGRETT DEBRA R	5/27/2020	216.00
00749273	8498	WRIGHT WATER ENGINEERS	5/27/2020	3,910.17
00749274	93970	ZIVARO INC	5/27/2020	71,798.30
00749276	689589	ALPHA INSULATION & WATERPROOFI	5/27/2020	2,295.00
00749278	844981	BENNETT WATKINS FIRE RESCUE	5/27/2020	148.26
00749279	37266	CENTURY LINK	5/27/2020	104.33
00749281	255194	CHAMBERS HOLDINGS LLC	5/27/2020	16,273.79
00749282	852482	CLEARWAY ENERGY GROUP LLC	5/27/2020	1,123.68
00749283	852482	CLEARWAY ENERGY GROUP LLC	5/27/2020	89.77
00749286	63476	COLO CARPET CENTER INC	5/27/2020	640.00
00749290	274030	COMMUNICATION CONSTRUCTION & E	5/27/2020	1,520.00
00749291	1023896	CRAMER SHANNON	5/27/2020	2,500.00
00749292	854423	Curtis Blue Line	5/27/2020	364.00
00749293	44656	DENVER HEALTH & HOSPITAL AUTHO	5/27/2020	3,000.00
00749295	1024961	FOOD FOR HOPE	5/27/2020	10,000.00
00749299	44825	GROWING HOME INC	5/27/2020	10,000.00
00749300	418327	IC CHAMBERS LP	5/27/2020	6,992.00
00749301	13565	INTERMOUNTAIN REA	5/27/2020	1,550.80
00749302	13593	KAISER PERMANENTE	5/27/2020	3,583.58
00749304	1020239	LOCHBUIE TOWN OF	5/27/2020	159.00
00749305	1023901	LUBICK JOSEPH	5/27/2020	875.09
00749306	669816	MARQUEZ-LINO, DAVID L	5/27/2020	2,500.00
00749307	1024379	MICHEL JANET	5/27/2020	1,400.00
00749310	470643	ONENECK IT SOLUTIONS LLC	5/27/2020	200.00
00749311	1024389	PALOMINO PAULA	5/27/2020	285.00
00749312	8866	RED ROCKS COMMUNITY COLLEGE	5/27/2020	155,420.00
00749313	1026992	RUNKO JAMIE	5/27/2020	2,500.00
00749314	987225	SCHLISNER FLOORING	5/27/2020	452.50

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749315	2284	SENIOR HUB THE	5/27/2020	10,000.00
00749316	13932	SOUTH ADAMS WATER & SANITATION	5/27/2020	346.61
00749318	599714	SUMMIT FOOD SERVICE LLC	5/27/2020	533.09
00749319	956423	TAWH CORPORATION	5/27/2020	1,968.00
00749320	240959	UNITED HEALTHCARE	5/27/2020	7,850.00
00749322	1007	UNITED POWER (UNION REA)	5/27/2020	1,575.40
00749323	1007	UNITED POWER (UNION REA)	5/27/2020	70.64
00749324	1007	UNITED POWER (UNION REA)	5/27/2020	18,972.39
00749325	1007	UNITED POWER (UNION REA)	5/27/2020	2,668.00
00749326	1007	UNITED POWER (UNION REA)	5/27/2020	18,985.00
00749327	1007	UNITED POWER (UNION REA)	5/27/2020	722.11
00749328	1007	UNITED POWER (UNION REA)	5/27/2020	4,584.98
00749329	1007	UNITED POWER (UNION REA)	5/27/2020	28.21
00749330	1007	UNITED POWER (UNION REA)	5/27/2020	124.37
00749331	1007	UNITED POWER (UNION REA)	5/27/2020	58.96
00749332	1007	UNITED POWER (UNION REA)	5/27/2020	1,072.53
00749333	1007	UNITED POWER (UNION REA)	5/27/2020	3,780.94
00749334	1007	UNITED POWER (UNION REA)	5/27/2020	6,131.70
00749335	1007	UNITED POWER (UNION REA)	5/27/2020	620.82
00749336	1007	UNITED POWER (UNION REA)	5/27/2020	17,417.69
00749337	1007	UNITED POWER (UNION REA)	5/27/2020	7,102.92
00749338	1007	UNITED POWER (UNION REA)	5/27/2020	61.51
00749360	20730	UNITED STATES POSTAL SERVICE	5/27/2020	1,333.00
00749361	20730	UNITED STATES POSTAL SERVICE	5/27/2020	1,310.00
00749362	20730	UNITED STATES POSTAL SERVICE	5/27/2020	1,310.00
00749363	158184	UTILITY NOTIFICATION CENTER OF	5/27/2020	202.64
00749364	1024374	VANNOTE TANYA	5/27/2020	100.00
00749366	28617	VERIZON WIRELESS	5/27/2020	1,988.58
00749367	544338	WESTAR REAL PROPERTY SERVICES	5/27/2020	13,988.09
00749369	1024404	WOODS SERVICE UNIT 646 THE	5/27/2020	400.00
00749370	13822	XCEL ENERGY	5/27/2020	44.80
00749371	13822	XCEL ENERGY	5/27/2020	53.45
00749372	13822	XCEL ENERGY	5/27/2020	436.98
00749373	13822	XCEL ENERGY	5/27/2020	126.64
00749374	13822	XCEL ENERGY	5/27/2020	4,020.33
00749387	383698	ALLIED UNIVERSAL SECURITY SERV	5/28/2020	2,611.05

## Net Warrants by Fund Detail

1      **General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749392	13267	COLO DEPT OF PUBLIC HEALTH & E	5/28/2020	150.00
00749393	13663	DELTA DENTAL OF COLORADO	5/28/2020	20.94
00749395	35867	ELDORADO ARTESIAN SPRINGS INC	5/28/2020	20.97
00749397	47723	FEDEX	5/28/2020	717.43
00749402	13593	KAISER PERMANENTE	5/28/2020	9,950.00
00749403	13593	KAISER PERMANENTE	5/28/2020	1,569.05
00749407	1020086	LABORATORY CORPORATION OF AMER	5/28/2020	3,386.46
00749408	124449	NMS LABS	5/28/2020	14,791.50
00749409	669061	SCL HEALTH	5/28/2020	886.00
00749410	46792	SECURE HORIZONS	5/28/2020	1,500.00
00749412	29686	SHEPARD STUART	5/28/2020	600.00
00749413	13538	SHRED IT USA LLC	5/28/2020	122.75
00749415	51001	SOUTHLAND MEDICAL LLC	5/28/2020	18,238.61
00749417	22538	THOMSON REUTERS - WEST	5/28/2020	390.60
00749419	117701	UNIPATH	5/28/2020	4,606.00
00749420	240959	UNITED HEALTHCARE	5/28/2020	7,800.00
00749425	28566	VERIZON WIRELESS	5/28/2020	537.03
00749426	77845	VERTIQ SOFTWARE LLC	5/28/2020	7,015.00
<b>Fund Total</b>				<b>1,961,657.12</b>



## Net Warrants by Fund Detail

4Capital Facilities Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749230	33577	FCI CONSTRUCTORS INC	5/27/2020	119,835.32
00749261	950826	SHOR LINE	5/27/2020	23,529.17
00749297	12812	GROUND ENGINEERING CONSULTANTS	5/27/2020	2,846.25
<b>Fund Total</b>				<b>146,210.74</b>

## Net Warrants by Fund Detail

5Golf Course Enterprise Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749385	1087	ACUITY SPECIALTY PRODUCTS INC	5/28/2020	433.58
00749386	8579	AGFINITY INC	5/28/2020	3,567.68
00749388	12012	ALSCO AMERICAN INDUSTRIAL	5/28/2020	52.34
00749390	25288	CEM LAKE MGMT	5/28/2020	494.00
00749399	46151	GLOBAL EQUIPMENT COMPANY INC	5/28/2020	242.43
00749400	160270	GOLF & SPORT SOLUTIONS	5/28/2020	2,079.23
00749401	2202	INTERSTATE BATTERY OF ROCKIES	5/28/2020	1,081.59
00749406	11496	L L JOHNSON DIST	5/28/2020	2,219.93
00749418	47140	TORO NSN	5/28/2020	233.00
00749429	7246	WELBY GARDENS COMPANY	5/28/2020	654.00
00749430	18645	WILBUR-ELLIS COMPANY LLC	5/28/2020	4,042.50
<b>Fund Total</b>				<b>15,100.28</b>

## Net Warrants by Fund Detail

6Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749219	796846	BEARCOM	5/27/2020	70,056.56
00749245	682207	INSIGHT AUTO GLASS LLC	5/27/2020	360.34
00749258	324769	PRECISE MRM LLC	5/27/2020	5,424.00
00749259	16237	SAM HILL OIL INC	5/27/2020	11,740.16
00749269	790907	THE GOODYEAR TIRE AND RUBBER C	5/27/2020	3,974.21
00749288	17565	COLO FRAME & SUSPENSION	5/27/2020	482.80
00749490	501023	ADCO CLERK & REC / MOTOR VEHIC	5/29/2020	1,500.00
<b>Fund Total</b>				<b>93,538.07</b>

## Net Warrants by Fund Detail

13

## Road &amp; Bridge Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006136	89295	ARVADA CITY OF	5/26/2020	14,853.03
00006137	89296	AURORA CITY OF	5/26/2020	225,357.91
00006138	89297	BENNETT TOWN OF	5/26/2020	10,382.78
00006139	89298	BRIGHTON CITY OF	5/26/2020	123,319.81
00006141	89299	COMMERCE CITY CITY OF	5/26/2020	145,185.65
00006142	89300	FEDERAL HEIGHTS CITY OF	5/26/2020	25,882.76
00006143	89301	NORTHGLENN CITY OF	5/26/2020	69,192.97
00006145	89302	THORNTON CITY OF	5/26/2020	275,843.15
00006146	89304	WESTMINSTER CITY OF	5/26/2020	130,589.23
00006158	171233	LAND TITLE GUARANTEE COMPANY	5/28/2020	321,292.61
00749220	49497	BFI TOWER ROAD LANDFILL	5/27/2020	327.25
00749221	8909	BRANNAN SAND & GRAVEL COMPANY	5/27/2020	3,420.88
00749227	128693	DREXEL BARRELL & CO	5/27/2020	2,030.00
00749228	534975	EP&A ENVIROTAC INC	5/27/2020	104,428.72
00749229	873559	EST INC	5/27/2020	107,772.86
00749235	212385	GMCO CORPORATION	5/27/2020	1,416.00
00749238	12812	GROUND ENGINEERING CONSULTANTS	5/27/2020	3,669.25
00749242	435508	HUITT-ZOLLARS INC	5/27/2020	400.00
00749249	506641	JK TRANSPORTS INC	5/27/2020	88,045.00
00749250	40395	KUMAR & ASSOCIATES INC	5/27/2020	1,462.50
00749277	1020891	ARAKOUZO A COLORADO GENERAL PA	5/27/2020	1,350.00
00749296	501385	G5 BIOSOLUTIONS LLC	5/27/2020	419,399.00
00749298	12812	GROUND ENGINEERING CONSULTANTS	5/27/2020	23,669.31
00749308	12600	NATL WESTERN STOCK SHOW	5/27/2020	543,310.00
00749339	1007	UNITED POWER (UNION REA)	5/27/2020	48.28
00749340	1007	UNITED POWER (UNION REA)	5/27/2020	48.28
00749341	1007	UNITED POWER (UNION REA)	5/27/2020	20.10
00749342	1007	UNITED POWER (UNION REA)	5/27/2020	160.39
00749343	1007	UNITED POWER (UNION REA)	5/27/2020	135.51
00749344	1007	UNITED POWER (UNION REA)	5/27/2020	43.38
00749345	1007	UNITED POWER (UNION REA)	5/27/2020	144.82
00749346	1007	UNITED POWER (UNION REA)	5/27/2020	144.05
00749347	1007	UNITED POWER (UNION REA)	5/27/2020	34.00
00749348	1007	UNITED POWER (UNION REA)	5/27/2020	36.00
00749349	1007	UNITED POWER (UNION REA)	5/27/2020	16.50
00749350	1007	UNITED POWER (UNION REA)	5/27/2020	23.16

## Net Warrants by Fund Detail

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

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749351	1007	UNITED POWER (UNION REA)	5/27/2020	33.00
00749352	1007	UNITED POWER (UNION REA)	5/27/2020	88.49
00749353	1007	UNITED POWER (UNION REA)	5/27/2020	33.00
00749354	1007	UNITED POWER (UNION REA)	5/27/2020	16.50
00749355	1007	UNITED POWER (UNION REA)	5/27/2020	16.50
00749375	13822	XCEL ENERGY	5/27/2020	37.34
00749376	13822	XCEL ENERGY	5/27/2020	73.90
00749377	13822	XCEL ENERGY	5/27/2020	70.06
00749378	13822	XCEL ENERGY	5/27/2020	23,193.42
00749379	13822	XCEL ENERGY	5/27/2020	187.68
00749380	13822	XCEL ENERGY	5/27/2020	79.96
00749381	13822	XCEL ENERGY	5/27/2020	95.78
00749382	13822	XCEL ENERGY	5/27/2020	105.58
00749383	13822	XCEL ENERGY	5/27/2020	4,613.41
00749389	12012	ALSCO AMERICAN INDUSTRIAL	5/28/2020	373.39
00749391	2305	COBITCO INC	5/28/2020	84.70
00749414	13932	SOUTH ADAMS WATER & SANITATION	5/28/2020	645.75
00749416	790907	THE GOODYEAR TIRE AND RUBBER C	5/28/2020	448.10
00749424	158184	UTILITY NOTIFICATION CENTER OF	5/28/2020	438.06
<b>Fund Total</b>				<b>2,674,089.76</b>

## Net Warrants by Fund Detail

**19****Insurance Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749222	726898	CA SHORT COMPANY	5/27/2020	13,069.50
00749223	419839	CAREHERE LLC	5/27/2020	74,792.04
00749224	17565	COLO FRAME & SUSPENSION	5/27/2020	2,236.65
00749225	13297	COLO STATE TREASURER	5/27/2020	57,569.51
00749303	13593	KAISER PERMANENTE	5/27/2020	3,113.64
00749321	240959	UNITED HEALTHCARE	5/27/2020	39,827.92
00749365	35731	VERIZON	5/27/2020	109.44
00749394	13663	DELTA DENTAL OF COLORADO	5/28/2020	16,557.27
00749396	13136	EMPLOYERS COUNCIL SERVICES INC	5/28/2020	458.00
00749398	947425	FIRST AMERICAN ADMINISTRATORS	5/28/2020	5.31
00749404	13593	KAISER PERMANENTE	5/28/2020	92,477.43
00749405	13593	KAISER PERMANENTE	5/28/2020	7,195.99
00749411	46792	SECURE HORIZONS	5/28/2020	17,216.90
00749421	37507	UNITED HEALTHCARE	5/28/2020	2,018.64
00749422	240958	UNITED HEALTHCARE	5/28/2020	15,262.90
00749423	240959	UNITED HEALTHCARE	5/28/2020	39,592.50
00749427	11552	VISION SERVICE PLAN-CONNECTICU	5/28/2020	174.64
00749428	2175	WALCZAK, JOANN	5/28/2020	47.50

**Fund Total****381,725.78**

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

25

**Waste Management Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749217	535096	B & B ENVIRONMENTAL SAFETY INC	5/27/2020	4,073.14
<b>Fund Total</b>				<b>4,073.14</b>

Net Warrants by Fund Detail

27

Open Space Projects Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749263	266133	STREAM LANDSCAPE ARCHITECTURE	5/27/2020	345.00
00749384	13822	XCEL ENERGY	5/27/2020	278.92
<b>Fund Total</b>				<b>623.92</b>



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

30      Community Dev Block Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006160	907138	ROOT POLICY RESEARCH INC	5/28/2020	11,891.25
			<b>Fund Total</b>	<b>11,891.25</b>

Net Warrants by Fund Detail

31

Head Start Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749267	41914	TEACHING STRATEGIES INC	5/27/2020	4,400.00
00749280	37266	CENTURY LINK	5/27/2020	180.70
00749368	31360	WESTMINSTER PRESBYTERIAN CHURC	5/27/2020	2,222.78
<b>Fund Total</b>				<b>6,803.48</b>

Net Warrants by Fund Detail

34

Comm Services Blk Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749275	5991	ALMOST HOME INC	5/27/2020	5,424.58
00749294	190240	ECPAC	5/27/2020	919.33
00749309	689895	NEW LEGACY CHARTER	5/27/2020	4,075.49
<b>Fund Total</b>				<b>10,419.40</b>

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

**43**

**Colorado Air & Space Port**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749317	33604	STATE OF COLORADO	5/27/2020	74.01
<b>Fund Total</b>				<b>74.01</b>

## Net Warrants by Fund Detail

50FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749356	1007	UNITED POWER (UNION REA)	5/27/2020	1,479.03
00749357	1007	UNITED POWER (UNION REA)	5/27/2020	119.46
00749358	1007	UNITED POWER (UNION REA)	5/27/2020	49.39
00749359	1007	UNITED POWER (UNION REA)	5/27/2020	178.79
<b>Fund Total</b>				<b>1,826.67</b>

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

94Sheriff Payables

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749284	95935	CLERK OF THE COUNTY COURT	5/27/2020	200.00
00749285	5556	COLO BUREAU INVESTIGATION-IDEN	5/27/2020	923.50
00749287	92474	COLO DEPT OF HUMAN SERVICES	5/27/2020	225.00
00749289	44915	COLO JUDICIAL DEPT	5/27/2020	20.00
<b>Fund Total</b>				<b>1,368.50</b>

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

**Grand Total**      5,309,402.12

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

<u>3164</u>	<u>Byers/Shamrock Blade Stations</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	GROUND ENGINEERING CONSULTANTS	00004	975443	364985	5/22/2020	<u>2,846.25</u>
					Account Total	<u>2,846.25</u>
					Department Total	<u><u>2,846.25</u></u>



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

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	FCI CONSTRUCTORS INC	00004	975514	365164	5/27/2020	126,142.44
	SHOR LINE	00004	975520	365164	5/27/2020	23,529.17
					Account Total	149,671.61
	Retainages Payable					
	FCI CONSTRUCTORS INC	00004	975514	365164	5/27/2020	6,307.12-
					Account Total	6,307.12-
					Department Total	143,364.49

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

<u>9263</u>	<u>CARES Act Funding</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	LOCHBUIE TOWN OF	00001	975278	364692	5/19/2020	159.00
					Account Total	<u>159.00</u>
	Operating Supplies					
	ANTHEMBRANDING LLC	00001	975486	365108	5/26/2020	17,300.00
					Account Total	<u>17,300.00</u>
					Department Total	<u><u>17,459.00</u></u>

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

<u>4303</u>	<u>CASP FBO</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	STATE OF COLORADO	00043	975283	364711	5/19/2020	.01-
					Account Total	.01-
					Department Total	.01-

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

<u>1023</u>	<u>CLK Motor Vehicle</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Destruction of Records					
	SHRED IT USA LLC	00001	975172	364577	5/18/2020	122.75
					Account Total	122.75
	Security Service					
	ALLIED UNIVERSAL SECURITY SERV	00001	975462	365087	5/26/2020	1,744.60
	ALLIED UNIVERSAL SECURITY SERV	00001	975463	365087	5/26/2020	866.45
					Account Total	2,611.05
					Department Total	2,733.80

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

<u>43</u>	<u>Colorado Air &amp; Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00043	975283	364711	5/19/2020	73.84
	STATE OF COLORADO	00043	975283	364711	5/19/2020	.18
					Account Total	74.02
					Department Total	74.02

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

<u>30</u>	<u>Community Dev Block Grant Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	ROOT POLICY RESEARCH INC	00030	975866	365306	5/28/2020	11,891.25
					Account Total	11,891.25
					Department Total	11,891.25

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

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	UNITED STATES POSTAL SERVICE	00001	975475	365103	5/23/2020	1,333.00
					Account Total	<u>1,333.00</u>
					Department Total	<u><u>1,333.00</u></u>

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

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	CARUSO JAMES LOUIS	00001	975461	365088	5/26/2020	4,100.00
	CINA & CINA FORENSIC CONSULTIN	00001	975393	364931	5/21/2020	11,000.00
					Account Total	15,100.00
	Operating Supplies					
	ELDORADO ARTESIAN SPRINGS INC	00001	975398	364932	5/21/2020	20.97
	SOUTHLAND MEDICAL LLC	00001	975404	364932	5/21/2020	988.50
	SOUTHLAND MEDICAL LLC	00001	975405	364932	5/21/2020	1,453.00
	SOUTHLAND MEDICAL LLC	00001	975406	364932	5/21/2020	315.10
	SOUTHLAND MEDICAL LLC	00001	975407	364932	5/21/2020	157.84
	SOUTHLAND MEDICAL LLC	00001	975408	364932	5/21/2020	165.54
	SOUTHLAND MEDICAL LLC	00001	975409	364932	5/21/2020	15,158.63
					Account Total	18,259.58
	Other Professional Serv					
	COLO DEPT OF PUBLIC HEALTH & E	00001	975394	364932	5/21/2020	150.00
	FEDEX	00001	975402	364932	5/21/2020	361.74
	FEDEX	00001	975403	364932	5/21/2020	355.69
	LABORATORY CORPORATION OF AMER	00001	975401	364932	5/21/2020	3,386.46
	NMS LABS	00001	975397	364932	5/21/2020	14,791.50
	SCL HEALTH	00001	975395	364932	5/21/2020	886.00
	STOEFLER REBECCA E	00001	975411	364971	5/22/2020	1,485.00
	THOMSON REUTERS - WEST	00001	975399	364932	5/21/2020	390.60
	UNIPATH	00001	975396	364932	5/21/2020	4,606.00
					Account Total	26,412.99
	Software and Licensing					
	VERTIQ SOFTWARE LLC	00001	975400	364932	5/21/2020	7,015.00
					Account Total	7,015.00
					Department Total	66,787.57



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

<u>1031</u>	<u>County Treasurer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	UNITED STATES POSTAL SERVICE	00001	975477	365105	5/26/2020	<u>1,310.00</u>
					Account Total	<u>1,310.00</u>
					Department Total	<u><u>1,310.00</u></u>

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

<u>951016</u>	<u>CSBG</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	ALMOST HOME INC	00034	975311	364812	5/20/2020	5,424.58
	ECPAC	00034	975309	364812	5/20/2020	919.33
	NEW LEGACY CHARTER	00034	975310	364812	5/20/2020	4,075.49
					Account Total	<u>10,419.40</u>
					Department Total	<u><u>10,419.40</u></u>

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

<u>6</u>	<u>Equipment Service Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	BEARCOM	00006	975524	365164	5/27/2020	15,627.89
	BEARCOM	00006	975525	365164	5/27/2020	406.11
	BEARCOM	00006	975525	365164	5/27/2020	15,221.78
	BEARCOM	00006	975526	365164	5/27/2020	15,627.89
	BEARCOM	00006	975558	365164	5/27/2020	15,627.89
	BEARCOM	00006	975559	365164	5/27/2020	7,545.00
	INSIGHT AUTO GLASS LLC	00006	975563	365164	5/27/2020	198.56
	INSIGHT AUTO GLASS LLC	00006	975564	365164	5/27/2020	161.78
	PRECISE MRM LLC	00006	975565	365164	5/27/2020	5,424.00
	SAM HILL OIL INC	00006	975566	365164	5/27/2020	712.76
	SAM HILL OIL INC	00006	975567	365164	5/27/2020	529.10
	SAM HILL OIL INC	00006	975568	365164	5/27/2020	178.62
	SAM HILL OIL INC	00006	975569	365164	5/27/2020	129.97
	SAM HILL OIL INC	00006	975570	365164	5/27/2020	3,993.75
	SAM HILL OIL INC	00006	975617	365164	5/27/2020	1,028.47
	SAM HILL OIL INC	00006	975618	365164	5/27/2020	206.32
	SAM HILL OIL INC	00006	975619	365164	5/27/2020	4,961.17
	THE GOODYEAR TIRE AND RUBBER C	00006	975614	365164	5/27/2020	1,404.75
	THE GOODYEAR TIRE AND RUBBER C	00006	975615	365164	5/27/2020	867.28
	THE GOODYEAR TIRE AND RUBBER C	00006	975616	365164	5/27/2020	184.00
	THE GOODYEAR TIRE AND RUBBER C	00006	975560	365164	5/27/2020	408.75
	THE GOODYEAR TIRE AND RUBBER C	00006	975561	365164	5/27/2020	564.43
	THE GOODYEAR TIRE AND RUBBER C	00006	975562	365164	5/27/2020	545.00
					Account Total	91,555.27
					Department Total	91,555.27

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

<u>9111</u>	<u>Fleet - Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	ADCO CLERK & REC / MOTOR VEHIC	00006	975905	365431	5/29/2020	1,500.00
					Account Total	1,500.00
					Department Total	1,500.00

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

<u>9114</u>	<u>Fleet - Commerce City</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Vehicle Repair & Maint					
	COLO FRAME & SUSPENSION	00006	975453	364993	5/22/2020	<u>482.80</u>
					Account Total	<u>482.80</u>
					Department Total	<u><u>482.80</u></u>

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

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	CHAMBERS HOLDINGS LLC	00001	975487	365107	5/26/2020	16,273.79
	IC CHAMBERS LP	00001	975485	365107	5/26/2020	6,992.00
	WESTAR REAL PROPERTY SERVICES	00001	975484	365107	5/26/2020	13,988.09
					Account Total	37,253.88
	Gas & Electricity					
	CLEARWAY ENERGY GROUP LLC	00001	975482	365107	5/26/2020	89.77
					Account Total	89.77
					Department Total	37,343.65

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

<u>1060</u>	<u>FO - Community Corrections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10685	00001	975202	364583	5/4/2020	<u>4,020.33</u>
					Account Total	<u>4,020.33</u>
					Department Total	<u><u>4,020.33</u></u>

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

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10665	00001	975220	364583	5/5/2020	<u>6,131.70</u>
					Account Total	<u>6,131.70</u>
					Department Total	<u><u>6,131.70</u></u>



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

<u>2090</u>	<u>FO - Flatrock Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10666	00050	975225	364583	5/5/2020	1,479.03
	Energy Cap Bill ID=10671	00050	975226	364583	5/5/2020	119.46
	Energy Cap Bill ID=10673	00050	975227	364583	5/5/2020	49.39
	Energy Cap Bill ID=10680	00050	975228	364583	5/5/2020	178.79
					Account Total	<u>1,826.67</u>
					Department Total	<u><u>1,826.67</u></u>

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

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10669	00001	975210	364583	5/5/2020	2,668.00
	Energy Cap Bill ID=10676	00001	975211	364583	5/5/2020	18,985.00
					Account Total	<u>21,653.00</u>
					Department Total	<u><u>21,653.00</u></u>

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

<u>1070</u>	<u>FO - Honnen/Plan&amp;Devel/MV Ware</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10686	00001	975205	364583	5/6/2020	545.88
	Energy Cap Bill ID=10688	00001	975206	364583	5/6/2020	482.98
					Account Total	<u>1,028.86</u>
					Department Total	<u><u>1,028.86</u></u>

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

<u>1071</u>	<u>FO - Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10667	00001	975207	364583	5/5/2020	70.64
	Energy Cap Bill ID=10675	00001	975208	364583	5/5/2020	18,972.39
					Account Total	19,043.03
					Department Total	19,043.03

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

<u>1069</u>	<u>FO - Old Animal Shelter</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10662	00001	975203	364583	5/5/2020	1,575.40
					Account Total	1,575.40
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10684	00001	975204	364583	5/4/2020	346.61
					Account Total	346.61
					Department Total	1,922.01

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

<u>1111</u>	<u>FO - Parks Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	ALPHA INSULATION & WATERPROOFI	00001	975480	365107	5/26/2020	2,295.00
					Account Total	2,295.00
	Gas & Electricity					
	Energy Cap Bill ID=10663	00001	975212	364583	5/5/2020	722.11
	Energy Cap Bill ID=10668	00001	975213	364583	5/5/2020	4,584.98
	Energy Cap Bill ID=10678	00001	975214	364583	5/5/2020	28.21
	Energy Cap Bill ID=10679	00001	975215	364583	5/5/2020	124.37
	Energy Cap Bill ID=10681	00001	975216	364583	5/5/2020	58.96
	Energy Cap Bill ID=10682	00001	975217	364583	5/5/2020	1,072.53
	Energy Cap Bill ID=10687	00001	975218	364583	5/6/2020	94.82
					Account Total	6,685.98
					Department Total	8,980.98

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

<u>1112</u>	<u>FO - Sheriff HQ/Coroner Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10664	00001	975219	364583	5/5/2020	<u>3,780.94</u>
					Account Total	<u>3,780.94</u>
					Department Total	<u><u>3,780.94</u></u>

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

<u>2009</u>	<u>FO - Sheriff Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10670	00001	975221	364583	5/5/2020	620.82
	Energy Cap Bill ID=10672	00001	975222	364583	5/5/2020	17,417.69
	Energy Cap Bill ID=10674	00001	975223	364583	5/5/2020	7,102.92
	Energy Cap Bill ID=10677	00001	975224	364583	5/5/2020	61.51
					Account Total	<u>25,202.94</u>
					Department Total	<u><u>25,202.94</u></u>



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

<u>1075</u>	<u>FO - Strasburg/Whittier</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10683	00001	975209	364583	5/7/2020	<u>1,550.80</u>
					Account Total	<u>1,550.80</u>
					Department Total	<u><u>1,550.80</u></u>

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

<u>1072</u>	<u>FO - West Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	SCHLISNER FLOORING	00001	975483	365107	5/26/2020	<u>452.50</u>
					Account Total	<u>452.50</u>
					Department Total	<u><u>452.50</u></u>

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ADAMSON POLICE PRODUCTS	00001	975638	365164	5/27/2020	134.85
	ADAMSON POLICE PRODUCTS	00001	975639	365164	5/27/2020	73.75
	ADAMSON POLICE PRODUCTS	00001	975640	365164	5/27/2020	89.99
	ADAMSON POLICE PRODUCTS	00001	975641	365164	5/27/2020	190.58
	ADAMSON POLICE PRODUCTS	00001	975642	365164	5/27/2020	971.00
	ADAMSON POLICE PRODUCTS	00001	975643	365164	5/27/2020	103.49
	ALCHEMY TECHNOLOGY GROUP LLC	00001	975865	365306	5/28/2020	14,775.00
	ALLIED UNIVERSAL SECURITY SERV	00001	975632	365164	5/27/2020	19,354.06
	ALLIED UNIVERSAL SECURITY SERV	00001	975632	365164	5/27/2020	2,047.40
	ALSCO AMERICAN INDUSTRIAL	00001	975634	365164	5/27/2020	189.72
	ARMORED KNIGHTS INC	00001	975497	365164	5/27/2020	339.42
	ARMORED KNIGHTS INC	00001	975497	365164	5/27/2020	68.83
	ARMORED KNIGHTS INC	00001	975497	365164	5/27/2020	68.83
	ARMORED KNIGHTS INC	00001	975497	365164	5/27/2020	136.08
	ARMORED KNIGHTS INC	00001	975497	365164	5/27/2020	68.83
	ARMORED KNIGHTS INC	00001	975497	365164	5/27/2020	136.08
	ARMORED KNIGHTS INC	00001	975497	365164	5/27/2020	68.83
	ARMORED KNIGHTS INC	00001	975497	365164	5/27/2020	339.42
	BASELINE ENGINEERING CORPORATI	00001	975494	365164	5/27/2020	116.95
	BUCKEYE CLEANING CENTER - DENV	00001	975869	365306	5/28/2020	9,349.60
	BUCKEYE CLEANING CENTER - DENV	00001	975870	365306	5/28/2020	10,480.00
	CORECIVIC INC	00001	975528	365164	5/27/2020	2,907.00
	CORECIVIC INC	00001	975529	365164	5/27/2020	7,073.70
	CORECIVIC INC	00001	975530	365164	5/27/2020	11,472.60
	CORECIVIC INC	00001	975531	365164	5/27/2020	4,963.20
	CORECIVIC INC	00001	975532	365164	5/27/2020	777.60
	CORECIVIC INC	00001	975533	365164	5/27/2020	13,087.30
	CORECIVIC INC	00001	975534	365164	5/27/2020	60,853.20
	CORECIVIC INC	00001	975535	365164	5/27/2020	77,423.10
	CORECIVIC INC	00001	975536	365164	5/27/2020	62,597.40
	CORECIVIC INC	00001	975538	365164	5/27/2020	4,699.65
	CORECIVIC INC	00001	975539	365164	5/27/2020	34,060.35
	CORECIVIC INC	00001	975540	365164	5/27/2020	6,443.85
	CORECIVIC INC	00001	975541	365164	5/27/2020	7,703.55
	CORECIVIC INC	00001	975542	365164	5/27/2020	8,527.20

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	CORECIVIC INC	00001	975543	365164	5/27/2020	1,114.35
	CORECIVIC INC	00001	975544	365164	5/27/2020	46,536.23
	CORECIVIC INC	00001	975545	365164	5/27/2020	54,312.45
	CORECIVIC INC	00001	975546	365164	5/27/2020	73,207.95
	CORECIVIC INC	00001	975547	365164	5/27/2020	26,550.60
	DENOVO VENTURES LLC	00001	975868	365306	5/28/2020	1,940.00
	FOUND MY KEYS	00001	975657	365164	5/27/2020	648.90
	FOUND MY KEYS	00001	975658	365164	5/27/2020	1,302.95
	GALLS LLC	00001	975644	365164	5/27/2020	470.23
	GALLS LLC	00001	975645	365164	5/27/2020	193.59
	GALLS LLC	00001	975646	365164	5/27/2020	65.37
	GALLS LLC	00001	975647	365164	5/27/2020	136.79
	GALLS LLC	00001	975648	365164	5/27/2020	3,325.00
	GALLS LLC	00001	975649	365164	5/27/2020	143.80
	GALLS LLC	00001	975650	365164	5/27/2020	439.00
	GALLS LLC	00001	975651	365164	5/27/2020	635.34
	GALLS LLC	00001	975652	365164	5/27/2020	348.90
	GALLS LLC	00001	975653	365164	5/27/2020	136.79
	GALLS LLC	00001	975654	365164	5/27/2020	294.90
	GALLS LLC	00001	975655	365164	5/27/2020	505.56
	GALLS LLC	00001	975656	365164	5/27/2020	287.50
	GEO GROUP INC	00001	975548	365164	5/27/2020	228.00
	GLACIER CONSTRUCTION CO INC	00001	975521	365164	5/27/2020	46,745.00
	GLACIER CONSTRUCTION CO INC	00001	975522	365164	5/27/2020	471,603.00
	GOVERNOR'S OFFICE OF IT	00001	975556	365164	5/27/2020	2,237.22
	GRANICUS LLC	00001	975605	365164	5/27/2020	1,119.04
	GRANICUS LLC	00001	975527	365164	5/27/2020	13,522.11
	HELTON & WILLIAMSSEN PC	00001	975612	365164	5/27/2020	427.50
	HELTON & WILLIAMSSEN PC	00001	975613	365164	5/27/2020	877.36
	HELTON & WILLIAMSSEN PC	00001	975613	365164	5/27/2020	71.14
	HILL & ROBBINS	00001	975501	365164	5/27/2020	100.00
	HILL'S PET NUTRITION SALES INC	00001	975590	365164	5/27/2020	43.43
	IDEXX DISTRIBUTION INC	00001	975626	365164	5/27/2020	267.80
	IDEXX DISTRIBUTION INC	00001	975622	365164	5/27/2020	196.74
	INNOVEST PORTFOLIO SOLUTIONS L	00001	975495	365164	5/27/2020	9,500.00
	INSIGHT PUBLIC SECTOR	00001	975589	365164	5/27/2020	12,180.00

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	INTERVENTION COMMUNITY CORRECT	00001	975509	365164	5/27/2020	1,405.06
	INTERVENTION COMMUNITY CORRECT	00001	975510	365164	5/27/2020	102.00
	INTERVET INC	00001	975620	365164	5/27/2020	1,950.00
	LAMAR COMPANIES	00001	975550	365164	5/27/2020	4,550.00
	LINK	00001	975636	365164	5/27/2020	108,721.00
	MENDOZA VICTORIA E	00001	975592	365164	5/27/2020	195.00
	MENDOZA VICTORIA E	00001	975593	365164	5/27/2020	520.00
	MENDOZA VICTORIA E	00001	975594	365164	5/27/2020	845.00
	MOUNTAIN STATES IMAGING LLC	00001	975659	365164	5/27/2020	40,834.72
	MWI VETERINARY SUPPLY CO	00001	975623	365164	5/27/2020	293.62
	MWI VETERINARY SUPPLY CO	00001	975624	365164	5/27/2020	13.90
	MWI VETERINARY SUPPLY CO	00001	975625	365164	5/27/2020	147.44
	NORTHGLENN AMBULANCE	00001	975633	365164	5/27/2020	193.20
	NORTHGLENN AMBULANCE	00001	975552	365164	5/27/2020	241.50
	OUTFRONT MEDIA LLC	00001	975862	365306	5/28/2020	1,000.00
	OUTFRONT MEDIA LLC	00001	975863	365306	5/28/2020	4,500.00
	OUTFRONT MEDIA LLC	00001	975864	365306	5/28/2020	4,500.00
	PATTERSON VETERINARY SUPPLY IN	00001	975591	365164	5/27/2020	2,520.10
	SHERMAN & HOWARD LLC	00001	975504	365164	5/27/2020	2,018.64
	SHERMAN & HOWARD LLC	00001	975504	365164	5/27/2020	3,081.36
	STRATEGY AND EVALUATION	00001	975549	365164	5/27/2020	8,500.00
	SUMMIT FOOD SERVICE LLC	00001	975660	365164	5/27/2020	2,876.01
	SUMMIT FOOD SERVICE LLC	00001	975661	365164	5/27/2020	18,326.61
	SUMMIT FOOD SERVICE LLC	00001	975662	365164	5/27/2020	18,232.84
	SUMMIT FOOD SERVICE LLC	00001	975663	365164	5/27/2020	2,953.90
	T&G PECOS LLC	00001	975551	365164	5/27/2020	1,800.00
	TCC CORPORATION	00001	975628	365164	5/27/2020	29,615.63
	TETRUS CORP	00001	975554	365164	5/27/2020	29,250.00
	THK ASSOCIATES INC	00001	975602	365164	5/27/2020	7,325.00
	THREAD SHED CUSTOM EMBROIDERY	00001	975867	365306	5/28/2020	13,850.00
	TRI COUNTY HEALTH DEPT	00001	975505	365164	5/27/2020	5,115.00
	TYGRETT DEBRA R	00001	975637	365164	5/27/2020	216.00
	WRIGHT WATER ENGINEERS	00001	975518	365164	5/27/2020	3,910.17
	ZIVARO INC	00001	975595	365164	5/27/2020	2,829.25
	ZIVARO INC	00001	975596	365164	5/27/2020	9,800.22
	ZIVARO INC	00001	975597	365164	5/27/2020	59,168.83

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Account Total	1,524,808.95
	Retainages Payable					
	GLACIER CONSTRUCTION CO INC	00001	975522	365164	5/27/2020	23,580.15-
	GLACIER CONSTRUCTION CO INC	00001	975521	365164	5/27/2020	2,337.25-
					Account Total	25,917.40-
					Department Total	1,498,891.55

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

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Fuel, Gas & Oil					
	AGFINITY INC	00005	975416	364979	5/22/2020	932.30
	AGFINITY INC	00005	975417	364979	5/22/2020	2,332.58
					Account Total	3,264.88
	Grounds Maintenance					
	AGFINITY INC	00005	975415	364979	5/22/2020	302.80
	CEM LAKE MGMT	00005	975419	364979	5/22/2020	494.00
	GLOBAL EQUIPMENT COMPANY INC	00005	975420	364979	5/22/2020	242.43
	GOLF & SPORT SOLUTIONS	00005	975421	364979	5/22/2020	790.59
	GOLF & SPORT SOLUTIONS	00005	975422	364979	5/22/2020	501.53
	GOLF & SPORT SOLUTIONS	00005	975423	364979	5/22/2020	382.01
	GOLF & SPORT SOLUTIONS	00005	975424	364979	5/22/2020	405.10
	L L JOHNSON DIST	00005	975431	364979	5/22/2020	174.85
	L L JOHNSON DIST	00005	975432	364979	5/22/2020	1,674.17
	TORO NSN	00005	975433	364979	5/22/2020	233.00
	WELBY GARDENS COMPANY	00005	975434	364979	5/22/2020	654.00
	WILBUR-ELLIS COMPANY LLC	00005	975435	364979	5/22/2020	4,042.50
					Account Total	9,896.98
	Repair & Maint Supplies					
	ACUITY SPECIALTY PRODUCTS INC	00005	975414	364979	5/22/2020	433.58
	ALSCO AMERICAN INDUSTRIAL	00005	975418	364979	5/22/2020	52.34
					Account Total	485.92
	Vehicle Parts & Supplies					
	INTERSTATE BATTERY OF ROCKIES	00005	975425	364979	5/22/2020	206.80
	INTERSTATE BATTERY OF ROCKIES	00005	975426	364979	5/22/2020	874.79
	L L JOHNSON DIST	00005	975427	364979	5/22/2020	81.76
	L L JOHNSON DIST	00005	975428	364979	5/22/2020	121.68
	L L JOHNSON DIST	00005	975429	364979	5/22/2020	109.69
	L L JOHNSON DIST	00005	975430	364979	5/22/2020	57.78
					Account Total	1,452.50
					Department Total	15,100.28

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

<u>31</u>	<u>Head Start Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	TEACHING STRATEGIES INC	00031	975576	365164	5/27/2020	4,400.00
					Account Total	<u>4,400.00</u>
					Department Total	<u><u>4,400.00</u></u>



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

<u>935120</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	WESTMINSTER PRESBYTERIAN CHURC	00031	975281	364708	5/19/2020	2,222.78
					Account Total	2,222.78
	Telephone					
	CENTURY LINK	00031	975280	364708	5/19/2020	180.70
					Account Total	180.70
					Department Total	2,403.48

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

<u>8613</u>	<u>Insurance - UHC EPO Medical</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	UNITED HEALTHCARE	00019	975454	364992	5/22/2020	85.98
					Account Total	85.98
	Insurance Premiums					
	UNITED HEALTHCARE	00019	975454	364992	5/22/2020	166.35
					Account Total	166.35
					Department Total	252.33

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

<u>8622</u>	<u>Insurance -Benefits &amp; Wellness</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	EMPLOYERS COUNCIL SERVICES INC	00019	975132	364570	5/18/2020	229.00
	EMPLOYERS COUNCIL SERVICES INC	00019	975133	364570	5/18/2020	229.00
					Account Total	458.00
	Telephone					
	VERIZON	00019	975412	364973	5/22/2020	109.44
					Account Total	109.44
					Department Total	567.44

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

19	Insurance Fund	Fund	Voucher	Batch No	GL Date	Amount
	COBRA Medical - Kaiser Ins.					
	KAISER PERMANENTE	00019	971727	360607	3/10/2020	3,113.64
	KAISER PERMANENTE	00019	975455	364992	5/22/2020	5,181.46
	KAISER PERMANENTE	00019	975455	364992	5/22/2020	2,014.53
					Account Total	10,309.63
	Received not Vouchered Clrg					
	CA SHORT COMPANY	00019	975606	365164	5/27/2020	11,967.00
	CA SHORT COMPANY	00019	975607	365164	5/27/2020	1,102.50
	CAREHERE LLC	00019	975499	365164	5/27/2020	45,874.45
	CAREHERE LLC	00019	975500	365164	5/27/2020	28,917.59
	COLO FRAME & SUSPENSION	00019	975502	365164	5/27/2020	689.20
	COLO FRAME & SUSPENSION	00019	975503	365164	5/27/2020	1,547.45
	COLO STATE TREASURER	00019	975493	365164	5/27/2020	57,569.51
					Account Total	147,667.70
	Retiree Dental - Delta Premier					
	DELTA DENTAL OF COLORADO	00019	975459	364994	5/22/2020	16,557.27
					Account Total	16,557.27
	Retiree Med - AARP RX					
	UNITED HEALTHCARE	00019	975447	364990	5/22/2020	15,262.90
					Account Total	15,262.90
	Retiree Med - Kaiser					
	KAISER PERMANENTE	00019	975445	364990	5/22/2020	92,477.43
					Account Total	92,477.43
	Retiree Med - Pacificare					
	SECURE HORIZONS	00019	975450	364990	5/22/2020	17,216.90
					Account Total	17,216.90
	Retiree Med - UHC-MED					
	UNITED HEALTHCARE	00019	975448	364990	5/22/2020	39,592.50
	UNITED HEALTHCARE	00019	971731	360611	3/10/2020	39,827.92
	WALCZAK, JOANN	00019	975131	364570	5/18/2020	47.50
					Account Total	79,467.92
					Department Total	378,959.75

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

<u>8615</u>	<u>Insurance- UHC Retiree Medical</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	UNITED HEALTHCARE	00019	975452	364990	5/22/2020	544.54
	UNITED HEALTHCARE	00019	975452	364990	5/22/2020	57.32
					Account Total	601.86
	Insurance Premiums					
	UNITED HEALTHCARE	00019	975452	364990	5/22/2020	1,053.55
	UNITED HEALTHCARE	00019	975452	364990	5/22/2020	110.90
					Account Total	1,164.45
					Department Total	1,766.31

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

<u>1058</u>	<u>IT Network/Telecom</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	COMMUNICATION CONSTRUCTION & E	00001	975013	364342	5/13/2020	1,520.00
	ONENECK IT SOLUTIONS LLC	00001	975014	364342	5/13/2020	200.00
	UTILITY NOTIFICATION CENTER OF	00001	975015	364342	5/13/2020	202.64
					Account Total	<u>1,922.64</u>
					Department Total	<u><u>1,922.64</u></u>

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

<u>1131</u>	<u>MM&amp;R-Carpet/Floor Replacement</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COLO CARPET CENTER INC	00001	975481	365107	5/26/2020	<u>640.00</u>
					Account Total	<u>640.00</u>
					Department Total	<u><u>640.00</u></u>

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

<u>6107</u>	<u>Open Space Projects</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00027	975126	364567	5/17/2020	<u>278.92</u>
					Account Total	<u>278.92</u>
					Department Total	<u><u>278.92</u></u>



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

<u>27</u>	<u>Open Space Projects Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	STREAM LANDSCAPE ARCHITECTURE	00027	975627	365164	5/27/2020	<u>345.00</u>
					Account Total	<u>345.00</u>
					Department Total	<u><u>345.00</u></u>

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

<u>1015</u>	<u>People Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Insurance Premiums					
	DELTA DENTAL OF COLORADO	00001	975460	364994	5/22/2020	20.94
	KAISER PERMANENTE	00001	975446	364990	5/22/2020	9,950.00
	KAISER PERMANENTE	00001	975456	364992	5/22/2020	1,569.05
	KAISER PERMANENTE	00001	971726	360607	3/10/2020	2,014.53
	KAISER PERMANENTE	00001	971726	360607	3/10/2020	1,569.05
	SECURE HORIZONS	00001	975451	364990	5/22/2020	1,500.00
	SHEPARD STUART	00001	975130	364570	5/18/2020	600.00
	UNITED HEALTHCARE	00001	971732	360611	3/10/2020	7,850.00
	UNITED HEALTHCARE	00001	975449	364990	5/22/2020	7,800.00
					Account Total	32,873.57
	Tuition Reimbursement					
	CRAMER SHANNON	00001	975304	364810	5/20/2020	2,500.00
	LUBICK JOSEPH	00001	975306	364810	5/20/2020	875.09
	MARQUEZ-LINO, DAVID L	00001	975285	364786	5/20/2020	2,500.00
	RUNKO JAMIE	00001	975413	364974	5/22/2020	2,500.00
					Account Total	8,375.09
					Department Total	41,248.66

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

<u>2061</u>	<u>PKS - Weed &amp; Pest</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	975363	364910	5/21/2020	80.02
					Account Total	80.02
					Department Total	80.02

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

<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	975365	364910	5/21/2020	360.09
					Account Total	360.09
	Regional Park Rentals					
	MICHEL JANET	00001	975366	364911	5/21/2020	1,400.00
	PALOMINO PAULA	00001	975367	364911	5/21/2020	285.00
	VANNOTE TANYA	00001	975368	364911	5/21/2020	100.00
	WOODS SERVICE UNIT 646 THE	00001	975369	364911	5/21/2020	400.00
					Account Total	2,185.00
					Department Total	2,545.09

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

<u>5015</u>	<u>PKS- Grounds Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	975364	364910	5/21/2020	<u>96.92</u>
					Account Total	<u>96.92</u>
					Department Total	<u><u>96.92</u></u>

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

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00001	975125	364567	5/17/2020	44.80
	XCEL ENERGY	00001	975127	364567	5/17/2020	53.45
	XCEL ENERGY	00001	975128	364567	5/17/2020	436.98
	XCEL ENERGY	00001	975129	364567	5/17/2020	126.64
					Account Total	<u>661.87</u>
	Repair & Maint Supplies					
	TAWH CORPORATION	00001	975284	364784	5/20/2020	1,968.00
					Account Total	<u>1,968.00</u>
					Department Total	<u><u>2,629.87</u></u>

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

<u>1039</u>	<u>Poverty Reduction</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	FOOD FOR HOPE	00001	975392	364921	5/21/2020	10,000.00
	GROWING HOME INC	00001	975276	364613	5/18/2020	10,000.00
	SENIOR HUB INC THE	00001	975275	364611	5/18/2020	10,000.00
					Account Total	<u>30,000.00</u>
					Department Total	<u><u>30,000.00</u></u>

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

<u>1068</u>	<u>Public Trustee</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	UNITED STATES POSTAL SERVICE	00001	975476	365104	5/26/2020	<u>1,310.00</u>
					Account Total	<u>1,310.00</u>
					Department Total	<u><u>1,310.00</u></u>



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

<u>3019</u>	<u>PW - Admin/Org</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Payments To Cities-Sales Taxes					
	ARVADA CITY OF	00013	975383	364919	5/21/2020	14,853.03
	AURORA CITY OF	00013	975384	364919	5/21/2020	225,357.91
	BENNETT TOWN OF	00013	975385	364919	5/21/2020	10,382.78
	BRIGHTON CITY OF	00013	975386	364919	5/21/2020	123,319.81
	COMMERCE CITY CITY OF	00013	975387	364919	5/21/2020	145,185.65
	FEDERAL HEIGHTS CITY OF	00013	975388	364919	5/21/2020	25,882.76
	NORTHGLENN CITY OF	00013	975389	364919	5/21/2020	69,192.97
	THORNTON CITY OF	00013	975390	364919	5/21/2020	275,843.15
	WESTMINSTER CITY OF	00013	975391	364919	5/21/2020	130,589.23
					Account Total	1,020,607.29
					Department Total	1,020,607.29

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

<u>3056</u>	<u>PW - Capital Improvement Plan</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Drainage Water Sewer					
	ARAKOUZO A COLORADO GENERAL PA	00013	975358	364841	5/20/2020	1,350.00
					Account Total	1,350.00
	Land					
	LAND TITLE GUARANTEE COMPANY	00013	975360	364842	5/20/2020	321,292.61
	NATL WESTERN STOCK SHOW	00013	975359	364841	5/20/2020	543,310.00
					Account Total	864,602.61
					Department Total	865,952.61

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

<u>3031</u>	<u>PW - Operations &amp; Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Debris Removal					
	SOUTH ADAMS WATER & SANITATION	00013	975370	364912	5/21/2020	645.75
	THE GOODYEAR TIRE AND RUBBER C	00013	975373	364912	5/21/2020	128.10
					Account Total	773.85
	Gas & Electricity					
	UNITED POWER (UNION REA)	00013	975338	364834	5/20/2020	48.28
	UNITED POWER (UNION REA)	00013	975339	364834	5/20/2020	48.28
	UNITED POWER (UNION REA)	00013	975340	364834	5/20/2020	20.10
	UNITED POWER (UNION REA)	00013	975341	364834	5/20/2020	160.39
	UNITED POWER (UNION REA)	00013	975342	364834	5/20/2020	135.51
	UNITED POWER (UNION REA)	00013	975343	364834	5/20/2020	43.38
	UNITED POWER (UNION REA)	00013	975344	364834	5/20/2020	144.82
	UNITED POWER (UNION REA)	00013	975345	364834	5/20/2020	144.05
	UNITED POWER (UNION REA)	00013	975346	364834	5/20/2020	34.00
	UNITED POWER (UNION REA)	00013	975347	364834	5/20/2020	36.00
	UNITED POWER (UNION REA)	00013	975348	364834	5/20/2020	16.50
	UNITED POWER (UNION REA)	00013	975349	364834	5/20/2020	23.16
	UNITED POWER (UNION REA)	00013	975350	364834	5/20/2020	33.00
	UNITED POWER (UNION REA)	00013	975351	364834	5/20/2020	88.49
	UNITED POWER (UNION REA)	00013	975352	364834	5/20/2020	33.00
	UNITED POWER (UNION REA)	00013	975353	364834	5/20/2020	16.50
	UNITED POWER (UNION REA)	00013	975354	364834	5/20/2020	16.50
	XCEL ENERGY	00013	975329	364834	5/20/2020	37.34
	XCEL ENERGY	00013	975330	364834	5/20/2020	73.90
	XCEL ENERGY	00013	975331	364834	5/20/2020	70.06
	XCEL ENERGY	00013	975332	364834	5/20/2020	23,193.42
	XCEL ENERGY	00013	975333	364834	5/20/2020	187.68
	XCEL ENERGY	00013	975334	364834	5/20/2020	79.96
	XCEL ENERGY	00013	975335	364834	5/20/2020	95.78
	XCEL ENERGY	00013	975336	364834	5/20/2020	105.58
	XCEL ENERGY	00013	975337	364834	5/20/2020	4,613.41
					Account Total	29,499.09
	Operating Supplies					
	ALSCO AMERICAN INDUSTRIAL	00013	975376	364912	5/21/2020	93.82
	ALSCO AMERICAN INDUSTRIAL	00013	975377	364912	5/21/2020	102.77

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

<u>3031</u>	<u>PW - Operations &amp; Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	ALSCO AMERICAN INDUSTRIAL	00013	975378	364912	5/21/2020	88.40
	ALSCO AMERICAN INDUSTRIAL	00013	975379	364912	5/21/2020	88.40
					Account Total	373.39
	Road Oil					
	COBITCO INC	00013	975371	364912	5/21/2020	84.70
	THE GOODYEAR TIRE AND RUBBER C	00013	975372	364912	5/21/2020	320.00
					Account Total	404.70
	Traffic Signal Maintenance					
	UTILITY NOTIFICATION CENTER OF	00013	975374	364912	5/21/2020	193.70
	UTILITY NOTIFICATION CENTER OF	00013	975375	364912	5/21/2020	244.36
					Account Total	438.06
					Department Total	31,489.09

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

<u>8624</u>	<u>Retiree-Vision</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	FIRST AMERICAN ADMINISTRATORS	00019	975457	364992	5/22/2020	5.31
					Account Total	5.31
	Ins. Premium-Vision					
	VISION SERVICE PLAN-CONNECTICU	00019	975458	364994	5/22/2020	174.64
	VISION SERVICE PLAN-CONNECTICU	00019	975458	364994	5/28/2020	174.64-
					Account Total	174.64-
					Department Total	5.31

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

13	Road & Bridge Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	BFI TOWER ROAD LANDFILL	00013	975603	365164	5/27/2020	327.25
	BRANNAN SAND & GRAVEL COMPANY	00013	975572	365164	5/27/2020	1,604.40
	BRANNAN SAND & GRAVEL COMPANY	00013	975573	365164	5/27/2020	267.52
	BRANNAN SAND & GRAVEL COMPANY	00013	975574	365164	5/27/2020	504.84
	BRANNAN SAND & GRAVEL COMPANY	00013	975575	365164	5/27/2020	1,044.12
	DREXEL BARRELL & CO	00013	975517	365164	5/27/2020	2,030.00
	EP&A ENVIROTAC INC	00013	975598	365164	5/27/2020	35,644.18
	EP&A ENVIROTAC INC	00013	975599	365164	5/27/2020	16,570.18
	EP&A ENVIROTAC INC	00013	975600	365164	5/27/2020	16,570.18
	EP&A ENVIROTAC INC	00013	975601	365164	5/27/2020	35,644.18
	EST INC	00013	975511	365164	5/27/2020	55,864.94
	EST INC	00013	975507	365164	5/27/2020	51,907.92
	G5 BIOSOLUTIONS LLC	00013	975670	365209	5/27/2020	419,399.00
	GMCO CORPORATION	00013	975608	365164	5/27/2020	1,416.00
	GROUND ENGINEERING CONSULTANTS	00013	975512	365164	5/27/2020	2,783.75
	GROUND ENGINEERING CONSULTANTS	00013	975523	365164	5/27/2020	885.50
	GROUND ENGINEERING CONSULTANTS	00013	975355	364836	5/20/2020	19,003.20
	GROUND ENGINEERING CONSULTANTS	00013	975356	364836	5/20/2020	4,666.11
	HUITT-ZOLLARS INC	00013	975631	365164	5/27/2020	400.00
	JK TRANSPORTS INC	00013	975629	365164	5/27/2020	3,140.00
	JK TRANSPORTS INC	00013	975630	365164	5/27/2020	8,650.00
	JK TRANSPORTS INC	00013	975578	365164	5/27/2020	19,170.00
	JK TRANSPORTS INC	00013	975579	365164	5/27/2020	4,505.00
	JK TRANSPORTS INC	00013	975582	365164	5/27/2020	32,280.00
	JK TRANSPORTS INC	00013	975583	365164	5/27/2020	9,900.00
	JK TRANSPORTS INC	00013	975584	365164	5/27/2020	10,400.00
	KUMAR & ASSOCIATES INC	00013	975515	365164	5/27/2020	1,462.50
					Account Total	756,040.77
					Department Total	756,040.77

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

<u>94</u>	<u>Sheriff Payables</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Brain Trust					
	COLO DEPT OF HUMAN SERVICES	00094	975465	365092	5/26/2020	225.00
					Account Total	225.00
	Family Friendly Fee					
	COLO JUDICIAL DEPT	00094	975467	365092	5/26/2020	20.00
					Account Total	20.00
	Fingerprint Cards - CBI					
	COLO BUREAU INVESTIGATION-IDEN	00094	975266	364599	5/18/2020	923.50
					Account Total	923.50
	State Surcharge					
	CLERK OF THE COUNTY COURT	00094	975466	365092	5/26/2020	200.00
					Account Total	200.00
					Department Total	<u>1,368.50</u>

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

<u>2008</u>	<u>SHF - Training Academy</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Sheriff Academy Fees					
	RED ROCKS COMMUNITY COLLEGE	00001	975291	364795	5/20/2020	155,420.00
					Account Total	155,420.00
					Department Total	155,420.00



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

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	975293	364795	5/20/2020	1,988.58
					Account Total	1,988.58
	Uniforms & Cleaning					
	Curtis Blue Line	00001	975288	364795	5/20/2020	87.00
					Account Total	87.00
					Department Total	2,075.58

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

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	DENVER HEALTH & HOSPITAL AUTHO	00001	975290	364795	5/20/2020	3,000.00
					Account Total	<u>3,000.00</u>
	Operating Supplies					
	SUMMIT FOOD SERVICE LLC	00001	975292	364795	5/20/2020	533.09
					Account Total	<u>533.09</u>
					Department Total	<u><u>3,533.09</u></u>

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

<u>2010</u>	<u>SHF- MIS Unit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	CENTURY LINK	00001	974394	363507	4/30/2020	104.33
					Account Total	104.33
					Department Total	104.33

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

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	BENNETT WATKINS FIRE RESCUE	00001	975287	364795	5/20/2020	148.26
					Account Total	148.26
					Department Total	148.26

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

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Uniforms & Cleaning					
	Curtis Blue Line	00001	975289	364795	5/20/2020	<u>277.00</u>
					Account Total	<u>277.00</u>
					Department Total	<u><u>277.00</u></u>

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

<u>25</u>	<u>Waste Management Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	B & B ENVIRONMENTAL SAFETY INC	00025	975506	365164	5/27/2020	4,073.14
					Account Total	<u>4,073.14</u>
					Department Total	<u><u>4,073.14</u></u>

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

**Grand Total**      5,309,227.48

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

<b>Fund Number</b>	<b>Fund Description</b>	<b>Amount</b>
1	General Fund	7,783,420.21
4	Capital Facilities Fund	120,249.69
5	Golf Course Enterprise Fund	145,767.66
6	Equipment Service Fund	288,315.12
7	Stormwater Utility Fund	598.75
13	Road & Bridge Fund	257,057.61
19	Insurance Fund	47,284.11
25	Waste Management Fund	3,581.00
30	Community Dev Block Grant Fund	30,143.75
31	Head Start Fund	916.76
35	Workforce & Business Center	3,257.00
43	Colorado Air & Space Port	38,353.43
50	FLATROCK Facility Fund	210.00
		<u>8,719,155.09</u>



## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006162	545155	JP MORGAN CHASE BANK NA	6/3/2020	807,318.01
00006163	320525	ARIAS REBECCA M	6/3/2020	3,874.50
00006164	1017428	B&R INDUSTRIES	6/3/2020	720.00
00006165	989287	BECK TOTAL OFFICE INTERIORS	6/3/2020	32,077.92
00006166	378404	CARUSO JAMES LOUIS	6/3/2020	4,100.00
00006167	37193	CINA & CINA FORENSIC CONSULTIN	6/3/2020	12,000.00
00006168	89299	COMMERCE CITY CITY OF	6/3/2020	1,548,961.67
00006169	320719	DLR GROUP	6/3/2020	12,281.00
00006172	89302	THORNTON CITY OF	6/3/2020	3,735,100.33
00006173	465183	PITNEY BOWES RESERVE ACCOUNT	6/5/2020	16,000.00
00749491	72554	AAA PEST PROS	6/4/2020	1,835.00
00749494	1010914	ACE HIGH GLASS INC	6/4/2020	11,360.00
00749496	91631	ADAMSON POLICE PRODUCTS	6/4/2020	2,067.55
00749497	501023	ADCO CLERK & REC / MOTOR VEHIC	6/4/2020	259,896.89
00749503	383698	ALLIED UNIVERSAL SECURITY SERV	6/4/2020	27,592.49
00749505	12012	ALSCO AMERICAN INDUSTRIAL	6/4/2020	189.72
00749507	322973	ARMORED KNIGHTS INC	6/4/2020	2,036.52
00749508	1029482	ARNEACH JESSICA	6/4/2020	2,000.00
00749511	323019	BECK JOHNSON & NOLAN PC	6/4/2020	19.00
00749512	3020	BENNETT TOWN OF	6/4/2020	1,500.00
00749513	1029388	BISHOP AMBER	6/4/2020	2,213.42
00749514	463401	BUSH MELVIN E	6/4/2020	65.00
00749515	56250	CCR EVENT GROUP	6/4/2020	7,190.00
00749516	28303	CENTURA HEALTH	6/4/2020	900.00
00749517	37266	CENTURY LINK	6/4/2020	103.16
00749518	37266	CENTURY LINK	6/4/2020	148.01
00749524	647801	CML SECURITY LLC	6/4/2020	19,245.76
00749525	250958	COHEN MILSTEIN SELLERS & TOLL	6/4/2020	425.25
00749526	978422	COLD WEATHER CARE	6/4/2020	2,492.77
00749528	5407	COLO DEPT OF LABOR & EMPLOYME	6/4/2020	30.00
00749529	5050	COLO DIST ATTORNEY COUNCIL	6/4/2020	168.00
00749530	5050	COLO DIST ATTORNEY COUNCIL	6/4/2020	3,249.40
00749531	42255	COLO GEOLOGICAL SURVEY	6/4/2020	900.00
00749532	2157	COLO OCCUPATIONAL MEDICINE PHY	6/4/2020	70.00
00749535	612089	COMMERCIAL CLEANING SYSTEMS	6/4/2020	1,800.00
00749536	42984	CORECIVIC INC	6/4/2020	23,895.11

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749537	810159	CORHIO	6/4/2020	310.00
00749538	628340	COX MICHELLE	6/4/2020	2,207.70
00749539	229743	CRESTVIEW WATER & SANITATION D	6/4/2020	81.82
00749540	854423	Curtis Blue Line	6/4/2020	341.00
00749541	1029479	D&J DISTRIBUTORS	6/4/2020	175.00
00749543	1027343	DAVIS TROY	6/4/2020	1,776.88
00749545	163136	DEEP ROCK WATER	6/4/2020	21.68
00749546	56025	DISCOUNT PLUMBING SERVICES INC	6/4/2020	530.00
00749548	808844	DUPRIEST JOHN FIELDEN	6/4/2020	65.00
00749549	13409	EASTERN DISPOSE ALL	6/4/2020	326.50
00749551	35867	ELDORADO ARTESIAN SPRINGS INC	6/4/2020	20.97
00749555	47723	FEDEX	6/4/2020	275.55
00749556	761168	FERRELLGAS L P	6/4/2020	1,856.87
00749558	197938	FIRST CALL OF COLO	6/4/2020	6,450.00
00749560	698569	FOREST SEAN	6/4/2020	65.00
00749561	740085	FOSTER SOURCE	6/4/2020	6,000.00
00749562	671123	FOUND MY KEYS	6/4/2020	999.10
00749563	12689	GALLS LLC	6/4/2020	3,036.00
00749564	783632	GAM ENTERPRISES INC	6/4/2020	4,804.63
00749565	293118	GARNER, ROSIE	6/4/2020	65.00
00749567	689772	GENEDX INC	6/4/2020	3,000.00
00749568	223411	GIRSH AND ROTTMAN	6/4/2020	19.00
00749569	258674	GO UP ELEVATOR INSPECTION SERV	6/4/2020	875.00
00749571	675517	GREEN THOMAS D	6/4/2020	65.00
00749573	808845	GRONQUIST CHRIS	6/4/2020	65.00
00749574	698488	HANCOCK FORREST HAYES	6/4/2020	65.00
00749575	970284	HARNETT OWEN	6/4/2020	65.00
00749576	866174	HARRIS KOCHER SMITH	6/4/2020	70.00
00749578	293122	HERRERA, AARON	6/4/2020	65.00
00749579	1023434	HI DENVER REALTY	6/4/2020	800.00
00749581	433932	INDUSTRIAL PIPE SOLUTIONS	6/4/2020	43,455.75
00749587	192058	LADWIG MICHAEL V MD PC	6/4/2020	672.00
00749588	1024425	LARAMIE COUNTY WYOMING	6/4/2020	8.50
00749589	140791	LATITUDE GEOGRAPHICS GROUP LTD	6/4/2020	10,403.00
00749590	36861	LEXIS NEXIS MATTHEW BENDER	6/4/2020	2,180.99
00749591	1029841	MACINTOSH KENDRAROSE	6/4/2020	40.00

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749592	797973	MARKET STREET MANAGEMENT LLC	6/4/2020	19,499.00
00749594	810888	MARTINEZ JUSTIN PAUL	6/4/2020	65.00
00749595	51274	MCDONALD YONG HUI V	6/4/2020	5,137.50
00749596	1029389	MCMORRIES ERIN	6/4/2020	2,500.00
00749597	871154	MEI TOTAL ELEVATOR SOLUTIONS	6/4/2020	767.00
00749598	1029185	MESSNER REEVES LLP	6/4/2020	19.00
00749599	38974	MINUTEMAN PRESS-BRIGHTON	6/4/2020	959.99
00749600	938485	MOODY SHEILA	6/4/2020	75.00
00749601	22819	MORTECH MFG	6/4/2020	75,870.00
00749602	13720	MOTOROLA SOLUTIONS INC	6/4/2020	239,592.32
00749603	93018	MURPHY RICK	6/4/2020	4,969.15
00749605	573416	NYHOLM STEWART E	6/4/2020	65.00
00749606	1004574	OCHS CRYSTAL	6/4/2020	935.00
00749607	516994	PARK 12 HUNDRED OWNERS ASSOCIA	6/4/2020	9,181.60
00749608	12691	PEARL COUNSELING ASSOCIATES	6/4/2020	3,280.00
00749610	176327	PITNEY BOWES GLOBAL FINANCIAL	6/4/2020	1,894.95
00749611	637390	PLAKORUS DAVID	6/4/2020	65.00
00749612	4616	PLATTE VALLEY MEDICAL CENTER	6/4/2020	150.00
00749614	837076	PSYCHOLOGICAL DIMENSIONS	6/4/2020	8,400.00
00749615	216245	PUSH PEDAL PULL INC	6/4/2020	365.00
00749616	44703	QUICKSILVER EXPRESS COURIER	6/4/2020	125.96
00749617	679843	REACHING HOPE	6/4/2020	150.00
00749618	53054	RICHARDSON SHARON	6/4/2020	65.00
00749619	1029184	RICKETTS CHARLES	6/4/2020	19.00
00749620	1029188	ROBB CASSANDRA	6/4/2020	19.00
00749621	990001	ROCKY MOUNTAIN PBS KUVO JAZZ	6/4/2020	3,346.67
00749623	752307	RUNBECK ELECTION SERVICES INC	6/4/2020	3,054.36
00749624	1029186	RUSSUM RENEE	6/4/2020	19.00
00749626	1029187	SANDRA A SUTLIFF ATTORNEY AT L	6/4/2020	19.00
00749627	49221	SELETRON TECHNOLOGIES INC	6/4/2020	18,350.00
00749628	950363	SERVER SUPPLY.COM INC	6/4/2020	6,019.20
00749629	1018893	SEWALD HANFLING PUBLIC AFFAIRS	6/4/2020	9,166.67
00749630	13538	SHRED IT USA LLC	6/4/2020	344.00
00749631	1027342	SOLIS VALENZUELA BRANDON	6/4/2020	2,500.00
00749632	51001	SOUTHLAND MEDICAL LLC	6/4/2020	2,377.94
00749633	315130	STANFIELD THOMSON	6/4/2020	65.00

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749635	9411	STATE OF COLORADO	6/4/2020	665.51
00749636	42818	STATE OF COLORADO	6/4/2020	24.56
00749637	42818	STATE OF COLORADO	6/4/2020	308.76
00749638	42818	STATE OF COLORADO	6/4/2020	72.89
00749639	42818	STATE OF COLORADO	6/4/2020	775.87
00749640	42818	STATE OF COLORADO	6/4/2020	1.04
00749641	42818	STATE OF COLORADO	6/4/2020	6.49
00749642	42818	STATE OF COLORADO	6/4/2020	32.71
00749643	42818	STATE OF COLORADO	6/4/2020	220.52
00749644	42818	STATE OF COLORADO	6/4/2020	89.51
00749645	42818	STATE OF COLORADO	6/4/2020	760.97
00749646	42818	STATE OF COLORADO	6/4/2020	1,519.02
00749647	42818	STATE OF COLORADO	6/4/2020	8,420.43
00749648	42818	STATE OF COLORADO	6/4/2020	34.19
00749649	42818	STATE OF COLORADO	6/4/2020	61.37
00749650	599714	SUMMIT FOOD SERVICE LLC	6/4/2020	45,132.95
00749652	502261	TALLEY AUSTIN	6/4/2020	2,500.00
00749654	7189	TOSHIBA FINANCIAL SERVICES	6/4/2020	6,181.79
00749655	1094	TRI COUNTY HEALTH DEPT	6/4/2020	990.00
00749656	1094	TRI COUNTY HEALTH DEPT	6/4/2020	313,985.67
00749657	1094	TRI COUNTY HEALTH DEPT	6/4/2020	313,985.67
00749658	666214	TYGRET DEBRA R	6/4/2020	252.00
00749660	124337	US POSTMASTER	6/4/2020	318.00
00749661	35731	VERIZON	6/4/2020	125.04
00749662	28617	VERIZON WIRELESS	6/4/2020	3,398.72
00749664	3550	WESTERN PAPER DISTRIBUTORS	6/4/2020	8,896.50
00749666	712817	WHITESTONE CONSTRUCTION SERVIC	6/4/2020	9,411.45
00749667	1029314	WISE WAYNE W	6/4/2020	500.00
00749668	737980	WOLD ARCHITECTS AND ENGINEERS	6/4/2020	10,232.85
<b>Fund Total</b>				<b>7,783,420.21</b>

## Net Warrants by Fund Detail

4Capital Facilities Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006181	40847	WORKPLACE ELEMENTS	6/5/2020	101,701.85
00749542	798606	D2C ARCHITECTS INC	6/4/2020	14,502.80
00749604	986500	MW GOLDEN CONSTRUCTORS	6/4/2020	2,800.00
00749669	737980	WOLD ARCHITECTS AND ENGINEERS	6/4/2020	1,245.04
			<b>Fund Total</b>	<b>120,249.69</b>

## Net Warrants by Fund Detail

5 Golf Course Enterprise Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006170	6177	PROFESSIONAL RECREATION MGMT I	6/3/2020	9,000.00
00006177	6177	PROFESSIONAL RECREATION MGMT I	6/5/2020	5,473.06
00006178	6177	PROFESSIONAL RECREATION MGMT I	6/5/2020	5,864.81
00006182	6177	PROFESSIONAL RECREATION MGMT I	6/5/2020	30,184.72
00749492	72554	AAA PEST PROS	6/4/2020	45.00
00749504	544497	ALPINE ARBORISTS PRO TREE CARE	6/4/2020	5,669.00
00749506	12012	ALSCO AMERICAN INDUSTRIAL	6/4/2020	52.34
00749534	64104	COLO POWDER COATING	6/4/2020	484.00
00749566	378252	GCR TIRES AND SERVICE	6/4/2020	483.00
00749586	11496	L L JOHNSON DIST	6/4/2020	88,132.94
00749670	13822	XCEL ENERGY	6/4/2020	378.79
			<b>Fund Total</b>	<b>145,767.66</b>

## Net Warrants by Fund Detail

6      Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749510	796846	BEARCOM	6/4/2020	15,627.89
00749553	346750	FACTORY MOTOR PARTS	6/4/2020	8,062.04
00749582	682207	INSIGHT AUTO GLASS LLC	6/4/2020	1,579.52
00749584	27626	JOHN ELWAY CHEVROLET	6/4/2020	77,946.00
00749585	5117	KOIS BROTHERS EQUIP CO	6/4/2020	146,885.00
00749613	324769	PRECISE MRM LLC	6/4/2020	5,400.00
00749625	16237	SAM HILL OIL INC	6/4/2020	29,293.57
00749653	790907	THE GOODYEAR TIRE AND RUBBER C	6/4/2020	2,689.73
00749665	350373	WEX BANK	6/4/2020	831.37
			<b>Fund Total</b>	<b>288,315.12</b>

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

7

**Stormwater Utility Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749533	991234	COLO PIPELINE REHABILITATION	6/4/2020	598.75
<b>Fund Total</b>				<b>598.75</b>



Net Warrants by Fund Detail

**13**

**Road & Bridge Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749502	9507	ALLIED RECYCLED AGGREGATES	6/4/2020	47,564.47
00749552	534975	EP&A ENVIROTAC INC	6/4/2020	35,644.18
00749580	34817	ICON ENGINEERING INC	6/4/2020	18,467.00
00749593	9379	MARTIN MARTIN CONSULTING ENGIN	6/4/2020	23,752.50
00749634	173676	STANTEC CONSULTING CORPORATION	6/4/2020	131,629.46
<b>Fund Total</b>				<b>257,057.61</b>

## Net Warrants by Fund Detail

19Insurance Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006176	423439	DELTA DENTAL OF COLO	6/5/2020	28,822.60
00006180	523053	TRISTAR RISK MANAGEMENT	6/5/2020	16,697.25
00749554	346750	FACTORY MOTOR PARTS	6/4/2020	880.62
00749557	947425	FIRST AMERICAN ADMINISTRATORS	6/4/2020	174.64
00749559	986661	FIT SOLDIERS LLC	6/4/2020	180.00
00749570	1027344	GOOD MEDIA LLC	6/4/2020	75.00
00749577	883606	HENDERSON CONSULTING AND EAP S	6/4/2020	181.00
00749583	13771	JOE'S TOWING & RECOVERY	6/4/2020	273.00
<b>Fund Total</b>				<b>47,284.11</b>

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

25

**Waste Management Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749572	1027900	GRIZZLY PETROLEUM COMPANY LLC	6/4/2020	3,581.00
<b>Fund Total</b>				<b>3,581.00</b>

Net Warrants by Fund Detail

30      Community Dev Block Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006171	907138	ROOT POLICY RESEARCH INC	6/3/2020	10,503.75
00006179	29064	TIERRA ROJO CORPORATION	6/5/2020	19,640.00
			<b>Fund Total</b>	<b>30,143.75</b>

## Net Warrants by Fund Detail

31Head Start Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749519	37266	CENTURY LINK	6/4/2020	372.19
00749520	37266	CENTURY LINK	6/4/2020	106.10
00749521	37266	CENTURY LINK	6/4/2020	427.70
00749522	152461	CENTURYLINK	6/4/2020	10.77
<b>Fund Total</b>				<b>916.76</b>

Net Warrants by Fund Detail

35

Workforce & Business Center

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749495	13056	ADAMS COUNTY SCHOOL DIST 14	6/4/2020	30.00
00749609	2072	PICKENS TECHNICAL COLLEGE	6/4/2020	2,842.00
00749695	850088	YELLOW PAGE DIRECTORY SERVICES	6/4/2020	385.00
<b>Fund Total</b>				<b>3,257.00</b>

## Net Warrants by Fund Detail

43

## Colorado Air &amp; Space Port

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006175	709816	CITY SERVICEVALCON LLC	6/5/2020	20,279.49
00749498	977209	ADT COMMERCIAL LLC	6/4/2020	1,123.20
00749500	88281	ALBERTS WATER & WASTEWATER SER	6/4/2020	5,302.56
00749501	385085	ALL STAR HOOD CLEANING	6/4/2020	595.00
00749509	351622	AURORA WATER	6/4/2020	2,155.60
00749523	80257	CENTURYLINK	6/4/2020	343.62
00749527	2381	COLO ANALYTICAL LABORATORY	6/4/2020	17.50
00749544	556579	DBT TRANSPORTATION SERVICES LL	6/4/2020	1,204.17
00749547	80156	DISH NETWORK	6/4/2020	154.04
00749550	13410	EASTERN SLOPE RURAL TELEPHONE	6/4/2020	128.10
00749622	44131	ROGGEN FARMERS ELEVATOR ASSN	6/4/2020	42.00
00749651	80267	SWIMS DISPOSAL	6/4/2020	298.75
00749659	300982	UNITED SITE SERVICES	6/4/2020	504.01
00749663	80279	VERIZON WIRELESS	6/4/2020	496.49
00749671	13822	XCEL ENERGY	6/4/2020	12.33
00749672	13822	XCEL ENERGY	6/4/2020	12.42
00749673	13822	XCEL ENERGY	6/4/2020	13.56
00749674	13822	XCEL ENERGY	6/4/2020	14.11
00749675	13822	XCEL ENERGY	6/4/2020	36.51
00749676	13822	XCEL ENERGY	6/4/2020	36.94
00749677	13822	XCEL ENERGY	6/4/2020	45.00
00749678	13822	XCEL ENERGY	6/4/2020	45.85
00749679	13822	XCEL ENERGY	6/4/2020	46.96
00749680	13822	XCEL ENERGY	6/4/2020	54.92
00749681	13822	XCEL ENERGY	6/4/2020	73.30
00749682	13822	XCEL ENERGY	6/4/2020	93.38
00749683	13822	XCEL ENERGY	6/4/2020	80.98
00749684	13822	XCEL ENERGY	6/4/2020	95.18
00749685	13822	XCEL ENERGY	6/4/2020	96.34
00749686	13822	XCEL ENERGY	6/4/2020	99.66
00749687	13822	XCEL ENERGY	6/4/2020	114.78
00749688	13822	XCEL ENERGY	6/4/2020	129.24
00749689	13822	XCEL ENERGY	6/4/2020	471.94
00749690	13822	XCEL ENERGY	6/4/2020	496.67
00749691	13822	XCEL ENERGY	6/4/2020	511.38
00749692	13822	XCEL ENERGY	6/4/2020	883.23

Net Warrants by Fund Detail

43

Colorado Air & Space Port

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749693	13822	XCEL ENERGY	6/4/2020	938.97
00749694	13822	XCEL ENERGY	6/4/2020	1,305.25
<b>Fund Total</b>				<b>38,353.43</b>



Net Warrants by Fund Detail

50

FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749493	72554	AAA PEST PROS	6/4/2020	60.00
00749499	977209	ADT COMMERCIAL LLC	6/4/2020	150.00
			<b>Fund Total</b>	<b>210.00</b>

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

**Grand Total**      8,719,155.09

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

<u>9479</u>	<u>Administrative Cost Pool</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00030	975967	365664	5/23/2020	20.16
	PCard JE	00030	975967	365664	5/23/2020	40.01
					Account Total	<u>60.17</u>
					Department Total	<u><u>60.17</u></u>

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

<u>3040X2601010</u>	<u>Adult Prot Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	149.23
					Account Total	<u>298.46</u>
					Department Total	<u><u>298.46</u></u>

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

<u>304005007000</u>	<u>Adult Prot Com Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00015	975967	365664	5/23/2020	162.64
					Account Total	162.64
					Department Total	162.64

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

<u>99800</u>	<u>All Ofc Shared Direct</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00035	975967	365664	5/23/2020	167.28
	PCard JE	00035	975967	365664	5/23/2020	124.62
	PCard JE	00035	975967	365664	5/23/2020	155.09
	PCard JE	00035	975967	365664	5/23/2020	156.74
	PCard JE	00035	975967	365664	5/23/2020	184.21
	PCard JE	00035	975967	365664	5/23/2020	281.64
	PCard JE	00035	975967	365664	5/23/2020	167.28
	PCard JE	00035	975967	365664	5/23/2020	167.28
	PCard JE	00035	975967	365664	5/23/2020	130.60
	PCard JE	00035	975967	365664	5/23/2020	149.23
	PCard JE	00035	975967	365664	5/23/2020	184.21
	PCard JE	00035	975967	365664	5/23/2020	124.62
	PCard JE	00035	975967	365664	5/23/2020	130.60
	PCard JE	00035	975967	365664	5/23/2020	149.23
	PCard JE	00035	975967	365664	5/23/2020	281.64
	PCard JE	00035	975967	365664	5/23/2020	167.28
	PCard JE	00035	975967	365664	5/23/2020	155.09
	PCard JE	00035	975967	365664	5/23/2020	156.74
					Account Total	3,033.38
	Telephone					
	YELLOW PAGE DIRECTORY SERVICES	00035	975621	365194	5/27/2020	385.00
					Account Total	385.00
					Department Total	3,418.38

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

<u>2051</u>	<u>ANS - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Animal Control/Shelter					
	MOODY SHEILA	00001	973411	362556	4/14/2020	75.00
					Account Total	75.00
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	173.80
	PCard JE	00001	975967	365664	5/23/2020	173.80
					Account Total	347.60
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	24.04
	PCard JE	00001	975967	365664	5/23/2020	60.95
	PCard JE	00001	975967	365664	5/23/2020	560.35
					Account Total	645.34
					Department Total	1,067.94

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

<u>2056</u>	<u>ANS - Clinic Operations</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	PCard JE	00001	975967	365664	5/23/2020	110.00
					Account Total	110.00
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	52.99
					Account Total	52.99
					Department Total	162.99



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

<u>2053</u>	<u>ANS - Kennel Operations</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	PCard JE	00001	975967	365664	5/23/2020	250.00
					Account Total	250.00
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	49.99
	PCard JE	00001	975967	365664	5/23/2020	5.76
	PCard JE	00001	975967	365664	5/23/2020	56.97
	PCard JE	00001	975967	365664	5/23/2020	4.17
	PCard JE	00001	975967	365664	5/23/2020	15.99
	PCard JE	00001	975967	365664	5/23/2020	4.97
	PCard JE	00001	975967	365664	5/23/2020	329.60
	PCard JE	00001	975967	365664	5/23/2020	5.76
					Account Total	473.21
					Department Total	723.21

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

<u>1040</u>	<u>Assessor Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	121.00
					Account Total	121.00
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	173.80
	PCard JE	00001	975967	365664	5/23/2020	149.23
	PCard JE	00001	975967	365664	5/23/2020	149.23
	PCard JE	00001	975967	365664	5/23/2020	149.23
	PCard JE	00001	975967	365664	5/23/2020	130.60
	PCard JE	00001	975967	365664	5/23/2020	173.80
	PCard JE	00001	975967	365664	5/23/2020	130.60
	PCard JE	00001	975967	365664	5/23/2020	149.23
					Account Total	1,205.72
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	319.21
	PCard JE	00001	975967	365664	5/23/2020	53.15
	PCard JE	00001	975967	365664	5/23/2020	123.32
	PCard JE	00001	975967	365664	5/23/2020	103.38
					Account Total	599.06
	Postage & Freight					
	PCard JE	00001	975967	365664	5/23/2020	1,690.00
					Account Total	1,690.00
	Special Events					
	PCard JE	00001	975967	365664	5/23/2020	72.54
	PCard JE	00001	975967	365664	5/23/2020	54.61
					Account Total	127.15
	Subscrip/Publications					
	PCard JE	00001	975967	365664	5/23/2020	125.00
					Account Total	125.00
					Department Total	3,867.93

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

<u>1011</u>	<u>Board of County Commissioners</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	206.10
	PCard JE	00001	975967	365664	5/23/2020	206.10
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	124.62
					Account Total	661.44
	Legal Notices					
	PCard JE	00001	975967	365664	5/23/2020	53.68
	PCard JE	00001	975967	365664	5/23/2020	16.28
	PCard JE	00001	975967	365664	5/23/2020	53.68
	PCard JE	00001	975967	365664	5/23/2020	36.96
	PCard JE	00001	975967	365664	5/23/2020	30.36
	PCard JE	00001	975967	365664	5/23/2020	48.84
	PCard JE	00001	975967	365664	5/23/2020	31.68
					Account Total	271.48
	Subscrip/Publications					
	PCard JE	00001	975967	365664	5/23/2020	117.00
	PCard JE	00001	975967	365664	5/23/2020	12.95
					Account Total	129.95
					Department Total	1,062.87

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

<u>1024</u>	<u>Budget Office</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	35.00
	PCard JE	00001	975967	365664	5/23/2020	35.00
	PCard JE	00001	975967	365664	5/23/2020	35.00
	PCard JE	00001	975967	365664	5/23/2020	35.00
	PCard JE	00001	975967	365664	5/23/2020	549.00
					Account Total	689.00
	Office Furniture					
	PCard JE	00001	975967	365664	5/23/2020	129.99
					Account Total	129.99
					Department Total	818.99

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

<u>3064</u>	<u>Building Safety</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	219.00
					Account Total	219.00
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	173.80
	PCard JE	00001	975967	365664	5/23/2020	173.80
					Account Total	347.60
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	21.50
					Account Total	21.50
	Travel & Transportation					
	PCard JE	00001	975967	365664	5/23/2020	26.80
	PCard JE	00001	975967	365664	5/23/2020	28.30
	PCard JE	00001	975967	365664	5/23/2020	29.55
					Account Total	84.65
					Department Total	672.75

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

<u>400005007000</u>	<u>Bus Ofc Common Supportive</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	PCard JE	00015	975967	365664	5/23/2020	209.76
					Account Total	<u>209.76</u>
	Operating Supplies					
	PCard JE	00015	975967	365664	5/23/2020	44.36
	PCard JE	00015	975967	365664	5/23/2020	31.99
					Account Total	<u>76.35</u>
					Department Total	<u><u>286.11</u></u>

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

<u>1026</u>	<u>Business Solutions Group</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	10.00-
					Account Total	10.00-
					Department Total	10.00-

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

<u>3164</u>	<u>Byers/Shamrock Blade Stations</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	PCard JE	00004	975967	365664	5/23/2020	481.83
					Account Total	481.83
					Department Total	481.83



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

<u>306005007000</u>	<u>CA Common Supportive</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	149.23
					Account Total	<u>596.92</u>
					Department Total	<u><u>596.92</u></u>

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

<u>1074</u>	<u>CA- Risk Management</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	PCard JE	00019	975967	365664	5/23/2020	195.00
					Account Total	195.00
	Safety-Drug & AI Test/Med Cert					
	PCard JE	00019	975967	365664	5/23/2020	425.00
					Account Total	425.00
					Department Total	620.00

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

<u>1043</u>	<u>CA- Social Services IV-D</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	206.10
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	206.10
					Account Total	661.44
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	87.65
	PCard JE	00001	975967	365664	5/23/2020	117.14
					Account Total	204.79
					Department Total	866.23

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

<u>4306</u>	<u>Cafe</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Snack Bar Supplies					
	ALL STAR HOOD CLEANING	00043	975952	365652	5/30/2020	595.00
	PCard JE	00043	975967	365664	5/23/2020	99.00
					Account Total	694.00
					Department Total	694.00

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

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	D2C ARCHITECTS INC	00004	976101	365863	6/4/2020	11,002.80
	D2C ARCHITECTS INC	00004	976125	365863	6/4/2020	3,500.00
	MW GOLDEN CONSTRUCTORS	00004	976200	365863	6/4/2020	2,800.00
	WOLD ARCHITECTS AND ENGINEERS	00004	976070	365863	6/4/2020	1,245.04
	WORKPLACE ELEMENTS	00004	976238	366011	6/5/2020	101,701.85
					Account Total	120,249.69
					Department Total	120,249.69

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

<u>9263</u>	<u>CARES Act Funding</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00001	975967	365664	5/23/2020	48.83
	PCard JE	00001	975967	365664	5/23/2020	32.14
	PCard JE	00001	975967	365664	5/23/2020	16.94
	PCard JE	00001	975967	365664	5/23/2020	2,550.00
	PCard JE	00001	975967	365664	5/23/2020	110.14
	PCard JE	00001	975967	365664	5/23/2020	941.49
	PCard JE	00001	975967	365664	5/23/2020	1,107.32
					Account Total	4,806.86
	Computers					
	PCard JE	00001	975967	365664	5/23/2020	574.95
	PCard JE	00001	975967	365664	5/23/2020	845.50
					Account Total	1,420.45
	Grants to Other Instit					
	COMMERCE CITY CITY OF	00001	975944	365641	6/2/2020	1,548,961.67
	THORNTON CITY OF	00001	975978	365667	6/2/2020	3,735,100.33
					Account Total	5,284,062.00
	Medical Services					
	PCard JE	00001	975967	365664	5/23/2020	375.00
	PCard JE	00001	975967	365664	5/23/2020	355.00
	PCard JE	00001	975967	365664	5/23/2020	375.00
					Account Total	1,105.00
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	829.85
	PCard JE	00001	975967	365664	5/23/2020	4,151.71
	PCard JE	00001	975967	365664	5/23/2020	624.85
					Account Total	5,606.41
	Operating Supplies					
	HI DENVER REALTY	00001	976063	365785	6/3/2020	800.00
	PCard JE	00001	975967	365664	5/23/2020	773.67
	PCard JE	00001	975967	365664	5/23/2020	4,963.90
	PCard JE	00001	975967	365664	5/23/2020	30.57
	PCard JE	00001	975967	365664	5/23/2020	13.10
	PCard JE	00001	975967	365664	5/23/2020	33.05

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

<u>9263</u>	<u>CARES Act Funding</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	88.30
	PCard JE	00001	975967	365664	5/23/2020	3,992.80
	PCard JE	00001	975967	365664	5/23/2020	125.82
	PCard JE	00001	975967	365664	5/23/2020	62.99
	PCard JE	00001	975967	365664	5/23/2020	37.77
	PCard JE	00001	975967	365664	5/23/2020	4.12
	PCard JE	00001	975967	365664	5/23/2020	48.14
	PCard JE	00001	975967	365664	5/23/2020	4,886.84
	PCard JE	00001	975967	365664	5/23/2020	1,387.12
	PCard JE	00001	975967	365664	5/23/2020	4,558.40
	PCard JE	00001	975967	365664	5/23/2020	70.94
	PCard JE	00001	975967	365664	5/23/2020	2,707.60
	PCard JE	00001	975967	365664	5/23/2020	31.89
	PCard JE	00001	975967	365664	5/23/2020	103.74
	PCard JE	00001	975967	365664	5/23/2020	10.00
	PCard JE	00001	975967	365664	5/23/2020	374.88
	PCard JE	00001	975967	365664	5/23/2020	10.05-
	PCard JE	00001	975967	365664	5/23/2020	124.85
	PCard JE	00001	975967	365664	5/23/2020	198.00
	PCard JE	00001	975967	365664	5/23/2020	302.20
	PCard JE	00001	975967	365664	5/23/2020	2,231.50
	PCard JE	00001	975967	365664	5/23/2020	3,268.74
	PCard JE	00001	975967	365664	5/23/2020	1,189.20
	PCard JE	00001	975967	365664	5/23/2020	279.96
	PCard JE	00001	975967	365664	5/23/2020	16.25
	PCard JE	00001	975967	365664	5/23/2020	31.23
	PCard JE	00001	975967	365664	5/23/2020	4,000.00
	PCard JE	00001	975967	365664	5/23/2020	3,503.61
	PCard JE	00001	975967	365664	5/23/2020	232.06
	PCard JE	00001	975967	365664	5/23/2020	14,565.12
	PCard JE	00001	975967	365664	5/23/2020	5,883.48
	PCard JE	00001	975967	365664	5/23/2020	5,596.48
	PCard JE	00001	975967	365664	5/23/2020	5,774.48
	PCard JE	00001	975967	365664	5/23/2020	7,335.48
	PCard JE	00001	975967	365664	5/23/2020	6,667.90
	PCard JE	00001	975967	365664	5/23/2020	19,992.00

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

<u>9263</u>	<u>CARES Act Funding</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	409.17
	PCard JE	00001	975967	365664	5/23/2020	157.66
					Account Total	<u>106,854.96</u>
	Software and Licensing					
	PCard JE	00001	975967	365664	5/23/2020	449.25
	PCard JE	00001	975967	365664	5/23/2020	143.98
	PCard JE	00001	975967	365664	5/23/2020	6,928.00
					Account Total	<u>7,521.23</u>
					Department Total	<u><u>5,411,376.91</u></u>



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

<u>4302</u>	<u>CASP Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Advertising					
	PCard JE	00043	975967	365664	5/23/2020	621.00
					Account Total	621.00
	Airport Materials & Supplies					
	PCard JE	00043	975967	365664	5/23/2020	6.64-
					Account Total	6.64-
	Equipment Rental					
	PCard JE	00043	975967	365664	5/23/2020	155.09
	PCard JE	00043	975967	365664	5/23/2020	124.62
	PCard JE	00043	975967	365664	5/23/2020	155.09
	PCard JE	00043	975967	365664	5/23/2020	124.62
					Account Total	559.42
	Gas & Electricity					
	XCEL ENERGY	00043	975875	365323	5/28/2020	13.56
	XCEL ENERGY	00043	975873	365323	5/28/2020	12.33
					Account Total	25.89
	Promotion Expense					
	PCard JE	00043	975967	365664	5/23/2020	59.70
	PCard JE	00043	975967	365664	5/23/2020	271.73
	PCard JE	00043	975967	365664	5/23/2020	9.99
					Account Total	341.42
	Telephone					
	CENTURYLINK	00043	975953	365652	5/30/2020	54.55
	PCard JE	00043	975967	365664	5/23/2020	832.98
	VERIZON WIRELESS	00043	975901	365330	5/28/2020	456.48
					Account Total	1,344.01
	Water/Sewer/Sanitation					
	SWIMS DISPOSAL	00043	975956	365652	5/30/2020	298.75
	UNITED SITE SERVICES	00043	975957	365652	5/30/2020	504.01
					Account Total	802.76
					Department Total	3,687.86

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

<u>4308</u>	<u>CASPATCT</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00043	975967	365664	5/23/2020	62.94
					Account Total	62.94
	Gas & Electricity					
	XCEL ENERGY	00043	975876	365323	5/28/2020	14.11
	XCEL ENERGY	00043	975896	365327	5/28/2020	1,305.25
					Account Total	1,319.36
	Security Service					
	ADT COMMERCIAL LLC	00043	976059	365781	6/3/2020	374.40
	ADT COMMERCIAL LLC	00043	976061	365781	6/3/2020	374.40
					Account Total	748.80
	Telephone					
	CENTURYLINK	00043	975953	365652	5/30/2020	54.97
	CENTURYLINK	00043	975953	365652	5/30/2020	132.74
	PCard JE	00043	975967	365664	5/23/2020	477.52
					Account Total	665.23
					Department Total	<u>2,796.33</u>

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

<u>4303</u>	<u>CASP FBO</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00043	975880	365324	5/28/2020	45.85
					Account Total	45.85
	Janitorial Services					
	PCard JE	00043	975967	365664	5/23/2020	224.56
					Account Total	224.56
	Promotion Expense					
	PCard JE	00043	975967	365664	5/23/2020	10.00
	PCard JE	00043	975967	365664	5/23/2020	59.70
	PCard JE	00043	975967	365664	5/23/2020	271.73
					Account Total	341.43
	Satellite Television					
	DISH NETWORK	00043	975900	365330	5/28/2020	154.04
					Account Total	154.04
	Telephone					
	CENTURYLINK	00043	975953	365652	5/30/2020	50.53
	VERIZON WIRELESS	00043	975901	365330	5/28/2020	40.01
					Account Total	90.54
					Department Total	856.42

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

<u>4304</u>	<u>CASP Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Airside Expenses					
	PCard JE	00043	975967	365664	5/23/2020	12.72
					Account Total	12.72
	Building Repair & Maint					
	PCard JE	00043	975967	365664	5/23/2020	45.54
					Account Total	45.54
	Equipment Maint & Repair					
	PCard JE	00043	975967	365664	5/23/2020	6.48
	PCard JE	00043	975967	365664	5/23/2020	19.99
	PCard JE	00043	975967	365664	5/23/2020	280.75
					Account Total	307.22
	Gas & Electricity					
	XCEL ENERGY	00043	975877	365323	5/28/2020	36.51
	XCEL ENERGY	00043	975878	365323	5/28/2020	254.22
	XCEL ENERGY	00043	975878	365323	5/28/2020	588.93-
	XCEL ENERGY	00043	975878	365323	5/28/2020	371.65
	XCEL ENERGY	00043	975879	365324	5/28/2020	45.00
	XCEL ENERGY	00043	975874	365323	5/28/2020	12.42
	XCEL ENERGY	00043	975881	365324	5/28/2020	46.96
	XCEL ENERGY	00043	975882	365324	5/28/2020	54.92
	XCEL ENERGY	00043	975883	365324	5/28/2020	28.21
	XCEL ENERGY	00043	975883	365324	5/28/2020	45.09
	XCEL ENERGY	00043	975884	365324	5/28/2020	93.38
	XCEL ENERGY	00043	975885	365326	5/28/2020	80.98
	XCEL ENERGY	00043	975886	365326	5/28/2020	38.03
	XCEL ENERGY	00043	975886	365326	5/28/2020	57.15
	XCEL ENERGY	00043	975887	365326	5/28/2020	96.34
	XCEL ENERGY	00043	975888	365326	5/28/2020	99.66
	XCEL ENERGY	00043	975889	365326	5/28/2020	1,122.17
	XCEL ENERGY	00043	975889	365326	5/28/2020	1,007.39-
	XCEL ENERGY	00043	975890	365326	5/28/2020	516.97
	XCEL ENERGY	00043	975890	365326	5/28/2020	92.30
	XCEL ENERGY	00043	975890	365326	5/28/2020	494.68-
	XCEL ENERGY	00043	975890	365326	5/28/2020	14.65
	XCEL ENERGY	00043	975891	365327	5/28/2020	1,105.89

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

<u>4304</u>	<u>CASP Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	XCEL ENERGY	00043	975891	365327	5/28/2020	633.95-
	XCEL ENERGY	00043	975892	365327	5/28/2020	496.67
	XCEL ENERGY	00043	975893	365327	5/28/2020	437.17
	XCEL ENERGY	00043	975893	365327	5/28/2020	74.21
	XCEL ENERGY	00043	975894	365327	5/28/2020	768.20
	XCEL ENERGY	00043	975894	365327	5/28/2020	115.03
					Account Total	3,378.83
	Other Rents & Leases					
	ROGGEN FARMERS ELEVATOR ASSN	00043	975955	365652	5/30/2020	42.00
					Account Total	42.00
	Repair & Maint Supplies					
	PCard JE	00043	975967	365664	5/23/2020	90.00
	PCard JE	00043	975967	365664	5/23/2020	225.00-
					Account Total	135.00-
	Security Service					
	ADT COMMERCIAL LLC	00043	976060	365781	6/3/2020	374.40
					Account Total	374.40
	Telephone					
	EASTERN SLOPE RURAL TELEPHONE	00043	975954	365652	5/30/2020	128.10
	PCard JE	00043	975967	365664	5/23/2020	101.77
					Account Total	229.87
					Department Total	4,255.58

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

<u>941018</u>	<u>CDBG 2018/2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Institutions					
	TIERRA ROJO CORPORATION	00030	976188	365872	6/4/2020	<u>19,640.00</u>
					Account Total	<u>19,640.00</u>
					Department Total	<u><u>19,640.00</u></u>

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

<u>1094</u>	<u>CED Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	156.74
	PCard JE	00001	975967	365664	5/23/2020	156.74
					Account Total	<u>313.48</u>
					Department Total	<u><u>313.48</u></u>

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

<u>2035E0102810</u>	<u>Chafee - Aftercare Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	County Client/Provider					
	PCard JE	00015	975967	365664	5/23/2020	210.00
	PCard JE	00015	975967	365664	5/23/2020	35.00
	PCard JE	00015	975967	365664	5/23/2020	50.00
	PCard JE	00015	975967	365664	5/23/2020	50.00
					Account Total	<u>345.00</u>
					Department Total	<u><u>345.00</u></u>



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

<u>2035E0102850</u>	<u>Chafee - Independ Living Dir S</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	County Client/Provider					
	PCard JE	00015	975967	365664	5/23/2020	113.87-
	PCard JE	00015	975967	365664	5/23/2020	190.00
	PCard JE	00015	975967	365664	5/23/2020	50.00
					Account Total	126.13
	Other Communications					
	PCard JE	00015	975967	365664	5/23/2020	40.01
					Account Total	40.01
					Department Total	166.14

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

<u>307531502300</u>	<u>Child Care Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00015	975967	365664	5/23/2020	173.80
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	173.80
	PCard JE	00015	975967	365664	5/23/2020	281.64
					Account Total	<u>910.88</u>
	Operating Supplies					
	PCard JE	00015	975967	365664	5/23/2020	162.64
					Account Total	<u>162.64</u>
	Other Professional Serv					
	PCard JE	00015	975967	365664	5/23/2020	59.40
					Account Total	<u>59.40</u>
					Department Total	<u><u>1,132.92</u></u>

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

<u>201032001220</u>	<u>Child Welfare 100%</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	PCard JE	00015	975967	365664	5/23/2020	<u>75.98</u>
					Account Total	<u>75.98</u>
					Department Total	<u><u>75.98</u></u>

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

<u>201032001210</u>	<u>Child Welfare 80/20</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	130.60
	PCard JE	00015	975967	365664	5/23/2020	156.74
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	155.09
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	155.09
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	130.60
	PCard JE	00015	975967	365664	5/23/2020	124.62
	PCard JE	00015	975967	365664	5/23/2020	167.28
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	156.74
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	167.28
	PCard JE	00015	975967	365664	5/23/2020	130.60
	PCard JE	00015	975967	365664	5/23/2020	124.62
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	130.60
					Account Total	6,053.58



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

<u>201032001210</u>	<u>Child Welfare 80/20</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Account Total	2,178.00
	Operating Supplies					
	PCard JE	00015	975967	365664	5/23/2020	59.00
	PCard JE	00015	975967	365664	5/23/2020	31.99
	PCard JE	00015	975967	365664	5/23/2020	739.03
					Account Total	830.02
	Other Professional Serv					
	PCard JE	00015	975967	365664	5/23/2020	193.92
					Account Total	193.92
	Postage & Freight					
	PCard JE	00015	975967	365664	5/23/2020	56.80
	PCard JE	00015	975967	365664	5/23/2020	56.80
					Account Total	113.60
	Printing External					
	PCard JE	00015	975967	365664	5/23/2020	120.00
	PCard JE	00015	975967	365664	5/23/2020	29.99
	PCard JE	00015	975967	365664	5/23/2020	19.00
					Account Total	168.99
	Registration Fees					
	PCard JE	00015	975967	365664	5/23/2020	100.00
					Account Total	100.00
					Department Total	9,638.11

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

<u>201032101578</u>	<u>Child Welfare 90/10 (SB15-242)</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	PCard JE	00015	975967	365664	5/23/2020	290.64
					Account Total	290.64
					Department Total	290.64

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

<u>1020</u>	<u>CLK Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Books					
	PCard JE	00001	975967	365664	5/23/2020	20.84
					Account Total	20.84
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	15.88
	PCard JE	00001	975967	365664	5/23/2020	8.25
	PCard JE	00001	975967	365664	5/23/2020	158.00
	PCard JE	00001	975967	365664	5/23/2020	7.00
	PCard JE	00001	975967	365664	5/23/2020	918.37
	PCard JE	00001	975967	365664	5/23/2020	14.98
	PCard JE	00001	975967	365664	5/23/2020	973.19
	PCard JE	00001	975967	365664	5/23/2020	12.00
					Account Total	2,107.67
					Department Total	2,128.51



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

<u>1022</u>	<u>CLK Elections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Advertising					
	PCard JE	00001	975967	365664	5/23/2020	719.10
					Account Total	719.10
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	184.21
	PCard JE	00001	975967	365664	5/23/2020	184.21
	PCard JE	00001	975967	365664	5/23/2020	130.60
	PCard JE	00001	975967	365664	5/23/2020	167.28
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	130.60
	PCard JE	00001	975967	365664	5/23/2020	167.28
	PCard JE	00001	975967	365664	5/23/2020	184.21
	PCard JE	00001	975967	365664	5/23/2020	184.21
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	124.62
					Account Total	1,831.08
	Maintenance Contracts					
	PITNEY BOWES GLOBAL FINANCIAL	00001	975950	365649	6/2/2020	1,152.54
					Account Total	1,152.54
	Operating Supplies					
	CENTURY LINK	00001	975949	365649	6/2/2020	103.16
	PCard JE	00001	975967	365664	5/23/2020	12.64
	PCard JE	00001	975967	365664	5/23/2020	28.71
	PCard JE	00001	975967	365664	5/23/2020	46.45
	PCard JE	00001	975967	365664	5/23/2020	59.37
	PCard JE	00001	975967	365664	5/23/2020	17.62
	PCard JE	00001	975967	365664	5/23/2020	323.88
	PCard JE	00001	975967	365664	5/23/2020	2,294.15
	PCard JE	00001	975967	365664	5/23/2020	261.99
	PCard JE	00001	975967	365664	5/23/2020	28.12
	PCard JE	00001	975967	365664	5/23/2020	1,119.79
	PCard JE	00001	975967	365664	5/23/2020	10.36
	PCard JE	00001	975967	365664	5/23/2020	28.99
	PCard JE	00001	975967	365664	5/23/2020	835.91

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

<u>1022</u>	<u>CLK Elections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	1,898.41
	PCard JE	00001	975967	365664	5/23/2020	1,180.88
	PCard JE	00001	975967	365664	5/23/2020	13.99
	PCard JE	00001	975967	365664	5/23/2020	149.66
	PCard JE	00001	975967	365664	5/23/2020	34.99-
	PCard JE	00001	975967	365664	5/23/2020	130.54
	PCard JE	00001	975967	365664	5/23/2020	11.73
					Account Total	8,521.36
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	2,236.24
					Account Total	2,236.24
	Postage & Freight					
	PCard JE	00001	975967	365664	5/23/2020	7.75
	PCard JE	00001	975967	365664	5/23/2020	8.70
	US POSTMASTER	00001	975979	365669	6/2/2020	318.00
					Account Total	334.45
	Subscrip/Publications					
	PCard JE	00001	975967	365664	5/23/2020	384.00
					Account Total	384.00
					Department Total	15,178.77

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

<u>1023</u>	<u>CLK Motor Vehicle</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Bad Debt Expense					
	ADCO CLERK & REC / MOTOR VEHIC	00001	976056	365772	6/3/2020	259,896.89
					Account Total	259,896.89
	Books					
	PCard JE	00001	975967	365664	5/23/2020	9.85
	PCard JE	00001	975967	365664	5/23/2020	14.50
					Account Total	24.35
	Business Meetings					
	PCard JE	00001	975967	365664	5/23/2020	81.83
	PCard JE	00001	975967	365664	5/23/2020	50.50
	PCard JE	00001	975967	365664	5/23/2020	36.96
					Account Total	169.29
	Communications Equipment					
	PCard JE	00001	975967	365664	5/23/2020	1,170.26
					Account Total	1,170.26
	Destruction of Records					
	SHRED IT USA LLC	00001	975951	365649	6/2/2020	144.00
					Account Total	144.00
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	155.09
					Account Total	1,489.96
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	16.71
	PCard JE	00001	975967	365664	5/23/2020	96.75
	PCard JE	00001	975967	365664	5/23/2020	61.67

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

<u>1023</u>	<u>CLK Motor Vehicle</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	134.91
	PCard JE	00001	975967	365664	5/23/2020	25.15
	PCard JE	00001	975967	365664	5/23/2020	94.99
	PCard JE	00001	975967	365664	5/23/2020	112.62
	PCard JE	00001	975967	365664	5/23/2020	8.20
	PCard JE	00001	975967	365664	5/23/2020	119.56
	PCard JE	00001	975967	365664	5/23/2020	973.31
	PCard JE	00001	975967	365664	5/23/2020	97.00
	PCard JE	00001	975967	365664	5/23/2020	1,264.00
	PCard JE	00001	975967	365664	5/23/2020	258.39
	PCard JE	00001	975967	365664	5/23/2020	191.20
	PCard JE	00001	975967	365664	5/23/2020	24.25
	PCard JE	00001	975967	365664	5/23/2020	211.60
	PCard JE	00001	975967	365664	5/23/2020	56.16
	PCard JE	00001	975967	365664	5/23/2020	60.00
	PCard JE	00001	975967	365664	5/23/2020	14.98-
	PCard JE	00001	975967	365664	5/23/2020	14.98-
					Account Total	<u>3,776.51</u>
					Department Total	<u><u>266,671.26</u></u>

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

<u>1021</u>	<u>CLK Recording</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	173.80
	PCard JE	00001	975967	365664	5/23/2020	149.23
	PCard JE	00001	975967	365664	5/23/2020	149.23
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	173.80
					Account Total	956.24
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	6,151.04
	PCard JE	00001	975967	365664	5/23/2020	788.80
					Account Total	6,939.84
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	8.81
	PCard JE	00001	975967	365664	5/23/2020	158.00
	PCard JE	00001	975967	365664	5/23/2020	123.32
	PCard JE	00001	975967	365664	5/23/2020	255.83
	PCard JE	00001	975967	365664	5/23/2020	7.00
	PCard JE	00001	975967	365664	5/23/2020	8.25
	PCard JE	00001	975967	365664	5/23/2020	162.64
					Account Total	723.85
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	129.99
					Account Total	129.99
					Department Total	8,749.92

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

<u>3060</u>	<u>Code Compliance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	173.80
	PCard JE	00001	975967	365664	5/23/2020	173.80
					Account Total	347.60
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	390.00
	PCard JE	00001	975967	365664	5/23/2020	49.95
					Account Total	439.95
	Telephone					
	PCard JE	00001	975967	365664	5/23/2020	489.17
					Account Total	489.17
					Department Total	1,276.72

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

<u>43</u>	<u>Colorado Air &amp; Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ALBERTS WATER & WASTEWATER SER	00043	976154	365863	6/4/2020	3,300.00
	CITY SERVICEVALCON LLC	00043	976239	366011	6/5/2020	20,279.49
	DBT TRANSPORTATION SERVICES LL	00043	976067	365863	6/4/2020	416.67
	DBT TRANSPORTATION SERVICES LL	00043	976068	365863	6/4/2020	787.50
					Account Total	24,783.66
					Department Total	24,783.66

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

<u>2040</u>	<u>Comm Safety &amp; Wellbeing Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	PCard JE	00001	975967	365664	5/23/2020	14.75
	PCard JE	00001	975967	365664	5/23/2020	15.19
	PCard JE	00001	975967	365664	5/23/2020	69.47
					Account Total	99.41
	Membership Dues					
	PCard JE	00001	975967	365664	5/23/2020	48.00
	PCard JE	00001	975967	365664	5/23/2020	1.18-
	PCard JE	00001	975967	365664	5/23/2020	5.00
					Account Total	51.82
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	29.48
	PCard JE	00001	975967	365664	5/23/2020	7.99
					Account Total	37.47
					Department Total	188.70



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

<u>1010</u>	<u>Communications</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Advertising					
	PCard JE	00001	975967	365664	5/23/2020	250.00
	PCard JE	00001	975967	365664	5/23/2020	97.43
					Account Total	347.43
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	156.74
	PCard JE	00001	975967	365664	5/23/2020	156.74
					Account Total	313.48
	Multi-Media Services					
	PCard JE	00001	975967	365664	5/23/2020	9.99
	PCard JE	00001	975967	365664	5/23/2020	1,761.00
	PCard JE	00001	975967	365664	5/23/2020	28.75
	PCard JE	00001	975967	365664	5/23/2020	3.75
	PCard JE	00001	975967	365664	5/23/2020	2.50
	PCard JE	00001	975967	365664	5/23/2020	51.25
	PCard JE	00001	975967	365664	5/23/2020	3.75
	PCard JE	00001	975967	365664	5/23/2020	3.75
	PCard JE	00001	975967	365664	5/23/2020	5.00
	PCard JE	00001	975967	365664	5/23/2020	11.25
	PCard JE	00001	975967	365664	5/23/2020	35.00
					Account Total	1,915.99
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	621.92
	PCard JE	00001	975967	365664	5/23/2020	150.00
					Account Total	771.92
	Subscrip/Publications					
	PCard JE	00001	975967	365664	5/23/2020	84.99
					Account Total	84.99
					Department Total	3,433.81

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

<u>9275</u>	<u>Community Corrections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	PCard JE	00001	975967	365664	5/23/2020	27.24
					Account Total	27.24
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	206.10
	PCard JE	00001	975967	365664	5/23/2020	206.10
					Account Total	412.20
					Department Total	439.44

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

<u>30</u>	<u>Community Dev Block Grant Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg ROOT POLICY RESEARCH INC	00030	976017	365747	6/3/2020	10,503.75
					Account Total	10,503.75
					Department Total	10,503.75

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

<u>2055</u>	<u>Control/Enforcement</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	PCard JE	00001	975967	365664	5/23/2020	489.73
					Account Total	489.73
	Uniforms & Cleaning					
	PCard JE	00001	975967	365664	5/23/2020	410.16
					Account Total	410.16
					Department Total	899.89

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

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	<u>112.37</u>
					Account Total	<u>112.37</u>
					Department Total	<u><u>112.37</u></u>

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

<u>1013</u>	<u>County Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Books					
	PCard JE	00001	975967	365664	5/23/2020	160.95
					Account Total	160.95
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	199.00
	PCard JE	00001	975967	365664	5/23/2020	75.00
	PCard JE	00001	975967	365664	5/23/2020	75.00
	PCard JE	00001	975967	365664	5/23/2020	75.00
	PCard JE	00001	975967	365664	5/23/2020	50.00
	PCard JE	00001	975967	365664	5/23/2020	50.00
	PCard JE	00001	975967	365664	5/23/2020	50.00
	PCard JE	00001	975967	365664	5/23/2020	50.00
	PCard JE	00001	975967	365664	5/23/2020	50.00
	PCard JE	00001	975967	365664	5/23/2020	50.00
					Account Total	774.00
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	130.60
	PCard JE	00001	975967	365664	5/23/2020	124.74
	PCard JE	00001	975967	365664	5/23/2020	281.64
	PCard JE	00001	975967	365664	5/23/2020	130.60
	PCard JE	00001	975967	365664	5/23/2020	124.74
	PCard JE	00001	975967	365664	5/23/2020	281.64
					Account Total	1,073.96
	Legal Notices					
	PCard JE	00001	975967	365664	5/23/2020	50.99
					Account Total	50.99
	Membership Dues					
	PCard JE	00001	975967	365664	5/23/2020	480.00
					Account Total	480.00
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	120.16
	PCard JE	00001	975967	365664	5/23/2020	113.60
	PCard JE	00001	975967	365664	5/23/2020	110.13

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

<u>1013</u>	<u>County Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Account Total	343.89
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	16.25
	PCard JE	00001	975967	365664	5/23/2020	8.67
					Account Total	24.92
	Other Professional Serv					
	PCard JE	00001	975967	365664	5/23/2020	875.00
	PCard JE	00001	975967	365664	5/23/2020	54.16
	PCard JE	00001	975967	365664	5/23/2020	5.00
	PCard JE	00001	975967	365664	5/23/2020	5.00
					Account Total	939.16
	Software and Licensing					
	PCard JE	00001	975967	365664	5/23/2020	1,677.90
					Account Total	1,677.90
					Department Total	5,525.77

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

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	PCard JE	00001	975967	365664	5/23/2020	25.99
	PCard JE	00001	975967	365664	5/23/2020	23.49
					Account Total	49.48
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	149.23
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	149.23
	PCard JE	00001	975967	365664	5/23/2020	155.09
					Account Total	608.64
	Medical Services					
	CARUSO JAMES LOUIS	00001	975920	365454	5/29/2020	4,100.00
	CINA & CINA FORENSIC CONSULTIN	00001	975871	365313	5/28/2020	12,000.00
					Account Total	16,100.00
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	25.98
					Account Total	25.98
	Operating Supplies					
	ELDORADO ARTESIAN SPRINGS INC	00001	975964	365662	6/2/2020	20.97
	PCard JE	00001	975967	365664	5/23/2020	195.08
	PCard JE	00001	975967	365664	5/23/2020	154.49
	PCard JE	00001	975967	365664	5/23/2020	58.86
	PCard JE	00001	975967	365664	5/23/2020	284.22
	PCard JE	00001	975967	365664	5/23/2020	14.91-
	PCard JE	00001	975967	365664	5/23/2020	328.89
	PCard JE	00001	975967	365664	5/23/2020	171.57
	PCard JE	00001	975967	365664	5/23/2020	144.15
	PCard JE	00001	975967	365664	5/23/2020	105.13
	PCard JE	00001	975967	365664	5/23/2020	4,950.00
	PCard JE	00001	975967	365664	5/23/2020	4,950.00
	PCard JE	00001	975967	365664	5/23/2020	193.09
	PCard JE	00001	975967	365664	5/23/2020	72.92
	PCard JE	00001	975967	365664	5/23/2020	18.06
	PCard JE	00001	975967	365664	5/23/2020	68.55



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

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	200.83
	PCard JE	00001	975967	365664	5/23/2020	923.44
	PCard JE	00001	975967	365664	5/23/2020	34.62
	PCard JE	00001	975967	365664	5/23/2020	31.50
	PCard JE	00001	975967	365664	5/23/2020	55.65
	PCard JE	00001	975967	365664	5/23/2020	69.99
	PCard JE	00001	975967	365664	5/23/2020	11.27
	PCard JE	00001	975967	365664	5/23/2020	9.73
	PCard JE	00001	975967	365664	5/23/2020	12.51
	PCard JE	00001	975967	365664	5/23/2020	10.05
	PCard JE	00001	975967	365664	5/23/2020	9.97
	PCard JE	00001	975967	365664	5/23/2020	10.78
	PCard JE	00001	975967	365664	5/23/2020	12.88
	PCard JE	00001	975967	365664	5/23/2020	11.59
	PCard JE	00001	975967	365664	5/23/2020	10.68
	PCard JE	00001	975967	365664	5/23/2020	10.37
	PCard JE	00001	975967	365664	5/23/2020	9.40
	PCard JE	00001	975967	365664	5/23/2020	9.97
	PCard JE	00001	975967	365664	5/23/2020	10.34
	SOUTHLAND MEDICAL LLC	00001	975965	365662	6/2/2020	2,377.94
					Account Total	15,534.58
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	717.17
	PCard JE	00001	975967	365664	5/23/2020	1,991.96
					Account Total	2,709.13
	Other Professional Serv					
	ARIAS REBECCA M	00001	975922	365536	6/1/2020	1,942.50
	ARIAS REBECCA M	00001	975923	365536	6/1/2020	1,932.00
	FEDEX	00001	975960	365662	6/2/2020	234.00
	FEDEX	00001	975961	365662	6/2/2020	41.55
	FIRST CALL OF COLO	00001	975962	365662	6/2/2020	6,450.00
	GENEDX INC	00001	975966	365662	6/2/2020	3,000.00
	OCHS CRYSTAL	00001	975921	365455	5/29/2020	935.00
	PCard JE	00001	975967	365664	5/23/2020	195.00
	PCard JE	00001	975967	365664	5/23/2020	195.00

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

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	1,675.00
					Account Total	16,600.05
	Postage & Freight					
	PCard JE	00001	975967	365664	5/23/2020	200.00
					Account Total	200.00
	Printing External					
	PCard JE	00001	975967	365664	5/23/2020	499.37
					Account Total	499.37
	Subscrip/Publications					
	CORHIO	00001	975963	365662	6/2/2020	310.00
					Account Total	310.00
	Travel & Transportation					
	PCard JE	00001	975967	365664	5/23/2020	27.60
	PCard JE	00001	975967	365664	5/23/2020	27.45
	PCard JE	00001	975967	365664	5/23/2020	27.30
	PCard JE	00001	975967	365664	5/23/2020	25.95
					Account Total	108.30
					Department Total	52,745.53

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

<u>1012</u>	<u>County Manager</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	173.80
	PCard JE	00001	975967	365664	5/23/2020	173.80
					Account Total	347.60
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	12.99
	PCard JE	00001	975967	365664	5/23/2020	192.60
	PCard JE	00001	975967	365664	5/23/2020	130.00
					Account Total	335.59
	Software and Licensing					
	PCard JE	00001	975967	365664	5/23/2020	671.16
					Account Total	671.16
	Special Events					
	PCard JE	00001	975967	365664	5/23/2020	15.00
	PCard JE	00001	975967	365664	5/23/2020	15.00
	PCard JE	00001	975967	365664	5/23/2020	44.00
					Account Total	74.00
	Subscrip/Publications					
	PCard JE	00001	975967	365664	5/23/2020	50.00
	PCard JE	00001	975967	365664	5/23/2020	97.58
					Account Total	147.58
					Department Total	1,575.93

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

<u>1031</u>	<u>County Treasurer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	130.60
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	130.60
	PCard JE	00001	975967	365664	5/23/2020	155.09
					Account Total	571.38
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	132.05
	PCard JE	00001	975967	365664	5/23/2020	83.10
	PCard JE	00001	975967	365664	5/23/2020	135.60
	PCard JE	00001	975967	365664	5/23/2020	216.90
	PCard JE	00001	975967	365664	5/23/2020	79.00
	PCard JE	00001	975967	365664	5/23/2020	507.00
	PCard JE	00001	975967	365664	5/23/2020	144.75
					Account Total	1,298.40
	Other Communications					
	VERIZON	00001	975981	365713	6/3/2020	125.04
					Account Total	125.04
					Department Total	1,994.82

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

<u>6021</u>	<u>CT- Trails- Plan/Design Const</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Infrastruc Rep & Maint					
	PCard JE	00024	975967	365664	5/23/2020	1,490.00
					Account Total	1,490.00
					Department Total	1,490.00

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

<u>9248</u>	<u>Culture Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Advertising					
	PCard JE	00001	975967	365664	5/23/2020	149.00
	PCard JE	00001	975967	365664	5/23/2020	75.00
					Account Total	<u>224.00</u>
	Books					
	PCard JE	00001	975967	365664	5/23/2020	18.28
					Account Total	<u>18.28</u>
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	1,400.00-
	PCard JE	00001	975967	365664	5/23/2020	259.00
	PCard JE	00001	975967	365664	5/23/2020	64.99
					Account Total	<u>1,076.01-</u>
	Software and Licensing					
	PCard JE	00001	975967	365664	5/23/2020	955.50
					Account Total	<u>955.50</u>
					Department Total	<u><u>121.77</u></u>

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

<u>2010P1009900</u>	<u>CW Admin Client Spec Non Reimb</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	County Client/Provider					
	PCard JE	00015	975967	365664	5/23/2020	791.92
					Account Total	791.92
	Operating Supplies					
	PCard JE	00015	975967	365664	5/23/2020	20.84
	PCard JE	00015	975967	365664	5/23/2020	344.01
	PCard JE	00015	975967	365664	5/23/2020	80.00
	PCard JE	00015	975967	365664	5/23/2020	86.25
					Account Total	531.10
	Travel & Transportation					
	PCard JE	00015	975967	365664	5/23/2020	9.00
	PCard JE	00015	975967	365664	5/23/2020	19.00
	PCard JE	00015	975967	365664	5/23/2020	208.10
	PCard JE	00015	975967	365664	5/23/2020	208.10
	PCard JE	00015	975967	365664	5/23/2020	144.10
	PCard JE	00015	975967	365664	5/23/2020	144.10
					Account Total	732.40
					Department Total	2,055.42

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

<u>2010P9999900</u>	<u>CW Admin Non Reimb</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	County Client/Provider					
	PCard JE	00015	975967	365664	5/23/2020	74.90
	PCard JE	00015	975967	365664	5/23/2020	74.90
					Account Total	149.80
	Operating Supplies					
	PCard JE	00015	975967	365664	5/23/2020	4,995.50
					Account Total	4,995.50
	Postage & Freight					
	PCard JE	00015	975967	365664	5/23/2020	19.94
					Account Total	19.94
	Travel & Transportation					
	PCard JE	00015	975967	365664	5/23/2020	144.10
	PCard JE	00015	975967	365664	5/23/2020	164.28
					Account Total	308.38
					Department Total	5,473.62



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

<u>2000P9999900</u>	<u>CW Director Non-Riembursable</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Special Events					
	PCard JE	00015	975967	365664	5/23/2020	39.89
	PCard JE	00015	975967	365664	5/23/2020	39.00
					Account Total	<u>78.89</u>
					Department Total	<u><u>78.89</u></u>

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

<u>200005501000</u>	<u>CW Director Soc Serv Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Finger Prints					
	PCard JE	00015	975967	365664	5/23/2020	49.50
					Account Total	49.50
	Software and Licensing					
	PCard JE	00015	975967	365664	5/23/2020	867.57
	PCard JE	00015	975967	365664	5/23/2020	576.00
					Account Total	1,443.57
					Department Total	1,493.07

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

<u>9261</u>	<u>DA- Diversion Project</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Destruction of Records					
	PCard JE	00001	975967	365664	5/23/2020	30.00
					Account Total	30.00
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	2,235.00-
					Account Total	2,235.00-
	Medical Services					
	PCard JE	00001	975967	365664	5/23/2020	943.00
	PCard JE	00001	975967	365664	5/23/2020	100.00
	PCard JE	00001	975967	365664	5/23/2020	890.00
	PCard JE	00001	975967	365664	5/23/2020	95.00
	PCard JE	00001	975967	365664	5/23/2020	300.00
	PCard JE	00001	975967	365664	5/23/2020	372.00
					Account Total	2,700.00
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	51.87
	PCard JE	00001	975967	365664	5/23/2020	62.97
	PCard JE	00001	975967	365664	5/23/2020	207.00
	PCard JE	00001	975967	365664	5/23/2020	46.95
	PCard JE	00001	975967	365664	5/23/2020	33.95
	PCard JE	00001	975967	365664	5/23/2020	33.95
	PCard JE	00001	975967	365664	5/23/2020	56.00
					Account Total	492.69
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	80.02
	PCard JE	00001	975967	365664	5/23/2020	40.01
					Account Total	120.03
	Postage & Freight					
	PCard JE	00001	975967	365664	5/23/2020	54.60
					Account Total	54.60
	Software and Licensing					
	PCard JE	00001	975967	365664	5/23/2020	110.00
	PCard JE	00001	975967	365664	5/23/2020	223.04
	PCard JE	00001	975967	365664	5/23/2020	6.00

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

<u>9261</u>	<u>DA- Diversion Project</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Account Total	339.04
					Department Total	1,501.36

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

<u>100005007000</u>	<u>Dept Director Common Supportiv</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	184.21
					Account Total	<u>368.42</u>
	Operating Supplies					
	PCard JE	00015	975967	365664	5/23/2020	315.00
	PCard JE	00015	975967	365664	5/23/2020	97.66
	PCard JE	00015	975967	365664	5/23/2020	314.05
					Account Total	<u>726.71</u>
					Department Total	<u><u>1,095.13</u></u>

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

<u>1000P9999900</u>	<u>Dept Director Non-Reimbursable</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	ISP Services					
	PCard JE	00015	975967	365664	5/23/2020	169.84
					Account Total	169.84
	Operating Supplies					
	PCard JE	00015	975967	365664	5/23/2020	145.90
	PCard JE	00015	975967	365664	5/23/2020	108.89
	PCard JE	00015	975967	365664	5/23/2020	39.08
	PCard JE	00015	975967	365664	5/23/2020	87.95
	PCard JE	00015	975967	365664	5/23/2020	63.05
	PCard JE	00015	975967	365664	5/23/2020	59.10
	PCard JE	00015	975967	365664	5/23/2020	75.98
					Account Total	579.95
					Department Total	749.79

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

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Computers					
	PCard JE	00001	975967	365664	5/23/2020	2,359.92
					Account Total	2,359.92
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	150.00
	PCard JE	00001	975967	365664	5/23/2020	200.00
					Account Total	350.00
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	1,525.81
	PCard JE	00001	975967	365664	5/23/2020	242.08
	PCard JE	00001	975967	365664	5/23/2020	434.52
	PCard JE	00001	975967	365664	5/23/2020	164.55
					Account Total	2,366.96
	Interpreting Services					
	PCard JE	00001	975967	365664	5/23/2020	639.74
	PCard JE	00001	975967	365664	5/23/2020	1,181.60
					Account Total	1,821.34
	Maintenance Contracts					
	PCard JE	00001	975967	365664	5/23/2020	3,566.06
					Account Total	3,566.06
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	1,400.00
	PCard JE	00001	975967	365664	5/23/2020	4.58
	PCard JE	00001	975967	365664	5/23/2020	97.08
	PCard JE	00001	975967	365664	5/23/2020	125.00
	PCard JE	00001	975967	365664	5/23/2020	59.96
	PCard JE	00001	975967	365664	5/23/2020	103.39
	PCard JE	00001	975967	365664	5/23/2020	552.08
					Account Total	2,342.09
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	386.21
	PCard JE	00001	975967	365664	5/23/2020	275.68
	PCard JE	00001	975967	365664	5/23/2020	590.02
	PCard JE	00001	975967	365664	5/23/2020	471.64

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

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	80.02
	PCard JE	00001	975967	365664	5/23/2020	97.99
	PCard JE	00001	975967	365664	5/23/2020	97.99
					Account Total	1,999.55
	Other Professional Serv					
	LARAMIE COUNTY WYOMING	00001	976037	365753	6/3/2020	8.50
	PCard JE	00001	975967	365664	5/23/2020	27.98
	PCard JE	00001	975967	365664	5/23/2020	4,880.00
	PCard JE	00001	975967	365664	5/23/2020	1,216.00
					Account Total	6,132.48
	Security Service					
	ALLIED UNIVERSAL SECURITY SERV	00001	976062	365753	6/3/2020	3,476.52
					Account Total	3,476.52
	Special Events					
	PCard JE	00001	975967	365664	5/23/2020	65.00
	PCard JE	00001	975967	365664	5/23/2020	33.75
					Account Total	98.75
	Subscrip/Publications					
	PCard JE	00001	975967	365664	5/23/2020	29.95
	PCard JE	00001	975967	365664	5/23/2020	11.99
					Account Total	41.94
	Witness Fees					
	MACINTOSH KENDRAROSE	00001	976039	365753	6/3/2020	40.00
					Account Total	40.00
					Department Total	24,595.61



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

<u>2041</u>	<u>Emerg Mngt-Administraion</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	187.18
	PCard JE	00001	975967	365664	5/23/2020	124.62
					Account Total	436.42
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	355.00
					Account Total	355.00
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	33.57
	PCard JE	00001	975967	365664	5/23/2020	38.60
					Account Total	72.17
	Reimbursed Expenditures					
	PCard JE	00001	975967	365664	5/23/2020	375.00-
					Account Total	375.00-
	Telephone					
	PCard JE	00001	975967	365664	5/23/2020	332.09
					Account Total	332.09
					Department Total	820.68

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

<u>99500</u>	<u>Employment First</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Reasonable Accommodations					
	PCard JE	00035	975967	365664	5/23/2020	<u>20.99</u>
					Account Total	<u>20.99</u>
					Department Total	<u><u>20.99</u></u>

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

<u>97802</u>	<u>Employment Support Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Supp Svcs-Uniforms/Tools					
	PCard JE	00035	975967	365664	5/23/2020	6.68-
					Account Total	6.68-
					Department Total	6.68-

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

<u>1191</u>	<u>Environmental Programs</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	573.84
					Account Total	573.84
	Uniforms & Cleaning					
	PCard JE	00001	975967	365664	5/23/2020	38.67
					Account Total	38.67
					Department Total	612.51

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

6	Equipment Service Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	BEARCOM	00006	976204	365863	6/4/2020	1,218.33
	BEARCOM	00006	976204	365863	6/4/2020	14,409.56
	FACTORY MOTOR PARTS	00006	976167	365863	6/4/2020	8,062.04
	INSIGHT AUTO GLASS LLC	00006	976147	365863	6/4/2020	281.23
	INSIGHT AUTO GLASS LLC	00006	976148	365863	6/4/2020	434.04
	INSIGHT AUTO GLASS LLC	00006	976149	365863	6/4/2020	267.91
	INSIGHT AUTO GLASS LLC	00006	976150	365863	6/4/2020	194.64
	INSIGHT AUTO GLASS LLC	00006	976151	365863	6/4/2020	321.70
	INSIGHT AUTO GLASS LLC	00006	976152	365863	6/4/2020	40.00
	INSIGHT AUTO GLASS LLC	00006	976153	365863	6/4/2020	40.00
	JOHN ELWAY CHEVROLET	00006	976131	365863	6/4/2020	39,480.00
	JOHN ELWAY CHEVROLET	00006	976132	365863	6/4/2020	38,466.00
	KOIS BROTHERS EQUIP CO	00006	976107	365863	6/4/2020	146,885.00
	PRECISE MRM LLC	00006	976164	365863	6/4/2020	5,400.00
	SAM HILL OIL INC	00006	976133	365863	6/4/2020	9,309.54
	SAM HILL OIL INC	00006	976134	365863	6/4/2020	85.00
	SAM HILL OIL INC	00006	976135	365863	6/4/2020	1,293.68
	SAM HILL OIL INC	00006	976136	365863	6/4/2020	6,952.17
	SAM HILL OIL INC	00006	976137	365863	6/4/2020	374.00
	SAM HILL OIL INC	00006	976139	365863	6/4/2020	4,092.90
	SAM HILL OIL INC	00006	976140	365863	6/4/2020	488.82
	SAM HILL OIL INC	00006	976141	365863	6/4/2020	899.96
	SAM HILL OIL INC	00006	976142	365863	6/4/2020	159.86
	SAM HILL OIL INC	00006	976143	365863	6/4/2020	737.62
	SAM HILL OIL INC	00006	976144	365863	6/4/2020	293.10
	SAM HILL OIL INC	00006	976145	365863	6/4/2020	4,606.92
	THE GOODYEAR TIRE AND RUBBER C	00006	976146	365863	6/4/2020	248.00
	THE GOODYEAR TIRE AND RUBBER C	00006	976079	365863	6/4/2020	2,441.73
	WEX BANK	00006	976166	365863	6/4/2020	831.37
					Account Total	288,315.12
					Department Total	288,315.12

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

<u>9240</u>	<u>Extension - Horticulture</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Advertising					
	PCard JE	00001	975967	365664	5/23/2020	3.73
					Account Total	<u>3.73</u>
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	160.00-
					Account Total	<u>160.00-</u>
					Department Total	<u><u>156.27-</u></u>

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

<u>9244</u>	<u>Extension- 4-H/Youth</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	15.47
	PCard JE	00001	975967	365664	5/23/2020	19.99
	PCard JE	00001	975967	365664	5/23/2020	13.95
	PCard JE	00001	975967	365664	5/23/2020	5.00
	PCard JE	00001	975967	365664	5/23/2020	49.86
	PCard JE	00001	975967	365664	5/23/2020	11.20-
	PCard JE	00001	975967	365664	5/23/2020	11.20-
	PCard JE	00001	975967	365664	5/23/2020	12.78
	PCard JE	00001	975967	365664	5/23/2020	7.49-
	PCard JE	00001	975967	365664	5/23/2020	7.49-
	PCard JE	00001	975967	365664	5/23/2020	7.49-
	PCard JE	00001	975967	365664	5/23/2020	7.49-
	PCard JE	00001	975967	365664	5/23/2020	99.56
	PCard JE	00001	975967	365664	5/23/2020	205.77
					Account Total	370.02
	Postage & Freight					
	PCard JE	00001	975967	365664	5/23/2020	31.20
	PCard JE	00001	975967	365664	5/23/2020	59.40
					Account Total	90.60
					Department Total	460.62

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

<u>9241</u>	<u>Extension- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	173.80
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	173.80
					Account Total	596.84
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	12.95
	PCard JE	00001	975967	365664	5/23/2020	17.98
	PCard JE	00001	975967	365664	5/23/2020	10.99
					Account Total	41.92
					Department Total	638.76



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

<u>1014</u>	<u>Finance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	647.50-
	PCard JE	00001	975967	365664	5/23/2020	378.00-
					Account Total	1,025.50-
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	211.64
	PCard JE	00001	975967	365664	5/23/2020	70.00
	PCard JE	00001	975967	365664	5/23/2020	281.64
					Account Total	563.28
	Membership Dues					
	PCard JE	00001	975967	365664	5/23/2020	1,299.00
					Account Total	1,299.00
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	77.13
	PCard JE	00001	975967	365664	5/23/2020	30.09
	PCard JE	00001	975967	365664	5/23/2020	244.51
					Account Total	351.73
					Department Total	1,188.51

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

<u>1018</u>	<u>Finance General Accounting</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	309.60
	PCard JE	00001	975967	365664	5/23/2020	42.98
					Account Total	352.58
	Special Events					
	PCard JE	00001	975967	365664	5/23/2020	134.95
					Account Total	134.95
					Department Total	487.53

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

<u>1017</u>	<u>Finance Purchasing</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	184.21
	PCard JE	00001	975967	365664	5/23/2020	184.21
					Account Total	<u>368.42</u>
					Department Total	<u><u>368.42</u></u>

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

<u>50</u>	<u>FLATROCK Facility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	AAA PEST PROS	00050	976155	365863	6/4/2020	60.00
	ADT COMMERCIAL LLC	00050	976066	365863	6/4/2020	150.00
					Account Total	<u>210.00</u>
					Department Total	<u><u>210.00</u></u>

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

<u>9111</u>	<u>Fleet - Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00006	975967	365664	5/23/2020	183.08
					Account Total	183.08
	Oil					
	PCard JE	00006	975967	365664	5/23/2020	35.00
	PCard JE	00006	975967	365664	5/23/2020	1,990.95
	PCard JE	00006	975967	365664	5/23/2020	907.95
	PCard JE	00006	975967	365664	5/23/2020	209.04
					Account Total	3,142.94
					Department Total	3,326.02

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

<u>9114</u>	<u>Fleet - Commerce City</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00006	975967	365664	5/23/2020	155.09
	PCard JE	00006	975967	365664	5/23/2020	155.09
					Account Total	310.18
	Minor Equipment					
	PCard JE	00006	975967	365664	5/23/2020	546.60
					Account Total	546.60
	Operating Supplies					
	PCard JE	00006	975967	365664	5/23/2020	60.50
	PCard JE	00006	975967	365664	5/23/2020	60.50
	PCard JE	00006	975967	365664	5/23/2020	322.98
	PCard JE	00006	975967	365664	5/23/2020	42.86
	PCard JE	00006	975967	365664	5/23/2020	36.36
	PCard JE	00006	975967	365664	5/23/2020	21.60
	PCard JE	00006	975967	365664	5/23/2020	64.38
	PCard JE	00006	975967	365664	5/23/2020	151.67
	PCard JE	00006	975967	365664	5/23/2020	155.45
	PCard JE	00006	975967	365664	5/23/2020	108.06
	PCard JE	00006	975967	365664	5/23/2020	253.48
	PCard JE	00006	975967	365664	5/23/2020	157.00
	PCard JE	00006	975967	365664	5/23/2020	158.53
	PCard JE	00006	975967	365664	5/23/2020	81.44
	PCard JE	00006	975967	365664	5/23/2020	49.60
	PCard JE	00006	975967	365664	5/23/2020	58.79
	PCard JE	00006	975967	365664	5/23/2020	43.50
	PCard JE	00006	975967	365664	5/23/2020	591.21
	PCard JE	00006	975967	365664	5/23/2020	278.12
	PCard JE	00006	975967	365664	5/23/2020	669.73
	PCard JE	00006	975967	365664	5/23/2020	411.00
					Account Total	3,776.76
	Software and Licensing					
	PCard JE	00006	975967	365664	5/23/2020	720.00
	PCard JE	00006	975967	365664	5/23/2020	1,600.00
					Account Total	2,320.00

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

<u>9114</u>	<u>Fleet - Commerce City</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	PCard JE	00006	975967	365664	5/23/2020	21.05
	PCard JE	00006	975967	365664	5/23/2020	6.15
	PCard JE	00006	975967	365664	5/23/2020	96.97
					Account Total	124.17
	Uniforms & Cleaning					
	PCard JE	00006	975967	365664	5/23/2020	115.75
	PCard JE	00006	975967	365664	5/23/2020	115.75
	PCard JE	00006	975967	365664	5/23/2020	64.00
	PCard JE	00006	975967	365664	5/23/2020	32.00
	PCard JE	00006	975967	365664	5/23/2020	115.75
	PCard JE	00006	975967	365664	5/23/2020	115.75
	PCard JE	00006	975967	365664	5/23/2020	23.00
	PCard JE	00006	975967	365664	5/23/2020	123.03
	PCard JE	00006	975967	365664	5/23/2020	115.75
	PCard JE	00006	975967	365664	5/23/2020	112.56
	PCard JE	00006	975967	365664	5/23/2020	115.75
	PCard JE	00006	975967	365664	5/23/2020	32.00
					Account Total	1,081.09
	Vehicle Parts & Supplies					
	PCard JE	00006	975967	365664	5/23/2020	3,646.62
	PCard JE	00006	975967	365664	5/23/2020	6,990.07
	PCard JE	00006	975967	365664	5/23/2020	3,070.44
	PCard JE	00006	975967	365664	5/23/2020	152.00
	PCard JE	00006	975967	365664	5/23/2020	780.00
	PCard JE	00006	975967	365664	5/23/2020	3,323.69
	PCard JE	00006	975967	365664	5/23/2020	19,311.66
	PCard JE	00006	975967	365664	5/23/2020	4,215.47
	PCard JE	00006	975967	365664	5/23/2020	290.14
	PCard JE	00006	975967	365664	5/23/2020	25.08
					Account Total	41,805.17
	Vehicle Repair & Maint					
	PCard JE	00006	975967	365664	5/23/2020	120.00
	PCard JE	00006	975967	365664	5/23/2020	475.00
	PCard JE	00006	975967	365664	5/23/2020	325.00

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

<u>9114</u>	<u>Fleet - Commerce City</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00006	975967	365664	5/23/2020	198.52
	PCard JE	00006	975967	365664	5/23/2020	250.00
	PCard JE	00006	975967	365664	5/23/2020	437.24
	PCard JE	00006	975967	365664	5/23/2020	825.00
	PCard JE	00006	975967	365664	5/23/2020	415.00
	PCard JE	00006	975967	365664	5/23/2020	64.20
	PCard JE	00006	975967	365664	5/23/2020	600.00
	PCard JE	00006	975967	365664	5/23/2020	300.00
	PCard JE	00006	975967	365664	5/23/2020	89.00
	PCard JE	00006	975967	365664	5/23/2020	329.00
	PCard JE	00006	975967	365664	5/23/2020	4,676.19
	PCard JE	00006	975967	365664	5/23/2020	1,530.52
	PCard JE	00006	975967	365664	5/23/2020	2,519.86
	PCard JE	00006	975967	365664	5/23/2020	95.00
	PCard JE	00006	975967	365664	5/23/2020	95.00
	PCard JE	00006	975967	365664	5/23/2020	95.00
	PCard JE	00006	975967	365664	5/23/2020	2,990.28
	PCard JE	00006	975967	365664	5/23/2020	167.00
	PCard JE	00006	975967	365664	5/23/2020	191.00
	PCard JE	00006	975967	365664	5/23/2020	119.00
	PCard JE	00006	975967	365664	5/23/2020	164.00
	PCard JE	00006	975967	365664	5/23/2020	164.00
	PCard JE	00006	975967	365664	5/23/2020	119.00
	PCard JE	00006	975967	365664	5/23/2020	198.00
					Account Total	17,551.81
					Department Total	67,515.78



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

<u>9115</u>	<u>Fleet - Strasburg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00006	975967	365664	5/23/2020	155.09
	PCard JE	00006	975967	365664	5/23/2020	155.09
					Account Total	310.18
	Operating Supplies					
	PCard JE	00006	975967	365664	5/23/2020	134.65
	PCard JE	00006	975967	365664	5/23/2020	31.52
	PCard JE	00006	975967	365664	5/23/2020	36.38
	PCard JE	00006	975967	365664	5/23/2020	8.58
	PCard JE	00006	975967	365664	5/23/2020	222.72
	PCard JE	00006	975967	365664	5/23/2020	7.31
	PCard JE	00006	975967	365664	5/23/2020	18.70
					Account Total	459.86
	Uniforms & Cleaning					
	PCard JE	00006	975967	365664	5/23/2020	53.82
	PCard JE	00006	975967	365664	5/23/2020	53.82
	PCard JE	00006	975967	365664	5/23/2020	53.82
	PCard JE	00006	975967	365664	5/23/2020	23.00
	PCard JE	00006	975967	365664	5/23/2020	53.82
	PCard JE	00006	975967	365664	5/23/2020	53.82
	PCard JE	00006	975967	365664	5/23/2020	23.00
	PCard JE	00006	975967	365664	5/23/2020	53.82
	PCard JE	00006	975967	365664	5/23/2020	53.82
					Account Total	422.74
	Vehicle Parts & Supplies					
	PCard JE	00006	975967	365664	5/23/2020	354.00
	PCard JE	00006	975967	365664	5/23/2020	814.83
	PCard JE	00006	975967	365664	5/23/2020	2,726.75
	PCard JE	00006	975967	365664	5/23/2020	635.72
	PCard JE	00006	975967	365664	5/23/2020	3,561.67
	PCard JE	00006	975967	365664	5/23/2020	495.87
	PCard JE	00006	975967	365664	5/23/2020	1,837.44
					Account Total	10,426.28
	Vehicle Repair & Maint					

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

<u>9115</u>	<u>Fleet - Strasburg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00006	975967	365664	5/23/2020	1,008.20
	PCard JE	00006	975967	365664	5/23/2020	581.71
					Account Total	<u>1,589.91</u>
					Department Total	<u><u>13,208.97</u></u>

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

<u>1076</u>	<u>FO - Adams County Svc Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	GO UP ELEVATOR INSPECTION SERV	00001	975986	365715	6/3/2020	650.00
					Account Total	650.00
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	174.53
					Account Total	174.53
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	59.43
	PCard JE	00001	975967	365664	5/23/2020	51.44
					Account Total	110.87
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	390.91
	PCard JE	00001	975967	365664	5/23/2020	868.50
					Account Total	1,259.41
					Department Total	2,194.81

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

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	BENNETT TOWN OF	00001	975985	365715	6/3/2020	1,500.00
					Account Total	1,500.00
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	35.00
					Account Total	35.00
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	156.74
	PCard JE	00001	975967	365664	5/23/2020	156.74
	PCard JE	00001	975967	365664	5/23/2020	156.74
	PCard JE	00001	975967	365664	5/23/2020	187.18
	PCard JE	00001	975967	365664	5/23/2020	156.74
					Account Total	814.14
	Gas & Electricity					
	FERRELLGAS L P	00001	975989	365715	6/3/2020	891.78
	FERRELLGAS L P	00001	975990	365715	6/3/2020	965.09
					Account Total	1,856.87
	Membership Dues					
	PCard JE	00001	975967	365664	5/23/2020	550.00
					Account Total	550.00
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	79.62
	PCard JE	00001	975967	365664	5/23/2020	396.83
					Account Total	476.45
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	28.80
					Account Total	28.80
	Software and Licensing					
	PCard JE	00001	975967	365664	5/23/2020	335.58
					Account Total	335.58
	Subscrip/Publications					
	PCard JE	00001	975967	365664	5/23/2020	16.25
					Account Total	16.25

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

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	EASTERN DISPOSE ALL	00001	975984	365715	6/3/2020	144.50
	PCard JE	00001	975967	365664	5/23/2020	18.50
					Account Total	163.00
					Department Total	5,776.09

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

<u>5025</u>	<u>FO - Club House Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Repair & Maint Supplies					
	PCard JE	00005	975967	365664	5/23/2020	<u>176.57</u>
					Account Total	<u>176.57</u>
					Department Total	<u><u>176.57</u></u>

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

<u>1060</u>	<u>FO - Community Corrections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00001	975967	365664	5/23/2020	1,850.00
	PCard JE	00001	975967	365664	5/23/2020	261.00
					Account Total	2,111.00
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	134.69
					Account Total	134.69
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	26.95
	PCard JE	00001	975967	365664	5/23/2020	166.40
	PCard JE	00001	975967	365664	5/23/2020	15.29
	PCard JE	00001	975967	365664	5/23/2020	15.28
	PCard JE	00001	975967	365664	5/23/2020	26.99
	PCard JE	00001	975967	365664	5/23/2020	31.58
	PCard JE	00001	975967	365664	5/23/2020	.24-
	PCard JE	00001	975967	365664	5/23/2020	12.48
	PCard JE	00001	975967	365664	5/23/2020	17.99
	PCard JE	00001	975967	365664	5/23/2020	42.54
	PCard JE	00001	975967	365664	5/23/2020	121.70
	PCard JE	00001	975967	365664	5/23/2020	161.97
	PCard JE	00001	975967	365664	5/23/2020	5.92
					Account Total	644.85
					Department Total	2,890.54

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

<u>9251</u>	<u>FO - Conference Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	155.09
					Account Total	<u>310.18</u>
					Department Total	<u><u>310.18</u></u>



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

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	79.24
					Account Total	79.24
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	212.50
					Account Total	212.50
					Department Total	291.74

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

<u>2090</u>	<u>FO - Flatrock Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00050	975967	365664	5/23/2020	1,823.00
					Account Total	1,823.00
	Minor Equipment					
	PCard JE	00050	975967	365664	5/23/2020	100.85
					Account Total	100.85
	Repair & Maint Supplies					
	PCard JE	00050	975967	365664	5/23/2020	19.97
	PCard JE	00050	975967	365664	5/23/2020	39.94
	PCard JE	00050	975967	365664	5/23/2020	75.00
	PCard JE	00050	975967	365664	5/23/2020	46.58
					Account Total	181.49
	Water/Sewer/Sanitation					
	PCard JE	00050	975967	365664	5/23/2020	170.76
					Account Total	170.76
					Department Total	2,276.10

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

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	DISCOUNT PLUMBING SERVICES INC	00001	975991	365715	6/3/2020	530.00
	PCard JE	00001	975967	365664	5/23/2020	145.13
	PCard JE	00001	975967	365664	5/23/2020	465.30
					Account Total	1,140.43
	Grounds Maintenance					
	PCard JE	00001	975967	365664	5/23/2020	1,863.00
	PCard JE	00001	975967	365664	5/23/2020	5,000.00
	PCard JE	00001	975967	365664	5/23/2020	284.85
					Account Total	7,147.85
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	198.10
	PCard JE	00001	975967	365664	5/23/2020	54.88
	PCard JE	00001	975967	365664	5/23/2020	9.97
	PCard JE	00001	975967	365664	5/23/2020	96.76
	PCard JE	00001	975967	365664	5/23/2020	1,494.60
	PCard JE	00001	975967	365664	5/23/2020	26.24
	PCard JE	00001	975967	365664	5/23/2020	1,115.00
	PCard JE	00001	975967	365664	5/23/2020	1,115.00-
					Account Total	1,880.55
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	642.32
	PCard JE	00001	975967	365664	5/23/2020	11.70
	PCard JE	00001	975967	365664	5/23/2020	21.66
	PCard JE	00001	975967	365664	5/23/2020	246.16
	PCard JE	00001	975967	365664	5/23/2020	3,307.50
	PCard JE	00001	975967	365664	5/23/2020	861.00
	PCard JE	00001	975967	365664	5/23/2020	779.13
	PCard JE	00001	975967	365664	5/23/2020	711.00
	PCard JE	00001	975967	365664	5/23/2020	82.68
	PCard JE	00001	975967	365664	5/23/2020	3,469.00
	PCard JE	00001	975967	365664	5/23/2020	25.97-
	PCard JE	00001	975967	365664	5/23/2020	25.97
	PCard JE	00001	975967	365664	5/23/2020	23.70
	PCard JE	00001	975967	365664	5/23/2020	23.68

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

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	49.99
	PCard JE	00001	975967	365664	5/23/2020	183.05
	PCard JE	00001	975967	365664	5/23/2020	82.36
					Account Total	<u>10,494.93</u>
					Department Total	<u><u>20,663.76</u></u>

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

<u>1070</u>	<u>FO - Honnen/Plan&amp;Devel/MV Ware</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00001	975967	365664	5/23/2020	172.50
	PCard JE	00001	975967	365664	5/23/2020	280.60
					Account Total	453.10
	Maintenance Contracts					
	COLO DEPT OF LABOR & EMPLOYME	00001	975980	365672	6/2/2020	30.00
	GO UP ELEVATOR INSPECTION SERV	00001	975987	365715	6/3/2020	225.00
					Account Total	255.00
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	43.96
	PCard JE	00001	975967	365664	5/23/2020	169.84
	PCard JE	00001	975967	365664	5/23/2020	64.99
					Account Total	278.79
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	129.36
	PCard JE	00001	975967	365664	5/23/2020	25.82
	PCard JE	00001	975967	365664	5/23/2020	260.40
	PCard JE	00001	975967	365664	5/23/2020	108.38
	PCard JE	00001	975967	365664	5/23/2020	223.28
	PCard JE	00001	975967	365664	5/23/2020	325.14
	PCard JE	00001	975967	365664	5/23/2020	4.47
	PCard JE	00001	975967	365664	5/23/2020	642.00
	PCard JE	00001	975967	365664	5/23/2020	426.00
					Account Total	2,144.85
					Department Total	3,131.74

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

<u>1079</u>	<u>FO - Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00001	975967	365664	5/23/2020	100.00
	PCard JE	00001	975967	365664	5/23/2020	100.00-
	PCard JE	00001	975967	365664	5/23/2020	272.00
					Account Total	272.00
	Maintenance Contracts					
	PCard JE	00001	975967	365664	5/23/2020	480.00
	PCard JE	00001	975967	365664	5/23/2020	480.00
					Account Total	960.00
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	48.88-
	PCard JE	00001	975967	365664	5/23/2020	1,050.00
	PCard JE	00001	975967	365664	5/23/2020	1,077.88
	PCard JE	00001	975967	365664	5/23/2020	118.88
	PCard JE	00001	975967	365664	5/23/2020	8.97
	PCard JE	00001	975967	365664	5/23/2020	86.69
	PCard JE	00001	975967	365664	5/23/2020	379.72
					Account Total	2,673.26
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	14.80
	PCard JE	00001	975967	365664	5/23/2020	118.86
					Account Total	133.66
	Other Repair & Maint					
	PARK 12 HUNDRED OWNERS ASSOCIA	00001	975988	365715	6/3/2020	9,181.60
					Account Total	9,181.60
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	660.00
	PCard JE	00001	975967	365664	5/23/2020	27.28
	PCard JE	00001	975967	365664	5/23/2020	192.32
	PCard JE	00001	975967	365664	5/23/2020	408.00
	PCard JE	00001	975967	365664	5/23/2020	58.45
	PCard JE	00001	975967	365664	5/23/2020	288.00
	PCard JE	00001	975967	365664	5/23/2020	250.04
	PCard JE	00001	975967	365664	5/23/2020	765.53

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

<u>1079</u>	<u>FO - Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	70.00
	PCard JE	00001	975967	365664	5/23/2020	24.44
	PCard JE	00001	975967	365664	5/23/2020	83.92
	PCard JE	00001	975967	365664	5/23/2020	121.05
	PCard JE	00001	975967	365664	5/23/2020	119.80
					Account Total	3,068.83
					Department Total	16,289.35

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

<u>1071</u>	<u>FO - Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00001	975967	365664	5/23/2020	654.00
	PCard JE	00001	975967	365664	5/23/2020	1,062.00
	PCard JE	00001	975967	365664	5/23/2020	1,200.00
					Account Total	2,916.00
	Maintenance Contracts					
	PCard JE	00001	975967	365664	5/23/2020	410.00
					Account Total	410.00
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	156.84
	PCard JE	00001	975967	365664	5/23/2020	1,032.31
	PCard JE	00001	975967	365664	5/23/2020	118.86
	PCard JE	00001	975967	365664	5/23/2020	156.84
	PCard JE	00001	975967	365664	5/23/2020	74.00
					Account Total	1,538.85
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	71.78
	PCard JE	00001	975967	365664	5/23/2020	203.76
	PCard JE	00001	975967	365664	5/23/2020	34.42
	PCard JE	00001	975967	365664	5/23/2020	23.58
	PCard JE	00001	975967	365664	5/23/2020	64.05
	PCard JE	00001	975967	365664	5/23/2020	10.44
	PCard JE	00001	975967	365664	5/23/2020	233.31
	PCard JE	00001	975967	365664	5/23/2020	248.91
	PCard JE	00001	975967	365664	5/23/2020	700.76
	PCard JE	00001	975967	365664	5/23/2020	221.90
	PCard JE	00001	975967	365664	5/23/2020	21.95
	PCard JE	00001	975967	365664	5/23/2020	436.42
	PCard JE	00001	975967	365664	5/23/2020	771.45
	PCard JE	00001	975967	365664	5/23/2020	75.70
	PCard JE	00001	975967	365664	5/23/2020	275.12
	PCard JE	00001	975967	365664	5/23/2020	79.48
	PCard JE	00001	975967	365664	5/23/2020	301.08
	PCard JE	00001	975967	365664	5/23/2020	27.61
	PCard JE	00001	975967	365664	5/23/2020	377.92



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

<u>1071</u>	<u>FO - Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	25.60
	PCard JE	00001	975967	365664	5/23/2020	105.47
	PCard JE	00001	975967	365664	5/23/2020	3,599.92
	PCard JE	00001	975967	365664	5/23/2020	23,173.60
					Account Total	31,084.23
					Department Total	35,949.08

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

<u>1019</u>	<u>FO - Mailroom &amp; Dock</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	155.09
	PCard JE	00001	975967	365664	5/23/2020	155.09
					Account Total	310.18
	Postage & Freight					
	PITNEY BOWES RESERVE ACCOUNT	00001	975977	365666	6/2/2020	16,000.00
					Account Total	16,000.00
					Department Total	16,310.18

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

<u>1069</u>	<u>FO - Old Animal Shelter</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	142.48
	PCard JE	00001	975967	365664	5/23/2020	102.70
	PCard JE	00001	975967	365664	5/23/2020	19.15
	PCard JE	00001	975967	365664	5/23/2020	27.36
	PCard JE	00001	975967	365664	5/23/2020	24.25
					Account Total	315.94
					Department Total	315.94

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

<u>1067</u>	<u>FO - Old Human Service Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Repair & Maint					
	MARKET STREET MANAGEMENT LLC	00001	975902	365334	5/28/2020	<u>19,499.00</u>
					Account Total	<u>19,499.00</u>
					Department Total	<u><u>19,499.00</u></u>

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

<u>1111</u>	<u>FO - Parks Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00001	975967	365664	5/23/2020	2,105.00
					Account Total	2,105.00
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	696.85
	PCard JE	00001	975967	365664	5/23/2020	29.98
	PCard JE	00001	975967	365664	5/23/2020	29.98-
					Account Total	696.85
					Department Total	2,801.85

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

<u>1112</u>	<u>FO - Sheriff HQ/Coroner Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	PCard JE	00001	975967	365664	5/23/2020	370.00
					Account Total	370.00
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	163.65
					Account Total	163.65
					Department Total	533.65

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

<u>2009</u>	<u>FO - Sheriff Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00001	975967	365664	5/23/2020	382.50
					Account Total	382.50
	Maintenance Contracts					
	PCard JE	00001	975967	365664	5/23/2020	1,875.00
	PCard JE	00001	975967	365664	5/23/2020	1,017.82
					Account Total	2,892.82
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	149.94
					Account Total	149.94
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	46.88
	PCard JE	00001	975967	365664	5/23/2020	1,050.14
	PCard JE	00001	975967	365664	5/23/2020	102.20
	PCard JE	00001	975967	365664	5/23/2020	684.16
	PCard JE	00001	975967	365664	5/23/2020	676.45
	PCard JE	00001	975967	365664	5/23/2020	43.36
	PCard JE	00001	975967	365664	5/23/2020	127.24
	PCard JE	00001	975967	365664	5/23/2020	10.48
	PCard JE	00001	975967	365664	5/23/2020	2,444.00
	PCard JE	00001	975967	365664	5/23/2020	8.97
	PCard JE	00001	975967	365664	5/23/2020	8.97-
	PCard JE	00001	975967	365664	5/23/2020	691.64
	PCard JE	00001	975967	365664	5/23/2020	1,441.84
	PCard JE	00001	975967	365664	5/23/2020	406.74
					Account Total	7,725.13
					Department Total	11,150.39

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

<u>1075</u>	<u>FO - Strasburg/Whittier</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	15.04
	PCard JE	00001	975967	365664	5/23/2020	77.27
	PCard JE	00001	975967	365664	5/23/2020	32.50
	PCard JE	00001	975967	365664	5/23/2020	21.62
					Account Total	146.43
	Water/Sewer/Sanitation					
	EASTERN DISPOSE ALL	00001	975983	365715	6/3/2020	182.00
	PCard JE	00001	975967	365664	5/23/2020	56.45
					Account Total	238.45
					Department Total	384.88



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

<u>1072</u>	<u>FO - West Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	MEI TOTAL ELEVATOR SOLUTIONS	00001	975992	365715	6/3/2020	767.00
					Account Total	767.00
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	172.06
	PCard JE	00001	975967	365664	5/23/2020	4.48
	PCard JE	00001	975967	365664	5/23/2020	197.20
					Account Total	373.74
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	51.44
					Account Total	51.44
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	283.11
	PCard JE	00001	975967	365664	5/23/2020	1.47
	PCard JE	00001	975967	365664	5/23/2020	144.42
	PCard JE	00001	975967	365664	5/23/2020	17.62
	PCard JE	00001	975967	365664	5/23/2020	131.81
	PCard JE	00001	975967	365664	5/23/2020	234.50
	PCard JE	00001	975967	365664	5/23/2020	69.04
	PCard JE	00001	975967	365664	5/23/2020	21.37
	PCard JE	00001	975967	365664	5/23/2020	1.10-
	PCard JE	00001	975967	365664	5/23/2020	282.15
	PCard JE	00001	975967	365664	5/23/2020	13.20
	PCard JE	00001	975967	365664	5/23/2020	7.88
	PCard JE	00001	975967	365664	5/23/2020	18.55
	PCard JE	00001	975967	365664	5/23/2020	131.35
	PCard JE	00001	975967	365664	5/23/2020	272.64
	PCard JE	00001	975967	365664	5/23/2020	129.95
	PCard JE	00001	975967	365664	5/23/2020	198.37
	PCard JE	00001	975967	365664	5/23/2020	26.53
					Account Total	1,982.86
					Department Total	3,175.04

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

<u>2010E4689277</u>	<u>Foster Care Retention Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	County Client/Provider					
	PCard JE	00015	975967	365664	5/23/2020	125.00
	PCard JE	00015	975967	365664	5/23/2020	75.00
	PCard JE	00015	975967	365664	5/23/2020	75.00
	PCard JE	00015	975967	365664	5/23/2020	75.00
	PCard JE	00015	975967	365664	5/23/2020	75.00
					Account Total	425.00
					Department Total	425.00

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

<u>600039004010</u>	<u>Fraud Invest and Recovery Dir</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	184.21
					Account Total	<u>368.42</u>
					Department Total	<u><u>368.42</u></u>

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Deposits Payable					
	COLO GEOLOGICAL SURVEY	00001	975478	365106	5/26/2020	900.00
	TRI COUNTY HEALTH DEPT	00001	975479	365106	5/26/2020	990.00
					Account Total	1,890.00
	Received not Vouchered Clrg					
	AAA PEST PROS	00001	976102	365863	6/4/2020	60.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	60.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	145.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	120.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	50.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	85.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	65.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	150.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	140.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	160.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	310.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	55.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	60.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	325.00
	AAA PEST PROS	00001	976102	365863	6/4/2020	50.00
	ACE HIGH GLASS INC	00001	976123	365863	6/4/2020	8,360.00
	ACE HIGH GLASS INC	00001	976123	365863	6/4/2020	3,000.00
	ADAMSON POLICE PRODUCTS	00001	976120	365863	6/4/2020	135.00
	ADAMSON POLICE PRODUCTS	00001	976121	365863	6/4/2020	22.49
	ADAMSON POLICE PRODUCTS	00001	976122	365863	6/4/2020	137.58
	ADAMSON POLICE PRODUCTS	00001	976179	365863	6/4/2020	758.00
	ADAMSON POLICE PRODUCTS	00001	976181	365863	6/4/2020	705.00
	ADAMSON POLICE PRODUCTS	00001	976182	365863	6/4/2020	103.49
	ADAMSON POLICE PRODUCTS	00001	976183	365863	6/4/2020	149.35
	ADAMSON POLICE PRODUCTS	00001	976184	365863	6/4/2020	16.15
	ADAMSON POLICE PRODUCTS	00001	976185	365863	6/4/2020	40.49
	ALLIED UNIVERSAL SECURITY SERV	00001	976163	365863	6/4/2020	3,648.20
	ALLIED UNIVERSAL SECURITY SERV	00001	976178	365863	6/4/2020	20,467.77
	ALSCO AMERICAN INDUSTRIAL	00001	976119	365863	6/4/2020	189.72
	ARMORED KNIGHTS INC	00001	976095	365863	6/4/2020	339.42

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	ARMORED KNIGHTS INC	00001	976095	365863	6/4/2020	339.42
	ARMORED KNIGHTS INC	00001	976095	365863	6/4/2020	339.42
	ARMORED KNIGHTS INC	00001	976095	365863	6/4/2020	339.42
	ARMORED KNIGHTS INC	00001	976095	365863	6/4/2020	339.42
	ARMORED KNIGHTS INC	00001	976095	365863	6/4/2020	339.42
	B&R INDUSTRIES	00001	976021	365747	6/3/2020	720.00
	BECK TOTAL OFFICE INTERIORS	00001	976022	365747	6/3/2020	32,077.92
	CCR EVENT GROUP	00001	976190	365863	6/4/2020	7,190.00
	CML SECURITY LLC	00001	976172	365863	6/4/2020	14,151.20
	CML SECURITY LLC	00001	976117	365863	6/4/2020	5,094.56
	COHEN MILSTEIN SELLERS & TOLL	00001	976105	365863	6/4/2020	425.25
	COLD WEATHER CARE	00001	976201	365863	6/4/2020	2,492.77
	COLO DIST ATTORNEY COUNCIL	00001	976160	365863	6/4/2020	3,249.40
	CORECIVIC INC	00001	976097	365863	6/4/2020	4,687.00
	CORECIVIC INC	00001	976098	365863	6/4/2020	6,342.00
	CORECIVIC INC	00001	976099	365863	6/4/2020	6,769.00
	CORECIVIC INC	00001	976100	365863	6/4/2020	6,097.11
	DLR GROUP	00001	976015	365747	6/3/2020	6,800.00
	DLR GROUP	00001	976015	365747	6/3/2020	5,481.00
	FACTORY MOTOR PARTS	00001	976104	365863	6/4/2020	880.62
	FOUND MY KEYS	00001	976115	365863	6/4/2020	288.40
	FOUND MY KEYS	00001	976116	365863	6/4/2020	710.70
	GALLS LLC	00001	976186	365863	6/4/2020	1,487.50
	GALLS LLC	00001	976187	365863	6/4/2020	1,548.50
	GAM ENTERPRISES INC	00001	976127	365863	6/4/2020	3,007.25
	GAM ENTERPRISES INC	00001	976128	365863	6/4/2020	247.38
	GAM ENTERPRISES INC	00001	976129	365863	6/4/2020	175.00
	GAM ENTERPRISES INC	00001	976130	365863	6/4/2020	1,375.00
	HARRIS KOCHER SMITH	00001	976103	365863	6/4/2020	70.00
	INDUSTRIAL PIPE SOLUTIONS	00001	976076	365863	6/4/2020	9,121.25
	INDUSTRIAL PIPE SOLUTIONS	00001	976194	365863	6/4/2020	20,374.50
	INDUSTRIAL PIPE SOLUTIONS	00001	976195	365863	6/4/2020	13,960.00
	JOE'S TOWING & RECOVERY	00001	976158	365863	6/4/2020	205.00
	JOE'S TOWING & RECOVERY	00001	976159	365863	6/4/2020	68.00
	LATITUDE GEOGRAPHICS GROUP LTD	00001	976203	365863	6/4/2020	10,403.00
	LEXIS NEXIS MATTHEW BENDER	00001	976176	365863	6/4/2020	2,180.99

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	MCDONALD YONG HUI V	00001	976114	365863	6/4/2020	5,137.50
	MORTECH MFG	00001	976124	365863	6/4/2020	75,870.00
	MOTOROLA SOLUTIONS INC	00001	976171	365863	6/4/2020	239,592.32
	MURPHY RICK	00001	976113	365863	6/4/2020	4,969.15
	PEARL COUNSELING ASSOCIATES	00001	976112	365863	6/4/2020	3,280.00
	PITNEY BOWES GLOBAL FINANCIAL	00001	976170	365863	6/4/2020	742.41
	PUSH PEDAL PULL INC	00001	976118	365863	6/4/2020	365.00
	QUICKSILVER EXPRESS COURIER	00001	976106	365863	6/4/2020	125.96
	REACHING HOPE	00001	976193	365863	6/4/2020	150.00
	ROCKY MOUNTAIN PBS KUVO JAZZ	00001	976199	365863	6/4/2020	1,800.00
	ROCKY MOUNTAIN PBS KUVO JAZZ	00001	976126	365863	6/4/2020	1,546.67
	RUNBECK ELECTION SERVICES INC	00001	976191	365863	6/4/2020	2,910.46
	RUNBECK ELECTION SERVICES INC	00001	976192	365863	6/4/2020	143.90
	SELECTRON TECHNOLOGIES INC	00001	976189	365863	6/4/2020	18,350.00
	SERVER SUPPLY.COM INC	00001	976081	365863	6/4/2020	6,019.20
	SEWALD HANFLING PUBLIC AFFAIRS	00001	976074	365863	6/4/2020	4,166.67
	SEWALD HANFLING PUBLIC AFFAIRS	00001	976075	365863	6/4/2020	5,000.00
	STATE OF COLORADO	00001	976082	365863	6/4/2020	24.56
	STATE OF COLORADO	00001	976083	365863	6/4/2020	308.76
	STATE OF COLORADO	00001	976084	365863	6/4/2020	72.89
	STATE OF COLORADO	00001	976085	365863	6/4/2020	775.87
	STATE OF COLORADO	00001	976086	365863	6/4/2020	1.04
	STATE OF COLORADO	00001	976086	365863	6/4/2020	6.49
	STATE OF COLORADO	00001	976087	365863	6/4/2020	32.71
	STATE OF COLORADO	00001	976088	365863	6/4/2020	220.52
	STATE OF COLORADO	00001	976089	365863	6/4/2020	89.51
	STATE OF COLORADO	00001	976090	365863	6/4/2020	760.97
	STATE OF COLORADO	00001	976091	365863	6/4/2020	1,519.02
	STATE OF COLORADO	00001	976092	365863	6/4/2020	8,420.43
	STATE OF COLORADO	00001	976093	365863	6/4/2020	34.19
	STATE OF COLORADO	00001	976094	365863	6/4/2020	61.37
	SUMMIT FOOD SERVICE LLC	00001	976111	365863	6/4/2020	3,069.26
	SUMMIT FOOD SERVICE LLC	00001	976175	365863	6/4/2020	16,211.05
	SUMMIT FOOD SERVICE LLC	00001	976168	365863	6/4/2020	2,960.51
	SUMMIT FOOD SERVICE LLC	00001	976169	365863	6/4/2020	21,122.71
	TRI COUNTY HEALTH DEPT	00001	976077	365863	6/4/2020	313,985.67

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	TRI COUNTY HEALTH DEPT	00001	976078	365863	6/4/2020	313,985.67
	TYGRETT DEBRA R	00001	976174	365863	6/4/2020	252.00
	WESTERN PAPER DISTRIBUTORS	00001	976173	365863	6/4/2020	8,896.50
	WOLD ARCHITECTS AND ENGINEERS	00001	976069	365863	6/4/2020	7,544.40
	WOLD ARCHITECTS AND ENGINEERS	00001	976071	365863	6/4/2020	1,077.75
	WOLD ARCHITECTS AND ENGINEERS	00001	976072	365863	6/4/2020	1,610.70
					Account Total	1,282,498.85
	Retainages Payable					
	WHITESTONE CONSTRUCTION SERVIC	00001	976110	365863	6/4/2020	9,411.45
					Account Total	9,411.45
					Department Total	1,293,800.30

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

<u>9252</u>	<u>GF- Admin/Org Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Advertising					
	PCard JE	00001	975967	365664	5/23/2020	3,457.00
	PCard JE	00001	975967	365664	5/23/2020	398.00
					Account Total	3,855.00
	Business Meetings					
	PCard JE	00001	975967	365664	5/23/2020	19.71
	PCard JE	00001	975967	365664	5/23/2020	84.87
					Account Total	104.58
	Membership Dues					
	FOSTER SOURCE	00001	975939	365545	6/1/2020	6,000.00
					Account Total	6,000.00
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	347.03
	PCard JE	00001	975967	365664	5/23/2020	13.15
	PCard JE	00001	975967	365664	5/23/2020	22.00
	PCard JE	00001	975967	365664	5/23/2020	17.94
	PCard JE	00001	975967	365664	5/23/2020	22.64
	PCard JE	00001	975967	365664	5/23/2020	216.77
	PCard JE	00001	975967	365664	5/23/2020	277.22
	PCard JE	00001	975967	365664	5/23/2020	84.08
	PCard JE	00001	975967	365664	5/23/2020	8.29-
	PCard JE	00001	975967	365664	5/23/2020	36.97
	PCard JE	00001	975967	365664	5/23/2020	36.77
	PCard JE	00001	975967	365664	5/23/2020	36.47
	PCard JE	00001	975967	365664	5/23/2020	36.97
	PCard JE	00001	975967	365664	5/23/2020	39.16
	PCard JE	00001	975967	365664	5/23/2020	4.02-
	PCard JE	00001	975967	365664	5/23/2020	4.02-
	PCard JE	00001	975967	365664	5/23/2020	150.45
	PCard JE	00001	975967	365664	5/23/2020	426.50
	PCard JE	00001	975967	365664	5/23/2020	104.88
	PCard JE	00001	975967	365664	5/23/2020	9,748.10
	PCard JE	00001	975967	365664	5/23/2020	6,314.17
	PCard JE	00001	975967	365664	5/23/2020	629.70
	PCard JE	00001	975967	365664	5/23/2020	16.25



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

<u>9252</u>	<u>GF- Admin/Org Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	34.19
	PCard JE	00001	975967	365664	5/23/2020	4,000.00
	PCard JE	00001	975967	365664	5/23/2020	4,646.00
	PCard JE	00001	975967	365664	5/23/2020	5,617.00
					Account Total	32,858.08
	Other Professional Serv					
	PCard JE	00001	975967	365664	5/23/2020	449.82
					Account Total	449.82
	Printing External					
	PCard JE	00001	975967	365664	5/23/2020	27.60
					Account Total	27.60
	Software and Licensing					
	PCard JE	00001	975967	365664	5/23/2020	151.90
					Account Total	151.90
					Department Total	43,446.98

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

<u>5</u>	<u>Golf Course Enterprise Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	AAA PEST PROS	00005	976156	365863	6/4/2020	45.00
	L L JOHNSON DIST	00005	976161	365863	6/4/2020	25,697.20
	L L JOHNSON DIST	00005	976162	365863	6/4/2020	34,062.61
	L L JOHNSON DIST	00005	976109	365863	6/4/2020	28,373.13
	PROFESSIONAL RECREATION MGMT I	00005	976013	365747	6/3/2020	9,000.00
					Account Total	<u>97,177.94</u>
					Department Total	<u><u>97,177.94</u></u>

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

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	353.00
					Account Total	353.00
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	976237	366004	6/5/2020	4,925.82
	PROFESSIONAL RECREATION MGMT I	00005	976237	366004	6/5/2020	638.99
	PROFESSIONAL RECREATION MGMT I	00005	976237	366004	6/5/2020	300.00
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	192.34
					Account Total	6,057.15
	Gas & Electricity					
	XCEL ENERGY	00005	975911	365447	5/29/2020	378.79
					Account Total	378.79
	Grounds Maintenance					
	ALPINE ARBORISTS PRO TREE CARE	00005	975907	365447	5/29/2020	5,669.00
	COLO POWDER COATING	00005	975909	365447	5/29/2020	484.00
	PCard JE	00005	975967	365664	5/23/2020	114.86
	PCard JE	00005	975967	365664	5/23/2020	361.68
	PCard JE	00005	975967	365664	5/23/2020	89.99
	PCard JE	00005	975967	365664	5/23/2020	218.97
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	381.83
					Account Total	7,320.33
	Membership Dues					
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	400.00
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	400.00
					Account Total	800.00
	Repair & Maint Supplies					
	ALSCO AMERICAN INDUSTRIAL	00005	975908	365447	5/29/2020	52.34
	PCard JE	00005	975967	365664	5/23/2020	76.12
					Account Total	128.46
	Telephone					
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	234.62
					Account Total	234.62
	Vehicle Parts & Supplies					

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

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	GCR TIRES AND SERVICE	00005	975910	365447	5/29/2020	483.00
	PCard JE	00005	975967	365664	5/23/2020	217.80
					Account Total	<u>700.80</u>
					Department Total	<u><u>15,973.15</u></u>

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

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00005	975967	365664	5/23/2020	751.32
	PCard JE	00005	975967	365664	5/23/2020	138.44
	PCard JE	00005	975967	365664	5/23/2020	7.46
	PCard JE	00005	975967	365664	5/23/2020	70.00
	PCard JE	00005	975967	365664	5/23/2020	130.50
	PCard JE	00005	975967	365664	5/23/2020	14.95
	PCard JE	00005	975967	365664	5/23/2020	11.66
					Account Total	1,124.33
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	76.48
					Account Total	76.48
	Equipment Rental					
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	400.00
					Account Total	400.00
	Golf Carts					
	PCard JE	00005	975967	365664	5/23/2020	23.67
	PCard JE	00005	975967	365664	5/23/2020	15.00
	PCard JE	00005	975967	365664	5/23/2020	118.45
	PCard JE	00005	975967	365664	5/23/2020	139.10
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	139.00
					Account Total	435.22
	Golf Merchandise					
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	1,080.00
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	850.53
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	1,355.00
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	9,109.26
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	3,005.88
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	386.09
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	8,526.25
					Account Total	24,313.01
	Janitorial Services					
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	453.62
					Account Total	453.62

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

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	PCard JE	00005	975967	365664	5/23/2020	119.00
	PCard JE	00005	975967	365664	5/23/2020	556.00
					Account Total	675.00
	Minor Equipment					
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	944.00
					Account Total	944.00
	Operating Supplies					
	PCard JE	00005	975967	365664	5/23/2020	250.38
					Account Total	250.38
	Other Professional Serv					
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	1,058.00
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	81.88
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	1,336.00
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	346.29
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	346.29
					Account Total	3,168.46
	Repair & Maint Supplies					
	PCard JE	00005	975967	365664	5/23/2020	27.99
	PCard JE	00005	975967	365664	5/23/2020	179.98
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	342.00
					Account Total	549.97
	Security Service					
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	1,295.00
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	1,295.00
					Account Total	2,590.00
	Telephone					
	PCard JE	00005	975967	365664	5/23/2020	60.48
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	62.20
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	60.19
	PROFESSIONAL RECREATION MGMT I	00005	976255	366046	6/5/2020	532.30
					Account Total	715.17
	Water/Sewer/Sanitation					
	PROFESSIONAL RECREATION MGMT I	00005	975906	365445	5/29/2020	614.73

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

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Account Total	614.73
					Department Total	36,310.37

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

<u>935120</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
Education & Training						
	PCard JE	00031	975967	365664	5/23/2020	79.00
	PCard JE	00031	975967	365664	5/23/2020	79.00
	PCard JE	00031	975967	365664	5/23/2020	79.00
	PCard JE	00031	975967	365664	5/23/2020	316.00
	PCard JE	00031	975967	365664	5/23/2020	79.00
	PCard JE	00031	975967	365664	5/23/2020	450.00-
					Account Total	182.00
Equipment Rental						
	PCard JE	00031	975967	365664	5/23/2020	130.60
	PCard JE	00031	975967	365664	5/23/2020	156.74
	PCard JE	00031	975967	365664	5/23/2020	156.74
	PCard JE	00031	975967	365664	5/23/2020	156.74
	PCard JE	00031	975967	365664	5/23/2020	156.74
	PCard JE	00031	975967	365664	5/23/2020	124.62
	PCard JE	00031	975967	365664	5/23/2020	173.80
	PCard JE	00031	975967	365664	5/23/2020	184.21
	PCard JE	00031	975967	365664	5/23/2020	130.60
	PCard JE	00031	975967	365664	5/23/2020	281.64
	PCard JE	00031	975967	365664	5/23/2020	124.62
	PCard JE	00031	975967	365664	5/23/2020	156.74
	PCard JE	00031	975967	365664	5/23/2020	173.80
	PCard JE	00031	975967	365664	5/23/2020	184.21
	PCard JE	00031	975967	365664	5/23/2020	156.74
	PCard JE	00031	975967	365664	5/23/2020	156.74
	PCard JE	00031	975967	365664	5/23/2020	156.74
	PCard JE	00031	975967	365664	5/23/2020	281.64
					Account Total	3,043.66
Health & Safety Materials						
	PCard JE	00031	975967	365664	5/23/2020	229.95
	PCard JE	00031	975967	365664	5/23/2020	668.56
	PCard JE	00031	975967	365664	5/23/2020	474.00
	PCard JE	00031	975967	365664	5/23/2020	1.22
	PCard JE	00031	975967	365664	5/23/2020	557.40
	PCard JE	00031	975967	365664	5/23/2020	1,409.98



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

<u>935120</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00031	975967	365664	5/23/2020	2,305.21
	PCard JE	00031	975967	365664	5/23/2020	567.00
					Account Total	6,213.32
	Membership Dues					
	PCard JE	00031	975967	365664	5/23/2020	16.27
	PCard JE	00031	975967	365664	5/23/2020	16.25
	PCard JE	00031	975967	365664	5/23/2020	16.25
					Account Total	48.77
	Operating Supplies					
	PCard JE	00031	975967	365664	5/23/2020	147.21
	PCard JE	00031	975967	365664	5/23/2020	16.25
	PCard JE	00031	975967	365664	5/23/2020	50.79
	PCard JE	00031	975967	365664	5/23/2020	315.57
	PCard JE	00031	975967	365664	5/23/2020	18.00
					Account Total	547.82
	Other Communications					
	PCard JE	00031	975967	365664	5/23/2020	469.09
	PCard JE	00031	975967	365664	5/23/2020	935.24
					Account Total	1,404.33
	Other Professional Serv					
	PCard JE	00031	975967	365664	5/23/2020	135.08
	PCard JE	00031	975967	365664	5/23/2020	39.00
					Account Total	174.08
	Telephone					
	CENTURY LINK	00031	975945	365642	6/2/2020	372.19
	CENTURY LINK	00031	975946	365642	6/2/2020	106.10
	CENTURY LINK	00031	975947	365642	6/2/2020	427.70
	CENTURYLINK	00031	975948	365642	6/2/2020	10.77
					Account Total	916.76
	Water/Sewer/Sanitation					
	PCard JE	00031	975967	365664	5/23/2020	100.67
					Account Total	100.67
					Department Total	12,631.41

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

<u>500005007000</u>	<u>Human Serv Info Tech Comm Supp</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00015	975967	365664	5/23/2020	124.62
	PCard JE	00015	975967	365664	5/23/2020	124.62
					Account Total	<u>249.24</u>
	Minor Equipment					
	PCard JE	00015	975967	365664	5/23/2020	69.99
					Account Total	<u>69.99</u>
					Department Total	<u><u>319.23</u></u>

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

<u>306033504010</u>	<u>Income Maintenance Direct</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	PCard JE	00015	975967	365664	5/23/2020	969.08
	PCard JE	00015	975967	365664	5/23/2020	616.45
	PCard JE	00015	975967	365664	5/23/2020	846.92
					Account Total	2,432.45
	Equipment Rental					
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	124.62
	PCard JE	00015	975967	365664	5/23/2020	124.62
	PCard JE	00015	975967	365664	5/23/2020	130.60
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	130.60
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	173.80
	PCard JE	00015	975967	365664	5/23/2020	130.60
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	124.62
	PCard JE	00015	975967	365664	5/23/2020	124.62
	PCard JE	00015	975967	365664	5/23/2020	130.60
	PCard JE	00015	975967	365664	5/23/2020	184.21
	PCard JE	00015	975967	365664	5/23/2020	173.80
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	281.64
					Account Total	4,885.40
	Operating Supplies					
	PCard JE	00015	975967	365664	5/23/2020	162.64

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

<u>306033504010</u>	<u>Income Maintenance Direct</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00015	975967	365664	5/23/2020	162.64
	PCard JE	00015	975967	365664	5/23/2020	112.35
					Account Total	437.63
	Other Communications					
	PCard JE	00015	975967	365664	5/23/2020	666.70
					Account Total	666.70
	Other Professional Serv					
	PCard JE	00015	975967	365664	5/23/2020	131.04
					Account Total	131.04
					Department Total	8,553.22

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

<u>8622</u>	<u>Insurance -Benefits &amp; Wellness</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	PCard JE	00019	975967	365664	5/23/2020	24.95
	PCard JE	00019	975967	365664	5/23/2020	360.00
	PCard JE	00019	975967	365664	5/23/2020	49.02
	PCard JE	00019	975967	365664	5/23/2020	20.79-
					Account Total	<u>413.18</u>
	Membership Dues					
	PCard JE	00019	975967	365664	5/23/2020	219.00
					Account Total	<u>219.00</u>
	Other Professional Serv					
	GOOD MEDIA LLC	00019	975508	365168	5/27/2020	75.00
					Account Total	<u>75.00</u>
					Department Total	<u><u>707.18</u></u>

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

<u>8614</u>	<u>Insurance- Delta Dental</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Self-Insurance Claims					
	DELTA DENTAL OF COLO	00019	975994	365721	6/3/2020	4,337.60
	DELTA DENTAL OF COLO	00019	975995	365721	6/3/2020	5,051.00
	DELTA DENTAL OF COLO	00019	975998	365728	6/3/2020	10,917.40
	DELTA DENTAL OF COLO	00019	975999	365728	6/3/2020	7,835.00
	DELTA DENTAL OF COLO	00019	976000	365728	6/3/2020	681.60
					Account Total	28,822.60
					Department Total	28,822.60

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

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	FIT SOLDIERS LLC	00019	976202	365863	6/4/2020	180.00
	HENDERSON CONSULTING AND EAP S	00019	976065	365863	6/4/2020	181.00
	TRISTAR RISK MANAGEMENT	00019	976240	366011	6/5/2020	16,697.25
					Account Total	<u>17,058.25</u>
					Department Total	<u><u>17,058.25</u></u>

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

<u>8617</u>	<u>Insurance- Workers Comp</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	PCard JE	00019	975967	365664	5/23/2020	<u>2,045.75</u>
					Account Total	<u>2,045.75</u>
					Department Total	<u><u>2,045.75</u></u>



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

<u>1061</u>	<u>IT Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	1,800.00
					Account Total	1,800.00
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	130.60
	PCard JE	00001	975967	365664	5/23/2020	124.62
	PCard JE	00001	975967	365664	5/23/2020	156.74
	PCard JE	00001	975967	365664	5/23/2020	156.74
	PCard JE	00001	975967	365664	5/23/2020	130.60
	PCard JE	00001	975967	365664	5/23/2020	124.62
					Account Total	823.92
	ISP Services					
	PCard JE	00001	975967	365664	5/23/2020	15.40
	PCard JE	00001	975967	365664	5/23/2020	67.54
					Account Total	82.94
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	115.98
	PCard JE	00001	975967	365664	5/23/2020	13.47
	PCard JE	00001	975967	365664	5/23/2020	61.90
	PCard JE	00001	975967	365664	5/23/2020	18.00
					Account Total	209.35
	Telephone					
	PCard JE	00001	975967	365664	5/23/2020	16.25
					Account Total	16.25
					Department Total	2,932.46

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

<u>1057</u>	<u>IT Application Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Software and Licensing PCard JE	00001	975967	365664	5/23/2020	74.40
					Account Total	74.40
					Department Total	74.40

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

<u>1056</u>	<u>IT Help Desk &amp; Servers</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Books					
	PCard JE	00001	975967	365664	5/23/2020	121.98
					Account Total	121.98
	Computers					
	PCard JE	00001	975967	365664	5/23/2020	33.87
	PCard JE	00001	975967	365664	5/23/2020	40.99
	PCard JE	00001	975967	365664	5/23/2020	500.00
	PCard JE	00001	975967	365664	5/23/2020	617.40
					Account Total	1,192.26
	Maintenance Contracts					
	PCard JE	00001	975967	365664	5/23/2020	408.52
					Account Total	408.52
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	55.74
					Account Total	55.74
	Software and Licensing					
	PCard JE	00001	975967	365664	5/23/2020	830.00
	PCard JE	00001	975967	365664	5/23/2020	35.73
					Account Total	865.73
					Department Total	2,644.23

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

<u>1058</u>	<u>IT Network/Telecom</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	PCard JE	00001	975967	365664	5/23/2020	150.00
	PCard JE	00001	975967	365664	5/23/2020	299.00
					Account Total	449.00
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	6,576.40
	PCard JE	00001	975967	365664	5/23/2020	187.80
					Account Total	6,764.20
	Telephone					
	PCard JE	00001	975967	365664	5/23/2020	22,857.75
	PCard JE	00001	975967	365664	5/23/2020	72.08
					Account Total	22,929.83
					Department Total	30,143.03

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

<u>305091008000</u>	<u>IV-D Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	173.80
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	149.23
	PCard JE	00015	975967	365664	5/23/2020	173.80
	PCard JE	00015	975967	365664	5/23/2020	281.64
					Account Total	1,507.80
	Operating Supplies					
	PCard JE	00015	975967	365664	5/23/2020	243.21
	PCard JE	00015	975967	365664	5/23/2020	85.57
	PCard JE	00015	975967	365664	5/23/2020	162.64
					Account Total	491.42
	Printing External					
	PCard JE	00015	975967	365664	5/23/2020	1,598.00
	PCard JE	00015	975967	365664	5/23/2020	600.00
					Account Total	2,198.00
					Department Total	4,197.22

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

<u>2010W5081506</u>	<u>Kinship Navigation Pilot</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	County Client/Provider					
	PCard JE	00015	975967	365664	5/23/2020	79.00
	PCard JE	00015	975967	365664	5/23/2020	306.42
	PCard JE	00015	975967	365664	5/23/2020	53.67
	PCard JE	00015	975967	365664	5/23/2020	24.95
	PCard JE	00015	975967	365664	5/23/2020	266.47
	PCard JE	00015	975967	365664	5/23/2020	58.45
	PCard JE	00015	975967	365664	5/23/2020	7.49
	PCard JE	00015	975967	365664	5/23/2020	181.25
	PCard JE	00015	975967	365664	5/23/2020	199.00
	PCard JE	00015	975967	365664	5/23/2020	122.12
	PCard JE	00015	975967	365664	5/23/2020	98.87
	PCard JE	00015	975967	365664	5/23/2020	78.98
	PCard JE	00015	975967	365664	5/23/2020	45.91
	PCard JE	00015	975967	365664	5/23/2020	1.00-
	PCard JE	00015	975967	365664	5/23/2020	38.54
	PCard JE	00015	975967	365664	5/23/2020	99.99
	PCard JE	00015	975967	365664	5/23/2020	164.92
	PCard JE	00015	975967	365664	5/23/2020	19.99
	PCard JE	00015	975967	365664	5/23/2020	193.23
	PCard JE	00015	975967	365664	5/23/2020	10.99
	PCard JE	00015	975967	365664	5/23/2020	39.99
	PCard JE	00015	975967	365664	5/23/2020	11.45
	PCard JE	00015	975967	365664	5/23/2020	48.54
	PCard JE	00015	975967	365664	5/23/2020	411.85
	PCard JE	00015	975967	365664	5/23/2020	20.00
	PCard JE	00015	975967	365664	5/23/2020	126.15
					Account Total	2,707.22
					Department Total	2,707.22

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

<u>2045E8941298</u>	<u>Kinship Supports-Intervention</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	County Client/Provider					
	PCard JE	00015	975967	365664	5/23/2020	49.99
	PCard JE	00015	975967	365664	5/23/2020	39.44
	PCard JE	00015	975967	365664	5/23/2020	157.99
	PCard JE	00015	975967	365664	5/23/2020	48.19
	PCard JE	00015	975967	365664	5/23/2020	73.90
	PCard JE	00015	975967	365664	5/23/2020	175.99
	PCard JE	00015	975967	365664	5/23/2020	89.98
	PCard JE	00015	975967	365664	5/23/2020	39.99
	PCard JE	00015	975967	365664	5/23/2020	25.99
	PCard JE	00015	975967	365664	5/23/2020	275.94
	PCard JE	00015	975967	365664	5/23/2020	112.17
	PCard JE	00015	975967	365664	5/23/2020	53.97
	PCard JE	00015	975967	365664	5/23/2020	63.66
					Account Total	1,207.20
					Department Total	1,207.20

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

<u>1081</u>	<u>Long Range Strategic Planning</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	40.00
	PCard JE	00001	975967	365664	5/23/2020	845.00-
					Account Total	805.00-
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	22.87
	PCard JE	00001	975967	365664	5/23/2020	14.09
	PCard JE	00001	975967	365664	5/23/2020	300.00
					Account Total	336.96
					Department Total	468.04-



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

<u>3133</u>	<u>Neighborhood Svc-Park Rangers</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	73.34
					Account Total	73.34
	Uniforms & Cleaning					
	PCard JE	00001	975967	365664	5/23/2020	241.00
					Account Total	241.00
					Department Total	314.34

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

<u>934620</u>	<u>Non-Reimbursable Expenditures</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	HS Parent Activity Expenses					
	PCard JE	00031	975967	365664	5/23/2020	44.85
	PCard JE	00031	975967	365664	5/23/2020	50.40
	PCard JE	00031	975967	365664	5/23/2020	10.83-
	PCard JE	00031	975967	365664	5/23/2020	51.78
	PCard JE	00031	975967	365664	5/23/2020	60.01
	PCard JE	00031	975967	365664	5/23/2020	56.52
					Account Total	252.73
					Department Total	252.73

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

<u>6107</u>	<u>Open Space Projects</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	PCard JE	00027	975967	365664	5/23/2020	61.82
	PCard JE	00027	975967	365664	5/23/2020	26.77
	PCard JE	00027	975967	365664	5/23/2020	46.91
	PCard JE	00027	975967	365664	5/23/2020	20.00
					Account Total	155.50
	Grounds Maintenance					
	PCard JE	00027	975967	365664	5/23/2020	1,955.00
	PCard JE	00027	975967	365664	5/23/2020	1,955.00
	PCard JE	00027	975967	365664	5/23/2020	1,670.00
	PCard JE	00027	975967	365664	5/23/2020	1,955.00
	PCard JE	00027	975967	365664	5/23/2020	1,955.00
	PCard JE	00027	975967	365664	5/23/2020	1,955.00
	PCard JE	00027	975967	365664	5/23/2020	1,575.00
	PCard JE	00027	975967	365664	5/23/2020	285.00
	PCard JE	00027	975967	365664	5/23/2020	305.36
					Account Total	13,610.36
					Department Total	13,765.86

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

<u>1015</u>	<u>People Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	EE of Season					
	PCard JE	00001	975967	365664	5/23/2020	88.53
					Account Total	88.53
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	206.10
	PCard JE	00001	975967	365664	5/23/2020	206.10
	PCard JE	00001	975967	365664	5/23/2020	206.10
	PCard JE	00001	975967	365664	5/23/2020	206.10
					Account Total	824.40
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	42.40
					Account Total	42.40
	Tuition Reimbursement					
	BISHOP AMBER	00001	975941	365629	6/2/2020	2,213.42
	COX MICHELLE	00001	975488	365161	5/27/2020	2,207.70
	DAVIS TROY	00001	975490	365161	5/27/2020	1,776.88
	MCMORRIES ERIN	00001	975942	365629	6/2/2020	2,500.00
	SOLIS VALENZUELA BRANDON	00001	975489	365161	5/27/2020	2,500.00
	TALLEY AUSTIN	00001	975940	365629	6/2/2020	2,500.00
					Account Total	13,698.00
					Department Total	14,653.33

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

<u>2061</u>	<u>PKS - Weed &amp; Pest</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	139.56
	PCard JE	00001	975967	365664	5/23/2020	172.00
	PCard JE	00001	975967	365664	5/23/2020	70.12
	PCard JE	00001	975967	365664	5/23/2020	193.00
	PCard JE	00001	975967	365664	5/23/2020	443.76
					Account Total	1,018.44
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	80.02
					Account Total	80.02
	Other Professional Serv					
	PCard JE	00001	975967	365664	5/23/2020	605.00
					Account Total	605.00
					Department Total	1,703.46

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

<u>5011</u>	<u>PKS- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	173.80
	PCard JE	00001	975967	365664	5/23/2020	173.80
					Account Total	<u>347.60</u>
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	397.94
	PCard JE	00001	975967	365664	5/23/2020	840.00
	PCard JE	00001	975967	365664	5/23/2020	391.59
	PCard JE	00001	975967	365664	5/23/2020	442.15
	PCard JE	00001	975967	365664	5/23/2020	811.25
	PCard JE	00001	975967	365664	5/23/2020	65.00
	PCard JE	00001	975967	365664	5/23/2020	211.68-
	PCard JE	00001	975967	365664	5/23/2020	2,061.91
					Account Total	<u>4,798.16</u>
					Department Total	<u><u>5,145.76</u></u>

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

<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Advertising					
	PCard JE	00001	975967	365664	5/23/2020	3,000.00
	WISE WAYNE W	00001	976005	365733	6/3/2020	500.00
					Account Total	3,500.00
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	75.00
	PCard JE	00001	975967	365664	5/23/2020	337.13
					Account Total	412.13
	Event Services					
	PCard JE	00001	975967	365664	5/23/2020	353.50
					Account Total	353.50
	Fair Revenue-General					
	D&J DISTRIBUTORS	00001	976003	365733	6/3/2020	175.00
					Account Total	175.00
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	74.50
	PCard JE	00001	975967	365664	5/23/2020	85.80
	PCard JE	00001	975967	365664	5/23/2020	255.00
	PCard JE	00001	975967	365664	5/23/2020	160.38
	PCard JE	00001	975967	365664	5/23/2020	87.65
					Account Total	663.33
	Queen Pageant Expense					
	PCard JE	00001	975967	365664	5/23/2020	1,500.00
					Account Total	1,500.00
	Regional Park Rentals					
	ARNEACH JESSICA	00001	976001	365733	6/3/2020	2,000.00
	PLATTE VALLEY MEDICAL	00001	976004	365733	6/3/2020	150.00
					Account Total	2,150.00
	Software and Licensing					
	PCard JE	00001	975967	365664	5/23/2020	400.00
					Account Total	400.00
					Department Total	9,153.96

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

<u>5015</u>	<u>PKS- Grounds Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	PCard JE	00001	975967	365664	5/23/2020	251.05
	PCard JE	00001	975967	365664	5/23/2020	36.85
					Account Total	287.90
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	2,064.61
					Account Total	2,064.61
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	11.96
	PCard JE	00001	975967	365664	5/23/2020	236.90
	PCard JE	00001	975967	365664	5/23/2020	223.70
	PCard JE	00001	975967	365664	5/23/2020	2,250.37
	PCard JE	00001	975967	365664	5/23/2020	39.51
	PCard JE	00001	975967	365664	5/23/2020	173.00
					Account Total	2,935.44
	Water/Sewer/Sanitation					
	PCard JE	00001	975967	365664	5/23/2020	2,039.11
					Account Total	2,039.11
					Department Total	7,327.06



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

<u>5012</u>	<u>PKS- Regional Complex</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	PCard JE	00001	975967	365664	5/23/2020	67.05
	PCard JE	00001	975967	365664	5/23/2020	27.00
	PCard JE	00001	975967	365664	5/23/2020	738.39
					Account Total	832.44
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	191.80
	PCard JE	00001	975967	365664	5/23/2020	120.06
	PCard JE	00001	975967	365664	5/23/2020	125.94
	PCard JE	00001	975967	365664	5/23/2020	179.80
	PCard JE	00001	975967	365664	5/23/2020	112.43
	PCard JE	00001	975967	365664	5/23/2020	245.93
	PCard JE	00001	975967	365664	5/23/2020	493.27
					Account Total	1,469.23
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	857.50
	PCard JE	00001	975967	365664	5/23/2020	185.93
	PCard JE	00001	975967	365664	5/23/2020	564.00
	PCard JE	00001	975967	365664	5/23/2020	143.46
					Account Total	1,750.89
	Uniforms & Cleaning					
	PCard JE	00001	975967	365664	5/23/2020	112.49
					Account Total	112.49
	Vehicle Parts & Supplies					
	PCard JE	00001	975967	365664	5/23/2020	2,000.00
	PCard JE	00001	975967	365664	5/23/2020	698.15
	PCard JE	00001	975967	365664	5/23/2020	228.50
	PCard JE	00001	975967	365664	5/23/2020	69.15
	PCard JE	00001	975967	365664	5/23/2020	171.02
	PCard JE	00001	975967	365664	5/23/2020	102.95
	PCard JE	00001	975967	365664	5/23/2020	41.15
					Account Total	3,310.92
					Department Total	7,475.97

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

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	PCard JE	00001	975967	365664	5/23/2020	30.00
					Account Total	30.00
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	139.56
	PCard JE	00001	975967	365664	5/23/2020	251.88-
	PCard JE	00001	975967	365664	5/23/2020	34.95
	PCard JE	00001	975967	365664	5/23/2020	44.90
	PCard JE	00001	975967	365664	5/23/2020	135.49
	PCard JE	00001	975967	365664	5/23/2020	87.00
	PCard JE	00001	975967	365664	5/23/2020	1,252.23
	PCard JE	00001	975967	365664	5/23/2020	1,275.13
	PCard JE	00001	975967	365664	5/23/2020	349.03
	PCard JE	00001	975967	365664	5/23/2020	293.04
	PCard JE	00001	975967	365664	5/23/2020	380.35
	PCard JE	00001	975967	365664	5/23/2020	89.40
	PCard JE	00001	975967	365664	5/23/2020	57.00-
					Account Total	3,772.20
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	211.28
	PCard JE	00001	975967	365664	5/23/2020	74.90
	PCard JE	00001	975967	365664	5/23/2020	114.88
	PCard JE	00001	975967	365664	5/23/2020	114.88-
	PCard JE	00001	975967	365664	5/23/2020	105.88
					Account Total	392.06
	Tires					
	PCard JE	00001	975967	365664	5/23/2020	560.52
					Account Total	560.52
	Vehicle Parts & Supplies					
	PCard JE	00001	975967	365664	5/23/2020	208.27
					Account Total	208.27
	Water/Sewer/Sanitation					
	CRESTVIEW WATER & SANITATION D	00001	976002	365733	6/3/2020	81.82
	PCard JE	00001	975967	365664	5/23/2020	70.85

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

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	3,182.33
	PCard JE	00001	975967	365664	5/23/2020	766.92
	PCard JE	00001	975967	365664	5/23/2020	13.21
	PCard JE	00001	975967	365664	5/23/2020	587.00
	PCard JE	00001	975967	365664	5/23/2020	4,936.10
	PCard JE	00001	975967	365664	5/23/2020	709.85
	PCard JE	00001	975967	365664	5/23/2020	263.71
	PCard JE	00001	975967	365664	5/23/2020	351.05
	PCard JE	00001	975967	365664	5/23/2020	427.81
	PCard JE	00001	975967	365664	5/23/2020	110.00
	PCard JE	00001	975967	365664	5/23/2020	627.30
					Account Total	12,127.95
					Department Total	17,091.00

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

<u>1089</u>	<u>PLN- Boards &amp; Commissions</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	BUSH MELVIN E	00001	975473	365098	5/26/2020	65.00
	DUPRIEST JOHN FIELDEN	00001	975927	365541	6/1/2020	65.00
	FOREST SEAN	00001	975928	365541	6/1/2020	65.00
	GARNER, ROSIE	00001	975930	365541	6/1/2020	65.00
	GREEN THOMAS D	00001	975472	365098	5/26/2020	65.00
	GRONQUIST CHRIS	00001	975474	365098	5/26/2020	65.00
	HANCOCK FORREST HAYES	00001	975468	365098	5/26/2020	65.00
	HARNETT OWEN	00001	975470	365098	5/26/2020	65.00
	HERRERA, AARON	00001	975925	365541	6/1/2020	65.00
	MARTINEZ JUSTIN PAUL	00001	975931	365541	6/1/2020	65.00
	NYHOLM STEWART E	00001	975471	365098	5/26/2020	65.00
	PLAKORUS DAVID	00001	975926	365541	6/1/2020	65.00
	RICHARDSON SHARON	00001	975929	365541	6/1/2020	65.00
	STANFIELD THOMSON	00001	975469	365098	5/26/2020	65.00
					Account Total	910.00
					Department Total	910.00

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

<u>1082</u>	<u>PLN- Development Review</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	125.00
	PCard JE	00001	975967	365664	5/23/2020	465.00-
	PCard JE	00001	975967	365664	5/23/2020	380.00-
					Account Total	720.00-
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	206.10
	PCard JE	00001	975967	365664	5/23/2020	130.60
	PCard JE	00001	975967	365664	5/23/2020	206.10
	PCard JE	00001	975967	365664	5/23/2020	130.60
					Account Total	673.40
	Printing External					
	MINUTEMAN PRESS-BRIGHTON	00001	975968	365665	5/6/2020	202.09
	MINUTEMAN PRESS-BRIGHTON	00001	975969	365665	5/6/2020	282.59
	MINUTEMAN PRESS-BRIGHTON	00001	975970	365665	5/6/2020	113.51
	MINUTEMAN PRESS-BRIGHTON	00001	975971	365665	5/8/2020	21.04
	MINUTEMAN PRESS-BRIGHTON	00001	975972	365665	5/8/2020	154.61
	MINUTEMAN PRESS-BRIGHTON	00001	975973	365665	5/8/2020	32.32
	MINUTEMAN PRESS-BRIGHTON	00001	975974	365665	5/8/2020	74.00
	MINUTEMAN PRESS-BRIGHTON	00001	975975	365665	5/8/2020	31.28
	MINUTEMAN PRESS-BRIGHTON	00001	975976	365665	5/8/2020	48.55
					Account Total	959.99
					Department Total	913.39

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

<u>1039</u>	<u>Poverty Reduction</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Advertising					
	PCard JE	00001	975967	365664	5/23/2020	2,100.00
	PCard JE	00001	975967	365664	5/23/2020	187.90
	PCard JE	00001	975967	365664	5/23/2020	187.90
	PCard JE	00001	975967	365664	5/23/2020	187.90
	PCard JE	00001	975967	365664	5/23/2020	349.50
	PCard JE	00001	975967	365664	5/23/2020	597.50
	PCard JE	00001	975967	365664	5/23/2020	167.88
	PCard JE	00001	975967	365664	5/23/2020	24.79
	PCard JE	00001	975967	365664	5/23/2020	342.62
	PCard JE	00001	975967	365664	5/23/2020	3,833.33
	PCard JE	00001	975967	365664	5/23/2020	476.70
	PCard JE	00001	975967	365664	5/23/2020	1,638.34
					Account Total	10,094.36
	Business Meetings					
	PCard JE	00001	975967	365664	5/23/2020	39.99
					Account Total	39.99
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	350.00-
					Account Total	350.00-
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	11.99
					Account Total	11.99
	Special Events					
	PCard JE	00001	975967	365664	5/23/2020	3.98
	PCard JE	00001	975967	365664	5/23/2020	37.98
	PCard JE	00001	975967	365664	5/23/2020	605.83
	PCard JE	00001	975967	365664	5/23/2020	309.36
	PCard JE	00001	975967	365664	5/23/2020	866.93
	PCard JE	00001	975967	365664	5/23/2020	89.37
					Account Total	1,913.45
					Department Total	11,709.79

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

<u>2030B0512700</u>	<u>PSSF Family Preservation Serv</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	PCard JE	00015	975967	365664	5/23/2020	<u>35.98</u>
					Account Total	<u>35.98</u>
					Department Total	<u><u>35.98</u></u>

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

<u>1068</u>	<u>Public Trustee</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	149.23
	PCard JE	00001	975967	365664	5/23/2020	149.23
					Account Total	<u>298.46</u>
					Department Total	<u><u>298.46</u></u>



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

<u>3011</u>	<u>PW - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00013	975967	365664	5/23/2020	124.62
	PCard JE	00013	975967	365664	5/23/2020	184.21
	PCard JE	00013	975967	365664	5/23/2020	124.62
	PCard JE	00013	975967	365664	5/23/2020	184.21
					Account Total	617.66
	Operating Supplies					
	PCard JE	00013	975967	365664	5/23/2020	45.89
	PCard JE	00013	975967	365664	5/23/2020	45.89
	PCard JE	00013	975967	365664	5/23/2020	43.89
					Account Total	135.67
					Department Total	753.33

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

<u>3053</u>	<u>PW - Engineering Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00013	975967	365664	5/23/2020	43.89
					Account Total	43.89
	Other Professional Serv					
	PCard JE	00013	975967	365664	5/23/2020	138.00
					Account Total	138.00
					Department Total	181.89

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

<u>3090</u>	<u>PW - GF Drainage Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Infrastruc Rep & Maint					
	PCard JE	00001	975967	365664	5/23/2020	<u>20.60</u>
					Account Total	<u>20.60</u>
					Department Total	<u><u>20.60</u></u>

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

<u>3031</u>	<u>PW - Operations &amp; Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Asphalt					
	PCard JE	00013	975967	365664	5/23/2020	565.74
					Account Total	565.74
	Dust Abatement Additives					
	PCard JE	00013	975967	365664	5/23/2020	2,497.46
					Account Total	2,497.46
	Equipment Rental					
	PCard JE	00013	975967	365664	5/23/2020	124.62
	PCard JE	00013	975967	365664	5/23/2020	155.05
	PCard JE	00013	975967	365664	5/23/2020	124.62
	PCard JE	00013	975967	365664	5/23/2020	155.05
					Account Total	559.34
	Erosion Control					
	PCard JE	00013	975967	365664	5/23/2020	244.52
					Account Total	244.52
	Minor Equipment					
	PCard JE	00013	975967	365664	5/23/2020	437.72
					Account Total	437.72
	Operating Supplies					
	PCard JE	00013	975967	365664	5/23/2020	161.98
	PCard JE	00013	975967	365664	5/23/2020	24.77
	PCard JE	00013	975967	365664	5/23/2020	68.21
	PCard JE	00013	975967	365664	5/23/2020	1,457.98
	PCard JE	00013	975967	365664	5/23/2020	742.99-
	PCard JE	00013	975967	365664	5/23/2020	491.50
					Account Total	1,461.45
	Other Communications					
	PCard JE	00013	975967	365664	5/23/2020	265.25
	PCard JE	00013	975967	365664	5/23/2020	100.72
					Account Total	365.97
	Pothole Asphalt					
	PCard JE	00013	975967	365664	5/23/2020	88.00
	PCard JE	00013	975967	365664	5/23/2020	90.64

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

<u>3031</u>	<u>PW - Operations &amp; Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00013	975967	365664	5/23/2020	43.56
	PCard JE	00013	975967	365664	5/23/2020	132.44
					Account Total	<u>354.64</u>
	Repair & Maint Supplies					
	PCard JE	00013	975967	365664	5/23/2020	104.82
	PCard JE	00013	975967	365664	5/23/2020	91.00
	PCard JE	00013	975967	365664	5/23/2020	27.50
	PCard JE	00013	975967	365664	5/23/2020	24.50-
	PCard JE	00013	975967	365664	5/23/2020	278.09
	PCard JE	00013	975967	365664	5/23/2020	61.35
	PCard JE	00013	975967	365664	5/23/2020	294.59
	PCard JE	00013	975967	365664	5/23/2020	24.99
					Account Total	<u>857.84</u>
	Telephone					
	PCard JE	00013	975967	365664	5/23/2020	497.66
	PCard JE	00013	975967	365664	5/23/2020	767.65
					Account Total	<u>1,265.31</u>
	Water/Sewer/Sanitation					
	PCard JE	00013	975967	365664	5/23/2020	263.24
					Account Total	<u>263.24</u>
					Department Total	<u><u>8,873.23</u></u>

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

<u>1038</u>	<u>Regional Affairs</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Public Relations					
	PCard JE	00001	975967	365664	5/23/2020	550.00
	PCard JE	00001	975967	365664	5/23/2020	1,754.33
	STATE OF COLORADO	00001	975943	365640	6/2/2020	665.51
					Account Total	<u>2,969.84</u>
					Department Total	<u><u>2,969.84</u></u>

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

<u>8624</u>	<u>Retiree-Vision</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Ins. Premium-Vision					
	FIRST AMERICAN ADMINISTRATORS	00019	976053	365762	6/3/2020	<u>174.64</u>
					Account Total	<u>174.64</u>
					Department Total	<u><u>174.64</u></u>

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

<u>1036</u>	<u>Retirement Admin.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	35.98
					Account Total	35.98
					Department Total	35.98



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

<u>13</u>	<u>Road &amp; Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ALLIED RECYCLED AGGREGATES	00013	976197	365863	6/4/2020	18,474.57
	ALLIED RECYCLED AGGREGATES	00013	976198	365863	6/4/2020	29,089.90
	EP&A ENVIROTAC INC	00013	976196	365863	6/4/2020	35,644.18
	ICON ENGINEERING INC	00013	976108	365863	6/4/2020	18,467.00
	MARTIN MARTIN CONSULTING ENGIN	00013	976073	365863	6/4/2020	23,752.50
	STANTEC CONSULTING CORPORATION	00013	976096	365863	6/4/2020	131,629.46
					Account Total	257,057.61
					Department Total	257,057.61

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

<u>2092</u>	<u>Sheriff Flatrock</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00050	975967	365664	5/23/2020	<u>1,352.00</u>
					Account Total	<u>1,352.00</u>
					Department Total	<u><u>1,352.00</u></u>

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

<u>2004</u>	<u>Sheriff Training</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	486.00
					Account Total	486.00
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	252.35
					Account Total	252.35
	Operating Supplies					
	COMMERCIAL CLEANING SYSTEMS	00001	975912	365451	5/29/2020	900.00
	COMMERCIAL CLEANING SYSTEMS	00001	975913	365451	5/29/2020	900.00
	PCard JE	00001	975967	365664	5/23/2020	34.99
	PCard JE	00001	975967	365664	5/23/2020	23.96
	PCard JE	00001	975967	365664	5/23/2020	14.65
	PCard JE	00001	975967	365664	5/23/2020	11.98
	PCard JE	00001	975967	365664	5/23/2020	148.74
	PCard JE	00001	975967	365664	5/23/2020	260.48-
	PCard JE	00001	975967	365664	5/23/2020	299.90
	PCard JE	00001	975967	365664	5/23/2020	107.94
	PCard JE	00001	975967	365664	5/23/2020	20.99
	PCard JE	00001	975967	365664	5/23/2020	3.94
	PCard JE	00001	975967	365664	5/23/2020	79.40
	PCard JE	00001	975967	365664	5/23/2020	1,259.98
	PCard JE	00001	975967	365664	5/23/2020	584.32
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	78.58
					Account Total	4,208.89
	Other Professional Serv					
	PCard JE	00001	975967	365664	5/23/2020	92.36
					Account Total	92.36
	Subscrip/Publications					
	PCard JE	00001	975967	365664	5/23/2020	66.50
					Account Total	66.50
					Department Total	5,106.10

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

<u>2008</u>	<u>SHF - Training Academy</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Books					
	PCard JE	00001	975967	365664	5/23/2020	736.88
					Account Total	736.88
	Business Meetings					
	PCard JE	00001	975967	365664	5/23/2020	148.09
	PCard JE	00001	975967	365664	5/23/2020	155.60
					Account Total	303.69
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	113.11
					Account Total	113.11
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	50.57
	PCard JE	00001	975967	365664	5/23/2020	135.15
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	.46
					Account Total	186.18
	Other Communications					
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	119.04
					Account Total	119.04
					Department Total	1,458.90



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

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	9.00
	PCard JE	00001	975967	365664	5/23/2020	9.00
	PCard JE	00001	975967	365664	5/23/2020	7.49
	PCard JE	00001	975967	365664	5/23/2020	2.52
	PCard JE	00001	975967	365664	5/23/2020	9.00
	PCard JE	00001	975967	365664	5/23/2020	15.00
	PCard JE	00001	975967	365664	5/23/2020	10.00
	PCard JE	00001	975967	365664	5/23/2020	10.00
	PCard JE	00001	975967	365664	5/23/2020	10.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	4.00
	PCard JE	00001	975967	365664	5/23/2020	4.00
	PCard JE	00001	975967	365664	5/23/2020	9.00
	PCard JE	00001	975967	365664	5/23/2020	9.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	9.00
	PCard JE	00001	975967	365664	5/23/2020	15.00
	PCard JE	00001	975967	365664	5/23/2020	15.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	9.00
					Account Total	463.01
	Consultant Services					
	PCard JE	00001	975967	365664	5/23/2020	306.00
					Account Total	306.00
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	25.00-
	PCard JE	00001	975967	365664	5/23/2020	4,500.00
	PCard JE	00001	975967	365664	5/23/2020	205.00
	PCard JE	00001	975967	365664	5/23/2020	205.00
	PCard JE	00001	975967	365664	5/23/2020	4,500.00
					Account Total	9,385.00
	Equipment Rental					

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

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	634.92
					Account Total	634.92
	Fuel, Gas & Oil					
	PCard JE	00001	975967	365664	5/23/2020	39.30
					Account Total	39.30
	Operating Supplies					
	DEEP ROCK WATER	00001	976023	365748	6/3/2020	21.68
	PCard JE	00001	975967	365664	5/23/2020	8.20
	PCard JE	00001	975967	365664	5/23/2020	143.80
	PCard JE	00001	975967	365664	5/23/2020	49.70
	PCard JE	00001	975967	365664	5/23/2020	2,326.80
	PCard JE	00001	975967	365664	5/23/2020	294.98
	PCard JE	00001	975967	365664	5/23/2020	39.95
	PCard JE	00001	975967	365664	5/23/2020	853.80
	PCard JE	00001	975967	365664	5/23/2020	37.98
	PCard JE	00001	975967	365664	5/23/2020	192.19
	PCard JE	00001	975967	365664	5/23/2020	4.99
	PCard JE	00001	975967	365664	5/23/2020	416.50
	PCard JE	00001	975967	365664	5/23/2020	69.99
	PCard JE	00001	975967	365664	5/23/2020	345.51
	PCard JE	00001	975967	365664	5/23/2020	8.94
	PCard JE	00001	975967	365664	5/23/2020	205.18
	PCard JE	00001	975967	365664	5/23/2020	117.98
	PCard JE	00001	975967	365664	5/23/2020	280.68
	PCard JE	00001	975967	365664	5/23/2020	11.78
	PCard JE	00001	975967	365664	5/23/2020	1,053.45
	PCard JE	00001	975967	365664	5/23/2020	15.00
	PCard JE	00001	975967	365664	5/23/2020	195.90
	PCard JE	00001	975967	365664	5/23/2020	44.20
	PCard JE	00001	975967	365664	5/23/2020	2,151.92
	PCard JE	00001	975967	365664	5/23/2020	51.74
	PCard JE	00001	975967	365664	5/23/2020	29.97
	PCard JE	00001	975967	365664	5/23/2020	26.96
	PCard JE	00001	975967	365664	5/23/2020	14.00
	PCard JE	00001	975967	365664	5/23/2020	181.12

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

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	10.00
	PCard JE	00001	975967	365664	5/23/2020	70.72
	PCard JE	00001	975967	365664	5/23/2020	364.00
	PCard JE	00001	975967	365664	5/23/2020	350.97
	PCard JE	00001	975967	365664	5/23/2020	26.95
	PCard JE	00001	975967	365664	5/23/2020	46.86
	PCard JE	00001	975967	365664	5/23/2020	123.30
	PCard JE	00001	975967	365664	5/23/2020	29.79
	PCard JE	00001	975967	365664	5/23/2020	71.73
	PCard JE	00001	975967	365664	5/23/2020	38.15
	PCard JE	00001	975967	365664	5/23/2020	1,189.90
	SHRED IT USA LLC	00001	976025	365748	6/3/2020	200.00
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	307.40
					Account Total	12,024.66
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	363.19
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	929.54
					Account Total	1,292.73
	Other Professional Serv					
	LADWIG MICHAEL V MD PC	00001	975916	365451	5/29/2020	672.00
	PCard JE	00001	975967	365664	5/23/2020	180.00
	PSYCHOLOGICAL DIMENSIONS	00001	975917	365451	5/29/2020	3,100.00
	PSYCHOLOGICAL DIMENSIONS	00001	976024	365748	6/3/2020	3,750.00
					Account Total	7,702.00
	Postage & Freight					
	PCard JE	00001	975967	365664	5/23/2020	13.91
					Account Total	13.91
	Special Events					
	PCard JE	00001	975967	365664	5/23/2020	576.00
	PCard JE	00001	975967	365664	5/23/2020	784.00
	PCard JE	00001	975967	365664	5/23/2020	2,500.00
	PCard JE	00001	975967	365664	5/23/2020	350.00-
	PCard JE	00001	975967	365664	5/23/2020	520.00
	PCard JE	00001	975967	365664	5/23/2020	94.96
	PCard JE	00001	975967	365664	5/23/2020	249.44



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

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	80.00
					Account Total	4,454.40
	Uniforms & Cleaning					
	Curtis Blue Line	00001	976018	365748	6/3/2020	87.00
	PCard JE	00001	975967	365664	5/23/2020	453.92
	PCard JE	00001	975967	365664	5/23/2020	133.80-
	PCard JE	00001	975967	365664	5/23/2020	1,180.00
	PCard JE	00001	975967	365664	5/23/2020	38.50
	PCard JE	00001	975967	365664	5/23/2020	27.38
					Account Total	1,653.00
					Department Total	38,106.43

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

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	50.70
					Account Total	50.70
	Other Communications					
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	409.19
					Account Total	409.19
	Sheriff's Fees					
	BECK JOHNSON & NOLAN PC	00001	975933	365544	5/29/2020	19.00
	GIRSH AND ROTTMAN	00001	975932	365544	5/29/2020	19.00
	MESSNER REEVES LLP	00001	975935	365544	5/29/2020	19.00
	RICKETTS CHARLES	00001	975934	365544	5/29/2020	19.00
	ROBB CASSANDRA	00001	975938	365544	5/29/2020	19.00
	RUSSUM RENEE	00001	975936	365544	5/29/2020	19.00
	SANDRA A SUTLIFF ATTORNEY AT L	00001	975937	365544	5/29/2020	19.00
					Account Total	133.00
					Department Total	592.89

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

<u>2075</u>	<u>SHF- Commissary Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Books					
	PCard JE	00001	975967	365664	5/23/2020	19.74
					Account Total	19.74
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	221.72
					Account Total	221.72
	Licenses and Fees					
	PCard JE	00001	975967	365664	5/23/2020	636.88
					Account Total	636.88
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	217.30
	PCard JE	00001	975967	365664	5/23/2020	35.00
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	113.18
					Account Total	365.48
	Other Communications					
	CENTURY LINK	00001	976014	365748	6/3/2020	148.01
					Account Total	148.01
					Department Total	<u>1,391.83</u>

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

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	PCard JE	00001	975967	365664	5/23/2020	414.50
	PCard JE	00001	975967	365664	5/23/2020	175.32
					Account Total	589.82
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	411.56
	PCard JE	00001	975967	365664	5/23/2020	411.56
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	680.85
					Account Total	1,503.97
	Interpreting Services					
	PCard JE	00001	975967	365664	5/23/2020	440.00
					Account Total	440.00
	Medical Services					
	CENTURA HEALTH	00001	975914	365451	5/29/2020	900.00
					Account Total	900.00
	Membership Dues					
	PCard JE	00001	975967	365664	5/23/2020	40.00
	PCard JE	00001	975967	365664	5/23/2020	195.00
					Account Total	235.00
	Minor Equipment					
	PCard JE	00001	975967	365664	5/23/2020	233.98
					Account Total	233.98
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	934.70
	PCard JE	00001	975967	365664	5/23/2020	57.95
	PCard JE	00001	975967	365664	5/23/2020	10.00
	PCard JE	00001	975967	365664	5/23/2020	56.85
	PCard JE	00001	975967	365664	5/23/2020	4.65-
	PCard JE	00001	975967	365664	5/23/2020	53.97
	PCard JE	00001	975967	365664	5/23/2020	542.55
	PCard JE	00001	975967	365664	5/23/2020	92.35
	PCard JE	00001	975967	365664	5/23/2020	67.89
	PCard JE	00001	975967	365664	5/23/2020	437.31
	PCard JE	00001	975967	365664	5/23/2020	102.55

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

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	139.00
	PCard JE	00001	975967	365664	5/23/2020	10.00
	PCard JE	00001	975967	365664	5/23/2020	173.86
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	118.34
					Account Total	2,792.67
	Other Communications					
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	40.01
					Account Total	40.01
	Other Professional Serv					
	PCard JE	00001	975967	365664	5/23/2020	290.00
	PCard JE	00001	975967	365664	5/23/2020	182.00
					Account Total	472.00
					Department Total	7,207.45

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

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Car Washes					
	PCard JE	00001	975967	365664	5/23/2020	4.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	4.00
	PCard JE	00001	975967	365664	5/23/2020	4.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	4.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	3.00
	PCard JE	00001	975967	365664	5/23/2020	4.00
	PCard JE	00001	975967	365664	5/23/2020	4.00
					Account Total	44.00
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	169.98
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	1,707.85
					Account Total	1,877.83
	Medical Services					
	PCard JE	00001	975967	365664	5/23/2020	1.00
	PCard JE	00001	975967	365664	5/23/2020	45.00
	PCard JE	00001	975967	365664	5/23/2020	24.26
					Account Total	70.26
	Minor Equipment					
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	49.99
					Account Total	49.99
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	1,704.48
	PCard JE	00001	975967	365664	5/23/2020	157.90
	PCard JE	00001	975967	365664	5/23/2020	186.89
	PCard JE	00001	975967	365664	5/23/2020	479.00-
	PCard JE	00001	975967	365664	5/23/2020	17.99
	PCard JE	00001	975967	365664	5/23/2020	124.08

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

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	55.82
	PCard JE	00001	975967	365664	5/23/2020	28.70
	PCard JE	00001	975967	365664	5/23/2020	51.04
	PCard JE	00001	975967	365664	5/23/2020	199.20
	PCard JE	00001	975967	365664	5/23/2020	180.96
	PCard JE	00001	975967	365664	5/23/2020	124.50
	PCard JE	00001	975967	365664	5/23/2020	2,026.80
	PCard JE	00001	975967	365664	5/23/2020	1,095.00
	PCard JE	00001	975967	365664	5/23/2020	3,416.00
	PCard JE	00001	975967	365664	5/23/2020	207.94
	PCard JE	00001	975967	365664	5/23/2020	37.94
	PCard JE	00001	975967	365664	5/23/2020	198.09
	PCard JE	00001	975967	365664	5/23/2020	65.98
	PCard JE	00001	975967	365664	5/23/2020	15.00
	PCard JE	00001	975967	365664	5/23/2020	119.13
	PCard JE	00001	975967	365664	5/23/2020	47.73
	PCard JE	00001	975967	365664	5/23/2020	71.58
	PCard JE	00001	975967	365664	5/23/2020	21.95
	PCard JE	00001	975967	365664	5/23/2020	77.80
	PCard JE	00001	975967	365664	5/23/2020	21.95
	PCard JE	00001	975967	365664	5/23/2020	824.25
	PCard JE	00001	975967	365664	5/23/2020	364.40
	PCard JE	00001	975967	365664	5/23/2020	934.90
	PCard JE	00001	975967	365664	5/23/2020	1,400.00
	PCard JE	00001	975967	365664	5/23/2020	2,463.72
	PCard JE	00001	975967	365664	5/23/2020	42.40
	PCard JE	00001	975967	365664	5/23/2020	44.90
	PCard JE	00001	975967	365664	5/23/2020	678.00
	PCard JE	00001	975967	365664	5/23/2020	709.80
	PCard JE	00001	975967	365664	5/23/2020	524.71
	PCard JE	00001	975967	365664	5/23/2020	292.41
	PCard JE	00001	975967	365664	5/23/2020	282.74
	PCard JE	00001	975967	365664	5/23/2020	1,326.40
	PCard JE	00001	975967	365664	5/23/2020	118.20
	SUMMIT FOOD SERVICE LLC	00001	976026	365748	6/3/2020	566.00
	SUMMIT FOOD SERVICE LLC	00001	975918	365451	5/29/2020	1,203.42

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

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	667.51
					Account Total	22,219.21
	Other Communications					
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	393.63
					Account Total	393.63
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	975919	365451	5/29/2020	70.00
	PSYCHOLOGICAL DIMENSIONS	00001	975917	365451	5/29/2020	225.00
					Account Total	295.00
	Repair & Maint Supplies					
	PCard JE	00001	975967	365664	5/23/2020	989.40
	PCard JE	00001	975967	365664	5/23/2020	1,155.57
	PCard JE	00001	975967	365664	5/23/2020	453.80
	PCard JE	00001	975967	365664	5/23/2020	120.96
	PCard JE	00001	975967	365664	5/23/2020	254.85
	PCard JE	00001	975967	365664	5/23/2020	1,648.50
	PCard JE	00001	975967	365664	5/23/2020	2,102.40
	PCard JE	00001	975967	365664	5/23/2020	39.99
					Account Total	6,765.47
	Subscrip/Publications					
	PCard JE	00001	975967	365664	5/23/2020	1,310.00
					Account Total	1,310.00
	Uniforms & Cleaning					
	Curtis Blue Line	00001	976019	365748	6/3/2020	80.00
	PCard JE	00001	975967	365664	5/23/2020	16.46
					Account Total	96.46
					Department Total	33,121.85



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

<u>2072</u>	<u>SHF- Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	<u>29.55</u>
					Account Total	<u>29.55</u>
					Department Total	<u><u>29.55</u></u>

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

<u>2010</u>	<u>SHF- MIS Unit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Computers					
	PCard JE	00001	975967	365664	5/23/2020	2,018.00
	PCard JE	00001	975967	365664	5/23/2020	2,157.00
	PCard JE	00001	975967	365664	5/23/2020	278.90
	PCard JE	00001	975967	365664	5/23/2020	616.50
	PCard JE	00001	975967	365664	5/23/2020	1,833.52
					Account Total	6,903.92
	Maintenance Contracts					
	PCard JE	00001	975967	365664	5/23/2020	693.00
	PCard JE	00001	975967	365664	5/23/2020	5,000.00
	PCard JE	00001	975967	365664	5/23/2020	667.12
					Account Total	6,360.12
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	17.96
					Account Total	17.96
	Other Communications					
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	102.75
					Account Total	102.75
	Software and Licensing					
	PCard JE	00001	975967	365664	5/23/2020	2,495.00
	PCard JE	00001	975967	365664	5/23/2020	.70-
	PCard JE	00001	975967	365664	5/23/2020	1.26-
	PCard JE	00001	975967	365664	5/23/2020	2.54-
	PCard JE	00001	975967	365664	5/23/2020	29.98
					Account Total	2,520.48
					Department Total	15,905.23

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

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Books					
	COLO DIST ATTORNEY COUNCIL	00001	975915	365451	5/29/2020	168.00
	PCard JE	00001	975967	365664	5/23/2020	1,013.04
					Account Total	1,181.04
	Business Meetings					
	PCard JE	00001	975967	365664	5/23/2020	35.53
	PCard JE	00001	975967	365664	5/23/2020	76.50
					Account Total	112.03
	Education & Training					
	PCard JE	00001	975967	365664	5/23/2020	900.00
	PCard JE	00001	975967	365664	5/23/2020	45.00
	PCard JE	00001	975967	365664	5/23/2020	60.00
	PCard JE	00001	975967	365664	5/23/2020	698.00
	PCard JE	00001	975967	365664	5/23/2020	675.00
					Account Total	2,378.00
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	521.48
					Account Total	521.48
	Medical Services					
	PCard JE	00001	975967	365664	5/23/2020	213.55
	PCard JE	00001	975967	365664	5/23/2020	134.03
	PCard JE	00001	975967	365664	5/23/2020	115.72
					Account Total	463.30
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	36.90
	PCard JE	00001	975967	365664	5/23/2020	42.87
	PCard JE	00001	975967	365664	5/23/2020	110.49
	PCard JE	00001	975967	365664	5/23/2020	196.04
	PCard JE	00001	975967	365664	5/23/2020	2,483.60
	PCard JE	00001	975967	365664	5/23/2020	39.99
	PCard JE	00001	975967	365664	5/23/2020	39.10
	PCard JE	00001	975967	365664	5/23/2020	94.36
	PCard JE	00001	975967	365664	5/23/2020	225.42
	PCard JE	00001	975967	365664	5/23/2020	10.00

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

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	18.42
	PCard JE	00001	975967	365664	5/23/2020	204.90
	PCard JE	00001	975967	365664	5/23/2020	120.55
	PCard JE	00001	975967	365664	5/23/2020	40.97
	PCard JE	00001	975967	365664	5/23/2020	273.78
	PCard JE	00001	975967	365664	5/23/2020	33.27
	PCard JE	00001	975967	365664	5/23/2020	28.20-
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	109.63
					Account Total	4,052.09
	Other Communications					
	PCard JE	00001	975967	365664	5/23/2020	1.05
	PCard JE	00001	975967	365664	5/23/2020	106.92
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	656.45
					Account Total	764.42
	Other Professional Serv					
	PCard JE	00001	975967	365664	5/23/2020	136.00
	PCard JE	00001	975967	365664	5/23/2020	30.00
	PSYCHOLOGICAL DIMENSIONS	00001	975917	365451	5/29/2020	1,325.00
					Account Total	1,491.00
	Postage & Freight					
	PCard JE	00001	975967	365664	5/23/2020	66.08
	PCard JE	00001	975967	365664	5/23/2020	70.07
					Account Total	136.15
	Printing External					
	PCard JE	00001	975967	365664	5/23/2020	1,787.36
					Account Total	1,787.36
	Travel & Transportation					
	PCard JE	00001	975967	365664	5/23/2020	56.00
					Account Total	56.00
	Uniforms & Cleaning					
	Curtis Blue Line	00001	976020	365748	6/3/2020	87.00
	Curtis Blue Line	00001	976016	365748	6/3/2020	87.00
	PCard JE	00001	975967	365664	5/23/2020	16.46
	PCard JE	00001	975967	365664	5/23/2020	16.46

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

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	16.46
	PCard JE	00001	975967	365664	5/23/2020	16.46
					Account Total	<u>239.84</u>
					Department Total	<u><u>13,182.71</u></u>

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

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	377.25
					Account Total	377.25
	Extraditions					
	PCard JE	00001	975967	365664	5/23/2020	308.68
	PCard JE	00001	975967	365664	5/23/2020	681.20
	PCard JE	00001	975967	365664	5/23/2020	681.20
	PCard JE	00001	975967	365664	5/23/2020	340.60
	PCard JE	00001	975967	365664	5/23/2020	259.68
	PCard JE	00001	975967	365664	5/23/2020	1,581.20
	PCard JE	00001	975967	365664	5/23/2020	1,581.20
	PCard JE	00001	975967	365664	5/23/2020	790.60
	PCard JE	00001	975967	365664	5/23/2020	237.40
	PCard JE	00001	975967	365664	5/23/2020	199.06
	PCard JE	00001	975967	365664	5/23/2020	323.70
	PCard JE	00001	975967	365664	5/23/2020	323.70
	PCard JE	00001	975967	365664	5/23/2020	128.10
	PCard JE	00001	975967	365664	5/23/2020	779.20
	PCard JE	00001	975967	365664	5/23/2020	779.20
	PCard JE	00001	975967	365664	5/23/2020	412.60
	PCard JE	00001	975967	365664	5/23/2020	323.70-
	PCard JE	00001	975967	365664	5/23/2020	323.70-
	PCard JE	00001	975967	365664	5/23/2020	128.10-
	PCard JE	00001	975967	365664	5/23/2020	253.10
	PCard JE	00001	975967	365664	5/23/2020	253.10
	PCard JE	00001	975967	365664	5/23/2020	253.10
	PCard JE	00001	975967	365664	5/23/2020	128.10
	PCard JE	00001	975967	365664	5/23/2020	128.10
	PCard JE	00001	975967	365664	5/23/2020	986.20
	PCard JE	00001	975967	365664	5/23/2020	986.20
	PCard JE	00001	975967	365664	5/23/2020	1,558.20
	PCard JE	00001	975967	365664	5/23/2020	1,558.20
	PCard JE	00001	975967	365664	5/23/2020	1,060.60
	PCard JE	00001	975967	365664	5/23/2020	340.60
	PCard JE	00001	975967	365664	5/23/2020	259.68

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

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	975967	365664	5/23/2020	201.14
					Account Total	16,598.14
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	104.10
	PCard JE	00001	975967	365664	5/23/2020	959.37
	PCard JE	00001	975967	365664	5/23/2020	284.00
	PCard JE	00001	975967	365664	5/23/2020	330.92
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	112.19
					Account Total	1,790.58
	Other Communications					
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	40.01
					Account Total	40.01
	Other Professional Serv					
	PCard JE	00001	975967	365664	5/23/2020	37.50
	PCard JE	00001	975967	365664	5/23/2020	177.81
					Account Total	215.31
	Uniforms & Cleaning					
	PCard JE	00001	975967	365664	5/23/2020	46.00
					Account Total	46.00
					Department Total	19,067.29

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

<u>2005</u>	<u>SHF- TAC Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	139.24
					Account Total	139.24
	Minor Equipment					
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	309.99
					Account Total	309.99
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	653.38
	PCard JE	00001	975967	365664	5/23/2020	29.98
	PCard JE	00001	975967	365664	5/23/2020	1,340.00
	PCard JE	00001	975967	365664	5/23/2020	239.75
	PCard JE	00001	975967	365664	5/23/2020	114.48
	TOSHIBA FINANCIAL SERVICES	00001	976027	365748	6/3/2020	25.73
					Account Total	2,403.32
	Other Communications					
	VERIZON WIRELESS	00001	976029	365748	6/3/2020	318.57
					Account Total	318.57
					Department Total	3,171.12



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

<u>2024</u>	<u>SHF- Volunteer Program</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	975967	365664	5/23/2020	173.24
	PCard JE	00001	975967	365664	5/23/2020	67.44
	PCard JE	00001	975967	365664	5/23/2020	300.49
	PCard JE	00001	975967	365664	5/23/2020	22.78
	PCard JE	00001	975967	365664	5/23/2020	24.27
	PCard JE	00001	975967	365664	5/23/2020	59.28
					Account Total	<u>647.50</u>
					Department Total	<u><u>647.50</u></u>

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

<u>9295</u>	<u>Solid Waste Operations</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	GRIZZLY PETROLEUM COMPANY LLC	00025	975872	365321	5/28/2020	<u>3,581.00</u>
					Account Total	<u>3,581.00</u>
					Department Total	<u><u>3,581.00</u></u>

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

<u>4315</u>	<u>Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Promotion Expense					
	PCard JE	00043	975967	365664	5/23/2020	271.73
	PCard JE	00043	975967	365664	5/23/2020	7.57-
	PCard JE	00043	975967	365664	5/23/2020	7.57-
					Account Total	<u>256.59</u>
					Department Total	<u><u>256.59</u></u>

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

<u>3701</u>	<u>Stormwater Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	COLO PIPELINE REHABILITATION	00007	973876	362964	4/21/2020	<u>598.75</u>
					Account Total	<u>598.75</u>
					Department Total	<u><u>598.75</u></u>

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

<u>3070I8504210</u>	<u>TANF Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00015	975967	365664	5/23/2020	155.09
	PCard JE	00015	975967	365664	5/23/2020	281.64
	PCard JE	00015	975967	365664	5/23/2020	155.09
	PCard JE	00015	975967	365664	5/23/2020	281.64
					Account Total	<u>873.46</u>
	Other Communications					
	PCard JE	00015	975967	365664	5/23/2020	28.25
					Account Total	<u>28.25</u>
					Department Total	<u><u>901.71</u></u>

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

<u>3070I8694196</u>	<u>TANF NON MON SVCS -TRANSPORT</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	County Client/Provider					
	PCard JE	00015	975967	365664	5/23/2020	<u>500.79</u>
					Account Total	<u>500.79</u>
					Department Total	<u><u>500.79</u></u>

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

<u>9291</u>	<u>Veterans Service Office</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	975967	365664	5/23/2020	63.58
	PCard JE	00001	975967	365664	5/23/2020	63.58
					Account Total	<u>127.16</u>
					Department Total	<u><u>127.16</u></u>

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

<u>97803</u>	<u>Wagner-Peyser Migrant Seasonal</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	PCard JE	00035	975967	365664	5/23/2020	146.15
					Account Total	146.15
					Department Total	146.15



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

<u>4316</u>	<u>Wastewater Treatment Plant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Maint & Repair					
	ALBERTS WATER & WASTEWATER SER	00043	975897	365330	5/28/2020	18.24
	ALBERTS WATER & WASTEWATER SER	00043	975897	365330	5/28/2020	24.96
	ALBERTS WATER & WASTEWATER SER	00043	975897	365330	5/28/2020	66.24
	ALBERTS WATER & WASTEWATER SER	00043	975897	365330	5/28/2020	1,656.00
	ALBERTS WATER & WASTEWATER SER	00043	975897	365330	5/28/2020	91.20
	ALBERTS WATER & WASTEWATER SER	00043	975897	365330	5/28/2020	145.92
					Account Total	2,002.56
	Gas & Electricity					
	XCEL ENERGY	00043	975895	365327	5/28/2020	938.97
					Account Total	938.97
	Laboratory Analysis					
	COLO ANALYTICAL LABORATORY	00043	975899	365330	5/28/2020	17.50
					Account Total	17.50
	Telephone					
	CENTURYLINK	00043	975953	365652	5/30/2020	50.83
					Account Total	50.83
	Water/Sewer/Sanitation					
	AURORA WATER	00043	975898	365330	5/28/2020	2,155.60
					Account Total	2,155.60
					Department Total	5,165.46

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

<u>98700</u>	<u>WBT Apprenticeship USA</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Clnt Trng-Training Supplies					
	PCard JE	00035	975967	365664	5/23/2020	<u>260.88</u>
					Account Total	<u>260.88</u>
					Department Total	<u><u>260.88</u></u>

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

<u>97200</u>	<u>WIOA ADULT PROGRAM</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Apprenticeship					
	PCard JE	00035	975967	365664	5/23/2020	1,024.58
					Account Total	1,024.58
	Clnt Trng-Training Supplies					
	PCard JE	00035	975967	365664	5/23/2020	260.88
	PCard JE	00035	975967	365664	5/23/2020	260.88
	PCard JE	00035	975967	365664	5/23/2020	23.32
	PCard JE	00035	975967	365664	5/23/2020	32.90
	PCard JE	00035	975967	365664	5/23/2020	53.65
	PCard JE	00035	975967	365664	5/23/2020	350.58
	PCard JE	00035	975967	365664	5/23/2020	242.94
	PCard JE	00035	975967	365664	5/23/2020	144.99
	PCard JE	00035	975967	365664	5/23/2020	200.00
	PCard JE	00035	975967	365664	5/23/2020	149.00
					Account Total	1,719.14
	Clnt Trng-Tuition					
	PCard JE	00035	975967	365664	5/23/2020	1,400.00
	PCard JE	00035	975967	365664	5/23/2020	5,000.00
	PCard JE	00035	975967	365664	5/23/2020	1,020.28
	PCard JE	00035	975967	365664	5/23/2020	4,500.00
	PCard JE	00035	975967	365664	5/23/2020	5,000.00
	PCard JE	00035	975967	365664	5/23/2020	5,000.00
	PCard JE	00035	975967	365664	5/23/2020	4,610.00
	PCard JE	00035	975967	365664	5/23/2020	5,000.00
	PICKENS TECHNICAL COLLEGE	00035	975996	365727	6/3/2020	2,842.00
					Account Total	34,372.28
	Clnt Trng-Work Experience					
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	810.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13

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

<u>97200</u>	<u>WIOA ADULT PROGRAM</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
	PCard JE	00035	975967	365664	5/23/2020	528.13
					Account Total	8,732.08
					Department Total	45,848.08

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

<u>97700</u>	<u>WIOA DLW PROGRAM</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Clnt Trng-Books					
	PCard JE	00035	975967	365664	5/23/2020	40.39
	PCard JE	00035	975967	365664	5/23/2020	183.00
					Account Total	223.39
	Clnt Trng-Training (not tuitio					
	PCard JE	00035	975967	365664	5/23/2020	94.95
					Account Total	94.95
	Clnt Trng-Tuition					
	PCard JE	00035	975967	365664	5/23/2020	2,161.60
	PCard JE	00035	975967	365664	5/23/2020	5,000.00
	PCard JE	00035	975967	365664	5/23/2020	5,000.00
					Account Total	12,161.60
	Supp Svcs-Utilities					
	PCard JE	00035	975967	365664	5/23/2020	162.17
					Account Total	162.17
					Department Total	12,642.11

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

<u>97500</u>	<u>WIOA YOUTH OLDER</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Clnt Trng-Books					
	PCard JE	00035	975967	365664	5/23/2020	20.49
					Account Total	20.49
	Clnt Trng-GED/ESL					
	ADAMS COUNTY SCHOOL DIST 14	00035	975997	365727	6/3/2020	30.00
					Account Total	30.00
	Testing/Licensing Employment					
	PCard JE	00035	975967	365664	5/23/2020	17.50
	PCard JE	00035	975967	365664	5/23/2020	37.50
	PCard JE	00035	975967	365664	5/23/2020	37.50
	PCard JE	00035	975967	365664	5/23/2020	37.50
	PCard JE	00035	975967	365664	5/23/2020	37.50
					Account Total	167.50
					Department Total	217.99

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

**Grand Total**      8,719,155.09

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

<b>Fund Number</b>	<b>Fund Description</b>	<b>Amount</b>
1	General Fund	434,823.08
4	Capital Facilities Fund	205,149.11
6	Equipment Service Fund	57,024.36
7	Stormwater Utility Fund	9,347.17
13	Road & Bridge Fund	251,724.68
19	Insurance Fund	801,031.95
28	Open Space Sales Tax Fund	1,500.00
30	Community Dev Block Grant Fund	10,440.50
34	Comm Services Blk Grant Fund	14,720.25
35	Workforce & Business Center	4,800.00
43	Colorado Air & Space Port	39,744.83
94	Sheriff Payables	14,041.00
		<u>1,844,346.93</u>



## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006184	962875	SPIEGEL INDUSTRIAL LLC	6/10/2020	14,385.00
00006185	1017428	B&R INDUSTRIES	6/11/2020	2,120.00
00006186	519505	DENOVO VENTURES LLC	6/11/2020	8,140.00
00006187	491215	WELLPATH LLC	6/11/2020	3,406.00
00749726	977209	ADT COMMERCIAL LLC	6/11/2020	1,193.00
00749727	492573	ADVANCED URGENT CARE AND OCC M	6/11/2020	20,655.00
00749729	26450	AIRVAC SYSTEMS	6/11/2020	473.61
00749732	5991	ALMOST HOME INC	6/11/2020	13,212.35
00749733	514940	AMERICAN WEST CONSTRUCTION	6/11/2020	42,108.05
00749743	1030911	BARRERA SANDRA IDLIA	6/11/2020	19.00
00749744	868769	BEBO DANIEL JASON	6/11/2020	65.00
00749745	54337	BOTTOMLINE TECHNOLOGIES INC	6/11/2020	3,659.42
00749746	13160	BRIGHTON CITY OF (WATER)	6/11/2020	8,175.73
00749747	13160	BRIGHTON CITY OF (WATER)	6/11/2020	4,691.41
00749748	13160	BRIGHTON CITY OF (WATER)	6/11/2020	2,445.19
00749749	463401	BUSH MELVIN E	6/11/2020	65.00
00749751	134826	CASA OF ADAMS & BROOMFIELD COU	6/11/2020	400.00
00749752	56250	CCR EVENT GROUP	6/11/2020	49,357.00
00749753	37266	CENTURY LINK	6/11/2020	85.00
00749754	37266	CENTURY LINK	6/11/2020	104.33
00749757	241207	CLIFTONLARSONALLEN LLP	6/11/2020	25,000.00
00749759	5407	COLO DEPT OF LABOR & EMPLOYME	6/11/2020	90.00
00749760	13267	COLO DEPT OF PUBLIC HEALTH & E	6/11/2020	10.38
00749761	13267	COLO DEPT OF PUBLIC HEALTH & E	6/11/2020	529.35
00749762	33941	COLO DEPT OF REVENUE	6/11/2020	900.00
00749765	99357	COLO MEDICAL WASTE INC	6/11/2020	1,545.00
00749766	209334	COLO NATURAL GAS INC	6/11/2020	451.34
00749767	209334	COLO NATURAL GAS INC	6/11/2020	78.96
00749770	57595	COLORADO COUNTY TREASURERS ASS	6/11/2020	400.00
00749772	274030	COMMUNICATION CONSTRUCTION & E	6/11/2020	5,594.00
00749774	255001	COPYCO QUALITY PRINTING INC	6/11/2020	60.00
00749775	40374	COSTAR REALTY INFORMATION INC	6/11/2020	4,161.16
00749776	854423	Curtis Blue Line	6/11/2020	257.00
00749779	6136	DEPT OF PUBLIC SAFETY	6/11/2020	331.99
00749781	35867	ELDORADO ARTESIAN SPRINGS INC	6/11/2020	49.95
00749782	454466	ENVIRO-VAC INC	6/11/2020	4,470.00

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749785	426777	FRANCY LAW FIRM	6/11/2020	19.00
00749786	463649	GABLEHOUSE GRANBERG LLC	6/11/2020	24,059.45
00749787	12689	GALLS LLC	6/11/2020	13,281.44
00749788	921985	GMR LANDSCAPE ARCHITECTURE LLC	6/11/2020	3,702.70
00749789	675517	GREEN THOMAS D	6/11/2020	65.00
00749790	808845	GRONQUIST CHRIS	6/11/2020	65.00
00749791	809485	HAGGERTY BRIAN	6/11/2020	65.00
00749793	698488	HANCOCK FORREST HAYES	6/11/2020	65.00
00749794	970284	HARNETT OWEN	6/11/2020	65.00
00749795	699829	HILL'S PET NUTRITION SALES INC	6/11/2020	6.19
00749796	1030388	HOANG MICHAEL	6/11/2020	435.57
00749798	13565	INTERMOUNTAIN REA	6/11/2020	30.36
00749799	13565	INTERMOUNTAIN REA	6/11/2020	129.73
00749800	746356	J. BROWER PSYCHOLOGICAL SERVIC	6/11/2020	1,700.00
00749801	535598	JACHIMIAK PETERSON LLC	6/11/2020	870.00
00749805	40395	KUMAR & ASSOCIATES INC	6/11/2020	2,773.00
00749807	1020086	LABORATORY CORPORATION OF AMER	6/11/2020	8,200.00
00749808	192058	LADWIG MICHAEL V MD PC	6/11/2020	1,024.00
00749809	40843	LANGUAGE LINE SERVICES	6/11/2020	11.48
00749810	637831	MCCREARY RAPHAEL	6/11/2020	65.00
00749811	22819	MORTECH MFG	6/11/2020	694.00
00749812	13591	MWI VETERINARY SUPPLY CO	6/11/2020	2,703.16
00749813	32509	NCS PEARSON INC	6/11/2020	253.00
00749815	13422	NORTHGLENN AMBULANCE	6/11/2020	241.50
00749816	573416	NYHOLM STEWART E	6/11/2020	65.00
00749819	1030909	PETER STEVEN SCOTT	6/11/2020	66.00
00749820	176327	PITNEY BOWES GLOBAL FINANCIAL	6/11/2020	1,152.54
00749821	192059	POINT SPORTS/ERGOMED	6/11/2020	1,440.00
00749822	1026846	PPE PRODUCTS INC	6/11/2020	4,201.46
00749823	422025	PROFESSIONAL CIVIL PROCESS	6/11/2020	19.00
00749824	216245	PUSH PEDAL PULL INC	6/11/2020	410.00
00749825	1026853	ROCKY MOUNTAIN MEDICAL GROUP	6/11/2020	886.50
00749826	711167	ROOFTECH CONSULTANTS INC	6/11/2020	5,090.00
00749827	472626	SAFEWARE INC	6/11/2020	8,498.95
00749829	987225	SCHLISNER FLOORING	6/11/2020	225.00
00749830	574170	SCHULTZ PUBLIC AFFAIRS LLC	6/11/2020	5,416.67

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749831	2284	SENIOR HUB THE	6/11/2020	3,500.00
00749832	2284	SENIOR HUB THE	6/11/2020	10,856.00
00749833	2284	SENIOR HUB THE	6/11/2020	4,980.00
00749834	1018893	SEWALD HANFLING PUBLIC AFFAIRS	6/11/2020	5,000.00
00749835	13538	SHRED IT USA LLC	6/11/2020	30.00
00749836	1030910	SMITH AND SHELLENBERGER	6/11/2020	19.00
00749837	13932	SOUTH ADAMS WATER & SANITATION	6/11/2020	424.13
00749838	13932	SOUTH ADAMS WATER & SANITATION	6/11/2020	48.18
00749839	13932	SOUTH ADAMS WATER & SANITATION	6/11/2020	690.75
00749840	13932	SOUTH ADAMS WATER & SANITATION	6/11/2020	357.72
00749841	13932	SOUTH ADAMS WATER & SANITATION	6/11/2020	48.18
00749842	13932	SOUTH ADAMS WATER & SANITATION	6/11/2020	1,505.95
00749843	315130	STANFIELD THOMSON	6/11/2020	65.00
00749844	42818	STATE OF COLORADO	6/11/2020	912.08
00749845	42818	STATE OF COLORADO	6/11/2020	11,545.76
00749847	243343	STENGER AND STENGER	6/11/2020	152.00
00749848	599714	SUMMIT FOOD SERVICE LLC	6/11/2020	19,627.61
00749849	293662	SUMMIT LABORATORIES INC	6/11/2020	480.00
00749850	52553	SWEEPSTAKES UNLIMITED	6/11/2020	30.00
00749851	618144	T&G PECOS LLC	6/11/2020	1,800.00
00749854	93323	TOUCH SONIC TECHNOLOGIES INC	6/11/2020	17,280.00
00749855	810316	TRELOAR TARA A	6/11/2020	65.00
00749856	666214	TYGRET DEBRA R	6/11/2020	504.00
00749857	1007	UNITED POWER (UNION REA)	6/11/2020	115.36
00749858	158184	UTILITY NOTIFICATION CENTER OF	6/11/2020	204.13
00749860	28574	VERIZON WIRELESS	6/11/2020	302.46
00749863	378046	WESTERN MECHANICAL SOLUTIONS L	6/11/2020	7,782.41
00749864	46796	WESTMINSTER CITY OF	6/11/2020	4,168.72
00749865	702804	WOLFE SANDRA KAY	6/11/2020	65.00
00749867	13822	XCEL ENERGY	6/11/2020	9,795.45
00749868	13822	XCEL ENERGY	6/11/2020	671.82
00749869	13822	XCEL ENERGY	6/11/2020	98.74
00749870	13822	XCEL ENERGY	6/11/2020	154.69
00749871	13822	XCEL ENERGY	6/11/2020	45.09
00749872	13822	XCEL ENERGY	6/11/2020	103.31
00749873	13822	XCEL ENERGY	6/11/2020	244.26

## Net Warrants by Fund Detail

1      **General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749874	13822	XCEL ENERGY	6/11/2020	208.43
00749875	13822	XCEL ENERGY	6/11/2020	84.25
00749876	13822	XCEL ENERGY	6/11/2020	2,629.38
00749877	13822	XCEL ENERGY	6/11/2020	4,377.19
00749878	13822	XCEL ENERGY	6/11/2020	1,035.96
00749879	13822	XCEL ENERGY	6/11/2020	6,659.49
00749880	13822	XCEL ENERGY	6/11/2020	4,770.61
00749881	13822	XCEL ENERGY	6/11/2020	3,414.53
00749882	13822	XCEL ENERGY	6/11/2020	583.76
00749883	13822	XCEL ENERGY	6/11/2020	97.62
00749884	13822	XCEL ENERGY	6/11/2020	75.97
00749885	13822	XCEL ENERGY	6/11/2020	76.68
00749886	13822	XCEL ENERGY	6/11/2020	203.67
00749887	13822	XCEL ENERGY	6/11/2020	74.22
00749888	13822	XCEL ENERGY	6/11/2020	55.39
00749889	13822	XCEL ENERGY	6/11/2020	118.21
<b>Fund Total</b>				<b>434,823.08</b>

## Net Warrants by Fund Detail

4Capital Facilities Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749777	798606	D2C ARCHITECTS INC	6/11/2020	7,116.28
00749784	33577	FCI CONSTRUCTORS INC	6/11/2020	197,987.83
00749806	40395	KUMAR & ASSOCIATES INC	6/11/2020	45.00
			<b>Fund Total</b>	<b>205,149.11</b>

## Net Warrants by Fund Detail

6Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749764	17565	COLO FRAME & SUSPENSION	6/11/2020	536.13
00749797	682207	INSIGHT AUTO GLASS LLC	6/11/2020	1,638.40
00749804	27626	JOHN ELWAY CHEVROLET	6/11/2020	39,480.00
00749828	16237	SAM HILL OIL INC	6/11/2020	12,106.88
00749853	790907	THE GOODYEAR TIRE AND RUBBER C	6/11/2020	3,080.68
00749890	16237	SAM HILL OIL INC	6/12/2020	182.27
<b>Fund Total</b>				<b>57,024.36</b>

Net Warrants by Fund Detail

7

Stormwater Utility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749763	11955	COLO DEPT OF TRANSPORTATION	6/11/2020	50.00
00749792	381414	HAMPDEN PRESS INC	6/11/2020	9,297.17
<b>Fund Total</b>				<b>9,347.17</b>

## Net Warrants by Fund Detail

13Road & Bridge Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006183	278508	FIRST AMERICAN TITLE INS CO	6/10/2020	545.00
00006188	982994	WESTERN STATES LAND SERVICES L	6/11/2020	15,716.37
00749730	13074	ALBERT FREI & SONS INC	6/11/2020	12,757.16
00749731	9507	ALLIED RECYCLED AGGREGATES	6/11/2020	15,679.05
00749780	22418	DLT SOLUTIONS LLC	6/11/2020	10,094.39
00749783	534975	EP&A ENVIROTAC INC	6/11/2020	71,288.36
00749802	506641	JK TRANSPORTS INC	6/11/2020	117,560.00
00749852	36806	TERRACON	6/11/2020	312.50
00749861	13082	W L CONTRACTORS INC	6/11/2020	7,621.85
00749866	378074	WORK WEAR SAFETY SHOES	6/11/2020	150.00
<b>Fund Total</b>				<b>251,724.68</b>



## Net Warrants by Fund Detail

**19****Insurance Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749725	838333	A DEZIGN	6/11/2020	244.50
00749734	27429	ARTHUR J GALLAGHER	6/11/2020	140,062.00
00749735	27429	ARTHUR J GALLAGHER	6/11/2020	113,077.00
00749736	27429	ARTHUR J GALLAGHER	6/11/2020	40,255.00
00749737	27429	ARTHUR J GALLAGHER	6/11/2020	11,214.00
00749738	27429	ARTHUR J GALLAGHER	6/11/2020	428,850.00
00749739	27429	ARTHUR J GALLAGHER	6/11/2020	31,621.00
00749740	27429	ARTHUR J GALLAGHER	6/11/2020	26,853.13
00749741	27429	ARTHUR J GALLAGHER	6/11/2020	500.00
00749750	726898	CA SHORT COMPANY	6/11/2020	1,265.25
00749755	1026892	CHEESMAN H ROSS	6/11/2020	1,082.48
00749768	2157	COLO OCCUPATIONAL MEDICINE PHY	6/11/2020	946.00
00749769	2157	COLO OCCUPATIONAL MEDICINE PHY	6/11/2020	564.00
00749803	13771	JOE'S TOWING & RECOVERY	6/11/2020	240.00
00749859	1031055	VAUGHNS TIERA	6/11/2020	2,324.80
00749862	13082	W L CONTRACTORS INC	6/11/2020	1,932.79
<b>Fund Total</b>				<b>801,031.95</b>

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

28

**Open Space Sales Tax Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749818	496938	OUTDOOR PROMOTIONS OF COLORADO	6/11/2020	1,500.00
<b>Fund Total</b>				<b>1,500.00</b>

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

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

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749728	497263	AFFORDABLE REMODELING SOLUTION	6/11/2020	10,440.50
<b>Fund Total</b>				<b>10,440.50</b>

Net Warrants by Fund Detail

34

Comm Services Blk Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749817	95382	OMNI INSTITUTE	6/11/2020	14,720.25
			<b>Fund Total</b>	<b>14,720.25</b>

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

35

**Workforce & Business Center**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749773	1483	COMPUTER SYSTEMS DESIGN	6/11/2020	4,800.00
<b>Fund Total</b>				<b>4,800.00</b>

Net Warrants by Fund Detail

**43** Colorado Air & Space Port

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749742	80118	AT&T CORP	6/11/2020	101.77
00749756	852482	CLEARWAY ENERGY GROUP LLC	6/11/2020	3,198.38
00749771	414144	COLORADO MOISTURE CONTROL INC	6/11/2020	30,986.00
00749778	556579	DBT TRANSPORTATION SERVICES LL	6/11/2020	3,610.00
00749814	430881	NEON RAIN INTERACTIVE LLC	6/11/2020	1,807.68
00749846	33604	STATE OF COLORADO	6/11/2020	41.00
<b>Fund Total</b>				<b>39,744.83</b>

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

94

Sheriff Payables

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00749758	5556	COLO BUREAU INVESTIGATION-IDEN	6/11/2020	14,041.00
<b>Fund Total</b>				<b>14,041.00</b>

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

**Grand Total**      1,844,346.93



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

<u>1074</u>	<u>CA- Risk Management</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Safety-Drug & AI Test/Med Cert					
	COLO OCCUPATIONAL MEDICINE PHY	00019	976350	366289	6/10/2020	946.00
	COLO OCCUPATIONAL MEDICINE PHY	00019	976351	366289	6/10/2020	564.00
					Account Total	<u>1,510.00</u>
					Department Total	<u><u>1,510.00</u></u>

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

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	D2C ARCHITECTS INC	00004	976506	366409	6/11/2020	2,001.27
	D2C ARCHITECTS INC	00004	976495	366409	6/11/2020	5,115.01
	FCI CONSTRUCTORS INC	00004	976498	366409	6/11/2020	208,408.24
	KUMAR & ASSOCIATES INC	00004	976418	366407	6/11/2020	45.00
					Account Total	215,569.52
	Retainages Payable					
	FCI CONSTRUCTORS INC	00004	976498	366409	6/11/2020	10,420.41-
					Account Total	10,420.41-
					Department Total	205,149.11

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

<u>9263</u>	<u>CARES Act Funding</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	ROCKY MOUNTAIN MEDICAL GROUP	00001	976349	366289	6/10/2020	886.50
					Account Total	886.50
	Operating Supplies					
	PPE PRODUCTS INC	00001	976257	366052	6/5/2020	.66
					Account Total	.66
					Department Total	887.16

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

<u>4302</u>	<u>CASP Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	STATE OF COLORADO	00043	976383	366307	6/10/2020	41.00
					Account Total	41.00
	Promotion Expense					
	NEON RAIN INTERACTIVE LLC	00043	976363	366295	6/10/2020	131.25
	NEON RAIN INTERACTIVE LLC	00043	976360	366295	6/10/2020	641.36
	NEON RAIN INTERACTIVE LLC	00043	976361	366295	6/10/2020	131.24
					Account Total	903.85
	Telephone					
	AT&T CORP	00043	976354	366295	6/10/2020	88.25
					Account Total	88.25
					Department Total	<u>1,033.10</u>

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

<u>4308</u>	<u>CASPATCT</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Maint & Repair					
	DBT TRANSPORTATION SERVICES LL	00043	976248	366041	6/5/2020	3,520.00
	DBT TRANSPORTATION SERVICES LL	00043	976248	366041	6/5/2020	90.00
					Account Total	3,610.00
	Telephone					
	AT&T CORP	00043	976354	366295	6/10/2020	6.76
					Account Total	6.76
					Department Total	3,616.76

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

<u>4304</u>	<u>CASP Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	CLEARWAY ENERGY GROUP LLC	00043	976355	366295	6/10/2020	1,262.13
	CLEARWAY ENERGY GROUP LLC	00043	976356	366295	6/10/2020	787.91
	CLEARWAY ENERGY GROUP LLC	00043	976357	366295	6/10/2020	577.16
	CLEARWAY ENERGY GROUP LLC	00043	976359	366295	6/10/2020	571.18
					Account Total	3,198.38
	Telephone					
	AT&T CORP	00043	976354	366295	6/10/2020	6.76
					Account Total	6.76
					Department Total	3,205.14

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

<u>941018</u>	<u>CDBG 2018/2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Institutions					
	AFFORDABLE REMODELING SOLUTION	00030	976180	365870	6/4/2020	<u>10,440.50</u>
					Account Total	<u>10,440.50</u>
					Department Total	<u><u>10,440.50</u></u>

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

<u>1022</u>	<u>CLK Elections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	PITNEY BOWES GLOBAL FINANCIAL	00001	976243	366015	6/5/2020	1,152.54
					Account Total	1,152.54
	Postage & Freight					
	COPYCO QUALITY PRINTING INC	00001	976242	366015	6/5/2020	60.00
					Account Total	60.00
					Department Total	1,212.54



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

<u>1023</u>	<u>CLK Motor Vehicle</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Destruction of Records					
	SHRED IT USA LLC	00001	976244	366015	6/5/2020	<u>30.00</u>
					Account Total	<u>30.00</u>
					Department Total	<u><u>30.00</u></u>

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

<u>43</u>	<u>Colorado Air &amp; Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	COLORADO MOISTURE CONTROL INC	00043	976403	366407	6/11/2020	<u>30,986.00</u>
					Account Total	<u>30,986.00</u>
					Department Total	<u><u>30,986.00</u></u>

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

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Software and Licensing					
	COSTAR REALTY INFORMATION INC	00001	976294	366195	6/9/2020	<u>4,161.16</u>
					Account Total	<u>4,161.16</u>
					Department Total	<u><u>4,161.16</u></u>

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

<u>1013</u>	<u>County Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	SWEEPSTAKES UNLIMITED	00001	976347	366289	6/10/2020	<u>30.00</u>
					Account Total	<u>30.00</u>
					Department Total	<u><u>30.00</u></u>

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

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Minor Equipment					
	MORTECH MFG	00001	976251	366045	6/5/2020	694.00
					Account Total	694.00
	Operating Supplies					
	ELDORADO ARTESIAN SPRINGS INC	00001	976252	366045	6/5/2020	38.95
	ELDORADO ARTESIAN SPRINGS INC	00001	976253	366045	6/5/2020	11.00
					Account Total	49.95
	Other Professional Serv					
	COLO MEDICAL WASTE INC	00001	976254	366045	6/5/2020	1,545.00
	LABORATORY CORPORATION OF AMER	00001	976250	366045	6/5/2020	8,200.00
	LANGUAGE LINE SERVICES	00001	976249	366045	6/5/2020	11.48
					Account Total	9,756.48
					Department Total	10,500.43

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

<u>1031</u>	<u>County Treasurer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	COLORADO COUNTY TREASURERS ASS	00001	976064	365860	6/4/2020	<u>400.00</u>
					Account Total	<u>400.00</u>
					Department Total	<u><u>400.00</u></u>

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

<u>951016</u>	<u>CSBG</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv OMNI INSTITUTE	00034	976236	365995	6/5/2020	14,720.25
					Account Total	14,720.25
					Department Total	14,720.25

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

<u>6</u>	<u>Equipment Service Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	INSIGHT AUTO GLASS LLC	00006	976407	366407	6/11/2020	584.00
	INSIGHT AUTO GLASS LLC	00006	976408	366407	6/11/2020	40.00
	INSIGHT AUTO GLASS LLC	00006	976409	366407	6/11/2020	430.40
	INSIGHT AUTO GLASS LLC	00006	976423	366407	6/11/2020	584.00
	JOHN ELWAY CHEVROLET	00006	976406	366407	6/11/2020	39,480.00
	SAM HILL OIL INC	00006	976550	366549	6/12/2020	182.27
	SAM HILL OIL INC	00006	976420	366407	6/11/2020	10,932.46
	SAM HILL OIL INC	00006	976405	366407	6/11/2020	1,174.42
	THE GOODYEAR TIRE AND RUBBER C	00006	976421	366407	6/11/2020	300.48
	THE GOODYEAR TIRE AND RUBBER C	00006	976422	366407	6/11/2020	2,015.96
	THE GOODYEAR TIRE AND RUBBER C	00006	976424	366407	6/11/2020	764.24
					Account Total	56,488.23
					Department Total	56,488.23



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

<u>9243</u>	<u>Extension - Family &amp; Consumer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	976295	366200	6/9/2020	<u>41.15</u>
					Account Total	<u>41.15</u>
					Department Total	<u><u>41.15</u></u>

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

<u>9240</u>	<u>Extension - Horticulture</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	976295	366200	6/9/2020	<u>41.15</u>
					Account Total	<u>41.15</u>
					Department Total	<u><u>41.15</u></u>

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

<u>9244</u>	<u>Extension- 4-H/Youth</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	976295	366200	6/9/2020	41.15
	VERIZON WIRELESS	00001	976295	366200	6/9/2020	41.15
	VERIZON WIRELESS	00001	976295	366200	6/9/2020	41.15
					Account Total	<u>123.45</u>
					Department Total	<u><u>123.45</u></u>

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

<u>9241</u>	<u>Extension- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	976295	366200	6/9/2020	96.71
					Account Total	96.71
					Department Total	96.71

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

<u>9114</u>	<u>Fleet - Commerce City</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Vehicle Repair & Maint					
	COLO FRAME & SUSPENSION	00006	976235	365990	6/5/2020	<u>536.13</u>
					Account Total	<u>536.13</u>
					Department Total	<u><u>536.13</u></u>

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

<u>1076</u>	<u>FO - Adams County Svc Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10694	00001	976222	365906	5/22/2020	9,795.45
					Account Total	9,795.45
	Maintenance Contracts					
	COLO DEPT OF LABOR & EMPLOYME	00001	976277	366109	6/8/2020	90.00
					Account Total	90.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10696	00001	976223	365906	5/13/2020	1,505.95
					Account Total	1,505.95
					Department Total	<u>11,391.40</u>

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

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10689	00001	976226	365906	5/20/2020	671.82
	Energy Cap Bill ID=10692	00001	976227	365906	5/21/2020	98.74
	Energy Cap Bill ID=10700	00001	976228	365906	5/12/2020	129.73
	Energy Cap Bill ID=10706	00001	976229	365906	5/18/2020	78.96
	Energy Cap Bill ID=10712	00001	976230	365906	5/20/2020	154.69
					Account Total	<u>1,133.94</u>
					Department Total	<u><u>1,133.94</u></u>

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

<u>1060</u>	<u>FO - Community Corrections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10695	00001	976211	365906	5/13/2020	424.13
					Account Total	424.13
					Department Total	424.13



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

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10728	00001	976323	366274	5/26/2020	203.67
					Account Total	203.67
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10711	00001	976234	365906	5/13/2020	2,445.19
					Account Total	2,445.19
					Department Total	2,648.86

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

<u>2090</u>	<u>FO - Flatrock Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10721	00050	976325	366274	5/26/2020	55.39
	Energy Cap Bill ID=10730	00050	976326	366274	5/26/2020	118.21
					Account Total	<u>173.60</u>
					Department Total	<u><u>173.60</u></u>

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

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	ADT COMMERCIAL LLC	00001	976289	366114	6/8/2020	1,193.00
	AIRVAC SYSTEMS	00001	976288	366114	6/8/2020	473.61
	WESTERN MECHANICAL SOLUTIONS L	00001	976290	366114	6/8/2020	7,782.41
					Account Total	9,449.02
	Gas & Electricity					
	Energy Cap Bill ID=10724	00001	976315	366274	5/26/2020	1,035.96
					Account Total	1,035.96
	Maintenance Contracts					
	COLO DEPT OF PUBLIC HEALTH & E	00001	976278	366110	6/8/2020	529.35
	SUMMIT LABORATORIES INC	00001	976291	366114	6/8/2020	480.00
					Account Total	1,009.35
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10704	00001	976224	365906	5/20/2020	4,691.41
					Account Total	4,691.41
					Department Total	16,185.74

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

<u>1070</u>	<u>FO - Honnen/Plan&amp;Devel/MV Ware</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10717	00001	976311	366274	5/22/2020	208.43
	Energy Cap Bill ID=10719	00001	976312	366274	5/22/2020	84.25
	Energy Cap Bill ID=10731	00001	976313	366274	5/22/2020	2,629.38
					Account Total	2,922.06
	Maintenance Contracts					
	ENVIRO-VAC INC	00001	976286	366114	6/8/2020	4,470.00
					Account Total	4,470.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10697	00001	976212	365906	5/13/2020	48.18
	Energy Cap Bill ID=10698	00001	976213	365906	5/13/2020	690.75
	Energy Cap Bill ID=10701	00001	976214	365906	5/20/2020	357.72
	Energy Cap Bill ID=10707	00001	976215	365906	5/13/2020	48.18
					Account Total	1,144.83
					Department Total	8,536.89

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

<u>1079</u>	<u>FO - Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10725	00001	976316	366274	5/28/2020	6,659.49
	Energy Cap Bill ID=10726	00001	976317	366274	5/28/2020	4,770.61
	Energy Cap Bill ID=10732	00001	976318	366274	5/8/2020	3,414.53
					Account Total	14,844.63
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10708	00001	976225	365906	5/20/2020	3,021.34
					Account Total	3,021.34
					Department Total	17,865.97

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

<u>1071</u>	<u>FO - Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10705	00001	976216	365906	5/13/2020	<u>8,175.73</u>
					Account Total	<u>8,175.73</u>
					Department Total	<u><u>8,175.73</u></u>

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

<u>1111</u>	<u>FO - Parks Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10690	00001	976231	365906	5/22/2020	45.09
	Energy Cap Bill ID=10691	00001	976232	365906	5/22/2020	103.31
	Energy Cap Bill ID=10720	00001	976319	366274	5/4/2020	583.76
	Energy Cap Bill ID=10722	00001	976320	366274	5/26/2020	97.62
	Energy Cap Bill ID=10723	00001	976321	366274	5/26/2020	75.97
	Energy Cap Bill ID=10729	00001	976322	366274	5/26/2020	76.68
					Account Total	982.43
					Department Total	982.43

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

<u>1112</u>	<u>FO - Sheriff HQ/Coroner Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10693	00001	976233	365906	5/22/2020	<u>244.26</u>
					Account Total	<u>244.26</u>
					Department Total	<u><u>244.26</u></u>



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

<u>2009</u>	<u>FO - Sheriff Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10718	00001	976324	366274	5/22/2020	<u>74.22</u>
					Account Total	<u>74.22</u>
					Department Total	<u><u>74.22</u></u>

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

<u>1075</u>	<u>FO - Strasburg/Whittier</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10699	00001	976219	365906	5/20/2020	30.36
	Energy Cap Bill ID=10709	00001	976220	365906	5/11/2020	451.34
	Energy Cap Bill ID=10710	00001	976221	365906	5/11/2020	115.36
					Account Total	<u>597.06</u>
					Department Total	<u><u>597.06</u></u>

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

<u>1072</u>	<u>FO - West Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	SCHLISNER FLOORING	00001	976287	366114	6/8/2020	225.00
					Account Total	225.00
	Gas & Electricity					
	Energy Cap Bill ID=10727	00001	976314	366274	5/28/2020	4,377.19
					Account Total	4,377.19
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10702	00001	976217	365906	5/20/2020	804.28
	Energy Cap Bill ID=10703	00001	976218	365906	5/20/2020	343.10
					Account Total	1,147.38
					Department Total	5,749.57

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ADVANCED URGENT CARE AND OCC M	00001	976443	366407	6/11/2020	10,375.00
	ADVANCED URGENT CARE AND OCC M	00001	976444	366407	6/11/2020	10,280.00
	ALMOST HOME INC	00001	976455	366407	6/11/2020	13,212.00
	AMERICAN WEST CONSTRUCTION	00001	976496	366409	6/11/2020	17,660.50
	AMERICAN WEST CONSTRUCTION	00001	976496	366409	6/11/2020	24,447.55
	B&R INDUSTRIES	00001	976384	366311	6/10/2020	700.00
	B&R INDUSTRIES	00001	976385	366311	6/10/2020	710.00
	B&R INDUSTRIES	00001	976386	366311	6/10/2020	710.00
	BOTTOMLINE TECHNOLOGIES INC	00001	976442	366407	6/11/2020	3,659.42
	CCR EVENT GROUP	00001	976440	366407	6/11/2020	37,907.00
	CCR EVENT GROUP	00001	976441	366407	6/11/2020	11,450.00
	CLIFTONLARSONALLEN LLP	00001	976241	366013	6/5/2020	25,000.00
	COMMUNICATION CONSTRUCTION & E	00001	976497	366409	6/11/2020	5,594.00
	DENOVO VENTURES LLC	00001	976293	366047	6/9/2020	3,540.00
	DENOVO VENTURES LLC	00001	976256	366047	6/5/2020	1,610.00
	DENOVO VENTURES LLC	00001	976389	366047	6/11/2020	2,990.00
	GABLEHOUSE GRANBERG LLC	00001	976508	366409	6/11/2020	4,439.67
	GABLEHOUSE GRANBERG LLC	00001	976508	366409	6/11/2020	19,619.78
	GALLS LLC	00001	976430	366407	6/11/2020	1,487.50
	GALLS LLC	00001	976431	366407	6/11/2020	179.00
	GALLS LLC	00001	976432	366407	6/11/2020	661.50
	GALLS LLC	00001	976433	366407	6/11/2020	1,548.60
	GALLS LLC	00001	976434	366407	6/11/2020	1,487.50
	GALLS LLC	00001	976435	366407	6/11/2020	1,487.50
	GALLS LLC	00001	976436	366407	6/11/2020	90.00
	GALLS LLC	00001	976437	366407	6/11/2020	617.40
	GALLS LLC	00001	976438	366407	6/11/2020	1,487.50
	GALLS LLC	00001	976463	366409	6/11/2020	186.30
	GALLS LLC	00001	976464	366409	6/11/2020	923.70
	GALLS LLC	00001	976465	366409	6/11/2020	189.78
	GALLS LLC	00001	976466	366409	6/11/2020	190.92
	GALLS LLC	00001	976467	366409	6/11/2020	123.55
	GALLS LLC	00001	976468	366409	6/11/2020	132.89
	GALLS LLC	00001	976469	366409	6/11/2020	40.25
	GALLS LLC	00001	976470	366409	6/11/2020	60.30

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	GALLS LLC	00001	976471	366409	6/11/2020	65.37
	GALLS LLC	00001	976472	366409	6/11/2020	93.00
	GALLS LLC	00001	976473	366409	6/11/2020	204.36
	GALLS LLC	00001	976474	366409	6/11/2020	89.14
	GALLS LLC	00001	976474	366409	6/11/2020	34.41
	GALLS LLC	00001	976475	366409	6/11/2020	124.80
	GALLS LLC	00001	976476	366409	6/11/2020	135.75
	GALLS LLC	00001	976477	366409	6/11/2020	13.18
	GALLS LLC	00001	976478	366409	6/11/2020	116.34
	GALLS LLC	00001	976479	366409	6/11/2020	135.75
	GALLS LLC	00001	976480	366409	6/11/2020	135.75
	GALLS LLC	00001	976481	366409	6/11/2020	88.20
	GALLS LLC	00001	976482	366409	6/11/2020	221.50
	GALLS LLC	00001	976483	366409	6/11/2020	66.00
	GALLS LLC	00001	976484	366409	6/11/2020	122.00
	GALLS LLC	00001	976485	366409	6/11/2020	159.00
	GALLS LLC	00001	976486	366409	6/11/2020	159.00
	GALLS LLC	00001	976487	366409	6/11/2020	208.00
	GALLS LLC	00001	976488	366409	6/11/2020	215.70
	GMR LANDSCAPE ARCHITECTURE LLC	00001	976493	366409	6/11/2020	3,702.70
	HILL'S PET NUTRITION SALES INC	00001	976450	366407	6/11/2020	6.19
	J. BROWER PSYCHOLOGICAL SERVIC	00001	976399	366407	6/11/2020	1,700.00
	JACHIMIAK PETERSON LLC	00001	976507	366409	6/11/2020	870.00
	JOE'S TOWING & RECOVERY	00001	976501	366409	6/11/2020	160.00
	JOE'S TOWING & RECOVERY	00001	976502	366409	6/11/2020	80.00
	KUMAR & ASSOCIATES INC	00001	976417	366407	6/11/2020	2,773.00
	MWI VETERINARY SUPPLY CO	00001	976410	366407	6/11/2020	288.70
	MWI VETERINARY SUPPLY CO	00001	976411	366407	6/11/2020	341.26
	MWI VETERINARY SUPPLY CO	00001	976412	366407	6/11/2020	39.90
	MWI VETERINARY SUPPLY CO	00001	976413	366407	6/11/2020	60.00
	MWI VETERINARY SUPPLY CO	00001	976414	366407	6/11/2020	20.74
	MWI VETERINARY SUPPLY CO	00001	976415	366407	6/11/2020	75.47
	MWI VETERINARY SUPPLY CO	00001	976416	366407	6/11/2020	146.99
	MWI VETERINARY SUPPLY CO	00001	976489	366409	6/11/2020	1,730.10
	NCS PEARSON INC	00001	976429	366407	6/11/2020	253.00
	NORTHGLENN AMBULANCE	00001	976397	366407	6/11/2020	241.50

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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PPE PRODUCTS INC	00001	976258	366052	6/5/2020	2,437.80
	PPE PRODUCTS INC	00001	976257	366052	6/5/2020	1,763.00
	PUSH PEDAL PULL INC	00001	976398	366407	6/11/2020	410.00
	ROOFTECH CONSULTANTS INC	00001	976419	366407	6/11/2020	5,090.00
	SAFEWARE INC	00001	976504	366409	6/11/2020	998.89
	SAFEWARE INC	00001	976505	366409	6/11/2020	7,500.06
	SCHULTZ PUBLIC AFFAIRS LLC	00001	976261	366053	6/5/2020	5,416.67
	SENIOR HUB THE	00001	976400	366407	6/11/2020	3,500.00
	SENIOR HUB THE	00001	976401	366407	6/11/2020	10,856.00
	SENIOR HUB THE	00001	976402	366407	6/11/2020	4,980.00
	SEWALD HANFLING PUBLIC AFFAIRS	00001	976259	366053	6/5/2020	5,000.00
	SPIEGEL INDUSTRIAL LLC	00001	976352	366290	6/10/2020	14,385.00
	STATE OF COLORADO	00001	976491	366409	6/11/2020	912.08
	STATE OF COLORADO	00001	976492	366409	6/11/2020	11,545.76
	SUMMIT FOOD SERVICE LLC	00001	976428	366407	6/11/2020	19,405.17
	T&G PECOS LLC	00001	976396	366407	6/11/2020	1,800.00
	TOUCH SONIC TECHNOLOGIES INC	00001	976427	366407	6/11/2020	17,280.00
	TYGRETTE DEBRA R	00001	976425	366407	6/11/2020	324.00
	TYGRETTE DEBRA R	00001	976426	366407	6/11/2020	180.00
	WELLPATH LLC	00001	976388	366311	6/10/2020	3,406.00
					Account Total	<u>336,866.34</u>
					Department Total	<u><u>336,866.34</u></u>

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

<u>8622</u>	<u>Insurance -Benefits &amp; Wellness</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Special Events					
	A DEZIGN	00019	976334	366279	6/10/2020	<u>244.50</u>
					Account Total	<u>244.50</u>
					Department Total	<u><u>244.50</u></u>

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

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg CA SHORT COMPANY	00019	976490	366409	6/11/2020	1,265.25
					Account Total	1,265.25
					Department Total	1,265.25



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

<u>8611</u>	<u>Insurance- Property/Casualty</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Auto Physical Damage					
	CHEESMAN H ROSS	00019	976012	365744	6/3/2020	1,082.48
	VAUGHNS TIERA	00019	976308	366215	6/9/2020	2,324.80
					Account Total	3,407.28
	Insurance Premiums					
	ARTHUR J GALLAGHER	00019	976337	366281	6/10/2020	113,077.00
	ARTHUR J GALLAGHER	00019	976338	366281	6/10/2020	40,255.00
	ARTHUR J GALLAGHER	00019	976339	366281	6/10/2020	11,214.00
	ARTHUR J GALLAGHER	00019	976340	366281	6/10/2020	428,850.00
	ARTHUR J GALLAGHER	00019	976341	366281	6/10/2020	31,621.00
	ARTHUR J GALLAGHER	00019	976342	366281	6/10/2020	26,853.13
	ARTHUR J GALLAGHER	00019	976343	366281	6/10/2020	500.00
					Account Total	652,370.13
	Prop Claims-Under Deduct					
	W L CONTRACTORS INC	00019	976348	366289	6/10/2020	1,932.79
					Account Total	1,932.79
					Department Total	657,710.20

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

<u>8617</u>	<u>Insurance- Workers Comp</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Insurance Premiums					
	ARTHUR J GALLAGHER	00019	976336	366281	6/10/2020	<u>140,062.00</u>
					Account Total	<u>140,062.00</u>
					Department Total	<u><u>140,062.00</u></u>

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

<u>1058</u>	<u>IT Network/Telecom</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	UTILITY NOTIFICATION CENTER OF	00001	976367	366293	6/10/2020	<u>204.13</u>
					Account Total	<u>204.13</u>
					Department Total	<u><u>204.13</u></u>

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

<u>28</u>	<u>Open Space Sales Tax Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	OUTDOOR PROMOTIONS OF COLORADO	00028	976454	366407	6/11/2020	1,500.00
					Account Total	1,500.00
					Department Total	1,500.00

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

<u>1015</u>	<u>People Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Tuition Reimbursement					
	HOANG MICHAEL	00001	976302	366204	6/9/2020	<u>435.57</u>
					Account Total	<u>435.57</u>
					Department Total	<u><u>435.57</u></u>

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

<u>5017</u>	<u>PKS- Brantner Mine Lake Restrn</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	COLO DEPT OF PUBLIC HEALTH & E	00001	976177	365871	6/4/2020	<u>10.38</u>
					Account Total	<u>10.38</u>
					Department Total	<u><u>10.38</u></u>

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

<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	COLO DEPT OF REVENUE	00001	976165	365868	6/4/2020	900.00
					Account Total	900.00
					Department Total	900.00

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

<u>1089</u>	<u>PLN- Boards &amp; Commissions</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	BEBO DANIEL JASON	00001	976283	366111	6/8/2020	65.00
	BUSH MELVIN E	00001	976301	366203	6/9/2020	65.00
	GREEN THOMAS D	00001	976300	366203	6/9/2020	65.00
	GRONQUIST CHRIS	00001	976284	366111	6/8/2020	65.00
	HAGGERTY BRIAN	00001	976281	366111	6/8/2020	65.00
	HANCOCK FORREST HAYES	00001	976296	366203	6/9/2020	65.00
	HARNETT OWEN	00001	976298	366203	6/9/2020	65.00
	MCCREARY RAPHAEL	00001	976279	366111	6/8/2020	65.00
	NYHOLM STEWART E	00001	976299	366203	6/9/2020	65.00
	STANFIELD THOMSON	00001	976297	366203	6/9/2020	65.00
	TRELOAR TARA A	00001	976282	366111	6/8/2020	65.00
	WOLFE SANDRA KAY	00001	976280	366111	6/8/2020	65.00
					Account Total	780.00
					Department Total	780.00



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

<u>1039</u>	<u>Poverty Reduction</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	ALMOST HOME INC	00001	976455	366407	6/11/2020	<u>.35</u>
					Account Total	<u>.35</u>
					Department Total	<u><u>.35</u></u>

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

<u>3056</u>	<u>PW - Capital Improvement Plan</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Land					
	FIRST AMERICAN TITLE INS CO	00013	976310	366219	6/9/2020	<u>545.00</u>
					Account Total	<u>545.00</u>
					Department Total	<u><u>545.00</u></u>

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

<u>3053</u>	<u>PW - Engineering Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Software and Licensing DLT SOLUTIONS LLC	00013	976292	366115	6/8/2020	10,094.39
					Account Total	10,094.39
					Department Total	10,094.39

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

<u>3090</u>	<u>PW - GF Drainage Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	COLO DEPT OF TRANSPORTATION	00001	976285	366112	6/8/2020	<u>50.00</u>
					Account Total	<u>50.00</u>
					Department Total	<u><u>50.00</u></u>

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

<u>3031</u>	<u>PW - Operations &amp; Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gravel Maintenance					
	ALBERT FREI & SONS INC	00013	976457	366407	6/11/2020	.03
					Account Total	.03
					Department Total	.03

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

<u>1038</u>	<u>Regional Affairs</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Public Relations					
	DEPT OF PUBLIC SAFETY	00001	976307	366210	6/9/2020	<u>331.99</u>
					Account Total	<u>331.99</u>
					Department Total	<u><u>331.99</u></u>

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

<u>13</u>	<u>Road &amp; Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ALBERT FREI & SONS INC	00013	976457	366407	6/11/2020	12,757.13
	ALLIED RECYCLED AGGREGATES	00013	976453	366407	6/11/2020	15,679.05
	EP&A ENVIROTAC INC	00013	976451	366407	6/11/2020	35,644.18
	EP&A ENVIROTAC INC	00013	976452	366407	6/11/2020	35,644.18
	JK TRANSPORTS INC	00013	976460	366407	6/11/2020	37,850.00
	JK TRANSPORTS INC	00013	976461	366407	6/11/2020	27,645.00
	JK TRANSPORTS INC	00013	976462	366407	6/11/2020	12,150.00
	JK TRANSPORTS INC	00013	976445	366407	6/11/2020	8,160.00
	JK TRANSPORTS INC	00013	976446	366407	6/11/2020	7,960.00
	JK TRANSPORTS INC	00013	976447	366407	6/11/2020	12,740.00
	JK TRANSPORTS INC	00013	976448	366407	6/11/2020	8,760.00
	JK TRANSPORTS INC	00013	976449	366407	6/11/2020	2,295.00
	TERRACON	00013	976499	366409	6/11/2020	312.50
	W L CONTRACTORS INC	00013	976494	366409	6/11/2020	7,621.85
	WESTERN STATES LAND SERVICES L	00013	976387	366311	6/10/2020	15,716.37
	WORK WEAR SAFETY SHOES	00013	976456	366407	6/11/2020	150.00
					Account Total	241,085.26
					Department Total	241,085.26

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

<u>94</u>	<u>Sheriff Payables</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Fingerprint Cards - CBI					
	COLO BUREAU INVESTIGATION-IDEN	00094	976276	366106	6/8/2020	14,041.00
					Account Total	14,041.00
					Department Total	14,041.00



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

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	LADWIG MICHAEL V MD PC	00001	976332	366278	6/10/2020	1,024.00
	POINT SPORTS/ERGOMED	00001	976331	366278	6/10/2020	1,440.00
					Account Total	<u>2,464.00</u>
	Public Relations					
	CASA OF ADAMS & BROOMFIELD COU	00001	976327	366278	6/10/2020	400.00
					Account Total	<u>400.00</u>
					Department Total	<u><u>2,864.00</u></u>

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

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Sheriff's Fees					
	BARRERA SANDRA IDLIA	00001	976267	366105	6/8/2020	19.00
	FRANCY LAW FIRM	00001	976263	366105	6/8/2020	19.00
	PETER STEVEN SCOTT	00001	976265	366105	6/8/2020	66.00
	PROFESSIONAL CIVIL PROCESS	00001	976264	366105	6/8/2020	19.00
	SMITH AND SHELLENBERGER	00001	976266	366105	6/8/2020	19.00
	STENGER AND STENGER	00001	976268	366105	6/8/2020	19.00
	STENGER AND STENGER	00001	976269	366105	6/8/2020	19.00
	STENGER AND STENGER	00001	976270	366105	6/8/2020	19.00
	STENGER AND STENGER	00001	976271	366105	6/8/2020	19.00
	STENGER AND STENGER	00001	976272	366105	6/8/2020	19.00
	STENGER AND STENGER	00001	976273	366105	6/8/2020	19.00
	STENGER AND STENGER	00001	976274	366105	6/8/2020	19.00
	STENGER AND STENGER	00001	976275	366105	6/8/2020	19.00
					Account Total	294.00
					Department Total	294.00

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

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	CENTURY LINK	00001	976328	366278	6/10/2020	85.00
					Account Total	85.00
					Department Total	85.00

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

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	SUMMIT FOOD SERVICE LLC	00001	976333	366278	6/10/2020	222.44
					Account Total	222.44
	Uniforms & Cleaning					
	Curtis Blue Line	00001	976330	366278	6/10/2020	85.00
					Account Total	85.00
					Department Total	307.44

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

<u>2010</u>	<u>SHF- MIS Unit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	CENTURY LINK	00001	976368	366293	6/10/2020	<u>104.33</u>
					Account Total	<u>104.33</u>
					Department Total	<u><u>104.33</u></u>

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

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Uniforms & Cleaning					
	Curtis Blue Line	00001	976329	366278	6/10/2020	87.00
	Curtis Blue Line	00001	976330	366278	6/10/2020	85.00
					Account Total	<u>172.00</u>
					Department Total	<u><u>172.00</u></u>

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

<u>4315</u>	<u>Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Promotion Expense					
	NEON RAIN INTERACTIVE LLC	00043	976360	366295	6/10/2020	641.35
	NEON RAIN INTERACTIVE LLC	00043	976363	366295	6/10/2020	131.25
	NEON RAIN INTERACTIVE LLC	00043	976361	366295	6/10/2020	131.23
					Account Total	<u>903.83</u>
					Department Total	<u><u>903.83</u></u>

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

<u>7</u>	<u>Stormwater Utility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg HAMPDEN PRESS INC	00007	976503	366409	6/11/2020	9,297.17
					Account Total	9,297.17
					Department Total	9,297.17



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

<u>35</u>	<u>Workforce &amp; Business Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	COMPUTER SYSTEMS DESIGN	00035	976404	366407	6/11/2020	<u>4,800.00</u>
					Account Total	<u>4,800.00</u>
					Department Total	<u><u>4,800.00</u></u>

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

**Grand Total**      1,844,346.93



**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  
June 16, 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 Hodge, seconded by Commissioner Tedesco, 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. Graffiti Removal Partnership**

**B. Juneteenth**

**5. PUBLIC COMMENT**

**A. Citizen Communication**

Public Comment Submitted for June 16, 2020

**B. Elected Officials' Communication**

## 6. CONSENT CALENDAR

**A motion was made by Commissioner Hodge, seconded by Commissioner Tedesco, 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 May 11-15, 2020
- B.** Minutes of the Commissioners' Proceedings from June 2, 2020
- C.** Resolution Approving Contract between Adams county and InnovAge to Provide Medicaid Application Processing Services  
(File approved by ELT)
- D.** Resolution Appointing Cindy Bero and Pernell Olson to the Deferred Compensation Plan (457 (b) Plan) Advisory Committee  
(File approved by ELT)
- E.** Resolution Approving Ambulance Service License for the Thornton Fire Department  
(File approved by ELT)
- F.** Resolution Approving Ambulance Service License for the City of Westminster Fire Department  
(File approved by ELT)
- G.** Resolution Approving Right-of-Way Agreement between Adams County and Rosalia Martinez for Property Necessary for the 2019 Miscellaneous Concrete and ADA Ramps Project  
(File approved by ELT)
- H.** Resolution Approving Application in Case #PLT2020-00021 Shook Subdivision Filing Number 3 Final Plat  
(File approved by ELT)
- I.** Resolution Approving Intergovernmental Agreement between the City of Westminster and Adams County Regarding the Small Business Stabilization Program for Response to Economic Impacts Associated with COVID-19  
(File approved by ELT)
- J.** Resolution Approving Application in Case #PLT2020-00022 Shook Subdivision Filing Number 4 Final Plat  
(File approved by ELT)

- K.** Resolution Approving Case #SIA2020-00007 Subdivision Improvements Agreement for Shook Subdivision, Filing 3  
(File approved by ELT)
- L.** Resolution Approving Case #SIA2020-00009 Subdivision Improvements Agreement for Shook Subdivision, Filing 4  
(File approved by ELT)
- M.** Resolution Approving Temporary Regulations to the Establishment of Additional Outdoor Commerce Areas for Businesses in Adams County Affected by the COVID19 Pandemic  
(File approved by ELT)
- N.** Resolution Approving Agreement between Adams County and Adams County Regional Economic Partnership (ACREP) to Administer COVID-19 Mini Grant Program to Assist Businesses in Adams County Affected by the COVID-19 Pandemic  
(File approved by ELT)
- O.** Resolution Approving Agreement between Adams County and the Arvada Chamber of Commerce to Administer COVID-19 Mini Grant Program to Assist Businesses in Adams County Affected by the COVID-19 Pandemic  
(File approved by ELT)
- P.** Resolution Approving Agreement between Adams County and the Aurora Chamber of Commerce to Administer COVID-19 Mini Grant Program to Assist Businesses in Adams County Affected by the COVID-19 Pandemic  
(File approved by ELT)
- Q.** Resolution Approving Agreement between Adams County and the Greater Brighton Chamber of Commerce to Administer COVID-19 Mini Grant Program to Assist Businesses in Adams County Affected by the COVID-19 Pandemic  
(File approved by ELT)
- R.** Resolution Approving Agreement between Adams County and the Commerce City Chamber of Commerce to Administer COVID-19 Mini Grant Program to Assist Businesses in Adams County Affected by the COVID-19 Pandemic  
(File approved by ELT)
- S.** Resolution Approving Agreement between Adams County and the Westminster Chamber of Commerce to Administer COVID-19 Mini Grant Program to Assist Businesses in Adams County Affected by the COVID-19 Pandemic  
(File approved by ELT)

## **7. NEW BUSINESS**

## A. COUNTY MANAGER

1. Resolution Approving an Agreement between Adams County and 3030 Tree for On-Call Services  
(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
2. Resolution Approving an Agreement between Adams County and Mile High Youth Corp for On-Call Services  
(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 Approving an Agreement between Adams County and Smith Environmental for On-Call Services  
(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
4. Resolution Approving an Agreement between Adams County and Arbor Force On-Call Services  
(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
5. Resolution Approving an Agreement between Adams County and ECI Site Construction for On-Call Services  
(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

6. Resolution Approving an Agreement between Adams County and Tezak Heavy Equipment for On-Call Services

(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

7. Resolution Approving Amendment Three to the Agreement between Adams County and Maiker Housing Partners to Provide Housing Services

(File approved by ELT)

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

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

8. Resolution Approving Amendment Two to the Agreement between Adams County and Access Housing Inc., to Provide Housing Services

(File approved by ELT)

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

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

9. Resolution Approving Amendment Two to the Agreement between Adams County and Almost Home Inc., to Provide Housing Services

(File approved by ELT)

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

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

10. Resolution Approving Amendment Two to the Agreement between Adams County and Growing Home to Provide Housing Services  
(File approved by ELT)  
**A motion was made by Commissioner O'Dorisio, seconded by Commissioner Henry, that this New Business be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
11. Resolution Approving Amendment Two to the Agreement between Adams County and Family Tree, Inc., to Provide Housing Services  
(File approved by ELT)  
**A motion was made by Commissioner O'Dorisio, seconded by Commissioner Henry, that this New Business be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
12. Resolution Approving the Agreement between Adams County and Industrial Pipe Solutions, for the 2020 Video Inspection & Maintenance Project  
(File approved by ELT)  
**A motion was made by Commissioner O'Dorisio, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
13. Resolution Approving an Agreement between Adams County and Symmetry Builders, Inc., for Modules A-E Cell Window Replacement at the Detention Facility  
(File approved by ELT)  
**A motion was made by Commissioner O'Dorisio, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:**

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



14. Resolution Approving an Agreement between Adams County and Design Workshop for The Comprehensive Transportation, Parks and Open Space, and Trails Master Plan

(File approved by ELT)

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

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

## **B. COUNTY ATTORNEY**

1. First Reading Ordinance No. 15: Ordinance Regulating Marijuana Hospitality Business and Providing for Licenses for Such Businesses  
(File approved by ELT)

### **8. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) Regarding Legal Advice and Negotiation Strategy for Litigation Regarding 62nd Parkway Remediation**

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

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

## **9. LAND USE HEARINGS**

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

1. PRC2019-00013 McCarty and Heinz Acres  
(File approved by ELT)

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

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

2. PRC2020-00009 Colorado Rifle Club CUP Amendment 3  
(File approved by ELT)

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

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

**10. ADJOURNMENT**

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



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> June 23, 2020
<b>SUBJECT:</b> Resolution approving an encroachment agreement between Adams County and Robert and Debra Plant (the “Property Owner”) to allow ninety feet of steel weld fencing (the “Improvements”) to encroach within the right-of-way of Shoshone Street being adjacent to the property as shown on the attached Wright Acres, Lot 1 Plat Map, subject to conditions.
<b>FROM:</b> Jill Jennings Golich, Community & Economic Development Department Director
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves an encroachment agreement to allow the Improvements to remain within the Shoshone Street right-of-way being adjacent to the property as shown on the attached Wright Acres, Lot 1 Plat Map, subject to conditions.

### **BACKGROUND:**

The Property Owner is requesting to keep the existing Improvements within the Shoshone Street right-of-way that is adjacent to the subject property. The County right-of-way was dedicated by the Waddle Subdivision in 1962, but the road was never built. The Property Owner owns the land directly to the west of that portion of Shoshone Street (see attached Wright Acres, Lot 1 Plat Map).

The proposed agreement is required by a Condition of Approval from RCU2019-00025 Mount Moriah Stables CUP, which was approved by the Board of County Commissioners on April 28, 2020. That Condition of Approval required the following: “The applicant is required to complete an Encroachment Agreement with Adams County for existing structures located within the platted Shoshone Street right-of-way. Alternatively, the applicant can vacate the roadway in order to formally incorporate the existing structures that are currently located along their east property line into their site.”

The proposed agreement would not create any property interest for the Property Owner except for the specific encroachment as described in this agreement, which would allow the existing Improvements to remain within the right-of-way until such time as the County decides to construct a project within Shoshone Street that would affect the improvements.

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

Community & Economic Development

**ATTACHED DOCUMENTS:**

Encroachment Agreement  
Wright Acres, Lot 1 Plat Map

**FISCAL IMPACT:**

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

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

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

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

**New FTEs requested:**             YES             NO

**Future Amendment Needed:**     YES             NO

**Additional Note:**

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

**RESOLUTION APPROVING ENCROACHMENT AGREEMENT BETWEEN ADAMS  
COUNTY AND ROBERT AND DEBRA PLANT**

WHEREAS, Robert and Debra Plant (the “Property Owner”) owns a fee simple parcel of land located in Lot 1 of the Wright Acres Subdivision; and,

WHEREAS, the Property Owner currently has ninety feet of existing steel-weld fencing (the “Improvements”) located within the Shoshone Street public right-of-way; and,

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

WHEREAS, the encroachment within the County right-of-way will not impact the County’s use of Shoshone Street.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Encroachment Agreement between Adams County and Robert and Debra Plant, copy of which is attached hereto and incorporated herein by reference, be approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to execute the Encroachment Agreement.

## ENCROACHMENT AGREEMENT

This encroachment agreement ("Agreement") is entered into this 23rd day of June, 2020 between ADAMS COUNTY, a body politic, whose address is 4430 S Adams County Parkway, Brighton, Colorado 80601 (the "County") and Robert Plant and Debra Plant (the "Property Owner") whose address is 1990 W 150th Ave, Broomfield, CO. The County and the Property Owner are collectively referred to as the "Parties."

### RECITALS

WHEREAS, the Property Owner owns Sub: Wright Acres Lot: 1, hereinafter referred to as the "Property"; and,

WHEREAS, Property Owner currently has existing structures consisting of 90 feet of steel-welded fencing, hereinafter called the "Improvements," within the right-of-way of Shoshone Street being adjacent to the Property as shown on the attached plan.

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

- A. In the event that the County desires to construct a County project within Shoshone Street that affects the Improvements, the County may elect to demolish as much of the Improvements as are needed (at the County's expense), or require the Property Owner to remove and later reinstall the Improvements (at the Property Owner's expense), to accommodate the County's project.
- B. The County will provide the Property Owner written notice of its need to effect the Improvements at least 30 calendar days prior to disturbance of the Improvements. The County will provide the Property Owner information regarding the County's project. If the County decides to require the Property Owner to remove the Improvements, the County will specify a date by which the Improvements must be removed. It is the Property Owner's responsibility to reinstall the Improvements according to the attached plan, unless otherwise approved in writing by the County.
- C. This Agreement creates no property interest for the Property Owner to the County's right-of-way except for the specific encroachment as described herein.
- D. Property Owner agrees to indemnify and hold harmless the County, its officials, officers, contractors, agents and employees from any damage occurring to, or caused by, the Improvements or for any harm caused by the Improvements to persons allowed upon the County's right-of-way.
- E. The Improvements must be maintained in accordance with the most current version of the Adams County Codes and Development Standards and Regulations.
- F. Property Owner must have this Agreement recorded in the County records and this Agreement runs with the Property until such time as the Parties mutually release the other in writing from this Agreement.





File 16  
MAP 999

# WRIGHT ACRES

A RESUBDIVISION IN BLOCK 5 OF WADDLE SUBDIVISION BEING A PORTION OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO.

THE FOLLOWING NOTES AND RESTRICTIONS SHALL APPLY TO "WRIGHT ACRES":

- A. THE "PLAT OF WADDLE SUBDIVISION" WAS RECORDED SEPTEMBER 6, 1962, IN BOOK 7, PAGE 79 IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER.
- B. POSITIONAL TOLERANCE OF PROPERTY CORNER MONUMENT LOCATIONS TO MEASUREMENTS SHOWN EQUAL PLUS OR MINUS 0.20 OF A FOOT, PER EACH 600 FEET.
- C. BASIS OF BEARING IS THE WEST LINE OF THE SOUTH HALF OF SAID WADDLE SUBDIVISION.
- D. UNTIL TEJON STREET IS IMPROVED TO COUNTY SPECIFICATIONS AND MAINTENANCE IS ASSUMED BY THE COUNTY HIGHWAY DEPARTMENT, MAINTENANCE OF THE DRIVEWAY SHALL BE A PRIVATE MATTER AND RESPONSIBILITY FOR SAID MAINTENANCE WOULD FALL ON ALL THOSE PROPERTY OWNERS THAT USE THE RIGHT-OF-WAY FOR ACCESS TO THEIR LOTS, INCLUDING THE OWNER OF THIS SUBDIVISION.
- E. A TURN-AROUND AREA FOR EMERGENCY VEHICLE ACCESS AND USE, DESIGNED AND CONSTRUCTED TO THE SPECIFICATIONS OF THE WEST ADAMS FIRE PROTECTION DISTRICT, SHALL BE MAINTAINED ON THE PROPERTY AND IN PUBLIC RIGHT-OF-WAY UNTIL SUCH TIME AS TEJON STREET AND/OR 150TH AVENUE IS CONSTRUCTED AND MAINTAINED BY ADAMS COUNTY, OR ANY OTHER LOCAL GOVERNMENT.

### CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING THE OWNERS OF THAT PART OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1, 2, 3 AND 4 IN BLOCK 5 OF WADDLE SUBDIVISION, CONTAINING 1.879 ACRES MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "WRIGHT ACRES" AND DO HEREBY DEDICATE TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR PUBLIC USE ALL STREETS AND PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER LINES AND SEWER LINES; TOGETHER WITH THE RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS 15<sup>th</sup> DAY OF July, 1991.

*Burton L. Wright*      *Glenda L. Wright*  
BURTON L. WRIGHT      GLENDA L. WRIGHT

ACKNOWLEDGEMENT:  
STATE OF COLORADO )  
COUNTY OF PUEBLO ) SS

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF July, 1991 BY BURTON L. WRIGHT AND GLENDA L. WRIGHT.

NOTARY PUBLIC (SIGNATURE AND ADDRESS)  
MY COMMISSION EXPIRES: 10-16-94

### LAND SURVEYOR'S CERTIFICATE:

I, P. E. THOMAS, JR., A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO IRRIGATION DITCHES, PIPELINES, ROADS, OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION, AND CHECKING, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL EASEMENTS EXIST AS SHOWN HEREON.

DATE: July 11, 1991      14843  
*P. E. Thomas, Jr.*  
P. THOMAS, JR., L.S. 14843

### PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS 27<sup>th</sup>

DAY OF June, 1991. *Ed LaPoint*  
CHAIRPERSON

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 8<sup>th</sup> DAY OF July, 1991, SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION DEVELOPMENT AGREEMENT RECORDED HERewith. *Franklin P. ...*  
CHAIRPERSON

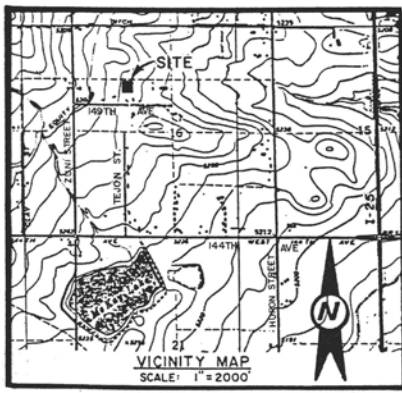
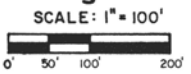
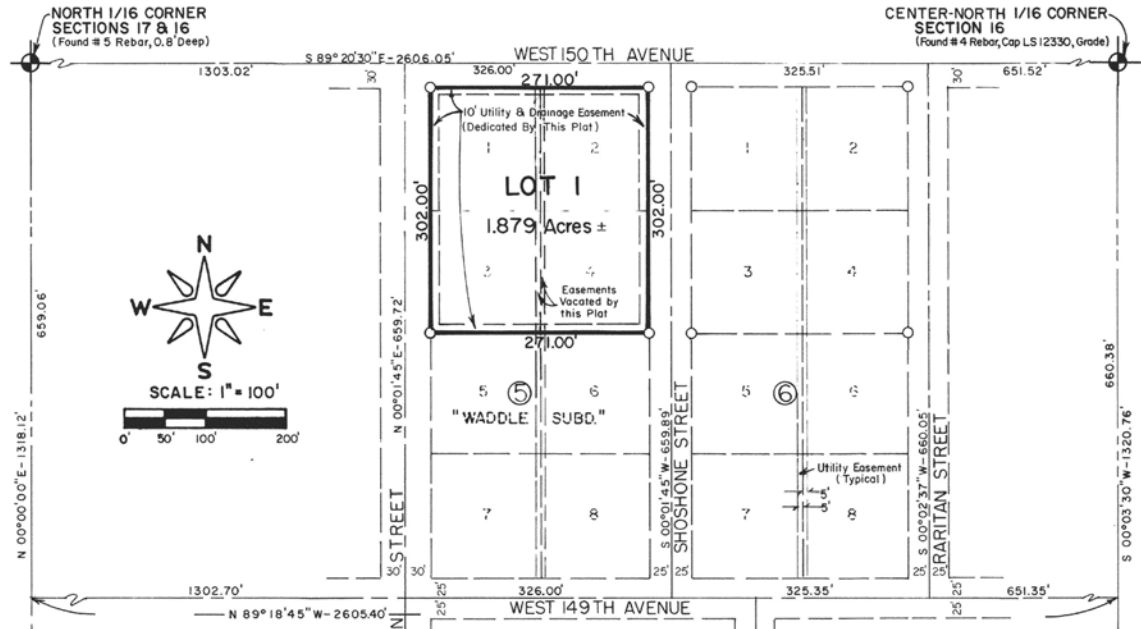
### CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO, AT 8:00 A.M. ON THE 2 DAY OF Aug, 1991.

*Robert Lash*      *Genis L. Reasoner*  
COUNTY CLERK AND RECORDER      DEPUTY  
FILE NO. 16  
MAP NO. 999



(REVISED JULY 10, 1990) RECEPTION NO. B1015060



- LEGEND:
- SECTION CORNER; DESCRIBED AS SHOWN
  - SET #5 REBAR WITH ALUMINUM CAP, MARKED ALPHA ENG., L.S. 14643.



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> June 23, 2020
<b>SUBJECT:</b> Resolution correcting the Conditions of Approval for RCU2019-00025 Mount Moriah Stables CUP.
<b>FROM:</b> Jill Jennings Golich, Community & Economic Development Department Director
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves a resolution correcting the Conditions of Approval for RCU2019-00025 Mount Moriah Stables CUP.

### **BACKGROUND:**

RCU2019-00025 Mount Moriah Stables CUP was approved by the Board of County Commissioners on April 28, 2020, with 8 Findings-of-Fact, 9 Conditions of Approval, and 1 Note to the Applicant. The associated Resolution Approving Application in Case #RCU2019-00025 Mount Moriah Stables CUP was drafted and recorded by staff with 9 Conditions of Approval that repeated the approved Conditions of Approval #4, 5, and 6 while leaving out the correct Conditions of Approval #7, 8, and 9 (see attached Recorded Resolution Approving Application in Case #RCU2019-00025 Mount Moriah Stables CUP).

The revised resolution has since corrected those errors and included the correct Conditions of Approval, as approved by the Board of County Commissioners on April 28, 2020 (see attached Resolution Correcting the Resolution Approving Application in Case #RCU2019-00025 Mount Moriah Stables CUP). The revised resolution is intended to replace the incorrect version.

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

Community & Economic Development

Count Attorney

### **ATTACHED DOCUMENTS:**

Recorded Resolution Approving Application in Case #RCU2019-00025 Mount Moriah Stables CUP

Resolution Correcting the Resolution Approving of Application in Case #RCU2019-00025 Mount Moriah Stables CUP

**FISCAL IMPACT:**

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

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

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

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

**New FTEs requested:**             YES             NO

**Future Amendment Needed:**     YES             NO

**Additional Note:**

**RESOLUTION CORRECTING THE RESOLUTION APPROVING OF APPLICATION  
IN CASE # RCU2019-00025 MOUNT MORIAH STABLES CUP**

WHEREAS, this case involved a request for a Conditional Use Permit that would allow a Riding Stable and Academy within the Agriculture-1 zone district on the following described property:

**LOCATION:** 1990 West 150<sup>th</sup> Avenue (Parcels # 0157316206009)

**LEGAL DESCRIPTION:** SUB:WRIGHT ACRES LOT: 1

WHEREAS, the Adams County Planning Commission held a public hearing on the application on the 9<sup>th</sup> day of April, 2020, and forwarded a recommendation of APPROVAL to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held a public hearing on the application on the 28<sup>th</sup> day of April, 2020; and

WHEREAS, the resolution approving the case contained an error in the Conditions of Approval; and

WHEREAS, the Community and Economic Development Department now wishes to amend that resolution to ensure that all conditions approved by the Board of County Commissioners are included.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendation of the Adams County Planning Commission, the application in this case is hereby APPROVED based upon the following findings-of-fact, conditions of approval, and notes to the applicant:

**Findings-of-Fact:**

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. 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.

### **Conditions of Approval:**

1. The applicant is required to complete an Encroachment Agreement with Adams County for existing structures located within the platted Shoshone Street right-of-way. Alternatively, the applicant can vacate the roadway in order to formally incorporate the existing structures that are currently located along their east property line into their site.
2. The applicant may keep a maximum of seven animal units (or seven horses) on the property. If the platted but undeveloped Shoshone Street public right-of-way is incorporated into the applicant's lot through approval of a Roadway Vacation application, then the applicant may keep a maximum of eight horses on the property. Vacating the roadway would increase the subject property's size to over two acres, allowing for a maximum of eight livestock units (or eight horses) on the property.
3. The maximum number of people attending activities at the site may not exceed twenty people at any time, in addition to the inhabitants of the property, volunteers, and participants.
4. Compensation and fees may be collected as part of the approved Riding Stable and Academy land use.
5. Food and alcohol may not be sold or bought on the premises. Livestock may not be brought to the site from a provider for the purpose of hosting a rodeo. No commercial competition or commercial entertainment (e.g. camps, birthday parties) other than riding lessons and therapeutic activities shall be permitted on site.
6. All applicable Tri-County Health Department requirements, as well as commitments made through the applicant's submitted Operations Plan, shall be followed for the duration of this Conditional Use Permit approval. These commitments include compliance with requirements that all manure shall be removed on a regular basis in order to prevent attracting flies, or other insects, or obnoxious odors on the property in accordance with the applicant's submitted Waste Management Plan; that all sheds or other shelters for horses shall be kept reasonably free of rodents and insects and be kept in good repair; and that all washdown waters must be discharged such that they do not create nuisance conditions or impact water quality.
7. All parking for clients shall be located on the subject property and not on the public right-of-way. All vehicle parking and drive lanes shall be on an approved surface, such as recycled gravel or asphalt.
8. Fugitive dust control mechanisms must be in place and functioning at all times, including weekends, within equine use areas.
9. The Conditional Use Permit shall expire on April 28th, 2030.

**Note to the Applicant:**

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request.

STATE OF COLORADO )  
COUNTY OF ADAMS )

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the Government Center in Brighton, Colorado on the 28<sup>th</sup> day of April, 2020 there were present:

Eva J. Henry	_____	Commissioner
Charles "Chaz" Tedesco	_____	Commissioner
Emma Pinter	_____	Commissioner
Steve O'Dorisio	_____	Commissioner
Mary Hodge	_____	Commissioner
Heidi Miller	_____	County Attorney
Erica Hannah	_____	Clerk to the Board

when the following proceedings, among others were held and done, to-wit:

RESOLUTION APPROVING APPLICATION IN CASE # RCU2019-00025 MOUNT MORIAH STABLES CUP

Resolution 2020-225

WHEREAS, this case involved a request for a Conditional Use Permit that would allow Riding Stable and Academy within the Agriculture-1 zone district on the following described property:

**LOCATION:** 1990 West 150<sup>th</sup> Avenue (Parcels # 0157316206009)

**LEGAL DESCRIPTION:** SUB;WRIGHT ACRES LOT: 1

WHEREAS, the Adams County Planning Commission held a public hearing on the application on the 9<sup>th</sup> day of April, 2020, and forwarded a recommendation of APPROVAL to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners held a public hearing on the application on the 28<sup>th</sup> day of April, 2020.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the evidence presented at the hearing and the recommendation of the Adams County Planning Commission, the application in this case is hereby APPROVED based upon the following findings-of-fact, conditions of approval, and notes to the applicant:

**Findings-of-Fact:**

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. 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.

**Conditions of Approval:**

1. The applicant is required to complete an Encroachment Agreement with Adams County for existing structures located within the platted Shoshone Street right-of-way. Alternatively, the applicant can vacate the roadway in order to formally incorporate the existing structures that are currently located along their east property line into their site.
2. The applicant may keep a maximum of seven animal units (or seven horses) on the property. If the platted but undeveloped Shoshone Street public right-of-way is incorporated into the applicant's lot through approval of a Roadway Vacation application, then the applicant may keep a maximum of eight horses on the property. Vacating the roadway would increase the subject property's size to over two acres, allowing for a maximum of eight livestock units (or eight horses) on the property.
3. The maximum number of people attending activities at the site may not exceed twenty people at any time, in addition to the inhabitants of the property, volunteers, and participants.
4. Compensation and fees may be collected as part of the approved Riding Stable and Academy land use.
5. Food and alcohol may not be sold or bought on the premises. Livestock may not be brought to the site from a provider for the purpose of hosting a rodeo. No commercial competition or commercial entertainment (e.g. camps, birthday parties) other than riding lessons and therapeutic activities shall be permitted on site.
6. All applicable Tri-County Health Department requirements, as well as commitments made through the applicant's submitted Operations Plan, shall be followed for the duration of this Conditional Use Permit approval. These commitments include compliance with requirements that all manure shall be removed on a regular basis in order to prevent attracting flies, or other insects, or obnoxious odors on the property in accordance with the applicant's submitted Waste Management Plan; that all sheds or other shelters for horses shall be kept reasonably free of rodents and insects and be kept in good repair; and that all washdown waters must be discharged such that they do not create nuisance conditions or impact water quality.
7. Compensation and fees may be collected as part of the approved Riding Stable and Academy land use.
8. Food and alcohol may not be sold or bought on the premises. Livestock may not be brought to the site from a provider for the purpose of hosting a rodeo. No commercial competition or commercial entertainment (e.g. camps, birthday parties) other than riding lessons and therapeutic activities shall be permitted on site.
9. All applicable Tri-County Health Department requirements, as well as commitments made through the applicant's submitted Operations Plan, shall be followed for the duration of this Conditional Use Permit approval. These commitments include compliance with requirements that all manure shall be removed on a regular basis in order to prevent attracting flies, or other insects, or obnoxious odors on the property in accordance with the applicant's submitted Waste Management Plan; that all sheds or other shelters for horses shall be kept reasonably free of rodents and insects and be kept in good repair; and that all washdown waters must be discharged such that they do not create nuisance conditions or impact water quality.

**Note to the Applicant:**

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request.



Upon motion duly made and seconded the foregoing resolution was adopted by the following vote:

Henry \_\_\_\_\_ Aye  
Tedesco \_\_\_\_\_ Aye  
Pinter \_\_\_\_\_ Aye  
O'Dorisio \_\_\_\_\_ Aye  
Hodge \_\_\_\_\_ Aye  
Commissioners

STATE OF COLORADO )  
County of Adams )

I, Josh Zygielbaum, County Clerk and ex-officio Clerk of the Board of County Commissioners in and for the County and State aforesaid do hereby certify that the annexed and foregoing Order is truly copied from the Records of the Proceedings of the Board of County Commissioners for said Adams County, now in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said County, at Brighton, Colorado this 28<sup>th</sup> day of April A.D. 2020.

County Clerk and ex-officio Clerk of the Board of County Commissioners

Josh Zygielbaum:



By:

E-Signed by Erica Hannah  
VERIFY authenticity with e-Sign

Deputy



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> June 23, 2020
<b>SUBJECT:</b> Resolution accepting a deed conveying property to Adams County for the dedication of right-of-way for Rector Leader Road.
<b>FROM:</b> Jill Jennings Golich, Director, Community & Economic Development Department
<b>AGENCY/DEPARTMENT:</b> Community & Economic Development
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves a resolution accepting a Warranty Deed from the Colorado Rifle Club, to Adams County for the dedication of right-of-way for Rector Leader Road.

### **BACKGROUND:**

The Colorado Rifle Club has executed a Warranty Deed to dedicate road right-of-way to Adams County. The property is located within all of Section 10, Township 2 South, Range 60 West of the 6th Principal Meridian, County of Adams, State of Colorado. The right-of-way is being dedicated as a condition in order to receive a Conditional Use Permit for a Pistol and Shooting Range (PRC2020-00009).

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

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

### **ATTACHED DOCUMENTS:**

Warranty Deed  
Exhibits  
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.

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

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

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

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

Resolution 2020-

**RESOLUTION ACCEPTING WARRANTY DEED CONVEYING  
PROPERTY FROM THE COLORADO RIFLE CLUB, TO ADAMS COUNTY FOR  
RIGHT-OF-WAY PURPOSES**

At a regular meeting of the Board of County Commissioners for Adams County, Colorado, held at the County Government Center in Brighton, Colorado, on Tuesday the 16<sup>th</sup> day of June, 2020, A.D., the following proceedings, among others, were had and done, to wit:

WHEREAS, the Colorado Rifle Club, has executed a Warranty Deed to dedicate a parcel of land for right-of-way purposes for Rector Leader Road that complies with County standards and will benefit the citizens of Adams County; and

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

WHEREAS, this property is being conveyed as a condition of a future Conditional Use Permit requirement, all of Section 10, Township 2 South, Range 60 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado; and

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting the Warranty Deed from the Colorado Rifle Club for the property located in Section 10, Township 2 South, Range 60 West of the 6<sup>th</sup> Principal Meridian as described in the attached Quitclaim Deed; 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 28<sup>th</sup> day of May 2020, the Planning Commission recommended that the Board of County Commissioners accept said Warranty Deed.

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

**WARRANTY DEED**

**THIS DEED**, dated this 16<sup>th</sup> day of May 2020, between **Colorado Rifle Club, Inc.**, whose legal address is 76099 East 96<sup>th</sup> Avenue, Byers, Colorado, grantor(s), and **THE COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway , Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

**WITNESS**, that the grantor(s), for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

Legal description as set forth in Exhibit "A & B" attached hereto and incorporated herein by this reference.  
Dedicated for Rector Leader Road  
Assessor's schedule or parcel number: part of 0173500000019

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

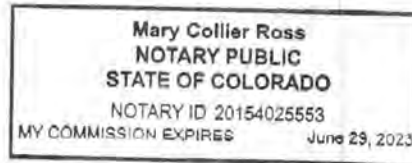
**TO HAVE AND TO HOLD** the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except oil, gas and mineral interests if any and except 2019 taxes due in 2020 which grantor agrees to pay.

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

**IN WITNESS WHEREOF**, the grantor(s) have executed this deed on the date set forth above.

Colorado Rifle Club, Inc.

By: [Signature]  
Dennis Reul, President



STATE OF COLORADO )  
                                          ) §  
County of Jefferson )

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of May, 2020, Dennis Reul, as owner.

My commission expires: June 29, 2023

Witness my hand and official seal.  
[Signature]  
Notary Public

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

EXHIBIT "A"

RECTOR LEADER ROAD RIGHT-OF-WAY DEDICATION

LAND DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE PROPERTY RECORDED AT RECEPTION NO. 20040823000803230 LOCATED IN SECTION 10, TOWNSHIP 2 SOUTH, RANGE 60 WEST OF THE 6<sup>TH</sup> PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EASTERLY 60.00 FEET OF SAID SECTION 10 INCLUDING A PORTION OF THE PRESCRIPTIVE RIGHT-OF-WAY ASSUMED TO BE THE EASTERLY 30.00 FEET OF SAID SECTION 10 PER THE "HIGHWAY NOTICE" DATED APRIL 08, 1919, AT BOOK 5, PAGE 318, RECEPTION NUMBER 598.

SAID PARCEL CONTAINS 7.27 ACRES (316,800 SF) MORE OR LESS.

PREPARED BY WAYNE WRAY HARRIS PE., PLS.  
FOR AND ON BEHALF OF:  
COLORADO RIFLE CLUB, INC.  
76099 EAST 96<sup>TH</sup> AVENUE  
BYERS, CO 80103  
Revised April 13, 2020



EXHIBIT "B" ATTACHED AND HEREBY MADE A PART THEREOF.



# EXHIBIT "B"

CRC

SEC. 4, T2S,  
R60W, 6TH P.M.

W1/2, SEC. 3,  
T2S, R60W, 6TH P.M.  
REC. #2014000041136  
PARCEL #0173500000009

SE1/4, SEC. 3,  
T2S, R60W, 6TH P.M.  
REC. #20170001055378  
PARCEL #0173500000008

SEC. 2, T2S,  
R60W, 6TH P.M.

PRESCRIPTIVE R.O.W.  
LINE (TYP.)

EAST 112TH AVENUE

30' 30'

A PRESCRIPTIVE R.O.W. ASSUMED TO  
BE 30' ON EACH SIDE THE THE SECTION LINE  
PER "HIGHWAY NOTICE"  
DATED APRIL 08, 1919  
BK. 5, PG. 318  
REC. #598

60' R.O.W.  
DEDICATION TO  
ADAMS CO.  
CONTAINS  
7.27 ACRES  
316,800 SF  
MORE OR LESS

SEC. 9, T2S,  
R60W, 6TH P.M.

SEC. 10, T2S, R60W, 6TH P.M.  
REC. #20040823000803230  
PARCEL #0173500000019

SECTION LINE  
(TYP.)

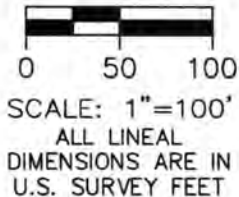
RECTOR LEADER ROAD

SEC. 11, T2S,  
R60W, 6TH P.M.

SEC. 16

SEC. 15

SEC. 14



REV. APRIL 13, 2020



DRAWING LOCATION: G:\SURVEY\CRC\Topo10-19\Exhibits\Exhibit\_B.dwg

THIS EXHIBIT DOES NOT REPRESENT A  
MONUMENTED LAND SURVEY. IT IS ONLY  
TO DEPICT THE ATTACHED DESCRIPTION.

**PLANNING COMMISSION FOR  
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION RECOMMENDING ACCEPTANCE OF A WARRANTY DEED FROM  
THE COLORADO RIFLE CLUB TO THE COUNTY OF ADAMS FOR RIGHT-OF-WAY  
PURPOSES**

At a regular meeting of the Planning Commission for Adams County, Colorado held at the County Government Center in Brighton Colorado on Thursday the 28th day of May, 2020, A.D., the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Warranty Deed from the Colorado Rifle Club for the dedication of road right-of-way for Rector Leader Road being on the following described property:

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

WHEREAS, this property is being conveyed as a condition of a future Conditional Use Permit requirement, all of Section 10, Township 2 South, Range 60 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado; and,

NOW, THEREFORE, BE IT RESOLVED that the Adams County Planning Commission recommends to the Board of County Commissioners that said Warranty Deed be accepted by the Board of County Commissioners for road right of way as designated above.

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

I, Justin Martinez, Chair 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.

  
\_\_\_\_\_  
Chair  
Adams County Planning Commission





## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> June 23, 2020
<b>SUBJECT:</b> Resolution Accepting Warranty Deed conveying property from Steelock Corporation to Adams County for Right-of-Way for East 78 <sup>th</sup> Avenue and Clayton Street
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners accepts the Warranty Deed for the dedication of property needed for road right-of-way.

**BACKGROUND:** Steelock Corporation executed a Warranty Deed in 2002 to dedicate road right-of-way to Adams County in conjunction with Zoning Case PUD2001-00018. The property is located in the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian. The attached resolution will allow the County to accept the right-of-way dedication.

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

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

**ATTACHED DOCUMENTS:**

Draft resolution  
Warranty Deed

**FISCAL IMPACT:**

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

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

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

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

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

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

**RESOLUTION ACCEPTING WARRANTY DEED CONVEYING PROPERTY FROM  
STEELOCK CORPORATION TO ADAMS COUNTY FOR RIGHT-OF-WAY  
FOR EAST 78<sup>TH</sup> AVENUE AND CLAYTON STREET**

WHEREAS, Adams County received a Warranty Deed in 2002 for right-of-way for East 78<sup>th</sup> Avenue and Clayton Street in conjunction with Zoning Case PUD2001-00018, located in the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, Adams County wishes to formally accept in accordance with C.R.S. § 30-28-110 and C.R.S. § 43-2-201(1) (a) the property acquired from Steelock Corporation, as recorded at the Adams County Clerk and Recorder's Office at Reception Number C0993227.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Warranty Deed received from Steelock Corporation, a copy of which has been duly recorded, is hereby accepted by Adams County.



**EXHIBIT "A"**  
**TO WARRANTY DEED**  
**BETWEEN**  
**STEELock CORPORATION**  
**AND**  
**THE COUNTY OF ADAMS, STATE OF COLORADO**

Page 1 of 3

Two parcels of land located in that part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the Sixth Principal Meridian, County of Adams, State of Colorado, said parcels being more particularly described as follows:

Parcel 1 (Clayton Street and 78<sup>th</sup> Avenue)

Commencing at the West Quarter Corner of said Section 36; thence N89°53'18"E along the South line of the Northwest Quarter of said Section 36 a distance of 1315.34 feet to the Southwest corner of the Southeast Quarter of the Northwest Quarter of said Section 36 being also the southwest corner of that parcel of land described in the deed recorded October 5, 2001 in the Office of the Adams County Clerk and Recorder at Reception Number C0868185 and the True Point of Beginning; thence N00°21'59"E along the West line of the Southeast Quarter of the Northwest Quarter of said Section 36 and the west line of said parcel of land described in the deed recorded October 5, 2001 in the Office of the Adams County Clerk and Recorder at Reception Number C0868185 a distance of 1317.22 feet to the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section 36 and the northwest corner of said parcel of land described in the deed recorded October 5, 2001 in the Office of the Adams County Clerk and Recorder at Reception Number C0868185; thence N89°50'34"E along the North line of the Southeast Quarter of the Northwest Quarter of said Section 36 and the north line of said parcel of land described in the deed recorded October 5, 2001 in the Office of the Adams County Clerk and Recorder at Reception Number C0868185 a distance of 135.00 feet to the northwest corner of that parcel of land described in the deed recorded June 22, 2001 in the Office of the Adams County Clerk and Recorder at Reception Number C0818119; thence S00°21'59"W along the west line of said parcel of land described in the deed recorded June 22, 2001 in the Office of the Adams County Clerk and Recorder at Reception Number C0818119 a distance of 40.00 feet; thence S89°50'34"W parallel with and 40.00 feet south of the North line of the Southeast Quarter of the Northwest Quarter of said Section 36 a distance of 85.00 feet to a point 50 feet east of the West line of the Southeast Quarter of the Northwest Quarter of said Section 36; thence S45°06'17"W a distance of 28.41 feet to a point 30 feet east of the West line of the Southeast Quarter of the Northwest Quarter of said Section 36; thence S00°21'59"W parallel with and 30 feet east of the West line of the Southeast Quarter of the Northwest Quarter of said Section 36 a distance of 1257.24 feet to a point on the South line of the Southeast Quarter of the Northwest Quarter of said Section 36;

**EXHIBIT "A"**  
**TO WARRANTY DEED**  
**BETWEEN**  
**STEELock CORPORATION**  
**AND**  
**THE COUNTY OF ADAMS, STATE OF COLORADO**

Page 2 of 3

thence S89°53'18"W along the South line of the Southeast Quarter of the Northwest Quarter of said Section 36 a distance of 30.00 feet to the True Point of Beginning.

Containing 43,916.899 square feet or 1.008 acres more or less.

Parcel 2 (78<sup>th</sup> Avenue)

Commencing at the West Quarter Corner of Section 36, Township 2 South, Range 68 West of the Sixth Principal Meridian; thence N89°53'18"E along the South line of the Northwest Quarter of said Section 36 a distance of 1644.18 feet to the southeast corner of that parcel of land described in the deed recorded October 5, 2001 in the Office of the Adams County Clerk and Recorder at Reception Number C0868185; thence N00°19'05"E along the east line of said parcel of land described in the deed recorded October 5, 2001 in the Office of the Adams County Clerk and Recorder at Reception Number C0868185 a distance of 1277.47 feet to a point 40.00 feet south of the North line of the Southeast Quarter of the Northwest Quarter of said Section 36 and the True Point of Beginning; thence S89°50'34"W parallel with and 40.00 feet south of the North line of the Southeast Quarter of the Northwest Quarter of said Section 36 a distance of 82.76 feet to a point on the east line of that parcel of land described in the deed recorded June 22, 2001 in the Office of the Adams County Clerk and Recorder at Reception Number C0818119; thence N00°21'59"E along the east line of said parcel of land described in a deed recorded June 22, 2001 in the Office of the Adams County Clerk and Recorder at Reception Number C0818119 a distance of 40.00 feet to a point on the North line of the Southeast Quarter of the Northwest Quarter of said Section 36; thence N89°50'34"E along the North line of the Southeast Quarter of the Northwest Quarter of Section 36 a distance of 82.73 feet to the northeast corner of said parcel of land described in the deed recorded October 5, 2001 in the Office of the Adams County Clerk and Recorder at Reception Number C0868185; thence S00°19'05"W along the east line of the said parcel a distance of 40.00 feet to the True Point of Beginning.

Containing 3,309.875 square feet or 0.076 acres more or less.

**EXHIBIT "A"**  
**TO WARRANTY DEED**  
**BETWEEN**  
**STEELOCK CORPORATION**  
**AND**  
**THE COUNTY OF ADAMS, STATE OF COLORADO**

Page 3 of 3

**Basis of Bearings:** The West line of the Northwest Quarter of Section 36, Township 2 South, Range 68 West of the Sixth Principal Meridian is assumed to bear N00°33'34"E as described on the Land Survey Plat prepared by American West Land Surveying Co., Inc. dated February 23, 2001 and filed in Book 1 at Page 1840, Reception (Map) Number 103-49 of the Adams County Land Survey Plats.

Legal description prepared by John P. Wolken, Adams County Public Works Department 4955 E. 74th Avenue, Commerce City, Colorado 80022, based on the deeds as recorded in the Office of the Adams County Clerk and Recorder at Reception No. C0868185 and Reception Number C0818119 and the Land Survey Plat prepared by M. Douglas Hoos, P.L.S. 27269 of American West Land Surveying Co., 39 South 4th Avenue, Brighton, Colorado 80601 filed with Adams County on July 3, 2001 in Book 1 at Page 1840, Reception (Map) Number 103-49 of the Adams County Land Survey Plats.



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> June 23, 2020
<b>SUBJECT:</b> Resolution approving Right-of-Way Agreement between Adams County and Denver Mart, LLC, for property necessary for the East 58 <sup>th</sup> Avenue Improvements Project – East 58 <sup>th</sup> Avenue from Clarkson Street to York Street
<b>FROM:</b> Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners Approves the Right-of-Way Agreement for the acquisition of property needed for road right-of-way.

**BACKGROUND:** Adams County is in the process of acquiring right-of-way and temporary construction easements along East 58<sup>th</sup> Avenue for the East 58<sup>th</sup> Avenue Improvements Project – East 58<sup>th</sup> Avenue from Clarkson Street to York Street, that includes reconstructing the roadway, improving drainage, and installing curb, gutter, sidewalk and accessible curb ramps in compliance with the Americans with Disabilities Act. Attached is a copy of the right-of-way agreement between Adams County and Denver Mart, LLC, for acquisition of road right-of-way for \$5,400.00. The attached resolution allows the County to acquire ownership of the needed property for the use of the public and provide the necessary documents to close on the property.

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

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

### **ATTACHED DOCUMENTS:**

Draft resolution  
Right-of-Way Agreement



**FISCAL IMPACT:**

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

<b>Fund:</b> 13
<b>Cost Center:</b> 3056

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

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	W30562001	\$10,000,000
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>\$10,000,000</u>

**New FTEs requested:**             **YES**             **NO**

**Future Amendment Needed:**     **YES**             **NO**

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN ADAMS  
COUNTY AND DENVER MART, LLC, FOR PROPERTY NECESSARY FOR THE EAST  
58<sup>TH</sup> AVENUE IMPROVEMENTS PROJECT –  
EAST 58<sup>TH</sup> AVENUE FROM CLARKSON STREET TO YORK STREET

WHEREAS, Adams County is in the process of acquiring right-of-way and temporary construction easements along East 58<sup>th</sup> Avenue for the East 58<sup>th</sup> Avenue Improvements Project – East 58<sup>th</sup> Avenue from Clarkson Street to York Street (the “Project”); and,

WHEREAS, the Project includes installation and construction of storm sewer facilities, curb, gutter, sidewalk, and accessible curb ramps for street improvements for the use of the public within the right-of-way of East 58<sup>th</sup> Avenue; and,

WHEREAS, this right-of-way acquisition is a portion of 5844 Washington Street located in the Southwest Quarter of Section 11, Township 3 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, and owned by Denver Mart, LLC (“Parcel 1”); and,

WHEREAS, Adams County requires ownership of Parcel 1 for construction of the street improvements; and,

WHEREAS, Denver Mart, LLC, is willing to sell Parcel 1 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Right-of-Way Agreement between Adams County and Denver Mart, LLC, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

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

## RIGHT-OF-WAY AGREEMENT

This Agreement is made and entered into by and between Denver Mart LLC, a Delaware limited liability company, whose address is 451 East 58th Avenue, Suite 2490, Denver, Colorado 80216 (“Owner”), and the County of Adams, State of Colorado, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 (“County”) for the conveyance of rights-of-way on property located at 5844 Washington Street, Denver, Colorado, hereinafter (the “Property”) for the East 58<sup>th</sup> Avenue Improvements Project (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in **Exhibits A & B** attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **FIVE THOUSAND FOUR HUNDRED AND NO/100’S DOLLARS (\$5,400.00)** including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$4,350.00 for the conveyance of road right-of-way and \$1,050.00 for the temporary construction easement. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and delivery to the County the attached conveyance documents on the Property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The County through its contractor shall assure that reasonable access shall be maintained to the Owner’s property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.
5. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and requires the Property for a public purpose.

6. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.

7. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.

8. Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.

9. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

**Owner: Denver Mart LLC, a Delaware limited liability company**

By: 

Print Name: EDUARDO D. HERRICK

Title: PRESIDENT

Date: 5/18/20

**Approved:**

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

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

Approved as to Form:

\_\_\_\_\_  
County Attorney



# Drexel, Barrell & Co.

DECEMBER 11, 2019

EXHIBIT A  
LEGAL DESCRIPTION  
PARCEL RW-1  
RIGHT-OF-WAY DEDICATION

Engineers/Surveyors

Boulder  
Colorado Springs  
Greeley

1800 38<sup>th</sup> Street  
Boulder, CO 80301-2620

303.442.4338  
303.442.4373 Fax

A TRACT OF LAND BEING A PORTION OF LOT 1, MAPLETON ADDITION AMENDED NO. 5, RECORDED AT RECEPTION NO. 2018000044528, LOCATED IN THE SW1/4 OF SECTION 11, T3S, R68W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF EAST 58TH AVENUE, THENCE N89°54'29"W, 76.83 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1 AND ALONG SAID NORTHERLY LINE OF EAST 58TH AVENUE; THENCE N61°28'54"E, 10.44 FEET; THENCE S89°54'29"E, 67.67 FEET TO THE EASTERLY LINE OF SAID LOT 1; THENCE S00°05'31"W, 5.00 FEET ALONG SAID EASTERLY LINE OF LOT 1 TO THE **POINT OF BEGINNING**.

CONTAINING 0.008 ACRES OR 361 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:  
MATHEW E. SELDERS  
DREXEL, BARRELL & CO.  
1800 38TH STREET  
BOULDER, CO 80301  
(303) 442-4338



**EXHIBIT  
PARCEL RW-1  
R.O.W. DEDICATION**

LOT 1  
MAPLETON ADDITION  
AMENDED NO. 5

②  
OGDEN NORTH  
ENTERPRISES LLC

S00°05'31"W 5.00'

N61°28'54"E 10.44'

S89°54'29"E 67.67'

**POINT  
OF BEGINNING**

N89°54'29"W 76.83'

DENVER MART LLC  
5844 WASHINGTON ST  
AREA = 361 SQ. FT. +/-,  
0.008 ACRES +/-

**EAST 58TH AVENUE**



SCALE 1" = 20'

**NOTES**

1. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
2. INFORMATION PERTAINING TO OWNERSHIP & RIGHT-OF-WAY IS BASED UPON PUBLIC INFORMATION AVAILABLE FROM THE ADAMS COUNTY ASSESSORS OFFICE, AND DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP & EASEMENTS OF RECORD.

IN ACCORDANCE WITH CRS 13-80-105;  
**NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.



**Drexel, Barrell & Co.** Engineers/Surveyors  
1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338  
BOULDER, COLORADO (303) 442-4338  
COLORADO SPRINGS, COLORADO (719) 260-0887  
GREELEY, COLORADO (970) 351-0845

Revisions - Date	Date	Drawn By	Job No.
	12-11-19	MNF/VJD	<b>20961-00</b>
	Scale	Checked By	Drawing No.
	1"=20'	MES	<b>IN FILE</b>





# Drexel, Barrell & Co.

DECEMBER 11, 2019

Engineers/Surveyors

Boulder  
Colorado Springs  
Greeley

1800 38<sup>th</sup> Street  
Boulder, CO 80301-2620

303.442.4338  
303.442.4373 Fax

EXHIBIT B  
LEGAL DESCRIPTION  
PARCEL TCE-1  
TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND BEING A PORTION OF LOT 1, MAPLETON ADDITION AMENDED NO. 5, RECORDED AT RECEPTION NO. 2018000044528, LOCATED IN THE SW1/4 OF SECTION 11, T3S, R68W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF EAST 58TH AVENUE, THENCE N00°05'31"E, 5.00 FEET ALONG THE EASTERLY LINE OF SAID LOT 1 TO THE **TRUE POINT OF BEGINNING**;

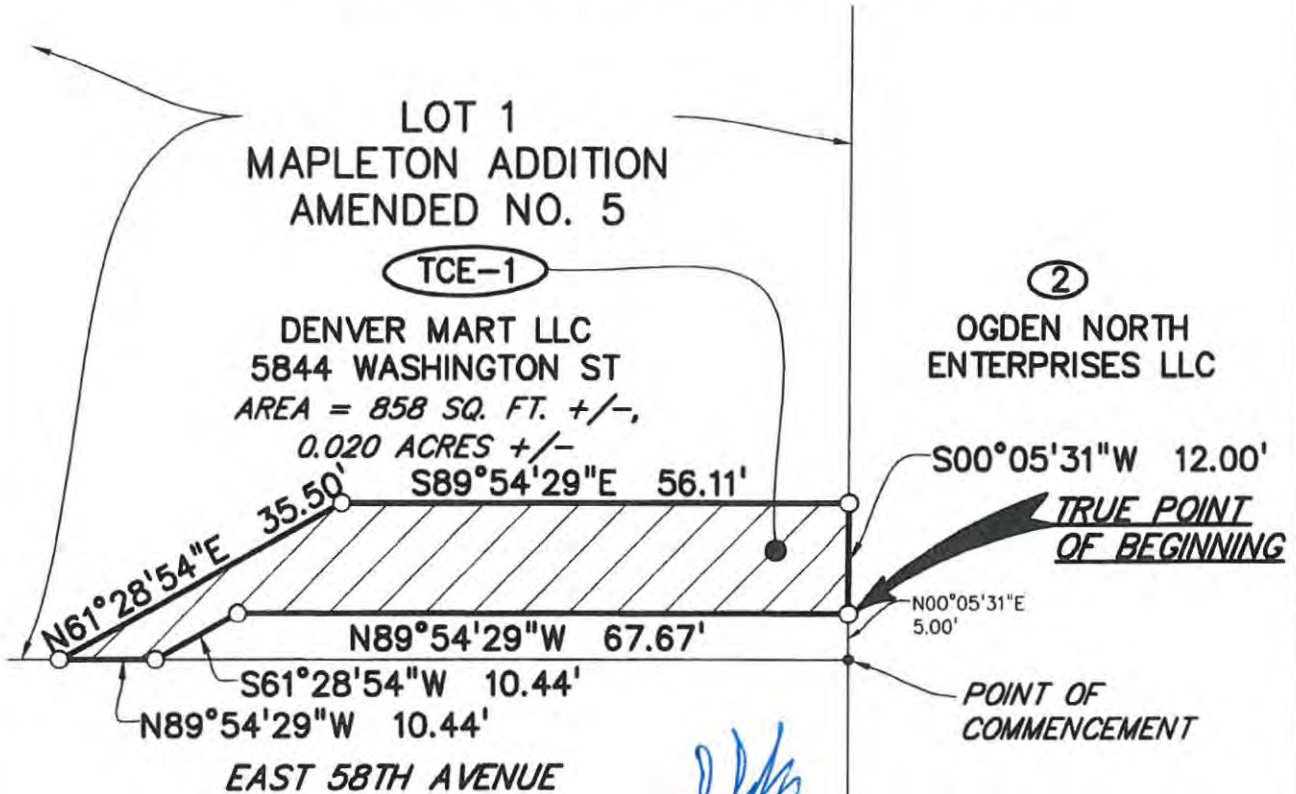
THENCE N89°54'29"W, 67.67 FEET; THENCE S61°28'54"W, 10.44 FEET TO THE SOUTHERLY LINE OF SAID LOT 1 AND SAID NORTHERLY LINE OF EAST 58TH AVENUE; THENCE N89°54'29"W, 10.44 FEET ALONG SAID SOUTHERLY LINE OF LOT 1 AND ALONG SAID NORTHERLY LINE OF EAST 58TH AVENUE; THENCE N61°28'54"E, 35.50 FEET; THENCE S89°54'29"E, 56.11 FEET TO SAID EASTERLY LINE OF LOT 1; THENCE S00°05'31"W, 12.00 FEET ALONG SAID EASTERLY LINE OF LOT 1 TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.020 ACRES OR 858 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:  
MATHEW E. SELTERS  
DREXEL, BARRELL & CO.  
1800 38TH STREET  
BOULDER, CO 80301  
(303) 442-4338



# EXHIBIT PARCEL TCE-1 TEMPORARY CONSTRUCTION EASEMENT



SCALE 1" = 20'

**NOTES**

1. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
2. INFORMATION PERTAINING TO OWNERSHIP & RIGHT-OF-WAY IS BASED UPON PUBLIC INFORMATION AVAILABLE FROM THE ADAMS COUNTY ASSESSORS OFFICE, AND DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP & EASEMENTS OF RECORD.

IN ACCORDANCE WITH CRS 13-80-105;  
**NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

		<b>Drexel, Barrell &amp; Co.</b> Engineers/Surveyors 1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338 BOULDER, COLORADO (303) 442-4338 COLORADO SPRINGS, COLORADO (719) 280-0887 GREELEY, COLORADO (970) 351-0645	
Revisions - Date	Date	Drawn By	Job No.
	12-11-19	MNF/VJD	<b>20961-00</b>
	Scale	Checked By	Drawing No.
	1" = 20'	MES	<b>IN FILE</b>



RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND THE CITY/TOWN OF AURORA REGARDING DISBURSEMENT OF FUNDS PURSUANT TO THE CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT

WHEREAS, Adams County ("County") has received a direct allotment of funds from the federal government pursuant to Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136 ("CARES") to defray costs incurred from the COVID-19 pandemic; and,

WHEREAS, by means of individual intergovernmental agreements, the County wishes to disburse a portion of the CARES funds to cities and towns within the County that do not individually meet the requirements for receiving direct allotments from the federal government; and,

WHEREAS, the City/Town of Aurora wishes to receive CARES funds from the County pursuant to the terms and conditions of the attached intergovernmental agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Intergovernmental Agreement between Adams County and the City/Town of Aurora Regarding Disbursement of Funds Pursuant to the Coronavirus Aid, Relief, and Economic Security Act, a copy of which is attached, is hereby approved.

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

INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND CITY OF  
AURORA REGARDING  
DISBURSEMENT OF CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY  
ACT FUNDS

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement"), is made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between Adams County, Colorado, located at 4430 S. Adams County Parkway, Brighton, CO 80601 ("County") and City of Aurora, Colorado, located at 15151 E. Alameda Parkway, Aurora, CO 80012 ("City") for the purpose of disbursing funds provided by the Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136 ("CARES").

WITNESSETH:

WHEREAS, Section 18(2) of Article XIV of the Colorado Constitution and Sections 29-1-201, *et seq.* and 29-20-105 of the Colorado Revised Statutes authorize and encourage governments to cooperate by contracting with one another for their mutual benefit; and,

WHEREAS, the COVID-19 pandemic has created myriad economic distress and unanticipated costs in American society to individuals and families, to businesses, and to the state and local governments addressing the pandemic's effects; and,

WHEREAS, Congress recently enacted CARES to provide relief funds to individuals, businesses, and state and local governments; and,

WHEREAS, CARES allows the County to directly receive funds for costs incurred in fighting and ameliorating the effects of COVID-19; and,

WHEREAS, pursuant to the terms of this Agreement, the County wishes to disburse to City, and City wishes to receive from County, CARES funds to City for COVID-19 related costs incurred by City.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

I. FUNDING

CARES funds are allocated based on the percentage of the population in a given state that resides in the jurisdiction requesting direct funding from the federal government. County is similarly allocating CARES funds based on the percentage of the County population residing in its cities and towns, as well as in the unincorporated portions of the County. The spreadsheet attached as Exhibit A, and incorporated herein, shows the amount of CARES funds available to each Adams County city and town.

County will disburse to City the funds allocated to City in Exhibit A in a maximum of three equal payments. Each payment of one-third of the total allocation will be disbursed to City only after County receives an invoice from City for each one-third payment. Funds from each one-third payment must be fully expended before City invoices County for the next one-third payment. City understands and agrees that the County's obligation to disburse these CARES funds is expressly contingent upon the County receiving said funds from the federal government. In the event the federal government fails to remit said funds, or reduces said funds, the County may reduce or terminate its payment accordingly. No Adams County funds shall be encumbered or involved in this Agreement.

City must submit reports on the expenditure of its CARES funds, including the amount and purpose of each expenditure, to County monthly. County shall not disburse its subsequent one-third payments if City has not complied with this monthly reporting requirement for each of its previous one-third payments. Any CARES funds not spent by December 4, 2020, shall be returned to the County so that the County's obligation to return unspent CARES funds to the Federal Treasury may be timely fulfilled.

II. SCOPE OF PROJECT AND ACCOUNTING

CARES funds shall be spent solely for the COVID-19 related costs set forth in CARES. CARES imposes expenditure and accounting obligations upon local governments receiving CARES funds. City agrees to be solely responsible for ensuring that it spends and accounts for the CARES funds received from the County in strict compliance with CARES requirements. Because CARES is recent legislation, the parties anticipate that additional federal legislation, rules, and regulations may be promulgated regarding the expenditure and accounting requirements. City shall familiarize itself with, and shall adhere to, all current and subsequent legislation, rules, and regulations. In the event of non-compliance with its legislative and regulatory mandates, the federal government may seek reimbursement of funds it deems were not spent in compliance with its legislation

and rules. In the event the federal government seeks reimbursement of funds spent by City, City shall be solely responsible for reimbursing said funds, and, in the event the federal government seeks reimbursement of funds spent by City from County, City shall reimburse County for any funds returned by County on City's behalf within thirty days of County's reimbursement.

III. PUBLIC NECESSITY

The Parties agree that the work performed pursuant to this Agreement is necessary for the health, safety, comfort, convenience, and welfare of all the people in Adams County in the fight against COVID-19.

IV. LIABILITY

Each party hereto shall be responsible for any suits, demands, costs or actions at law resulting from its own acts or omissions and may insure against such possibilities as appropriate.

The Parties hereto understand and agree that the City, the County, their officers and employees are relying on, and do not waive or intend to waive by any provision of the Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. 24-10-101 *et seq.*, as from time-to-time amended, or otherwise available to either party, their officers, or their employees.

V. NOTICES

A. Any notices, demands, or other communications required or permitted to be given by any provision of this Agreement shall be given in writing, delivered personally or sent by registered mail, postage prepaid and return receipt requested, addressed to Parties at the addresses set forth below or at such other address as either party may hereafter or from time to time designate by written notice to the other party given when personally delivered or mailed, and shall be considered received in the earlier of either the day on which such notice is actually received by the party to whom it is addressed or the third day after such notice is mailed.

For Adams County:

Adams County Manager's Office  
4430 S. Adams County Parkway  
Brighton, Colorado 80601-8206

Adams County Attorney's Office  
4430 South Adams County Parkway, Suite C5000B

Brighton, Colorado 80601-8206

For City:

City of Aurora  
City Manager's Office, 5<sup>th</sup> Floor  
15151 E. Alameda Parkway  
Aurora, CO 80012

City of Aurora  
City Attorney's Office, 5<sup>th</sup> Floor  
15151 E. Alameda Parkway  
Aurora, CO 80012

B. The Parties each agree to designate and assign a representative to act on the behalf of said Parties in all matters related to this Agreement. Each representative shall coordinate all Agreement-related issues between the Parties, shall attend all necessary meetings, and shall be responsible for providing all available related information upon request by the County or the City. Said representatives shall have the authority for all approvals, authorizations, notices or concurrences required under this Agreement, but shall not be authorized to amend the terms of this Agreement.

VI. AMENDMENTS

This Agreement contains all of the terms agreed upon by and among the Parties. Any amendments or modifications to this Agreement shall be in writing and executed by the Parties hereto to be valid and binding.

VII. SEVERABILITY

If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Agreement as a whole and all other clauses or provisions shall be given full force and effect.

VIII. APPLICABLE LAWS

This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any and all legal actions regarding the transaction covered herein shall lie in Adams County, Colorado.

IX. ASSIGNABILITY



No party to this Agreement shall assign or transfer any of its rights or obligations hereunder without the prior written consent of the non-assigning party or parties to this Agreement.

X. BINDING EFFECT

The provisions of this Agreement shall bind and shall inure to the benefit of the Parties hereto and to their respective successors and permitted assigns.

XI. EMPLOYMENT STATUS

This Agreement shall not change the employment status of any employees of the Parties. No party shall have the right to control or direct the activities of any employees of another related to this Agreement.

XII. NO DISCRIMINATION IN EMPLOYMENT

In connection with the performance of work under this Agreement, the Parties agree not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified because of race, color, ancestry, creed, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability and further agree to insert the foregoing provision in all subcontracts hereunder.

XIII. APPROPRIATIONS

Notwithstanding any other term, condition, or provision herein, each and every obligation of the Parties stated in this Agreement is subject to the requirement of a prior appropriation of funds therefor by the appropriate governing body of the City and/or the County.

XIV. NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. It is the express intention of the Parties that any person or party other than either one of the Parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

XV. ILLEGAL ALIENS

The Parties agree that any public contract for services executed as a result of this intergovernmental agreement shall prohibit the employment of illegal aliens in compliance with §8-17.5-101 C.R.S. et seq.


IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed by properly authorized signatories as of the date and year first above written.

Signatures on next page.

CITY OF AURORA

  
\_\_\_\_\_  
Mike Coffman, Mayor

ATTEST:

  
\_\_\_\_\_  
Stephen J. Ruger, City Clerk

APPROVED AS TO FORM:

*Rachel Allen*  
\_\_\_\_\_  
Aurora City Attorney's Office

BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, COLORADO

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Erica Hannah, Deputy Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Adams County Attorney's Office



Amount to be Allocated \$90,285,974 0.55 \$49,657,285.70

**Preferred Alternative:**  
**45% Pass down** 0.45 \$40,628,688.30

**County Takes 55% leaving \$90,285,974.00**

	Population		45%	
Arvada (part)	3,059		\$242,993	Arvada (part)
Aurora (part)	47,299		3,757,210	Aurora (part)
Bennett (part)	2,105		167,211	Bennett (part)
Brighton (part)	40,174		3,191,233	Brighton (part)
Commerce City	58,499		4,646,885	Commerce City
Federal Heights	13,947		1,107,884	Federal Heights
Lochbuie (part)	2		159	Lochbuie (part)
Northglenn	38,857		3,086,617	Northglenn
Thornton	141,062		11,205,301	Thornton
Westminster (part)	69,328		5,507,090	Westminster (part)
<b>Totals for Cities</b>	<b>414,332</b>		<b>\$32,912,583</b>	<b>Totals for Cities</b>
<b>Unincorporated (All Else)</b>	<b>97,137</b>		<b>\$7,716,106</b>	
<b>TOTAL Adams County</b>	<b>511,469</b>		<b>\$40,628,688</b>	45% to Cities and Unincorporated Adams County
			<b>\$49,657,286</b>	55% to Adams County
<b>Colorado Population</b>	<b>5,758,736</b>			
<b>Colorado Allotment</b>	<b>\$ 2,233,011,164</b>		<b>\$90,285,974</b>	Total Federal Allocation
			<b>\$57,373,392</b>	Total allocation received by Adams County 55% + allocation for population

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING KATIE KEEFE TO THE LOCAL EMERGENCY PLANNING  
COMMITTEE AS A BUILDING SAFETY REPRESENTATIVE

WHEREAS, a vacancy currently exists for a member for the Local Emergency Planning Committee; and,

WHEREAS, Katie Keefe has expressed an interest in serving on the Local Emergency Planning Committee; and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed qualified; and,

WHEREAS, the Board of County Commissioners selected Katie Keefe to fill this vacancy as a Building Safety Representative.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Katie Keefe is hereby appointed as a member of the Local Emergency Planning Committee as a Building Safety Representative for the term as listed below:

Katie Keefe

Term Expires  
2/1/2022

RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND THE CITY/TOWN OF THORNTON REGARDING DISBURSEMENT OF FUNDS PURSUANT TO THE CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY ACT

WHEREAS, Adams County ("County") has received a direct allotment of funds from the federal government pursuant to Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136 ("CARES") to defray costs incurred from the COVID-19 pandemic; and,

WHEREAS, by means of individual intergovernmental agreements, the County wishes to disburse a portion of the CARES funds to cities and towns within the County that do not individually meet the requirements for receiving direct allotments from the federal government; and,

WHEREAS, the City/Town of Thornton wishes to receive CARES funds from the County pursuant to the terms and conditions of the attached intergovernmental agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Intergovernmental Agreement between Adams County and the City/Town of Thornton Regarding Disbursement of Funds Pursuant to the Coronavirus Aid, Relief, and Economic Security Act, a copy of which is attached, is hereby approved.

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

INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND  
THE CITY OF THORNTON REGARDING  
DISBURSEMENT OF CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY  
ACT FUNDS

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement"), is made this \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between Adams County, Colorado, located at 4430 S. Adams County Parkway, Brighton, CO 80601 ("County") and the City of Thornton, a home rule municipality, located at 9500 Civic Center Drive, Thornton, Colorado 80229 ("City"), for the purpose of disbursing funds provided by the Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136 ("CARES").

WITNESSETH:

WHEREAS, Section 18(2) of Article XIV of the Colorado Constitution and Sections 29-1-201, *et seq.* and 29-20-105 of the Colorado Revised Statutes authorize and encourage governments to cooperate by contracting with one another for their mutual benefit; and,

WHEREAS, the COVID-19 pandemic has created myriad economic distress and unanticipated costs in American society to individuals and families, to businesses, and to the state and local governments addressing the pandemic's effects; and,

WHEREAS, Congress recently enacted CARES to provide relief funds to individuals, businesses, and state and local governments; and,

WHEREAS, CARES allows the County to directly receive funds for costs incurred in fighting and ameliorating the effects of COVID-19; and,

WHEREAS, pursuant to the terms of this Agreement, the County wishes to disburse to City, and City wishes to receive from County, CARES funds for COVID-19 related costs incurred by City.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

## I. FUNDING

CARES funds are allocated based on the percentage of the population in a given state that resides in the jurisdiction requesting direct funding from the federal government. County is similarly allocating CARES funds based on the percentage of the County population residing in its cities and towns, as well as in the unincorporated portions of the County. The spreadsheet attached as Exhibit A, and incorporated herein, shows the amount of CARES funds County will disburse to each city and town within Adams County, subject to the terms and conditions of this Agreement.

County will disburse to City the funds allocated to City in Exhibit A in a maximum of three equal payments. Each payment of one-third of the total allocation will be disbursed to the City only after County receives an invoice from City for each one-third payment. Funds from each one-third payment must be fully expended before City invoices County for the next one-third payment. City understands and agrees that the County's obligation to disburse these CARES funds is expressly contingent upon the County receiving said funds from the federal government. In the event the federal government fails to remit the funds reflected in Exhibit A, or reduces said funds, the County may reduce or terminate its payment proportionately. No Adams County funds shall be encumbered or involved in this Agreement.

City must submit reports on the expenditure of its CARES funds, including the amount and purpose of each expenditure, to County monthly. County shall not disburse its subsequent one-third payments if City has not complied with this monthly reporting requirement for each of its previous one-third payments. Any CARES funds not spent by December 4, 2020, shall be returned to the County so that the County's obligation to return unspent CARES funds to the Federal Treasury may be timely fulfilled.

## II. SCOPE OF PROJECT AND ACCOUNTING

CARES funds shall be spent solely for the COVID-19 related costs set forth in CARES. CARES imposes expenditure and accounting obligations upon local governments receiving CARES funds. City agrees to be solely responsible for ensuring that it spends and accounts for the CARES funds received from the County in strict compliance with CARES requirements. Because CARES is recent legislation, the parties anticipate that additional federal legislation, rules, and

regulations may be promulgated regarding the expenditure and accounting requirements. City shall familiarize itself with, and shall adhere to, all current and subsequent legislation, rules, and regulations applicable to the CARES funds received by City pursuant to this Agreement. In the event of non-compliance with its legislative and regulatory mandates, the federal government may seek reimbursement of funds it deems were not spent in compliance with its applicable legislation and rules. In the event the federal government seeks reimbursement of CARES funds spent by City, City shall be solely responsible for reimbursing said CARES funds, and, in the event the federal government seeks reimbursement of CARES funds spent by City from County, City shall reimburse County for any funds returned by County on City's behalf within thirty days of County's reimbursement. County shall notify City in the event County receives notice from the federal government that it is seeking reimbursement of CARES funds spent by City or notice of any City non-compliance with CARES legislation or regulations.

### III. PUBLIC NECESSITY

The Parties agree that the work performed pursuant to this Agreement is necessary for the health, safety, comfort, convenience, and welfare of all the people in Adams County in the fight against COVID-19.

### IV. LIABILITY

Each party hereto shall be responsible for any suits, demands, costs or actions at law resulting from its own acts or omissions and may insure against such possibilities as appropriate.

The Parties hereto understand and agree that the City, the County, their officers and employees are relying on, and do not waive or intend to waive by any provision of the Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. 24-10-101 *et seq.*, as from time-to-time amended, or otherwise available to either party, their officers, or their employees.

### V. NOTICES

A. Any notices, demands, or other communications required or permitted to be given by any provision of this Agreement shall be given in writing, delivered personally or sent by registered mail, postage prepaid and return receipt requested, addressed to Parties at the addresses set forth below or at such other address as either party may hereafter or from time to time designate by written notice to the other party given when personally delivered or mailed, and shall be considered received in the earlier of either the day on which such notice is actually received by the party to whom it is addressed or the third day after such notice is mailed.

For Adams County:

Adams County Manager's Office  
4430 S. Adams County Parkway  
Brighton, Colorado 80601-8206

Adams County Attorney's Office  
4430 South Adams County Parkway, Suite C5000B  
Brighton, Colorado 80601-8206

For City:

City Manager's Office  
c/o City Manager  
9500 Civic Center Drive  
Thornton, Colorado 80229

City Attorney's Office  
c/o City Attorney  
9500 Civic Center Drive  
Thornton, Colorado 80229

B. The Parties each agree to designate and assign a representative to act on the behalf of said Parties in all matters related to this Agreement. Each representative shall coordinate all Agreement-related issues between the Parties, shall attend all necessary meetings, and shall be responsible for providing all available related information upon request by the County or the City. Said representatives shall have the authority for all approvals, authorizations, notices or concurrences required under this Agreement, but shall not be authorized to amend the terms of this Agreement.

VI. AMENDMENTS

This Agreement contains all of the terms agreed upon by and among the Parties. Any amendments or modifications to this Agreement shall be in writing and executed by the Parties hereto to be valid and binding.

VII. SEVERABILITY

If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Agreement as a whole and all other clauses or provisions shall be given full force and effect.

VIII. APPLICABLE LAWS

This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any and all legal actions related to or arising from this Agreement shall lie in Adams County, Colorado.

IX. ASSIGNABILITY

No party to this Agreement shall assign or transfer any of its rights or obligations hereunder without the prior written consent of the non-assigning party or parties to this Agreement.

X. BINDING EFFECT

The provisions of this Agreement shall bind and shall inure to the benefit of the Parties hereto and to their respective successors and permitted assigns.

XI. EMPLOYMENT STATUS

This Agreement shall not change the employment status of any employees of the Parties. No party shall have the right to control or direct the activities of any employees of another related to this Agreement.

XII. NO DISCRIMINATION IN EMPLOYMENT

In connection with the performance of work under this Agreement, the Parties agree not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified because of race, color, ancestry, creed, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability and further agree to insert the foregoing provision in all subcontracts hereunder.

XIII. APPROPRIATIONS

Notwithstanding any other term, condition, or provision herein, each and every obligation of the Parties stated in this Agreement is subject to the requirement of a prior appropriation of funds therefor by the appropriate governing body of the City and/or the County.

XIV. NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. It is the express intention of the Parties that any person or party other



than either one of the Parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

XV. ILLEGAL ALIENS

The Parties agree that any public contract for services executed as a result of this intergovernmental agreement shall prohibit the employment of, or contract with, illegal aliens in compliance with §8-17.5-101 C.R.S. et seq.

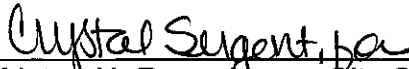
IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed by properly authorized signatories as of the date and year first above written.

Signatures on next page.

CITY OF THORNTON

  
\_\_\_\_\_  
Kevin S. Woods, City Manager

ATTEST:

  
\_\_\_\_\_  
Kristen N. Rosenbaum, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Luis A. Corchado, City Attorney

BOARD OF COUNTY COMMISSIONERS  
ADAMS COUNTY, COLORADO

\_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Erica Hannah, Deputy Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Adams County Attorney's Office

Amount to be Allocated \$90,285,974 0.55 \$49,657,285.70

**Preferred Alternative:**  
**45% Pass down** 0.45 \$40,628,688.30

**County Takes 55% leaving \$90,285,974.00**

	Population		45%	
Arvada (part)	3,059		\$242,993	Arvada (part)
Aurora (part)	47,299		3,757,210	Aurora (part)
Bennett (part)	2,105		167,211	Bennett (part)
Brighton (part)	40,174		3,191,233	Brighton (part)
Commerce City	58,499		4,646,885	Commerce City
Federal Heights	13,947		1,107,884	Federal Heights
Lochbuie (part)	2		159	Lochbuie (part)
Northglenn	38,857		3,086,617	Northglenn
Thornton	141,062		11,205,301	Thornton
Westminster (part)	69,328		5,507,090	Westminster (part)
<b>Totals for Cities</b>	<b>414,332</b>		<b>\$32,912,583</b>	<b>Totals for Cities</b>
<b>Unincorporated (All Else)</b>	<b>97,137</b>		<b>\$7,716,106</b>	
<b>TOTAL Adams County</b>	<b>511,469</b>		<b>\$40,628,688</b>	45% to Cities and Unincorporated Adams County
			<b>\$49,657,286</b>	55% to Adams County
<b>Colorado Population</b>	<b>5,758,736</b>			
<b>Colorado Allotment</b>	<b>\$ 2,233,011,164</b>		<b>\$90,285,974</b>	Total Federal Allocation
			<b>\$57,373,392</b>	Total allocation received by Adams County 55% + allocation for population



## PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: June 23, 2020
SUBJECT: York Street Phase I – State Highway 224 to East 78th Avenue Improvements Project
FROM: Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Nancy Duncan, Budget and Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Public Works Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an agreement with Hudick Excavating, Inc., dba HEI Civil, to provide construction services for the York Street Phase I – State Highway 224 to East 78 <sup>th</sup> Avenue Improvements Project.

**BACKGROUND:**

The objective of the York Street Phase I project is to improve roadway safety, capacity, mobility, pedestrian access facilities and the drainage system on York Street between State Highway 224 and East 78<sup>th</sup> Avenue. This will also include a new pedestrian and drainage underpass below SH 224 that will connect the Welby community to the Clear Creek trail.

A formal IFB was posted on BidNet. Bids were received on May 28, 2020 from the following responsive companies:

Company Name	Total Bid
Hudick Excavating, Inc., dba HEI Civil	\$10,473,874.00
Hamon Infrastructure	\$11,099,841.53
American West Construction, LLC	\$11,877,307.85
Concrete Works of Colorado, Inc.	\$12,070,815.20
Millstone Weber, LLC	\$12,641,292.29
American Civil Constructors, Inc.	\$12,841,495.50
Edge Contracting	\$13,235,685.70
Lawrence Construction Company	\$13,330,842.25
Concrete Express, Inc.	\$14,874,655.25
Flatiron Constructors, Inc.	\$14,963,970.20

After review, it was determined that Hudick Excavating, Inc., dba HEI Civil, was, the lowest, responsive, and responsible bidder. The recommendation is to award an Agreement to Hudick Excavating, Inc., dba

HEI Civil, for the York Street Phase I – State Highway 224 to East 78<sup>th</sup> Avenue Improvements Project. for a total not to exceed amount of \$10,473,874.00.

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

Public Works Department

**ATTACHED DOCUMENTS:**

Resolution

**FISCAL IMPACT:**

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

<b>Fund:</b> 13
<b>Cost Center:</b> 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	\$10,000,000
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u><u>                    </u></u>

**New FTEs requested:**                     YES             NO

**Future Amendment Needed:**         YES             NO

**Additional Note:**

This is a multi-year project, with expenditures planned to come out of this and later budget years. A supplemental appropriation may be requested if necessary, but is not planned at this time.

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN AGREEMENT BETWEEN ADAMS COUNTY AND  
HUDICK EXCAVATING, INC., dba HEI CIVIL TO PROVIDE CONSTRUCTION  
SERVICES FOR THE YORK STREET PHASE ONE STATE HIGHWAY 224 TO  
EAST 78<sup>TH</sup> AVENUE IMPROVEMENTS PROJECT

WHEREAS, Hudick Excavating, Inc., dba HEI Civil submitted a bid on May 28, 2020 to provide construction services for the York Street Phase One State Highway 224 to East 78<sup>th</sup> Avenue Improvements Project; and,

WHEREAS, Hudick Excavating, Inc., dba HEI Civil agrees to provide construction services for the York Street Phase One State Highway 224 to East 78<sup>th</sup> Avenue Improvements Project in the not to exceed amount of \$10,473,874.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement to Hudick Excavating, Inc., dba HEI Civil to provide construction services for the York Street Phase One State Highway 224 to East 78<sup>th</sup> Avenue Improvements Project is hereby approved.

BE IT FURTHER RESOLVED that the Chair is hereby authorized to sign the agreement with Hudick Excavating, Inc., dba HEI Civil, on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> June 23, 2020
<b>SUBJECT:</b> Contractor Pre-Qualification for Roofing Services
<b>FROM:</b> Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Nancy Duncan, Budget & Interim Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
<b>AGENCY/DEPARTMENT:</b> Facilities and Fleet Management Department
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the Pre-Qualification list of the Contractors for Roofing Services.

### **BACKGROUND:**

In August 2014, the Board of County Commissioners (BOCC) adopted the Purchasing Policy #1071, Procurement of New Building Construction and Major Improvement/Remodeling. The policy stipulates that pre-qualification is required of contractors for projects in excess of \$1 million dollars prior to participating in the Request for Proposal (RFP) or Invitation for Bid (IFB) process, and the results of such be presented to the BOCC for review and comment. The pre-qualified contractors will then be invited to participate in the formal RFP or IFB process.

Due to the number of roofing projects budgeted in 2020, and the effect of COVID 19 has had and will continue to have on project timelines, staff decided to include all budgeted roofing projects on the Statement of Qualifications sent out, rather than just the Justice Center Phase I, the project that exceeded \$1 million dollars. This will allow the County to quickly expedite budgeted roofing. A Formal Statement of Qualifications (SOQ) was posted on Bidnet for the following anticipated Roofing Projects budgeted for 2020: Justice Center Phase I in Brighton, Western Services Center in Westminster, Adams County Service Center/Sheriff Substation in Commerce City, and any other similar roof projects determined by Adams County to be solicited for 2020.

The following contractors responded:

1. Arapahoe Roofing & Sheet Metal, Inc.
2. Alpine Roofing Ltd.

3. B&M Roofing of Colorado, Inc.
4. Black Roofing, Inc.
5. Bauen Corporation
6. Central States Roofing and Insulating Company
7. Colorado Moisture Control, Inc.
8. Douglass Colony Group, Inc.
9. Flynn BEC LP
10. Front Range Roofing Systems, LLC
11. Independent Roofing Specialists, LLC
12. Roof Check, Inc.
13. Select Roofing Contractors, LLC
14. Superior Roofing, Inc.
15. Tecta America Colorado LLC

After a thorough review by the Evaluation Committee, the following contractors have been accepted and recommended as pre-qualified for Contracting Services for the Roofing Projects budgeted for 2020.

1. Arapahoe Roofing & Sheet Metal
2. B&M Roofing of Colorado, Inc.
3. Black Roofing, Inc.
4. Bauen Corporation
5. Central States Roofing and Insulating Company
6. Colorado Moisture Control, Inc.
7. Douglass Colony Group, Inc.
8. Flynn BEC LP
9. Front Range Roofing Systems, LLC
10. Superior Roofing, Inc.
11. Tecta America Colorado LLC

The recommendation is that the Board of County Commissioners approves the pre-qualified contractors for the Roofing Projects Budgeted for 2020.

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

Facilities and Fleet Management Department

**ATTACHED DOCUMENTS:**

Resolution

**FISCAL IMPACT:**

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

**Fund:**

**Cost Center:**



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

New FTEs requested:             YES             NO

Future Amendment Needed:             YES             NO

**Additional Note:**

Fiscal Impact will occur once the projects have been solicited and are pending award by the BOCC

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION DESIGNATING PRE-QUALIFIED CONTRACTORS FOR ROOFING  
CONTRACTORS FOR MULTIPLE ADAMS COUNTY ROOFING PROJECTS

WHEREAS, Adams County procedures allow for the pre-qualification of contractors for construction projects; and,

WHEREAS, Adams County believes a pre-qualification process would be useful for the County's roofing projects budgeted for 2020; and,

WHEREAS, the following contractors submitted qualifications for the multiple county roofing projects: Arapahoe Roofing & Sheet Metal, Inc., Alpine Roofing Ltd., B&M Roofing of Colorado, Inc., Black Roofing, Inc., Bauen Corporation, Central States Roofing and Insulating Company, Colorado Moisture Control, Inc., Douglass Colony Group, Inc., Flynn BEC LP, Front Range Roofing Systems, LLC, Independent Roofing Specialists, LLC, Roof Check, Inc., Select Roofing Contractors, LLC, Superior Roofing, Inc., and Tecta America Colorado LLC; and,

WHEREAS, Arapahoe Roofing & Sheet Metal, Inc., B&M Roofing of Colorado, Inc., Black Roofing, Inc., Bauen Corporation, Central States Roofing and Insulating Company, Colorado Moisture Control, Inc., Douglass Colony Group, Inc., Flynn BEC LP, Front Range Roofing Systems, LLC, Superior Roofing, Inc., and Tecta America Colorado LLC., are recommended contractors and should be deemed eligible to provide proposals or bids for the 2020 county roofing projects.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that Arapahoe Roofing & Sheet Metal, Inc., B&M Roofing of Colorado, Inc., Black Roofing, Inc., Bauen Corporation, Central States Roofing and Insulating Company, Colorado Moisture Control, Inc., Douglass Colony Group, Inc., Flynn BEC LP, Front Range Roofing Systems, LLC, Superior Roofing, Inc., and Tecta America Colorado LLC., are hereby authorized to participate in the solicitation processes for the 2020 county roofing projects.



## PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: June 23, 2020
SUBJECT: Renewal with CoreCivic, Inc., for Community Corrections Program Services
FROM: Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Nancy Duncan, Budget and Interim Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Community Safety and Well-being
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 with CoreCivic, Inc., to provide Community Corrections Program services for the Adams County Opportunity Center.

### BACKGROUND:

The County entered into a five-year master agreement with the Department of Public Safety, Division of Criminal Justice to provide Community Corrections Program services for the 17th Judicial District effective dates of July 1, 2019 through June 30, 2024. At this time the fiscal year 2020-2021 allocation from the State is not available. This agreement will be based upon the current fiscal year 2019-2020 allocation until allocations funding becomes available. The provided funding from the state pays for program services, correctional treatment funds, and facility payments for approved community corrections clients.

The County awarded an agreement to Time to Change, Inc., (TTC) on April 26, 2016, in response to a formal Request for Proposal to provide Community Corrections Services. On November 1, 2017, ownership interests were transferred to CoreCivic, Inc. A RFP for Community Corrections Program services was issued via BidNet on October 1, 2019, and was in the process of recommendation. Due to COVID, it was determined to postpone a recommendation decision at this time and extend with the current service provider through December 31, 2020, to minimize any disruptions.

The Adams County Community Corrections Board (ACCCB) is recommending to extend the agreement with CoreCivic, Inc., for Community Corrections Services at the Adams County Opportunity Center, located at 8031 I-76 Service Road, Henderson, Colorado 80640, through December 31, 2020. The extension will not exceed the fiscal year 2019/2020 daily payable rate of \$48.45 per offender per day for residential services, and \$6.56 per offender per day for non-residential offenders. The estimated costs for July 1, 2020, through December 31, 2020, for the Adams County Opportunity Center is \$1,839,429.02, paid for by passthrough funds distributed by the Department of Public Safety.

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

Community Safety and Well-being

**ATTACHED DOCUMENTS:**

Resolution  
2019/2020 Allocation Letter

**FISCAL IMPACT:**

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

<b>Fund:</b> 01
<b>Cost Center:</b> 9275, 9277, 9302

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			\$8,361,041
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u>\$8,361,041</u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			\$8,361,041
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>\$8,361,041</u>

**New FTEs requested:**             YES             NO

**Future Amendment Needed:**     YES             NO

**Additional Note:**

Presented extension request in AIR on April 7, 2020.

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT FOUR WITH CORECIVIC, INC.  
FOR COMMUNITY CORRECTIONS PROGRAM SERVICES  
AT THE ADAMS COUNTY OPPORTUNITY CENTER

WHEREAS, pursuant to C.R.S. § 17-27-101, *et seq.*, the Adams County Board of County Commissioners has contracted with the Colorado Department of Public Safety, Division of Criminal Justice (“DCJ”) to provide Community Corrections Program services to the State of Colorado’s 17<sup>th</sup> Judicial District; and,

WHEREAS, Adams County contracted with CoreCivic, Inc., (formerly Time to Change, Inc.) for the provision of Community Corrections Program services for the 17<sup>th</sup> Judicial District for the 2019-2020 state fiscal year; and,

WHEREAS, Adams County Community Corrections Board and CoreCivic, Inc., mutually desire to extend the contract for Community Corrections Program services for the Adams County Opportunity Center through December 31, 2020. The payable rate will not exceed that of fiscal year 2019/2020: \$48.45 per offender per day for residential services, and \$6.56 per offender per day for non-residential offenders; and,

WHEREAS, DCJ has provided funding for residential and non-residential Community Corrections Program services, treatment support services and facility payments for state fiscal year 2019-2020, funding amounts will be updated to reflect fiscal year 2020-2021 once available; and,

WHEREAS, residential and non-residential Community Corrections Program services, treatment support services and facilities provide a benefit and service to the citizens of Adams County and the 17<sup>th</sup> Judicial District.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment Four with CoreCivic, Inc., to provide Community Corrections Program services at the Adams County Opportunity Center is hereby approved.

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

# OPTION ALLOCATION LETTER

CT #

Date: 7/1/2019	Original Contract CMS #:	Allocation Letter # 1	CMS Routing #
-------------------	--------------------------	-----------------------	---------------

TO: Board of Adams County c/o Community Corrections Board

In accordance with Section 7.A of the Original Contract between the State of Colorado, Division of Criminal Justice, Community Corrections, and Board of Adams County c/o Community Corrections Board July 1, 2019 and ending on June 30, 2020, the undersigned commits the following funds to the Grant:

1. Payment for the period July 1, 2019 through June 30, 2020, will be made as earned, in whole or in part, from available State funds encumbered in an amount not to exceed **\$8,361,041.03** to be allocated as follows:

**\$7,234,941.60** for Residential services for community corrections offenders which include Diversion, Transition and Condition of Parole Placements. These funds are payable at a daily rate of \$48.45 per offender, per day; (408 Beds) and,

**\$ 144,057.60** for Non-Residential Diversion services for offenders not to exceed an average of \$6.56 per day per offender; (60 Slots) and,

**\$ 320,000.00** for Treatment Support

**\$ 363,193.20** for Facility Payments to be disbursed as outlined in Statewide Facility Payment Policy for FY20 and,

**\$ 298,848.63** for Community Corrections Board Administration by the Contractor,

2. Financial obligations of the State of Colorado payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available.
3. Funds allocated in this Allocation Letter are for services rendered during the current contract period and cannot be used to pay for community corrections services provided in prior or future fiscal years.
4. Any unexpended funds allocated or advanced to the Contractor by the Allocation Letter shall be reverted to the State no later than August 31, 2020.

This Allocation Letter does not constitute an order for services under this Grant. The effective date of hereof is upon approval of the State Controller or July 1, 2019, whichever is later.

**STATE OF COLORADO**  
**JARED S. POLIS, GOVERNOR**  
Colorado Department of Public Safety  
Stan Hilkey Executive Director

---

By: Joe Thome, Director

Date: \_\_\_\_\_

**ALL GRANTS REQUIRE APPROVAL BY THE STATE CONTROLLER**

**CRS §24-30-202 requires the State Controller to approve all State Grants. This Grant is not valid until signed and dated below by the State Controller or delegate. Grantee is not authorized to begin performance until such time. If Grantee begins performing prior thereto, the State of Colorado is not obligated to pay Grantee for such performance or for any goods and/or services provided hereunder.**

**STATE CONTROLLER**  
**Robert Jaros, CPA, MBA, JD**

By: \_\_\_\_\_  
Colorado Department of Public Safety

Date: \_\_\_\_\_



## PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: June 23, 2020
SUBJECT: Renewal with CoreCivic, Inc., for Community Corrections Program Services
FROM: Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Nancy Duncan, Budget and Interim Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Community Safety and Well-being
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 with CoreCivic, Inc., to extend a lease agreement.

**BACKGROUND:**

The Adams County Opportunity Center, located at 8031 I-76 Service Road, Henderson, Colorado 80640, is currently leased to CoreCivic, Inc., (formerly Time to Change, Inc.) to house resident offenders in Adams County.

The County awarded an agreement to CoreCivic, Inc., on April 26, 2016, in response to a formal Request for Proposal to provide Community Corrections Services and the lease of the Adams County Opportunity Center. A RFP for Community Corrections Program services and lease was issued via BidNet on October 1, 2019, and was in the process of recommendation. Due to COVID, it was determined to postpone a recommendation decision at this time and extend the lease with the current service provider to minimize any disruptions. This Amendment Four will extend the term of the lease agreement through December 31, 2020.

CoreCivic agrees to pay the County based on the following current rates:

<b>0-50 Resident Offenders</b>	<b>\$0.00 per average service day</b>
51-60 Resident Offenders	\$1.03 per average service day
61-70 Resident Offenders	\$2.47 per average service day
71-80 Resident Offenders	\$3.91 per average service day
81-90 Resident Offenders	\$5.36 per average service day
91-100 Resident Offenders	\$6.80 per average service day
<b>101 or more Resident Offenders</b>	<b>\$8.24 per average service day</b>



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

Community Safety and Well-being

**ATTACHED DOCUMENTS:**

Resolution

**FISCAL IMPACT:**

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

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

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:	6736		\$240,000
Additional Revenue not included in Current Budget:	9275	6840	15,000
<b>Total Revenues:</b>			<u>\$255,000</u>

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

**New FTEs requested:**                     YES             NO

**Future Amendment Needed:**         YES             NO

**Additional Note:**

Presented extension request in AIR on April 7, 2020.

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT FOUR  
TO THE AGREEMENT BETWEEN ADAMS COUNTY AND CORECIVIC, INC.,  
FOR THE ADAMS COUNTY OPPORTUNITY CENTER LEASE

WHEREAS, pursuant to C.R.S. § 17-27-101, *et seq.*, the Adams County Board of County Commissioners has contracted with the Colorado Department of Public Safety, Division of Criminal Justice (“DCJ”) to provide community corrections program services to the State of Colorado’s 17<sup>th</sup> Judicial District; and,

WHEREAS, Adams County entered into a lease agreement for the The Adams County Opportunity Center located at 8031 I-76 Service Road, Henderson, Colorado 80640 with CoreCivic, Inc., (formerly Time to Change, Inc.); and,

WHEREAS, by means of Amendment Four, the Adams County Community Corrections Board and CoreCivic, Inc., mutually desire to extend the lease agreement through December 31, 2020; and,

WHEREAS, CoreCivic, Inc., agrees to pay the County based upon the following fee schedule:

<b>0-50 Resident Offenders</b>	<b>\$0.00 per average service day</b>
51-60 Resident Offenders	\$1.03 per average service day
61-70 Resident Offenders	\$2.47 per average service day
71-80 Resident Offenders	\$3.91 per average service day
81-90 Resident Offenders	\$5.36 per average service day
91-100 Resident Offenders	\$6.80 per average service day
<b>101 or more Resident Offenders</b>	<b>\$8.24 per average service day</b>

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment Four to the Agreement between Adams County and CoreCivic, Inc., for the property lease be approved.

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



## PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: June 23, 2020
SUBJECT: Agreement with CoreCivic, Inc., for Community Corrections Program Services
FROM: Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Nancy Duncan, Budget and Interim Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Community Safety and Well-being
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the Agreement with CoreCivic, Inc., to provide Community Corrections Program services for Adams County.

### BACKGROUND:

The County entered into a five-year master agreement with the Department of Public Safety, Division of Criminal Justice to provide Community Corrections Program services for the 17th Judicial District effective dates of July 1, 2019 through June 30, 2024. Adams County owns one facility in Adams County, the Adams County Opportunity Center, and CoreCivic, Inc., owns and operates two Community Corrections facilities in Adams County.

The County awarded an agreement to CoreCivic (formerly Time to Change, Inc.) on April 26, 2016, in response to a formal Request for Proposal to provide Community Corrections Services at the Adams County Opportunity Center which included the services of CoreCivic's two locations. To increase competition to provide Community Correction Services at the Adams County Opportunity Center, staff has decided to separate the additional Community Corrections locations from the new solicitation.

The county is requesting to sole source an agreement to continue Community Correction services at the two CoreCivic locations located at 1450 E. 62nd Ave., Denver, CO 80216, and 4901 Krameria Street, Commerce City, CO 80022, to increase Community Corrections services by 230 beds. No other locations in Adams County are zoned to house Community Corrections clients.

At the current time the fiscal year 2020-2021 allocation from the State is not available. This agreement will be based upon the current fiscal year 2019-2020 allocation until allocations funding becomes available. The provided funding from the state pays for program services, correctional treatment funds, and facility payments for approved community corrections clients.

The Adams County Community Corrections Board (ACCCB) is recommending the agreement with CoreCivic, Inc., for Community Corrections Services at the two locations owned and operated by CoreCivic, Inc., through June 30, 2021. The payable rate will not exceed that of fiscal year 2019/2020 of \$48.45 per offender per day for residential services, and \$6.56 per offender per day for non-residential offenders. The costs for fiscal year 2020/2021 is estimated to be \$4,682,183.00, paid for by passthrough funds distributed by the Department of Public Safety.

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

Community Safety and Well-being

**ATTACHED DOCUMENTS:**

Resolution  
FY19-20 State Allocation

**FISCAL IMPACT:**

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

<b>Fund:</b> 01
<b>Cost Center:</b> 9275, 9277, 9302

	Object Account	Subledger	Amount
Current Budgeted Revenue:			\$8,361,041
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u>\$8,361,041</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			\$8,361,041
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u>\$8,361,041</u>

**New FTEs requested:**             YES             NO

**Future Amendment Needed:**     YES             NO

**Additional Note:**

Presented in AIR on April 7, 2020.

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN AGREEMENT WITH CORECIVIC, INC. FOR  
COMMUNITY CORRECTIONS PROGRAM SERVICES

WHEREAS, pursuant to C.R.S. § 17-27-101, *et seq.*, the Adams County Board of County Commissioners has contracted with the Colorado Department of Public Safety, Division of Criminal Justice (“DCJ”) to provide Community Corrections Program services to the State of Colorado’s 17<sup>th</sup> Judicial District; and,

WHEREAS, CoreCivic, Inc., agrees to provide Community Corrections Program services for Adams County through June 30, 2021. The payable rate will not exceed that of fiscal year 2019/2020 of \$48.45 per offender per day for residential services, and \$6.56 per offender per day for non-residential offenders; and,

WHEREAS, DCJ has provided funding for residential and non-residential Community Corrections Program services, treatment support services and facility payments for state fiscal year 2019-2020, funding amounts will be updated to reflect fiscal year 2020-2021 once available; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Agreement with CoreCivic, Inc., to provide Community Corrections Program services for Adams County is hereby approved.

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

# OPTION ALLOCATION LETTER

CT #

<b>Date:</b> 7/1/2019	<b>Original Contract CMS #:</b>	<b>Allocation Letter # 1</b>	<b>CMS Routing #</b>
--------------------------	---------------------------------	------------------------------	----------------------

TO: Board of Adams County c/o Community Corrections Board

In accordance with Section 7.A of the Original Contract between the State of Colorado, Division of Criminal Justice, Community Corrections, and Board of Adams County c/o Community Corrections Board July 1, 2019 and ending on June 30, 2020, the undersigned commits the following funds to the Grant:

1. Payment for the period July 1, 2019 through June 30, 2020, will be made as earned, in whole or in part, from available State funds encumbered in an amount not to exceed **\$8,361,041.03** to be allocated as follows:

**\$7,234,941.60** for Residential services for community corrections offenders which include Diversion, Transition and Condition of Parole Placements. These funds are payable at a daily rate of \$48.45 per offender, per day; (408 Beds) and,

**\$ 144,057.60** for Non-Residential Diversion services for offenders not to exceed an average of \$6.56 per day per offender; (60 Slots) and,

**\$ 320,000.00** for Treatment Support

**\$ 363,193.20** for Facility Payments to be disbursed as outlined in Statewide Facility Payment Policy for FY20 and,

**\$ 298,848.63** for Community Corrections Board Administration by the Contractor,

2. Financial obligations of the State of Colorado payable after the current fiscal year are contingent upon funds for that purpose being appropriated, budgeted and otherwise made available.
3. Funds allocated in this Allocation Letter are for services rendered during the current contract period and cannot be used to pay for community corrections services provided in prior or future fiscal years.
4. Any unexpended funds allocated or advanced to the Contractor by the Allocation Letter shall be reverted to the State no later than August 31, 2020.

This Allocation Letter does not constitute an order for services under this Grant. The effective date of hereof is upon approval of the State Controller or July 1, 2019, whichever is later.

**STATE OF COLORADO**  
**JARED S. POLIS, GOVERNOR**  
Colorado Department of Public Safety  
Stan Hilkey Executive Director

---

By: Joe Thome, Director

Date: \_\_\_\_\_

**ALL GRANTS REQUIRE APPROVAL BY THE STATE CONTROLLER**

CRS §24-30-202 requires the State Controller to approve all State Grants. This Grant is not valid until signed and dated below by the State Controller or delegate. Grantee is not authorized to begin performance until such time. If Grantee begins performing prior thereto, the State of Colorado is not obligated to pay Grantee for such performance or for any goods and/or services provided hereunder.

**STATE CONTROLLER**  
**Robert Jaros, CPA, MBA, JD**

By: \_\_\_\_\_  
Colorado Department of Public Safety

Date: \_\_\_\_\_



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NO.: PLN2020-00001**

**CASE NAME: 2020 TEXT AMENDMENTS TO THE ADAMS COUNTY DEVELOPMENT  
STANDARDS AND REGULATIONS, PHASE 1**

**TABLE OF CONTENTS**

**EXHIBIT 1 – BoCC Staff Report**

**EXHIBIT 2- Applicant Information**

- 2.1 Chapter 02 (Text of the Proposed Changes)
- 2.2 Chapter 03 (Text of the Proposed Changes)
- 2.3 Chapter 04 (Text of the Proposed Changes)
- 2.4 Chapter 11 (Text of the Proposed Changes)

**EXHIBIT 3- Referral Comments**

- 3.1 Referral Comments (Brighton Fire)
- 3.2 Referral Comments (Colorado Division of Water Resources)
- 3.3 Referral Comments (Strasburg Fire Protection District)
- 3.4 Referral Comments (Thornton Fire Department)

**EXHIBIT 4- Public Comments**

None

**EXHIBIT 5- Associated Case Materials**

- 5.1 Request for Comments and Public Hearing Notification
- 5.2 Newspaper Publication
- 5.3 Referral Agency Labels





**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**June 23, 2020**

CASE No.:	<b>PLN2020-00001</b>
CASE NAME:	<b>2020 Text Amendments to the Adams County Development Standards and Regulations, Phase I</b>
Applicant's Name:	Adams County Community & Economic Development Department
Applicant's Address:	4430 S. Adams County Parkway, Brighton, CO 80601
Location of Request:	Unincorporated Adams County
Nature of Request:	Text amendments to the Adams County Development Standards and Regulations
Hearing Date(s):	<b>PC: June 11, 2020 / 6:00 pm</b> <b>BoCC: June 23, 2020 / 9:30 am</b>
Report Date:	June 11, 2020
Case Manager:	Greg Barnes
Staff Recommendation:	<b>APPROVAL</b> with 3 Findings-of-Fact

**SUMMARY OF APPLICATION**

**Background:**

In a Study Session held on January 28, 2020, the Board of County Commissioners (BoCC) directed staff to perform an annual review the County's Development Standards and Regulations for opportunities to enhance the County's ability to serve its residents while creating a vibrant, healthy environment and economy. From this directive, staff identified two sets of text amendments, one that would address more immediate concerns in the community, with the other being more complex and requiring comprehensive research and stakeholder outreach. The subject application consists of the first phase of these amendments; and a separate application for the second phase of text amendments will be submitted later this year. The subject application (for the first phase) proposes changes to four chapters of the Development Standards. The proposed amendments in the first phase will include the following topics: inert fills, accessory dwelling units, signs and billboards, setbacks, day care centers, retail greenhouses, and fertilizer production.

A stakeholder meeting was held with known members of the sign industry on March 9, 2020. Staff identified the proposed amendments and provided information regarding future amendments. In addition, staff held two virtual public information sessions on the proposed

changes, one on Monday, May 4, 2020 and Tuesday, May 5, 2020. Both meetings were held from 5:30 to 6:30 p.m. The purpose of these meetings was to review the proposed changes with any interested person or organization. There were approximately 15 members of the public in attendance at the first meeting and approximately five individuals attended the second meeting. Questions and concerns were mainly focused on the proposed changes to the sign code and inert fill definitions.

For the specific language of all the proposed amendments, please see Exhibits 2.1-4 of this staff report or on the County website at <http://www.adcogov.org/regulation-amendments>.

**Development Standards and Regulations:**

Section 2-02-13 of the Adams County Development Standards and Regulations details the procedures for amendments to the text of the standards and regulations. Only the Board of County Commissioners may, after a recommendation from the Planning Commission, adopt a resolution amending the text of the standards and regulations.

Section 2-02-13-06-01 of the Development Standards and Regulations lists three criteria for reviewing text amendments. The first two criteria require consistency with the Comprehensive Plan and the purpose of the Development Standards. The third criterion requires the text amendment to not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general. The changes proposed in the subject text amendment are consistent with the County’s Comprehensive Plan, the purpose of the Development Standards and Regulations, and will not be detrimental to the residents of Adams County.

A summary of each chapter’s proposed changes, including the purpose of the amendment, is outlined below:

**Inert Fill Definition and Applicability**

**Chapters 2, 4, & 11**

Historically, the County has had one definition for “inert fill” operations. The proposed Chapter 11 changes will differentiate “inert fills for grading” and “inert fills for landfilling”. This existing, single definition has created undue hardship for those who are pursuing an inert fill for the purpose of grading. Due to the proposed distinction in these two types of inert fill operations, County staff is proposing changes to the applicability sections related to certificates of designation and conditional use permits. The certificate of designation applicability is proposed to be specific for “inert fills for landfilling”, and the conditional use permit applicability will include both types of inert fill operations.

In addition, Staff is recommending an exemption from inert fill regulations for fill material of less than ten cubic yards. Presently, any fill material requires some form of permit. Many residential gardening projects or minor grading repairs require a temporary use permit. Adams County reviews many of these applications each year and the applications generally produce little-to-no concern.

Inert fills for landfilling are also part of the proposed changes for Chapter 4. Additional clarification on what will constitute proof of clean soil has been proposed. The language for a

materials acceptance plan and nuisance control plan are proposed to be modified. These modifications will provide greater clarity for the applicants and staff to understand what materials shall be included.

These proposed amendments are consistent with Chapter 2 of the Adams County Comprehensive Plan, which identifies key goals for a more sustainable and resilient Adams County by protecting our natural resources. The amendments also help the County Implement Policy 6.2a of the Comprehensive Plan to minimize environmental and health risks to the greater community.

### Day Care Centers

#### **Chapter 3**

Day care centers are commercial establishments that allow for the care of adults and children. County regulations differentiate “day care centers” and “day care homes”. A day care home is a facility where childcare is provided in a residential dwelling for up to twelve children, which is the maximum allowed by the State of Colorado. The proposed text amendments do not affect day care homes. Facilities for childcare that are not operated from a residential dwelling are considered day care centers. Generally, these facilities are intended to provide for childcare options for the community, but they also apply to adult care facilities that provide care for individuals who cannot be left alone due to health care, confusion, or disability. Presently, the operation of a day care center requires a conditional use permit in the Agricultural-2 (A-2) and Agricultural-3 (A-3) zone districts; these zone districts require a minimum of 10 and 35 acres, respectively. In the interest of expanding the availability of childcare options to serve the growing community, County staff proposes that day care centers be allowed as permitted uses in these two zone districts. The rural character and expansive size of these properties should limit the impact that day care centers will create for nearby property owners.

### Agricultural Support Businesses

#### **Chapter 3**

Retail greenhouses, which may also include the sale of garden supplies, are presently not allowed in any of the County’s agricultural zone districts. These uses typically require large parcels of land that are not readily available in more urbanized area. In recent years, many retail greenhouse operations have relocated from urbanized portions of Adams County, and the large-acreage lots were redeveloped into business parks and logistics centers, such as the recent approvals of the Center Greenhouse and Project Flatirons land use cases. The demand for retail gardening supplies and plants is still present and growing in Adams County. To better serve the market and real estate conditions of the community, County staff is proposing an amendment to allow these uses in the A-2 and A-3 zone districts through the conditional use permit process. By allowing these facilities conditionally, the County will retain some discretion in determining whether the existing road network can adequately support a large retail facility on a site-by-site basis.

### Fertilizer Manufacturing and Processing

#### **Chapter 3**

Fertilizer manufacturing and processing is presently allowed in all agricultural zone districts, several commercial zone districts, and all industrial zone districts. This use may have off-site impacts for neighboring residents. Staff is proposing that the use be allowed conditionally in the

A-3 zone district, which requires a minimum lot size of 35 acres or greater, and that the use be prohibited in the Agricultural-1 and A-2 zone districts. In addition, staff is recommending that the use be prohibited in the Commercial-4 (C-4) and Commercial-5 (C-5) zone districts. These uses are intended for heavy retail businesses and do not require a minimum lot size. The Industrial-1 (I-1) zone district is intended for clean industry like business parks, retail, and logistics centers. I-1 zoned properties have a minimum lot size of one acre. Staff is proposing that the use be conditional in this zone district.

The amendments also help the County Implement Policy 6.2a of the Comprehensive Plan to minimize environmental and health risks to the greater community. This policy encourages the County to establish appropriate location and development criteria for potentially high-impact uses so that any associated environmental and health risks are minimized.

#### Public Lands Zone District

##### **Chapter 3**

There are ten parcels in Adams County that are designated within the Public Lands, Parks, Open Space, and Facilities (PL) zone district. This zone district is specifically designed for government-owned parcels of land that are used for facilities, parks, or open space. Currently the PL zone district standards require the adjoining zone district's setback standards to apply to the PL zone district. This circumstance creates an undue hardship for smaller PL zoned properties that are directly adjacent to A-3 zoned properties. Staff is proposing to amend the setback requirements for the PL zone district to create greater uniformity amongst the properties in the same zone district.

#### Accessory Dwelling Units

##### **Chapter 4**

In March 2019, the Board of County Commissioners approved a text amendment allowing for accessory dwelling units (ADUs) on many residentially used properties. Since this approval has occurred, staff has become aware of the possibility that a condominium plat can be filed to split ownership between a primary and accessory dwelling unit. Staff has proposed an amendment to Chapter 4 to prohibit the split of ownership between the two dwellings. In addition, the ADU section was mistakenly located in the commercial accessory use section, and staff is recommending relocating this language to the residential accessory use section.

#### Sign Code

##### **Chapter 4**

Several changes are being proposed to the County's standards for signs. Additional clarity is being proposed regarding electronic messaging signs. The brightness and luminance standards are proposed for modification. The amended language will improve the County's ability to enforce and regulate the standards as well as create uniformity between the Development Standards and Regulations and industry standards. County staff is also proposing the incorporation of several zoning districts into the sign standards that are currently excluded. Several residential zone districts are not presently addressed in the sign regulations and has presented an issue for places of worship that may be located within these residential zones.

Language is also proposed to allow billboards to be constructed in a V-shape, and change how billboard setbacks are measured. Presently, all billboards are required to be designed in a manner where the two faces are back-to-back and not exceeding 42 inches between the faces. The proposed amendment will allow a V-shape if the faces are designed to be a maximum of 45 degrees at the interior angle, or a maximum of 15 feet apart at its widest point, whichever is less. Staff is proposing a change to the language identifying how billboard setbacks are measured. Presently, a billboard setback is measured from the pole of the sign. Staff is proposing that setbacks be measured from the leading edge of the sign face.

*Staff Analysis:*

These proposed text amendments support the 2012 Comprehensive Plan by addressing sign control, thus enhancing the quality of commercial corridors and the County's gateways (Policy 14.6 and 14.7). Specifically, the recommendation that the sign regulations be reviewed and updated, including off-premise signs which may be visible from the state highways that traverse the County.

**PLANNING COMMISSION UPDATE:**

The Planning Commission (PC) considered this request on June 11, 2020. There were no members of the public to speak at the hearing. PC members asked questions regarding the visibility of V-shaped billboards and concerns over fertilizer manufacturing. The Planning Commission recommended approval by a 6-0 vote

**Staff Recommendation:**

It is staff's determination that the request is consistent with the Adams County's Comprehensive Plan, the purpose of the standards and regulations, and will not be detrimental to the property owners nor the community in general. Based upon the criteria for approving a text amendment, staff recommends Approval of this request with 3 findings-of-fact and 1 condition.

**RECOMMENDED FINDINGS-OF-FACT:**

1. The text amendment is consistent with the Adams County Comprehensive Plan.
2. The text amendment is consistent with the purposes of these standards and regulations.
3. The text amendment will not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general.

**RECOMMENDED CONDITION OF APPROVAL:**

1. The Community and Economic Development Department staff may make minor corrections to these text amendments until July 23, 2020, including but not limited to, typographical errors, to ensure consistency and accuracy throughout the regulations.

**PUBLIC COMMENTS**

As of writing this report, staff has not received any citizen comments in support of opposition to the proposed text amendments.

**COUNTY AGENCY COMMENTS**

Adams County staff has reviewed the request and no concerns have been noted regarding the proposed text amendments.

**REFERRAL AGENCY COMMENTS**

Staff has not received any concerns from referral agencies regarding the proposed text amendments.

**Responding with Concerns:**

None

**Responding without Concerns:**

Brighton Fire District  
Colorado Division of Water Resources  
Strasburg Fire Protection District  
Thornton Fire Department

**Agencies Notified (Those not responding considered a favorable response):**

Cities  
Citizen Groups  
Counties  
Ditch Companies  
Federal Agencies  
Fire Districts  
Recreational Districts  
Regional Agencies  
State Agencies  
Utilities  
Water and Sanitation Districts

## Detailed Proposed Text Amendments – PLN2020-00001

### Chapter 2

**2-02-04-02 Applicability of Certificate of Designation:** Providing clarity on terminology for amending the term to “inert fill landfill”

**2-02-09-02-01 Inert Fill Applicability of Conditional Use Permit:** Clarifying new terminology distinguishing between types of inert fill

### Chapter 3

**3-07-01 (Use Chart):**

- Changing from a conditional to a permitted use the Neighborhood Indoor Uses of “Day care centers (day or nursery schools) (Adult or Child)” in the A-2 and A-3 zone districts.
- Allowing as a conditional use the Commercial Retail use of “Greenhouses (retail) and greenhouses with garden supplies” in the A-2 and A-3 zone districts.
- Removing as a conditional use the Moderate Manufacturing or Processing use of “Fertilizer manufacturing and processing” from the A-1, A-2, and C-4 zone districts. Removing the same use as a permitted use in the C-5 zone district. Changing the same use from a permitted to conditional use in the I-1 zone district.

**3-09-02-03 & 3-10-02-03:** Adding Day care centers to permitted institutional uses in the **Agricultural-2 (A-2)** and **Agricultural-3 (A-3)** zone district.

- *Is there a need to do this for the specific land use? Broader category of Neighborhood Indoor Uses included as Permitted Conditional Institutional Uses in 3-09-04-03*

**3-09-04-04 & 3-10-04-04:** Adding Greenhouses (retail) and greenhouses with garden supplies to permitted conditional commercial uses in the **Agricultural-2 (A-2)** and **Agricultural-3 (A-3)** zone district.

- *Same question as above, for each of these changes.*

**3-08, 3-09, 3-22, 3-23:** *Fertilizer manufacturing and processing not listed in any of the Agricultural or Commercial districts as a permitted conditional industrial use.*

**3-24-02-04:** Adding language excluding Fertilizer manufacturing from permitted principal industrial uses #9. Moderate Manufacturing or Processing in the **Industrial-1 (I-1)** zone district.

**3-24-04-03:** Adding Fertilizer manufacturing to permitted conditional industrial uses in the **Industrial-1 (I-1)** zone district.

**3-29-07-03:** Amending the minimum structure setbacks for the Public Lands, Parks, Open Space, and Facilities (PL) zone district. The amendment removes requirement that adjacent zone district standards apply. The amendment also reduces the minimum side and arterial right-of-way setback each by five feet.

### Chapter 4

**4-03-03-02-02 Accessory Dwelling Unit:** Relocating section from commercial accessory uses to residential accessory uses. Prohibiting the individual platting or independent ownership of an ADU.

**4-03-03-02-03 & 4-08-02-02-02 Day Care Centers:** Removes requirement for access on an arterial or collector street

**4-04-02-02-01 & 4-05-02-07 Inert Fill Operations:** Exempting fill material of less than ten cubic yards from permitting. Clarification on acceptable forms of proof that material is clean.

**4-10-02-03-02 Solid & Hazardous Waste Disposal** Clarified and additional operational standards for inert landfills

**4-14-06-03-02:** Change the maximum brightness of electronic on-premise signs to 0.3 foot-candles above ambient levels.

**4-14-06-04-02 & 4-14-06-05-02:** Creation of sign requirements for R-E, R-1-A, R-1-C, and R2 zone districts.

**4-14-07:** Removal of requirements for off-site directional signs. This section will be re-written for a later phase of regulation amendments

**4-15-06-02:** Change the maximum brightness of electronic off-premise signs (billboards) to 0.3 foot-candles above ambient levels.

**4-15-07:** Change the setback measurement for off-premise signs (billboards) to be measured from the leading edge of the sign face.

## Chapter 11

- Adding definitions for: inert fill for grading, inert fill for landfilling

\*\*Several typos have been corrected and can be seen in the redlined documents, but are not listed here.



# CHAPTER 2—APPLICATION AND PERMITTING PROCEDURES

## *Table of Contents*

<b>2-01</b>	<b>COMMON DEVELOPMENT REVIEW PROCEDURES FOR DEVELOPMENT APPLICATIONS.....</b>	<b>3</b>
<b>2-01-01</b>	<b>Step 1: Conceptual Review.....</b>	<b>3</b>
<b>2-01-02</b>	<b>Step 2: Neighborhood Meetings.....</b>	<b>4</b>
<b>2-01-03</b>	<b>Step 3: Development Application Submittal .....</b>	<b>7</b>
<b>2-01-04</b>	<b>Step 4: Determination of Sufficiency.....</b>	<b>8</b>
<b>2-01-05</b>	<b>Step 5: Staff Report .....</b>	<b>8</b>
<b>2-01-06</b>	<b>Step 6: Notice.....</b>	<b>10</b>
<b>2-01-07</b>	<b>Step 7: Public Hearing.....</b>	<b>11</b>
<b>2-01-08</b>	<b>Step 8: Standards .....</b>	<b>14</b>
<b>2-01-09</b>	<b>Step 9: Conditions of Approval .....</b>	<b>14</b>
<b>2-01-10</b>	<b>Step 10: Amendments.....</b>	<b>14</b>
<b>2-02</b>	<b>SPECIFIC DEVELOPMENT REVIEW STEPS FOR DEVELOPMENT APPLICATIONS.....</b>	<b>16</b>
<b>2-02-01</b>	<b>Access and Right-of-Way Permit .....</b>	<b>19</b>
<b>2-02-02</b>	<b>Administrative Review .....</b>	<b>21</b>
<b>2-02-03</b>	<b>Building Permit .....</b>	<b>23</b>
<b>2-02-04</b>	<b>Certificate of Designation.....</b>	<b>26</b>
<b>2-02-05</b>	<b>Conservation Plan Permit .....</b>	<b>38</b>
<b>2-02-06</b>	<b>Contractor Registration .....</b>	<b>40</b>
<b>2-02-07</b>	<b>Biosolids Application Permit (Domestic Sludge) .....</b>	<b>45</b>
<b>2-02-08</b>	<b>Floodplain Use Permit .....</b>	<b>48</b>
<b>2-02-09</b>	<b>Conditional Use Permit .....</b>	<b>51</b>
<b>2-02-10</b>	<b>Urban Renewal Plan* .....</b>	<b>58</b>
<b>2-02-11</b>	<b>Planned Unit Development.....</b>	<b>65</b>
<b>2-02-12</b>	<b>Special Use Permit .....</b>	<b>76</b>
<b>2-02-13</b>	<b>Temporary Use Permit.....</b>	<b>80</b>
<b>2-02-14</b>	<b>Oil and Gas facility (OGF) Permit .....</b>	<b>83</b>

2-02-15	Amendment to Text of the Standards and Regulations and/or Zoning Map (Rezoning) and/or comprehensive plan .....	96
2-02-16	Exemption .....	100
2-02-17	Waiver From Subdivision Design Standards* .....	103
2-02-18	Plat Correction; Replat of Lot, Easement or Building Envelope; Vacation of Recorded Plat, Right-of-Way or Easement; or Replat of Subdivision .....	105
2-02-19	Subdivision, Major .....	120
2-02-20	Subdivision, Minor .....	129
2-02-21	Appeal from Administrative Decision .....	136
2-02-22	Floodplain Use Permit Variance .....	139
2-02-23	Variance .....	144
2-02-24	Clearing and Grading Permit .....	147

## Chapter 2—APPLICATION AND PERMITTING PROCEDURES

### 2-01 COMMON DEVELOPMENT REVIEW PROCEDURES FOR DEVELOPMENT APPLICATIONS

This section outlines the general development review steps, which apply to all development applications or permits.

#### 2-01-01 STEP 1: CONCEPTUAL REVIEW

##### 2-01-01-01 PURPOSE

Conceptual review is an opportunity for an applicant to discuss requirements, standards, and procedures, which apply to a development proposal. Major problems can be identified and solved during conceptual review before a formal application is submitted. Representatives of the Community and Economic Development Department and other County Departments regularly attend conceptual review meetings.

##### 2-01-01-02 APPLICABILITY

A conceptual review meeting is voluntary for all development applications. Conceptual review may be requested by an applicant as a means of identifying potential problems prior to making formal application. A request for conceptual review shall be made at least one (1) week in advance of the requested conceptual review meeting.

##### 2-01-01-03 CONCEPT PLAN SUBMITTAL

The applicant requesting a conceptual review meeting shall submit a sketch of the proposed development, conceptual review meeting checklist, and any conceptual review fees at least one (1) week in advance of the requested conceptual review meeting. The sketch should indicate the location of the proposed project, major streets, and other significant features in the vicinity. The applicant should also submit any conceptual designs to be discussed.

The degree of assistance provided by staff at the conceptual review meeting will depend upon the level of detail the applicant provides in the conceptual review meeting submittal. The applicant is encouraged to provide as much detail as possible when preparing the conceptual review meeting submittal.

## 2-01-01-04 **STAFF REVIEW AND RECOMMENDATION**

Following the conceptual plan meeting with the applicant, the Director of Community and Economic Development (hereinafter in this Chapter "the Director" unless its context specifies one or the other) shall furnish the applicant with written comments regarding the plan, including appropriate recommendations to inform and assist the applicant. The written comments shall be mailed to the applicant within seven (7) days of the conceptual review meeting.

## 2-01-02 **STEP 2: NEIGHBORHOOD MEETINGS**

### 2-01-02-01 **PURPOSE**

The purpose of neighborhood meetings is to present the development concept to citizens and for the citizens to identify, list, and discuss issues related to the development proposal. Neighborhood meetings are held early in the process so affected property owners have an opportunity to provide input before excessive time and effort have been expended by the applicant.

Applicants are advised to get a determination of whether or not a neighborhood meeting is required prior to submitting an application that requires Planning Commission review. If an application is submitted and the Director determines that a neighborhood meeting is required, all review shall be held in abeyance until the applicant submits the required neighborhood meeting summary and affidavits.

### 2-01-02-02 **APPLICABILITY**

Neighborhood meetings may be required by the Director on a development proposal subject to Planning Commission review when the Director determines the development proposal could have significant neighborhood impacts.

If the Director determines that a neighborhood meeting is required, the applicant shall be responsible for scheduling, noticing, and coordinating the meeting. The applicant shall be responsible for all costs associated with holding the meeting.

### 2-01-02-03 **NEIGHBORHOOD MEETING REQUIREMENTS\***

Amended by the BoCC on January 28, 2013

#### 2-01-02-03-01 **LOCATION**

In order to provide surrounding property owners the best opportunity to attend, the neighborhood meeting should be held on the subject property whenever possible. If this is not possible, the meeting should be held on the

closest practical location to the subject site. The location of the required neighborhood meeting shall follow the guidelines listed below:

- 1) Urban Adams County
  - a. If it is not possible to hold the neighborhood meeting on the subject property, the neighborhood meeting may be held at an alternate location that is a maximum of three (3) miles from the subject property
  - b. Exceptions to this policy may be granted in writing to increase the distance of the alternate location to approximately five (5) miles if applicants submit a request in writing with the proposed location and demonstrate that no practical locations within three (3) miles or less exist.
- 2) Semi-Urban Adams County
  - a. If it is not possible to hold the neighborhood meeting on the subject property, the neighborhood meeting may be held at an alternate location that is a maximum of five (5) miles from the subject property
  - b. Exceptions to this policy may be granted in writing to increase the distance of the alternate location to approximately fifteen (15) miles if applicants submit a request in writing with the proposed location and demonstrate that no practical locations within five (5) miles or less exist.
- 3) Rural Adams County
  - a. If it is not possible to hold the neighborhood meeting on the subject property, the neighborhood meeting may be held at an alternate location that is a maximum of fifteen (15) miles from the subject property
  - b. Exceptions to this policy may be granted in writing to increase the distance of the alternate location if applicants submit a request in writing with the proposed location and demonstrate that no practical locations within fifteen (15) miles or less exist.

These geographic areas are defined below:

- 1) Urban Adams County: all properties west of Imboden Road
- 2) Semi-Urban Adams County: all properties east of Imboden Road and west of Yellow Jacket Road
- 3) Rural Adams County: all properties east of Yellow Jacket Road to the eastern boundary of Adams County

**2-01-02-03-02      *TIME OF NEIGHBORHOOD MEETING***

The neighborhood meeting shall be held at a time that is convenient for most people, typically on a weekday evening between the hours of 5:00 p.m. and 8:00 p.m. or weekends at a reasonable time. The meeting shall not be scheduled on a legal holiday.

**2-01-02-04      *NOTICE OF NEIGHBORHOOD MEETING***

**2-01-02-04-01      *WRITTEN NOTICE***

Written notice of the neighborhood meeting shall be given by the applicant to the owners of record of all real property within five hundred (500') feet (exclusive of public rights-of-way, public facilities, parks, or public open space) of the property lines of the parcel of land for which the development is planned. Designated representatives of neighborhood groups and homeowner's associations within the area of notification shall also receive written notice from the applicant.

The written notices shall be mailed at least ten (10) days prior to the meeting date. The notice shall state the date, time, place, and purpose of the neighborhood meeting and shall include a map of the property.

**2-01-02-05      *ATTENDANCE AT NEIGHBORHOOD MEETING***

The applicant or applicant's representative shall attend the neighborhood meeting. The Community and Economic Development Department may also send a representative.

**2-01-02-06      *FORMAT OF NEIGHBORHOOD MEETING***

The neighborhood meeting shall be held in an open house format. Maps of the development site, site plans and architectural elevation drawings should be available for review by the public. The applicant or applicant's representative shall be available to answer questions. The applicant shall provide comment sheets for participants to provide feedback concerning the proposed development. The applicant shall offer participants the opportunity to provide their name and mailing addresses for the purpose of receiving notice of public hearings concerning any application that is subsequently submitted.

**2-01-02-07      *SUMMARY OF NEIGHBORHOOD MEETING***

A written summary of the neighborhood meeting shall be prepared by the applicant. The written summary shall be included with the development

application submittal and shall explain how any issues identified at the neighborhood meeting have been addressed. In addition, any names and addresses for participants who would like to receive notice of public hearings concerning any application, which is subsequently submitted shall be submitted with the meeting summary.

## **2-01-03 STEP 3: DEVELOPMENT APPLICATION SUBMITTAL**

### **2-01-03-01 DEVELOPMENT APPLICATIONS**

All development applications shall be submitted in a form established by the Director. Development applications, when submitted, shall be made available to the public.

### **2-01-03-02 CONSOLIDATED DEVELOPMENT APPLICATIONS AND REVIEW**

When multiple development application types must be submitted for the same overall development proposal, the applications may be consolidated for submittal and review, at the discretion of the Director. A consolidated application shall only be reviewed, considered, and decided by the highest-level board or commission that would have made a decision concerning an individual application had it been submitted, processed and considered as a series of separate development applications. Decision-makers, from highest level to lowest level, are the Board of County Commissioners, Board of Adjustment, and the Director, respectively. If the highest level of decision-maker is determined to be the Board of County Commissioners, the Planning Commission may be required to consider the application at a public hearing and provide a recommendation to the Board of County Commissioners.

### **2-01-03-03 DEVELOPMENT APPLICATION CONTENTS**

The development application submittal requirements shall be established by the Director. The submittal requirements shall, at a minimum, include a list of all information, data, explanations, analysis, testing, reports, tables, graphics, maps, documents, forms, or other items reasonably necessary, desirable, or convenient to: (1) determine whether or not the applicant, developer and/or owner have the requisite power, authority, clear title, good standing, qualifications, and ability to submit and carry out the development and/or activities requested in the development application; and (2) determine whether or not the development activities and development application address and satisfy each and every applicable general development standard, district standard, or other requirement or provision of these standards and regulations.

**2-01-03-03-01      *SUBMITTAL REQUIREMENT***

Each development application shall be submitted to the Director and shall include the identified submittal requirements for said development application. The Director may waive items not applicable due to the particular conditions and circumstances of said development proposal.

**2-01-03-03-02      *DEVELOPMENT REVIEW FEES***

Development review fees shall be established by resolution by the Board of County Commissioners. The development review fees shall be paid at the time of submittal of any development application.

**2-01-04      *STEP 4: DETERMINATION OF SUFFICIENCY***

After receipt of the development application, the Director shall determine whether the application is complete and ready for review. The determination of sufficiency shall not be based upon the perceived merits of the development proposal. If a submittal is found to be insufficient, all review of the submittal will be held in abeyance until the Director receives the necessary material to determine that the submittal is sufficient. The development application shall not be determined to be accepted nor shall the application be reviewed until the application submittal is determined sufficient by the Director.

Upon acceptance, the Director shall send written notice to the owners of record of all real property located within a minimum of five hundred (500') feet (exclusive of public rights-of-way, public facilities, parks, or public open space) of the property lines of the parcel of land for which the development is planned. Notice shall also be provided to all owners of mineral interests concerning impending surface development based on a certified list of owners provided by the applicant. Designated representatives of neighborhood groups and homeowner's associations within the area of notification shall also receive written notice from the Director. In addition, the Director shall send notice to all individuals who attended the neighborhood meeting and requested to be notified of the progress of the application for development. The notice shall be mailed by the Director within seven (7) days of the date of acceptance of the application. The notice shall describe the nature of the application and the deadline for pre-hearing comments.

**2-01-05      *STEP 5: STAFF REPORT***

Within seven (7) days after determining the development application is sufficient, the Director shall refer the development application to the appropriate referral agencies. Referral agencies shall have twenty-one (21) days from the date of mailing to submit their comments to the Director. If a referral agency identifies concerns that require an



investigation, the applicant, the County Commissioners, and the agency may agree to a thirty (30) day extension of this time limit. Failure of the reviewing agencies to respond within the specified time limit or within the time period of an extension shall be considered a favorable response for the purpose of the review. Following is a list of the potential reviewing agencies:

1. The appropriate school district;
2. Each county and/or municipality within three (3) miles of the boundary of the proposed development;
3. All utility districts, associations, or companies providing service in the immediate vicinity of the proposed development;
4. All local improvement and service districts in the immediate vicinity of the proposed development;
5. All appropriate ditch companies;
6. The Colorado State Forest Service;
7. The Director of Public Works and Colorado Department of Transportation;
8. The Natural Resources Conservation Service (Soil Conservation District Board) for explicit review and recommendations regarding soil suitability, floodwater problems and watershed protection;
9. The U. S. Army Corps of Engineers;
10. The Colorado Division of Wildlife;
11. The Adams County Department of Parks and Community Resources;
12. The Tri-County and State Departments of Health for a review of those aspects of a proposed development that have the potential for immediate or long-term environmental health impacts, including, but not limited to, the on-lot sewage disposal reports, for the review of the adequacy of existing or proposed sewage treatment works to handle estimated effluent, for a report on the water quality of the proposed water supply to serve the proposed development, noise, odors, and pollution prevention;
13. The State Board of Land Commissioners when the proposed development is adjacent to state school land;
14. The State Engineer for an opinion regarding material injury likely to occur to decreed water rights by virtue of the diversion water necessary to serve the proposed development and adequacy of the proposed water supply to meet the needs of the proposed development;
15. The Colorado Geologic Survey for an evaluation of those geologic factors, which would have a significant impact on the proposed development;
16. The Director of Public Works;
17. The Sheriff's Office; or

18. Any public or private agency, company, or corporation, which has existing or proposed infrastructure in the immediate vicinity of the proposed development, which, in the opinion of the Director, may be affected by the proposed development.

Each referral agency shall be asked to send a copy of their comments to the applicant, but the applicant should contact the Director to ensure all comments are received.

Following receipt of the referral agency comments or at the end of the review period, the Director shall review the development application and prepare a staff report.

The staff report shall be made available for inspection and copying by the applicant and the public at least fourteen (14) days prior to the scheduled public hearing on the development application. The staff report shall indicate whether, in the opinion of the staff, the development application complies with all applicable standards of these standards and regulations. Conditions for approval may also be recommended to eliminate any areas of non-compliance or to mitigate any adverse effects of the development proposal.

## **2-01-06 STEP 6: NOTICE**

Notice of the public hearing shall be provided by the Director in accordance with the following procedures.

### **2-01-06-01 WRITTEN NOTICE**

The Director shall give written notice to the residents and owners of record of all real property located within a minimum of five hundred (500') feet (exclusive of public rights-of-way, public facilities, parks, or public open space) of the property lines of the parcel of land for which the development is planned. The Director may require the applicant to further expand the notification area. Designated representatives of neighborhood groups and homeowner's associations within the area of notification shall also receive written notice from the Director.

The written notices shall be mailed at least fifteen (15) days prior to the first public hearing date concerning the application. The written notice shall state the date, time, place, and purpose of the public hearing(s). Failure to mail such notice shall not affect the validity of any hearing or determination by the Planning Commission, Board of Adjustment, or Board of County Commissioners.

### **2-01-06-02 POSTED NOTICE**

The real property proposed to be developed shall be posted with a sign, giving notice to the public of the proposed development. The signs shall be posted by the County on the subject property in a manner and at a location to afford the best

notice to the public. The property shall be posted at least ten (10) days prior to the first public hearing date.

The sign shall be a minimum of two (2) square feet and shall state the date, time, place, and purpose of the public hearing(s) and phone number and address of the case manager. Failure of the sign to remain posted prior to the hearing date shall not affect the validity of any hearing or determination by the Planning Commission, Board of Adjustment, or Board of County Commissioners.

**2-01-06-03 PUBLISHED NOTICE**

The Director shall publish notice of the public hearing. Notice of the time, date, and place of the public hearing(s) on the development application shall be published in the official County newspaper at least thirty (30) days prior to any hearing before the Board of County Commissioners. Failure of the Director to publish the required notice shall necessitate the delay of the hearing.

**2-01-07 STEP 7: PUBLIC HEARING**

**2-01-07-01 CONDUCT OF PUBLIC HEARING**

**2-01-07-01-01 RIGHTS OF ALL PERSONS**

Any person may appear at a public hearing and submit evidence, either individually or as a representative of a person or an organization. Each person who appears at a public hearing shall state their name, address and, if appearing on behalf of a person or organization, the name and mailing address of the person or organization being represented.

**2-01-07-01-02 EXCLUSION OF TESTIMONY**

The Planning Commission, Board of Adjustment, or Board of County Commissioners may exclude testimony or evidence it finds to be irrelevant, immaterial or unduly repetitious.

**2-01-07-01-03 CONTINUANCE OF PUBLIC HEARING**

The Planning Commission, Board of Adjustment, or Board of County Commissioners may, by motion or at the request of any person, continue any public hearing to a fixed date, time, and place. All continuances shall be granted at the discretion of the Planning Commission, Board of Adjustment, or Board of County Commissioners. The date and time of the continuance

shall be announced at the hearing. The applicant may be required to agree to any continuance in writing.

The applicant's agreement to a continuance shall eliminate any statutory or regulatory requirement for the Planning Commission, Board of Adjustment, or Board of County Commissioners to act on an application within any specific time period. If the applicant requests a continuance, the applicant may be required to pay a continuance fee.

**2-01-07-01-04      *ORDER OF PROCEEDINGS AT PUBLIC HEARING***

The order of the proceedings at the public hearing shall be as follows:

1. Staff Report Presented: The staff shall present a narrative and/or graphic description of the development application. The staff shall present a report that includes a written recommendation.
2. Applicant Presentation: The applicant shall present any relevant information the applicant deems appropriate. Copies of all writings or other exhibits the applicant wishes the Planning Commission, Board of Adjustment, or Board of County Commissioners to consider must be submitted to the Director no less than five (5) working days before the public hearing.
3. Public Testimony: Relevant public testimony shall be heard.
4. Applicant Response: The applicant may respond to any testimony or evidence presented by the public at the direction of the Board or Commission holding the hearing.
5. Staff Response: The staff may respond to any statement made or evidence presented by the applicant or the public at the direction of the Board or Commission holding the hearing.

**2-01-07-02      *DECISION AND FINDINGS***

**2-01-07-02-01      *DECISION***

After consideration of the development application, the staff report, and the evidence from the public hearing, the chairman shall close the public hearing and, unless the case is continued, the Board or Commission shall approve, approve with conditions, or deny the development application based on its compliance with these standards and regulations. In the case of the Planning Commission, the approval, approval with condition(s), or denial shall be considered only as a recommendation to the Board of County Commissioners.

**2-01-07-02-02 FINDINGS**

All decisions shall include at least the following elements:

1. A statement of specific findings or other factors considered, whichever is appropriate, and a statement of the basis upon which the facts were determined, with specific reference to the relevant standards set forth in these standards and regulations; and
2. A statement of approval, approval with conditions, or denial, whichever is appropriate.

**2-01-07-02-03 NOTIFICATION TO APPLICANT**

Notification of the Planning Commission's, Board of Adjustment's, or Board of County Commissioners' decision shall be mailed by the Director to the applicant within seven (7) days after the decision. A copy of the decision shall also be made available to the public by the Director of Community and Economic Development within seven (7) days after the decision.

**2-01-07-03 RECORD OF PROCEEDINGS**

The Planning Commission's, Board of Adjustment's, or Board of County Commissioners' public hearing may be recorded by any appropriate means. A copy of the public hearing record may be acquired or viewed by any person upon application to the Director and payment of a fee to defray the cost of duplication of the record. The record shall consist of the following:

1. All exhibits, including, without limitation, all writings, drawings, maps, charts, graphs, photographs, and other tangible items received or viewed by the Planning Commission, Board of Adjustment, or Board of County Commissioners at the proceedings;
2. All minutes of the proceedings; and
3. If available, a videotape or audiotape recording of the proceedings before the Planning Commission, Board of Adjustment, or Board of County Commissioners.

**2-01-07-04 RECORDING OF DECISIONS AND PLATS**

Once approved, the decision of the Planning Commission, Board of Adjustment, or Board of County Commissioners shall be filed with the Office of the Adams County Clerk and Recorder. In the case of a final plat, once the final construction plans and final plat are approved, the subdivision improvements agreement is executed and any other conditions of approval have been met, the final plat shall be recorded in the Office of the Adams County Clerk and Recorder.

**2-01-08 STEP 8: STANDARDS**

Before approving a development application, the Planning Commission, Board of Adjustment, or Board of County Commissioners must find that the development application has met the requirements of these standards and regulations and complies with the required criteria for approval.

**2-01-09 STEP 9: CONDITIONS OF APPROVAL**

The Planning Commission, Board of Adjustment, or Board of County Commissioners may impose such conditions on approval of the development application as are necessary to accomplish the purposes and intent of these standards and regulations. Such conditions must have a reasonable nexus to potential impacts of the proposed development and should be roughly proportional, both in nature and extent, to the impacts of the proposed development or shall be mutually agreed upon by Adams County and the applicant. (See Section 1-08 for further limitations on conditions.)

**2-01-10 STEP 10: AMENDMENTS**

**2-01-10-01 MINOR AMENDMENTS**

Minor amendments to any approved development plan may be approved, approved with conditions, or denied administratively by the Director and may be authorized without additional public hearings. Such minor amendments may be authorized by the Director as long as the development application, as amended, continues to comply with these standards and regulations, at least to the extent of its original compliance.

Minor amendments shall consist only of any or all of the following:

1. The amendment results in an increase or decrease by five percent (5%) or less in the approved number of dwelling units;
2. The amendment results in an increase or decrease in the amount of square footage of a non-residential land use or structure that does not change the character of the project;
3. The amendment results in a change in the housing mix or use mix ratio which complies with the requirements of the zone district and does not change the character of the project; or
4. The amendment does not result in a change in the character of the development.

The Director may refer a minor amendment to the Planning Commission. If so referred, the decision of the Planning Commission shall constitute a final decision, subject to appeal to the Board of County Commissioners.

**2-01-10-02 MAJOR AMENDMENTS**

Amendments to any approved development plan not determined by the Director to be a minor amendment under the criteria set forth in Section 2-01-10-01 shall be deemed a major amendment.

Major amendments to development plans shall be reviewed and processed in the same manner as the original development plan for which the amendment is sought. Any approved major amendments shall be recorded in accordance with the procedures for recording the original development plan approval.

Any partial or total abandonment of an approved development plan shall be considered a major amendment.

## 2-02 **SPECIFIC DEVELOPMENT REVIEW STEPS FOR DEVELOPMENT APPLICATIONS**

This section outlines the specific development review steps, which apply to each distinct development application or permit type.

The follow development application types are included:

### **1. General Construction and Development Permits and Registrations**

#### ***a. Access and Right-of-Way Permit***

Generally, an access or right-of-way permit is required to construct a driveway which accesses a County road; place a culvert within a public right-of-way; place utilities within a public right-of-way; place landscaping within a public right-of-way; cut a County road; bore under a County road; or perform any work, excavation, filling, grading, or construction within a public right-of-way.

#### ***b. Building Permit***

Generally, a building permit is required to construct a building or structure; place a building or structure; remodel a building or structure; construct an addition to a building or structure; modify a building or structure; construct, place, or modify a sign; excavate or fill land; construct subdivision improvements including roads; construct a landfill; or modify the use of land or a structure.

#### ***c. Conservation Plan Permit***

Generally, a conservation plan permit is required to till any fragile soils.

#### ***d. Contractor Registration***

Generally, any contractor performing a business involving the construction, alteration, remodeling, repairing, or equipping of buildings or other structures shall be registered as a contractor.

#### ***e. Biosolids Application Permit***

Generally, a domestic sewage sludge application permit is required for the discharge or disposal of restricted biosolids on agricultural lands.

#### ***f. Floodplain Use Permit***

Generally, a floodplain use permit is required to locate or construct any structure or facility within a floodplain control overlay zone district; place any fill within a floodplain control overlay zone district; store or process any materials or equipment within a floodplain control overlay zone district; or change a channel of a watercourse within a floodplain control overlay zone district.



***g. Stormwater Quality Permit \****

Generally, a stormwater quality permit is required for construction sites that disturb one acre or greater, or are part of a larger common plan of development disturbing on acre or greater. There are no exemptions for this permit.

**2. Zoning and Land Use Approvals**

***a. Conditional Use Permit***

A conditional use permit is required for any use identified as a conditional use within a zone district or overlay zone district.

***b. Planned Unit Development***

An approval of any proposed planned unit development is required to amend the zone district map and the requirements controlling the development of a parcel of land. A planned unit development creates a new overlay zone district for the parcel of land upon approval.

***c. Special Use Permit (Temporary Use Permit)***

A special use permit is required for any temporary use of land where the use is not a permitted principal use within the zone district or overlay zone district where the use will be located. Some special use permits may be issued administratively.

***d. Oil and Gas Facility Permit***

An Oil and Gas Facility permit is required for any oil and gas facility in Adams County.

***e. Text, Zoning Map Amendment (Rezoning), or Comprehensive Plan Amendment***

An approval of any proposed change to the zone district map or text of these standards and regulations is required to change, modify, or amend any standard, regulation, dimensional requirement, or use restriction controlling any parcel of land.

***f. Certificate of Designation***

Generally, a certificate of designation is required to locate a facility which collects, stores, treats, utilizes, processes, and/or disposes of solid wastes; locate infectious waste treatment facilities; locate transfer stations; locate hazardous waste disposal sites; locate waste impoundment operations; locate commercial composting operations; locate construction and demolition landfills; or locate other sites or facilities not specifically mentioned herein as may be required by C.R.S. §§30-20-101, *et seq.*, C.R.S §§25-15-101, *et seq.*, and C.R.S. §§25-15-201, *et seq.*

***g. Urban Renewal Plan***

*f. Administrative Review Permit*

Generally, an administrative review permit is required for any use of land where the use is not a permitted principal use within the zone district or overlay zone district where the use will be located. Telecommunications towers are specifically permitted through this review.

**3. Subdivisions, Divisions of Land, and Platting Approvals**

*a. Condominium Map Review*

Approval is required to develop condominiums. Condominium maps may be approved by the Director of Community & Economic Development.

*b. Exemption*

An exemption approval is required to obtain a release from the requirements of platting by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations.

*c. Plat Correction; Replat of Lot, Easement or Building Envelope; Vacation of Recorded Plat, Right-of-Way or Easement; or Replat of Subdivision*

Approval is required to correct a plat; replat a lot, easement, or building envelope; vacate a recorded plat, right-of-way, or easement; or replat a subdivision.

*d. Rural Site Plan Review*

Approval is required for divisions of land seeking to benefit from the bonus lots associated with dividing land in accordance with the rural site plan development standards.

*e. Subdivisions, Major*

Approval is required to develop a major subdivision. Generally, a major subdivision divides parcels of twenty (20) acres or more or divides parcels into five (5) or more lots.

*f. Subdivisions, Minor*

Approval is required to develop a minor subdivision. Generally, a minor subdivision divides parcels of less than twenty (20) acres into four (4) or fewer lots.

**4. Variations and Appeals**

*a. Appeal*

A person aggrieved by a decision of an administrative official may appeal the decision to the Board of Adjustment.

*b. Floodplain Use Permit Variance*

Approval of a variance from the floodplain use permit standards is required to effect any change to these standards and regulations with respect to their application to an individual parcel of land.

*c. Variance, Major*

Approval of a variance from these standards and regulations is required to effect any change to these standards and regulations with respect to their application to an individual parcel of land. A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in these standards and regulations.

## 2-02-01 ACCESS AND RIGHT-OF-WAY PERMIT

### 2-02-01-01 PURPOSE

The purpose of this section is to provide processing requirements for access or right-of-way permits in order to review, consider, approve, approve with modifications, or deny a request for permission to access a County road, install utilities within a public right-of-way, landscape within a public right-of-way, install a mailbox within a public right-of-way, or otherwise work or construct within a County right-of-way.

### 2-02-01-02 APPLICABILITY

All access or right-of-way permits must be processed in accordance with this section. An access or right-of-way permit is the only authorization under which access to a County road may be installed or constructed or work within a public right-of-way may be performed including, but not limited to, construction, landscaping, utility placement, alteration, or repair of any existing facilities or utilities within a public right-of-way or County road.

### 2-02-01-03 WHO CAN INITIATE AN ACCESS PERMIT

An access or right-of-way permit may be requested by, without limitation, the owner(s) of the property to which access is to be extended, the owner of the utility or mailbox, or any person(s) performing work within the public right-of-way or County road.

The applicant has the burden of proof to demonstrate the access or right-of-way permit fully complies with these standards and regulations and meets the criteria for approval.

**2-02-01-04 ACCESS PERMIT REVIEW PROCEDURES**

An access or right-of-way permit may be approved by the Director of Community and Economic Development.

The processing of an access or right-of-way permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: Applicable. All items or documents required for an access or right-of-way permit as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development.
4. Determination of Sufficiency: Applicable. No notification of adjacent property owners is required. No application shall be processed if any taxes due are not paid.
5. Staff Report: Not applicable.
6. Notice: Not applicable
7. Public Hearing: Not applicable. In substitution, an application for access or right-of-way permit shall be reviewed and approved, approved with modifications, or denied by the Director of Community and Economic Development based on its compliance with these standards and regulations.
8. Standards: Not applicable. In substitution, an application for access or right-of-way permit shall be reviewed for compliance with these standards and regulations.
9. Conditions of Approval: Applicable. The Director of Community and Economic Development may impose any conditions determined to be necessary to assure the safety of the general public, protect the County's infrastructure, adequately accommodate the type and volume of traffic during the work, and deal with anticipated traffic volumes and road improvements.
10. Amendments: Not applicable. In substitution, an amendment to an access or right-of-way permit may be authorized by the Director of Community and Economic Development provided the access or right-of-way permit remains in compliance with all applicable standards and regulations.

**2-02-01-05 CRITERIA FOR APPROVAL**

The Director of Community and Economic Development in issuing an access or right-of-way permit shall find:

1. The access or right-of-way permit is consistent and complies with the requirements of these standards and regulations for the type of work to be performed.
2. The access or work to be performed will be of such a standard and condition to safely and adequately accommodate the type and volume of traffic currently using the access, including emergency and fire equipment and vehicles, plus any increase in traffic that may be added by the use accessing the road.
3. Adequate controls have been established to ensure compliance and safety during the course of work.
4. Adequate financial guarantees have been provided to ensure that any problems arising from the work to be performed can be reasonably remedied by the County, if necessary.

**2-02-01-06 LAPSE OF APPROVAL**

The access or right-of-way permit shall be valid for a period of six (6) months from the time such access or right-of-way permit is issued unless fully and properly acted upon and completed.

**2-02-01-07 EXTENSION OF APPROVAL**

One six (6) month extension may be granted by the Director of Community and Economic Development. In order to be eligible for an extension, the applicant shall file a request for extension with the Director of Community and Economic Development at least thirty (30) days prior to the date the access or right-of-way permit would lapse, unless waived by the Director of Community and Economic Development.

**2-02-02 ADMINISTRATIVE REVIEW****2-02-02-01 PURPOSE**

The purpose of this section is to provide processing requirements for administrative review permits for development applications.

## **2-02-02-02      APPLICABILITY**

All uses that require administrative review must be processed in accordance with this section. The Director of Community and Economic Development is the permit issuing authority for administrative review permits. The designation of a use requiring administrative review does not constitute an authorization or assurance that such use will be approved.

## **2-02-02-03      WHO CAN INITIATE AN ADMINISTRATIVE REVIEW REQUEST**

An administrative review permit may be requested by, without limitation, any owner of, or person having interest in the property on which the use requiring administrative review is proposed to be located. The applicant has the burden of proof to demonstrate the use fully complies with these standards and regulations and meets the criteria for approval.

## **2-02-02-04      ADMINISTRATIVE REVIEW PROCEDURES**

An administrative review permit may be approved by the Director of Community and Economic Development (see Steps 1 through 10 below). The Director of Community and Economic Development shall approve, approve with conditions, or deny an administrative review permit based on compliance with the criteria for approval.

The processing of an administrative review permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Optional, unless the Director of Community and Economic Development determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for the administrative review permit as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development.
4. Determination of Sufficiency: Applicable. The Director of Community and Economic Development shall inform the applicant of the sufficiency of the application within 30 days of submittal. No application shall be processed if taxes due are not paid.
5. Staff Report: Not applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.

8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Director of Community and Economic Development in approving an administrative review permit may attach conditions necessary to implement the Adams County Comprehensive Plan and to ensure compatibility with adjacent uses. In addition to other conditions, the Director of Community and Economic Development may specify a term of the use.
10. Amendments: Applicable.

#### **2-02-02-05 CRITERIA FOR APPROVAL**

The Director of Community and Economic Development in issuing an administrative review permit shall find:

1. The use is consistent with the purposes of these standards and regulations.
2. The use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
3. The 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.
4. The use has addressed all off-site impacts.
5. The site is suitable for the use including adequate usable space, adequate access, and absence of environmental constraints.
6. The site plan for the proposed use will provide adequate fencing, screening, and landscaping.

#### **2-02-03 BUILDING PERMIT**

##### **2-02-03-01 PURPOSE**

The purpose of this section is to provide processing requirements for building permits in order to review, consider, approve, approve with modifications, or deny a request for permission to erect, move, place, or alter a structure, sign, temporary structure, or to excavate or fill land.

## **2-02-03-02 APPLICABILITY**

All building permits must be processed in accordance with this section. A building permit is the only authorization under which a structure may be constructed, moved, placed, or altered; a sign may be placed, altered, moved, constructed, or replaced;; land may be filled or excavated; temporary buildings may be placed; or utilities may be installed. All structures shall comply with the requirements of these standards and regulations even if the building permit requirement is waived by the Chief Building Official.

## **2-02-03-03 WHO CAN INITIATE A BUILDING PERMIT**

A building permit application may be requested by, without limitation, the owner(s) of the property on which the structure, sign, temporary building, or utility is to be erected, moved, placed, altered, excavated, or filled. Upon issuance of building permit, when required, contractor information shall be provided to the County.

The applicant has the burden of proof to demonstrate the building permit fully complies with these standards and regulations and meets the criteria for approval.

## **2-02-03-04 BUILDING PERMIT REVIEW PROCEDURES**

A building permit may be approved by the Chief Building Official.

The processing of a building permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: Applicable. All items or documents required for a building permit as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development.
4. Determination of Sufficiency: Applicable. No notification of adjacent property owners is required. No application shall be processed if any taxes due are not paid.
5. Staff Report: Not applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable. In substitution, an application for a building permit shall be reviewed and approved, approved with modifications, or denied by the Chief Building Official based on its compliance with any development plan, these standards and regulations,



and the building code adopted by the County by reference or otherwise, as amended.

8. Standards: Not applicable. In substitution, an application for a building permit shall be reviewed for compliance with any development plan, these standards and regulations, and all building code regulations adopted by the County.
9. Conditions of Approval: Applicable.
10. Amendments: Not applicable. In substitution, an amendment to a building permit may be authorized by the Chief Building Official provided the building permit remains in compliance with all applicable standards and regulations.

#### **2-02-03-05 CRITERIA FOR APPROVAL**

The Director of Community and Economic Development in issuing a building permit shall find:

1. The building permit is consistent with and complies with the requirements of these standards and regulations and any applicable development plans or conditional use permits.
2. Legal access exists to the property for which the building permit has been requested.
3. The building permit complies with all requirements of the building code in effect at the time of issuance of the permit.

#### **2-02-03-06 LAPSE OF APPROVAL**

The building permit application shall be valid for a period of six (6) months from the time such building permit is applied for unless fully issued by the Community & Economic Development Department.

The building permit shall be valid for a period of six (6) months from the time such building permit is issued unless fully and properly acted upon and completed.

#### **2-02-03-07 EXTENSION OF APPROVAL**

One extension may be granted by the Chief Building Official not to exceed one hundred eighty (180) days. In order to be eligible for an extension, the applicant shall file a written request for extension with the Chief Building Official a minimum of thirty (30) days prior to the date the application or building permit would expire, unless waived by the Chief Building Official.

## 2-02-04 CERTIFICATE OF DESIGNATION

### 2-02-04-01 PURPOSE

The purpose of this section is to detail the steps for obtaining a certificate of designation. Certificates of designation are required for those solid waste and hazardous waste disposal sites and/or processing facilities, which are presumptively incompatible with other land uses, authorized or permitted in a zone district and may have long-term ramifications to the use of surrounding lands. In addition to meeting applicable performance standards, certificates of designation may require the imposition of conditions in order to ensure the number of solid waste and hazardous waste disposal sites and/or processing facilities and their location, design, configuration, and operation are appropriate at a particular location.

### 2-02-04-02 APPLICABILITY

All uses that require a certificate of designation must be processed in accordance with this section. A certificate of designation shall be required for all solid waste and hazardous waste disposal sites and/or processing facilities that may include, but not be limited to:

1. Sites and facilities where the collection, storage, treatment, utilization, processing, and/or final disposal of solid waste occurs except as specifically exempted;
2. Infectious waste treatment facilities;
3. Hazardous waste disposal sites;
4. Waste impoundment operations;
5. Commercial composting operations when meeting the Colorado Department of Public Health and Environment Regulations 6CCR 1007-2, Section 14;
6. Inert fill landfills when meeting the criteria for a certificate of designation;
7. Construction and demolition landfills;
8. Scrap tire recycling facilities with an inventory of over ten thousand (10,000) processed and unprocessed scrap tires; or
9. Other sites or facilities not specifically mentioned herein as may be required by C.R.S. §§30-20-101, *et seq.*, C.R.S. §§25-15-101, *et seq.*, and C.R.S. §§25-15-201, *et seq.*

Only the Board of County Commissioners may, after recommendation of the Planning Commission, adopt a resolution approving a certificate of designation to locate in accordance with these standards and regulations. Only those uses that are

authorized as permitted principal uses or conditional uses in a zone district may be approved. The designation of a use as a permitted principal use or conditional use does not constitute an authorization or an assurance that such a use will be approved.

#### **2-02-04-03 WHO CAN INITIATE A CERTIFICATE OF DESIGNATION REQUEST**

A certificate of designation may be requested by, without limitation, any owner or person having an interest in the property on which the facility requiring the certificate of designation is proposed to be located. The applicant has the burden of proof to demonstrate the use fully complies with these standards and regulations and meets the criteria for approval.

#### **2-02-04-04 CERTIFICATE OF DESIGNATION REVIEW PROCEDURES**

A certificate of designation may be approved by the Board of County Commissioners by resolution. Any proposed certificate of designation shall be processed through two (2) public hearings before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of each hearing by the Planning Commission, the application for a certificate of designation and the recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the certificate of designation based on its consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the certificate of designation's compliance with the criteria for approval.

#### **2-02-04-05 CERTIFICATE OF DESIGNATION REVIEW STEPS**

The processing of a proposed certificate of designation shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of Community and Economic Development determines the development proposal could have significant neighborhood impacts. A neighborhood meeting may be required prior to accepting an application for a certificate of designation at either or both stages of the review process including the initial application and upon submittal of the operations plan and technical report following

review and approval, denial, or approval with conditions of the initial application.

3. **Development Application Submittal:** In the case of a certificate of designation, there shall be two (2) submittals. The first submittal shall be to determine preliminary findings of fact regarding use compatibility and siting impact issues. Following the determination of findings of fact regarding land use compatibility and siting impact issues, a second set of submittals shall be made to allow the review of the operations plan and technical report and approval or disapproval of the certificate of designation.
  - a. All items or documents required for a certificate of designation as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least fifty (50) days prior to the first unfilled Planning Commission public hearing agenda for the first submittal.
  - b. All items or documents required for a certificate of designation as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least two hundred thirty (230) days prior to the first unfilled Planning Commission public hearing agenda for the second submittal.
4. **Determination of Sufficiency:** Applicable. No application shall be processed if any taxes due are not paid. Upon receipt of a written recommendation for approval from the Colorado Department of Health, public hearings on the operations plan and technical report shall be set before the Planning Commission and Board of County Commissioners. No hearings shall be set if the Colorado Department of Public Health and Environment recommends disapproval pursuant to C. R. S. 30-20-104, Section 3.
5. **Staff Report:** Applicable.
6. **Notice:** Applicable, except notice shall be sent to all property owners within fifteen hundred (1,500') feet in urban areas and one (1) mile in agricultural areas at a minimum, or greater, as determined by the Director of Community and Economic Development.
7. **Public Hearing:** Applicable. Two (2) sets of public hearings shall be held before both the Planning Commission and Board of County Commissioners. A hearing shall be held to review the certificate of designation's compatibility with land use and to make preliminary findings. A hearing shall also be held to review the operations plan and technical report.

The Director of Community and Economic Development may waive the public hearings to determine preliminary findings of fact regarding land

use compatibility and siting impact issues of a proposal upon request of the applicant or with the applicant's concurrence, if the following determination is made:

- a. That due to the nature of the proposed operation, issues related to land use compatibility and siting impact cannot be separated from the information required in the operations plan and technical report; or
  - b. That due to the nature of the proposed operation, the operation plan and technical report is minor in nature and no public purpose would be served by separating the two (2) components of the request.
8. Standards: Applicable. At the first hearing concerning a certificate of designation, the Planning Commission shall conduct a preliminary fact finding and consider all relevant evidence regarding land use compatibility and site impacts concerning the application. This hearing shall include, but not be limited to, information of the impact on the surrounding land uses, access and traffic impact, conformance with requirements of these standards and regulations, and conformance with policies of the Adams County Comprehensive Plan. At such hearing, the Planning Commission shall forward a recommendation in the form of recommended findings of fact to the Board of County Commissioners as to whether or not the proposed land use is in accordance with the criteria. The Board of County Commissioners shall then conduct a preliminary fact-finding public hearing and consider all relevant evidence regarding land use compatibility and site impacts concerning the application. If the Board of County Commissioners finds the proposed land use is not in accordance with the criteria, it shall make a finding of fact, and such findings may be the basis of a denial at future hearings should the applicant wish to proceed with the remainder of the permitting process.

After receiving the operations plan and technical report submittal and completing Steps 1 through 7, the Planning Commission shall forward a recommendation of disapproval, approval, or approval subject to conditions, to the Board of County Commissioners of the certificate of designation. The Board of County Commissioners shall then conduct a public hearing. The Board of County Commissioners may approve the request, in whole or in part, with or without modifications and requirements, or deny the request. Approval, if given, shall not be in conflict with the Colorado Department of Health's recommendation, but the Board of County Commissioners may impose any additional requirements or conditions it deems necessary to meet the purpose and intent of these standards and regulations.

9. Conditions of Approval: Applicable. The Board of County Commissioners in approving a certificate of designation may attach any conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses or protect the environment. The

Board of County Commissioners in approving a certificate of designation may impose any additional requirements or conditions it deems necessary to meet the purpose and intent of these regulations, which may include, but are not limited to, the following:

- a. A requirement to ensure the facility development proceeds in accordance with a specific site plan and/or development schedule;
- b. A requirement of public dedication of rights-of-way for roads, alleys, public ways, drainage and public facilities, and the installation of off-site improvements as are reasonably required by or related to the effect of the facility; or
- c. A requirement to ensure design and mitigation measures be put in place including, but not limited to, limits on the hours of operation and traffic generating uses; improvements to on-site and off-site vehicular circulation; alternative access or site and open space provisions to address site capacity and resource protection issues; controls on noise, light, odors, and other pollutants; construction of fencing and planting of landscaping; restrictions on signage and outdoor lighting; restrictions concerning the building bulk, height, setback, location, and external appearance; stipulations concerning adequate storm drainage or utilities; and limits on the duration of the certificate of designation.

10. Amendments: Applicable. In addition, the following shall be considered in determining if the change is a minor or major amendment:

- a. Amendments and Changes to Solid Waste Disposal Sites and/or Processing Facilities.

(1) State Review of Type of Change:

(a) A determination as to the type of the change under State regulations shall be made. The proposed change shall be referred to the Colorado Department of Health for a finding of fact as to whether or not the proposed change constitutes a significant change with regard to State regulations.

(b) The State will be afforded a twenty (20) working day period in which to respond. Upon receipt of a determination from the State as to the type of the change, the applicant will be advised of the determination and whether additional information is needed to complete the technical review of the change.

(c) If the State does not respond with a determination as to whether the change is significant or not within twenty (20) working days, the County may proceed based upon its own determination.

(2) County Review of Type of Change:

A determination shall be made as to the nature of the change with regard to County requirements as listed in the certificate of designation and with regard to potential impact on neighboring properties, the general public, or those intended to occupy or use the non-hazardous disposal site and/or processing facility. This determination shall be made by the Director of Community and Economic Development. The change shall fall into one (1) of the following categories:

(a) Minor:

A minor change from the permit (including approved plans) is one, which will have no discernible impact or will have limited impact on neighboring properties, the general public, or those intended to occupy or use the site and facility. No change which has been determined by the State to be a “significant change” under State regulations shall fall into this category. Minor changes are routine in nature. They may include, but are not limited to, corrections of typographical errors in the approved permit; equipment replacement or upgrading with functionally equivalent components; increased frequency in monitoring or maintenance activities; closure of the facility at an earlier than permitted date; changes in information listed in facility contacts or coordinators listed in the plan; replacement of a monitoring facility which has been damaged or rendered inoperable without change in location, design, or depth; changes in the site plan which provide for more efficient operations on site but have no impact on operation methods or the surrounding area. A change to allow additional elements in the wastestream may be determined to be minor provided the waste is not specifically prohibited by the permit, is a common variation in the type and quantity of the waste managed under the facility permit, and does not require a change in methods of operation, additional monitoring to assure public health requirements are met, nor result in a change in reclamation of the site. These items are listed as illustrations and are not intended to be all-inclusive.

Another type of minor change is a change necessary to comply with new regulations, where these changes can be implemented without substantially changing design specifications or management practices in the permit.

(b) Major:

A major change from the permit (including approved plans) is one which has been determined to potentially have a significant impact on neighboring properties, the general public, or those intended to occupy or use the waste disposal site and facility. Changes which have been determined to be a “significant change” under State regulations shall fall into this category. They would include, but are not limited to, change in ownership of the facility, extension of the certificate’s duration, changes in the site plan which reduce or change the character of approved buffering, reduction in quantity or quality of monitoring (unless such change is mandated by regulatory requirements), or change in a specific condition, standard, or requirement of the Board of County Commissioners’ approval which would change the character of the facility or substantially increase the intensity of use. A change which allows additional elements in the wastestream which are prohibited by the permit, requires a change in the operations plan or the approved reclamation plan, or allows a waste which is not a common variation in the type and quantity of the waste managed under the facility permit, is a major change. These items are listed as illustrations and are not intended to be all-inclusive.

(3) State Review of the Substance of the Request:

If the State recommends:

(a) Approval of a significant change: See Section 4 (below).

(b) Disapproval of a significant change:

If the Colorado Department of Health recommends disapproval of the requested significant change, no public hearings shall be set. The request shall be denied.

(c) Approval of a non-significant change: See Section 4 (below).



- (d) Disapproval of a non-significant change: If the Colorado Department of Health recommends disapproval of the requested non-substantial change, the request shall be denied.
  - (e) No comment within the review period on a non-significant change: If the State does not respond with a recommendation on the requested change as to whether the change is approved or not within sixty (60) calendar days, the County may proceed based upon its own determination. The applicant shall be advised that it is the operator's responsibility to ensure the minimum standards of the Solid Waste Disposal Sites and Facilities Act, C.R.S. §§30-20-101, *et seq.* have been met.
- (4) County Review of the Substance of the Request:
- (a) If the Colorado Department of Health recommends approval of a non-significant change, and the change is a minor change as determined by the Director of Community and Economic Development, then the Director may approve the request with conditions determined necessary to assure the intent of these Regulations is met. If the Director of Community and Economic Development denies the request, the applicant may apply for a change in accordance with the procedure for a major change.
  - (b) If the Colorado Department of Health recommends approval of a significant or non-significant change, and the change is a major change as determined by the Director of Community and Economic Development, the review procedure as established in the Review Step 7 to Review the Operations Plan and Technical Report shall be followed. The request shall be evaluated in accordance with the Criteria for Approval.
- b. Information Requirements for an Amendment (major change) to a Solid Waste Disposal Site and Facility:
- (1) Application form and a review fee in accordance with a schedule established by the Board of County Commissioners as provided for in C.R.S. §30-20-103, as amended.
  - (2) Plans and written narrative which clearly describe the changes requested and their effect on the operation of the facility and the surrounding area.

- (3) Provision of any other relevant information required by the Director of Community and Economic Development in order to assure there is adequate information to review the amendment.
- c. Amendments or Substantial Changes and Modification to Hazardous Disposal Sites:
- (1) For hazardous waste disposal sites, an amendment to the certificate of designation is required for all changes except for changes in:
    - (a) On-site operations.
    - (b) On-site monitoring requirements.
    - (c) Changes as described above in (a) and (b) are subject to regulation by the Colorado Department of Health pursuant to C.R.S. §§25-15-301, *et seq.*, and are not subject to County review unless it is a substantial change. Substantial changes require County approval pursuant to C.R.S. §25-15-206.
  - (2) Procedures for Review of Amendments to a Certificate of Designation for Hazardous Waste Disposal Sites:
    - (a) The proposed amendment or substantial change shall be referred to the Colorado Department of Health for a finding of fact as to whether or not the proposed amendment constitutes a substantial change, as defined in the rules and regulations promulgated by the Colorado Department of Health. The State will be afforded a twenty (20) working day period in which to respond. Upon receipt of a determination from the State as to the type of the change, the applicant will be advised of the determination and whether additional information is needed to complete the technical review of the change. If the State does not respond with a determination as to whether the change is substantial or not within twenty (20) working days, the County may proceed based upon its own determination.
    - (b) After receipt of the Colorado Department of Health's finding of fact or upon determination of staff that the required State review period has expired, a public hearing shall be set. Staff shall appear before the Board of County Commissioners during a public hearing and present relevant testimony concerning whether or not any proposed changes constitute a substantial change.

The Board of County Commissioners shall make a finding of fact based upon staff's testimony and recommendations of the Department of Health.

If the Board of County Commissioners finds that the proposed amendment constitutes a substantial change, public hearings shall be set in accordance with the procedures defined in Step 7 and the findings required by the Criteria for Approval.

If the Board of County Commissioners finds that the proposed amendment does not constitute a substantial change, no public hearings shall be set. A decision on changes determined to not be substantial is made by the Colorado Department of Health in accordance with State regulatory requirements and applicable State statutes.

- (c) If the recommendation of the Colorado Department of Health is denial, no public hearing shall be set, and the request shall no longer be considered.
- d. Information Requirements for an Amendment or Substantial Change to a Hazardous Waste Disposal Site:
  - (1) Application form and a fee of ten thousand dollars (\$10,000);
  - (2) Plans and written narrative which clearly describe the changes requested and their effect on the operation of the facility and the surrounding area; and
  - (3) Provision of any other relevant information required by the Director of Community and Economic Development in order to assure there is adequate information to review the amendment.

#### 2-02-04-06 **CRITERIA FOR APPROVAL**

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a certificate of designation for a solid waste disposal facility, shall find:

1. The proposed use is an acceptable use in the applicable zone district.
2. The certificate of designation is consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan.

3. The certificate of designation will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The certificate of designation is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the certificate of designation will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The certificate of designation has addressed all off-site impacts.
6. The site is suitable for the certificate of designation, including adequate usable space, adequate access, and absence of environmental constraints.
7. There is a need for the facility in the County.
8. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Health, the Tri-County Health Department, and other relevant agencies.
9. The site is accessible to Adams County residents and other potential users.
10. The proposed facility will comply with all applicable laws and regulations relating to air pollution, water pollution, and noise. When standards do not exist for regulating emissions from a particular type of facility, the County will consider whether the facility may impact health and welfare of the community based upon specific facility design and operating procedures.
11. The site conforms to siting standards for the type of facility being proposed.

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a certificate of designation for a hazardous material facility, shall find:

1. The proposed use is an acceptable use in the applicable zone district;
2. The certificate of designation is consistent with the purposes of these standards and regulations and meets the intent of the Adams County Comprehensive Plan;
3. The certificate of designation will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards;
4. The certificate of designation is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the

immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the certificate of designation will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation;

5. The certificate of designation has addressed all off-site impacts;
6. The site is suitable for the certificate of designation, including adequate usable space, adequate access, and absence of environmental constraints;
7. There is a need for the facility in the County;
8. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Health, the Tri-County Health Department, and other relevant agencies;
9. The site is accessible to Adams County residents and other potential users;
10. The proposed facility will comply with all applicable laws and regulations relating to air pollution, water pollution, and noise. When standards do not exist for regulating emissions from a particular type of facility, the County will consider whether the facility may impact health and welfare of the community based upon specific facility design and operating procedures;
11. The site conforms to siting standards for the type of facility being proposed; and
12. The certificate of designation complies with the requirements of C.R.S. §25-15-203.

**2-02-04-07 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Board of County Commissioners shall issue a certificate of designation in conformance with the decision of the Board of County Commissioners and shall notify the Colorado Department of Health of the approval within five (5) days. The certificate of designation shall describe in detail the use allowed by the certificate, include all specific conditions applied by the Board of County Commissioners, and be accompanied by an official site plan and building elevations modified by the applicant to reflect the conditions of the certificate.

**2-02-04-08 EFFECT OF APPROVAL**

Issuance of a certificate of designation shall be deemed to authorize only the particular use and development plan for which it is issued. The applicant shall be subject to all other permits required by these standards and regulations to develop the land.

All conditions contained in the certificate of designation shall be binding upon the applicant, and any successors and assigns. The certificate of designation and its conditions shall limit and control the issuance and validity of certificates of occupancy, and shall restrict and limit the construction, location, use, and maintenance of all land and structures within the development. The Board of County Commissioners shall be required to sign the certificate of designation and have it recorded in the Office of the Adams County Clerk and Recorder.

**2-02-05 CONSERVATION PLAN PERMIT**

**2-02-05-01 PURPOSE**

The purpose of this section is to provide processing requirements for conservation plan permits in order to review, consider, approve, approve with modifications, or deny a request for permission to till fragile soils.

**2-02-05-02 APPLICABILITY**

All conservation plan permits must be processed in accordance with this section. A conservation plan permit is the only authorization under which fragile soils may be tilled.

**2-02-05-03 WHO CAN INITIATE A CONSERVATION PLAN PERMIT**

A conservation plan permit may be requested by, without limitation, the owner(s) of the property which is proposed to be tilled.

The applicant has the burden of proof to demonstrate the conservation plan permit fully complies with these standards and regulations, and meets the criteria for approval.

**2-02-05-04 CONSERVATION PLAN PERMIT REVIEW PROCEDURES**

A conservation plan permit may be approved by the Director of Community and Economic Development.

The processing of a conservation plan permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: Applicable. All items or documents required for a conservation plan permit as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development. The submittal shall include a recommendation from the appropriate Soil Conservation District Board obtained by the applicant after a hearing held by the appropriate Conservation District Board and after each owner abutting the property to be tilled was sent notice of the hearing at least ten (10) days prior to the scheduled hearing before the District Board.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Not applicable.
8. Standards: Not applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Applicable.

**2-02-05-05 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT**

The Director of Community and Economic Development shall either issue or deny the issuance of a conservation plan permit within seven (7) days of receipt of the recommendation. The applicant, adjacent property owners, and Soil Conservation District shall be notified by mail of the Director of Community and Economic Development's decision within seven (7) days of the decision. The conservation plan permit shall describe in detail the proposed tillage plan allowed by the permit, and include all specific conditions applied by the Director of Community and Economic Development.

**2-02-05-06 CRITERIA FOR APPROVAL**

The Director of Community and Economic Development in issuing a conservation plan permit shall find:

1. The applicant has complied with the requirements of these standards and regulations.
2. The proposed conservation plan ensures that the tillage of the land for which the conservation plan permit is requested adequately controls wind and water erosion and minimizes any adverse impacts on surrounding property.

**2-02-05-07 RECORDING AND VALIDITY OF THE PERMIT**

The conservation plan permit approved by the Director of Community and Economic Development shall be recorded by the applicant with the Office of the Adams County Clerk and Recorder. Upon recording, the permit will be deemed valid and the applicant may begin to implement the conservation plan.

**2-02-05-08 LAPSE OF APPROVAL**

The conservation plan permit shall be valid for a period of five (5) years from the time such conservation plan permit is issued by the Director of Community and Economic Development. The permit shall not be considered valid and no tillage shall be permitted until the permit has been recorded in the Office of the Adams County Clerk and Recorder.

**2-02-05-09 RENEWAL AND REVISION OF APPROVAL**

Renewal applications shall be processed in the same manner as an initial application. An application for renewal shall be submitted prior to the lapse of approval of the initial permit.

**2-02-06 CONTRACTOR REGISTRATION**

**2-02-06-01 REGISTRATION REQUIRED**

Any contractor operating a business involving the construction, alteration, remodeling, repairing, or equipping of buildings or other structures, shall be registered as a contractor with Adams County. Those contractors performing work involving installation of underground utilities or construction of roads and streets and storm drainage facilities in Adams County are exempt from this registration requirement. However, other applicable standards and permits required by the County shall apply.



**2-02-06-02 REGISTRATION PROCEDURE****2-02-06-02-01 APPLICATION AND CERTIFICATE OF INSURANCE TO BE SUBMITTED**

Applications for contractor registration shall be submitted on forms provided by the Chief Building Official. Each application shall be accompanied by a certificate of insurance indicating the applicant has liability insurance coverage in an amount of at least one hundred thousand dollars (\$100,000) covering the type of registration requested.

**2-02-06-02-02 EXAMINATION WAIVED**

The Chief Building Official may license or register, without examination, applicants who are duly licensed under the laws of the State of Colorado, the City and County of Denver, and other counties, or municipalities within the State of Colorado for the licensing and the regulating of the plumbing trade, mechanical trade, building trade, etc., deemed by the Chief Building Official to be equivalent to the requirements of the County building code.

**2-02-06-02-03 REGISTRATION OF ELECTRICAL CONTRACTORS**

Electrical contractors shall be licensed by the State of Colorado and registered with the Chief Building Official before performing any electrical work within Adams County. Registrations shall be valid for three (3) years from the date of issuance.

**2-02-06-02-04 REGISTRATION OF PLUMBING CONTRACTORS**

Plumbing contractors shall be licensed by the State of Colorado and registered with the Chief Building Official before performing any plumbing work within Adams County. Registration shall be valid for three (3) years from the date of issuance.

**2-02-06-02-05 REGISTRATION OF ALL OTHER CONSTRUCTION CONTRACTORS**

All contractors performing work involving the construction, alteration, remodeling, repairing, or equipping of buildings or other structures in Adams County shall be licensed by the City and County of Denver, other counties, or municipalities within the State of Colorado or International Code Council. Registration shall be valid for one (1) year from the date of issuance.

**2-02-06-03 CLASSIFICATION OF REGISTRATIONS**

**2-02-06-03-01 CLASS A REGISTRATION**

To erect, add to, alter, or repair any building or structure, in all occupancy groups.

**2-02-06-03-02 CLASS B REGISTRATION**

To erect, add to, alter, or repair any building or structure not over three (3) stories in height, in group B, M, and R occupancies.

**2-02-06-03-03 CLASS C REGISTRATION**

To erect, add to, alter, or repair any building or structure of a non-structural nature, in group R and M occupancies.

**2-02-06-03-04 CLASS D REGISTRATION**

Any specialty contractor including, but not limited to, plumbing, electrical, siding, fences, glass and glazing, insulation, roofing, and heating.

**2-02-06-04 EXPIRATION AND RENEWAL OF REGISTRATION**

All license registrations shall expire one (1) year from the date of issuance, unless a certificate of insurance or reciprocal license precedes the one-year expiration. Application for renewal of registration shall follow the procedures for a new registration.

**2-02-06-05 RESPONSIBILITY OF LICENSE REGISTRATION**

All registered contractors shall be responsible for work requiring a permit under the provisions of the County building code without limitation to the items as herein listed:

1. To provide minimum safety measures and equipment to protect workers and the public as proscribed by the County building code.
2. To present a registration card when requested by the Chief Building Official or authorized representative.
3. To obtain a permit when required.
4. To construct faithfully without substantial departure from or disregard of drawings and specifications when such drawings and specifications have been filed and approved by the Department of Community and Economic Development.

5. To complete all work authorized on the permit issued under the authority of the County building code, unless good cause is shown.
6. To obtain inspection services when the same are required by the County building code.
7. To pay any fee assessed under the authority of the County building code.
8. To obey any order issued under the authority of the County building code.
9. To provide honest, factual and complete information on all applications for permits.

#### **2-02-06-06      VALIDITY OF REGISTRATION**

A change in name, business designation, or ownership of a registered contractor shall have the legal effect of operating without a valid registration. All such changes shall be reported by the registrant to the Department of Community and Economic Development within ten (10) days after such change occurs.

In the case where it is desired to change the name of a presently registered firm, partnership, or corporation where there is no change in ownership, a new license shall be issued under the new name, without charge, upon the surrender of the registration originally issued.

#### **2-02-06-07      SUSPENSION OR REVOCATION OF REGISTRATION**

##### **2-02-06-07-01      AUTHORITY**

The Chief Building Official may suspend or revoke a registration when the registrant commits one (1) or more of the following acts or omissions:

1. Failure to comply with any of the registrant's responsibilities as set forth herein.
2. Knowingly combining or conspiring with a person, firm or corporation by permitting one's registration to be used by such other person, firm or corporation.
3. By acting as agent, partner, associate or in any other capacity with person, firms or corporations to evade the provisions of the County building code.
4. Willfully refusing to correct the registrant's violation of any provision of the County building code, these standards and regulations, or other County requirements including provisions of development agreements or subdivision improvements agreements.

2-02-06-07-02      **PROCEDURE**

When any act or omission as herein enumerated is committed by a contractor, and the Chief Building Official deems such registration shall be suspended, the procedure shall be as follows:

1. The registrant shall be notified, in writing, by Certified Mail or by personal service, at least seven (7) days prior to the effective date of the suspension or revocation.
2. Upon the receipt of the notice, the registrant may request a hearing. Such request shall be in writing to the Chief Building Official within seven (7) days of the receipt of the notice.
3. If a hearing is requested by the registrant, the Chief Building Official shall set a time, date, and place for the hearing and shall so notify the registrant.
4. When a hearing is conducted, the registrant and other interested parties may be in attendance. The hearing shall be conducted in accordance with the procedures and requirements outlined in the bylaws of the Building Code Board of Appeals. The hearing shall be conducted by the Board of Appeals:
  - a. At the hearing, the Building Code Board of Appeals shall consider all the evidence presented and shall determine whether the suspension or revocation of the registrant was justified.
  - b. The burden of proof at said hearing shall be upon the Chief Building Official by a preponderance of the evidence.
  - c. The Building Code Board of Appeals shall issue a written order within ten (10) business days from the hearing date. The order or a copy thereof shall be available to the registrant at the Department of Community and Economic Development. The date of such availability shall be deemed the date of the order. Failure to issue an order within ten (10) business days from the date of the hearing shall be deemed to be a final order reversing the decision of the Chief Building Official.
  - d. If the registration is revoked, the contractor shall not be granted another registration for at least twelve (12) months after the date of revocation.

2-02-06-07-03      **TEMPORARY SUSPENSION**

A registrant shall not be permitted to perform any construction activities in Adams County after the effective date of the suspension or revocation by the Chief Building Official until the occurrence of one of the following circumstances:

1. The Board of Appeals rules the suspension or revocation was not justified;
2. The registrant posts a performance bond for the construction being performed, where applicable, or for five thousand dollars (\$5,000), whichever is the greater amount; or
3. The period of suspension expires.

#### **2-02-06-08 PENALTIES**

Any person, firm or corporation violates these regulations:

1. By performing in a business involving the construction, alteration, remodeling, repairing, or equipping of buildings or other structures or performing any other activity requiring the registration of contractors hereunder; and
2. Failing to register with the Chief Building Official of Adams County; or
3. Performing any of the activities requiring a registration while said registrant is suspended or revoked or without having first posted an adequate performance bond, when required under these regulations, is a misdemeanor and, upon conviction thereof, shall be punishable by a fine of not more than one hundred dollars (\$100), or by imprisonment in the County jail for not more than ten (10) days, or by both such fine and imprisonment. Each day during which such illegal erection, construction, reconstruction, alteration, maintenance, or use continues shall be deemed a separate offense. In case any building or structure is or is proposed to be erected, constructed, reconstructed, altered, remodeled, used, or maintained in violation of these license registration regulations, the Board of County Commissioners, in addition to other remedies provided by law, may institute an appropriate action for injunction, mandamus, or abatement to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, remodeling, maintenance, or use.

#### **2-02-07 BIOSOLIDS APPLICATION PERMIT (DOMESTIC SLUDGE)**

##### **2-02-07-01 PURPOSE**

The purpose of this section is to provide processing requirements for biosolids application permits in order to review, consider, approve, approve with modifications, or deny a request for permission to discharge or dispose of biosolids through land application.

**2-02-07-02 APPLICABILITY**

All biosolids application permits must be processed in accordance with this section. A biosolids application permit is the only authorization under which biosolids may be discharged or applied to land for disposal. \*Land applications of sewage, sewage sludge, or septage are prohibited.\*

**\*Adopted by the BOCC on December 13, 2010**

**2-02-07-03 WHO CAN INITIATE A BIOSOLIDS APPLICATION PERMIT**

A biosolids application permit may be requested by, without limitation, the owner(s) of the property where the biosolids are proposed to be discharged or disposed.

The applicant has the burden of proof to demonstrate the biosolids application permit fully complies with these standards and regulations, and meets the criteria for approval.

**2-02-07-04 BIOSOLIDS APPLICATION PERMIT REVIEW PROCEDURES**

A biosolids application permit may be approved by the Director of Community and Economic Development.

The processing of a biosolids application permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Applicable.
3. Development Application Submittal: Applicable. All items or documents required for a biosolids application permit as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development. The application will be reviewed by the Soil Conservation District according to their rules and regulations regarding standards required for acceptable farming practices and in accordance with the time schedule for review.

Upon receipt of a recommendation from the Soil Conservation District, the Director of Community and Economic Development shall either approve, deny, or conditionally approve the request based upon the Soil Conservation District's recommendation and compliance with County regulations.

4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. The applicant shall contact all property owners within one (1) mile from the boundaries of the site where

sludge is to be placed as part of the information submitted to the Department of Community and Economic Development. The applicant shall survey residents to gauge their acceptance of biosolids being placed at the site.

In its review of the application materials the Director of Community and Economic Development shall:

- a. Contact the residents who responded negatively to the survey with a letter notifying the residents of the County's intent to issue a permit for the placing of biosolids.
  - b. Invite the residents to review the application and State rules and regulations in the County offices and provide comments with technical information relevant to the issuance of a biosolids permit.
  - c. Investigate and review comments of a technical nature, and if necessary, refer to the Colorado Department of Public Health and Environment for their review and determination.
5. Staff Report: Not applicable.
  6. Notice: Not applicable.
  7. Public Hearing: Not applicable.
  8. Standards: Applicable. The Director of Community and Economic Development shall make a determination of whether or not the application meets the criteria for approval.
  9. Conditions of Approval: Applicable. Conditions mitigating nuisance conditions related to the land placement of biosolids may be placed on the permit.
  10. Amendments: Applicable.

**2-02-07-05 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT**

Upon receipt of a complete application, the Director of Community and Economic Development shall either issue or deny the issuance of a biosolids application permit within forty-five (45) days of receipt of the complete application. The applicant shall be notified by mail of the Director of Community and Economic Development's decision within forty-five (45) days of the decision. The biosolids application permit shall describe in detail the proposed biosolids application allowed by the permit, including all specific conditions applied by the Director of Community and Economic Development. Applicants and residents may protest the decision of the Director of Community and Economic Development concerning the granting of a permit to apply biosolids before the Board of Adjustment as outlined in Section 2-02-16.

## 2-02-07-06 CRITERIA FOR APPROVAL

The Director of Community and Economic Development in issuing a biosolids application permit shall find:

1. The applicant has complied with the requirements of these standards and regulations.
2. The proposed biosolids application permit ensures the protection of ground and surface water quality and minimizes any adverse impacts on surrounding property.
3. The application 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 health, safety, or welfare of the inhabitants of the area and the County.
4. The application shall not result in excessive traffic, noise, vibration, dust, fumes, odors, or hours of operation after 10:00pm and before 6:00am on any day.
5. The applicant has obtained a Notice of Authorization for the Use and Distribution of Biosolids from the Colorado Department of Public Health and Environment.

## 2-02-07-07 RECORDING AND VALIDITY OF THE PERMIT

The biosolids application permit approved by the Director of Community and Economic Development shall be recorded by the applicant with the Office of the Adams County Clerk and Recorder. Upon recording the application, the permit will be deemed valid and the applicant may begin to apply the biosolids as provided for by the permit.

## 2-02-07-08 LAPSE OF APPROVAL

The biosolids application permit shall be valid unless the State permit lapses. The permit shall not be considered valid and no application shall be permitted until the permit has been recorded in the Office of the Adams County Clerk and Recorder.

## 2-02-08 FLOODPLAIN USE PERMIT

### 2-02-08-01 PURPOSE

The purpose of this section is to provide processing requirements for floodplain use permits in order to review, consider, approve, approve with modifications, or deny a request for permission to erect, move, place, or alter a structure or facility



within the flood control overlay zone district; place any fill within the flood control overlay zone district; store or process any materials or equipment within the flood control overlay zone district; or conduct certain land uses as described in Chapter 3 of these Standards and Regulations; or change a channel of a watercourse within the flood control overlay zone district.

#### **2-02-08-02 APPLICABILITY**

All floodplain use permits must be processed in accordance with this section. A floodplain use permit is the only authorization under which a structure may be erected, moved, placed, or altered within the flood control overlay zone district; fill may be placed within the flood control overlay zone district; materials or equipment may be stored or processed within the flood control overlay zone district; or a channel of a watercourse may be changed within the flood control overlay zone district.

#### **2-02-08-03 WHO CAN INITIATE A FLOODPLAIN USE PERMIT**

A floodplain use permit may be requested by, without limitation, the owner(s) of the property on which a structure is proposed to be erected, moved, placed, or altered within the flood control overlay zone district; fill is proposed to be placed within the flood control overlay zone district; materials or equipment are proposed to be stored or processed within the flood control overlay zone district; or a channel of a watercourse is proposed to be changed within the flood control overlay zone district.

The applicant has the burden of proof to demonstrate the floodplain use permit fully complies with these standards and regulations and meets the criteria for approval.

**\*Adopted by the BOCC on June 27, 2011.**

#### **2-02-08-04 FLOODPLAIN USE PERMIT REVIEW PROCEDURES**

A floodplain use permit may be approved by the Director of Community and Economic Development.

The processing of a floodplain use permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.

3. Development Application Submittal: Applicable. All items or documents required for a floodplain use permit as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development.
4. Determination of Sufficiency: Applicable. No notification of adjacent property owners is required. No application shall be processed if any taxes due are not paid.
5. Staff Report: Not applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable. In substitution, an application for a floodplain use permit shall be reviewed and approved, approved with modifications, or denied by the Director of Community and Economic Development based on its compliance with any development plan and these standards and regulations.
8. Standards: Not applicable. In substitution, an application for a floodplain use permit shall be reviewed for compliance with any development plan, these standards and regulations, and all floodplain regulations adopted by the County.
9. Conditions of Approval: Applicable.
10. Amendments: Not applicable. In substitution, an amendment to a floodplain use permit may be authorized by the Director of Community and Economic Development provided the floodplain use permit remains in compliance with all applicable standards and regulations.

**2-02-08-05 CRITERIA FOR APPROVAL**

The Director of Community and Economic Development in issuing a floodplain use permit shall find:

1. The floodplain use permit is consistent and complies with the requirements of these standards and regulations and any applicable development plans or conditional use permits.

**2-02-08-06 LAPSE OF APPROVAL**

The floodplain use permit shall be valid for a period of six (6) months from the time such floodplain use permit is issued unless fully and properly acted upon and completed.

**2-02-08-07 EXTENSION OF APPROVAL**

One six (6) month extension may be granted by the Director of Community and Economic Development. In order to be eligible for an extension, the applicant shall file a request for extension with the Director of Community and Economic Development at least thirty (30) days prior to the date the floodplain use permit would lapse.

**2-02-09 CONDITIONAL USE PERMIT****2-02-09-01 PURPOSE**

The purpose of this section is to detail the steps for obtaining a conditional use permit. Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, which require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions in order to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.

**2-02-09-02 APPLICABILITY**

All uses that require a conditional use permit must be processed in accordance with this section. Only the Board of County Commissioners may, after recommendation of the Planning Commission, adopt a resolution approving a conditional use to locate in accordance with these standards and regulations. Only those uses that are authorized as conditional uses in a zone district may be approved. The designation of a use as a conditional use does not constitute an authorization or an assurance that such a use will be approved.

**2-02-09-02-01 INERT FILLS APPLICABILITY**

Inert material fills meeting the following criteria may obtain a conditional use permit issued in accordance with the procedures outlined in this chapter.

1. Total amount of inert fill material is over 500,000 cubic yards.
2. Time to completion of filling operation is greater than 365 days.
3. Fill material to be used meets the definition of either inert fill for grading or inert fill for landfilling, as defined in Chapter 11.
4. Site operator has sole discretion over the source of fill material.
5. Fill material is not likely to contaminate ground water.

**2-02-09-03 WHO CAN INITIATE A CONDITIONAL USE PERMIT REQUEST**

A conditional use permit may be requested by, without limitation, any owner or person having an interest in the property on which the conditional use is proposed to be located. The applicant has the burden of proof to demonstrate the use fully complies with these standards and regulations and meets the criteria for approval.

**2-02-09-04 CONDITIONAL USE PERMIT REVIEW PROCEDURES**

A conditional use permit may be approved by the Board of County Commissioners by resolution. Any proposed conditional use permit shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the application for a conditional use permit and the recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the conditional use permit based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the conditional use permit's compliance with the criteria for approval.

**2-02-09-05 CONDITIONAL USE PERMIT REVIEW STEPS**

The processing of a proposed conditional use permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of Community and Economic Development determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for conditional use permits as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least fifty (50) days prior to the first unfilled Planning Commission public hearing agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.

7. Public Hearing: Applicable. A public hearing shall be held before both the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners in approving a conditional use permit may attach any conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses. The Board of County Commissioners in approving a conditional use permit may condition the approval on one or more of the following:
  - a. A requirement to ensure development proceeds in accordance with a specific site plan and/or development schedule.
  - b. A requirement of public dedication of rights-of-way for roads, alleys, public ways, drainage and public facilities, and the installation of off-site improvements as are reasonably required by or related to the effect of the conditional use permit.
  - c. A requirement to ensure design and mitigation measures be put in place including, but not limited to, limits on the hours of operation and traffic generating uses; improvements to on-site and off-site pedestrian, bicycle, and vehicular circulation; alternative access or open space provisions to address site capacity and resource protection issues; controls on noise, light, odors and other potential nuisances; measures to protect and improve the aesthetic value of high traffic areas; requirements to protect air and water quality; construction of fencing and planting of landscaping; restrictions on signage and outdoor lighting; changes in off-street parking layout and design; restrictions concerning the building bulk, height, setback, location, and external appearance; stipulations concerning adequate storm drainage or utilities; and limits on the duration of the conditional use permit.
10. Amendments: Applicable.

#### 2-02-09-06 **CRITERIA FOR APPROVAL**

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a conditional use permit, shall find:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.

4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The conditional use permit has addressed all off-site impacts.
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.

**2-02-09-07      ADDITIONAL CRITERIA FOR APPROVAL**

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a conditional use permit for solid waste transfer stations, solid waste composting facilities, scrap tire recycling facilities, inert fills, or outdoor storage, including accessory outdoor storage, shall find:

**2-02-09-07-01      SOLID WASTE TRANSFER STATION CRITERIA FOR APPROVAL**

1. There is a need for the facility for the benefit of Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
4. The proposed facility will not cause significant traffic congestion or traffic hazards.

5. The request is compatible with the surrounding area.
6. The site is accessible to Adams County residents and other potential users.
7. The site will not impact health and welfare of the community based upon specific facility design and operating procedures.

2-02-09-07-02

***SOLID WASTE COMPOSTING FACILITIES CRITERIA FOR APPROVAL***

1. There is a need for the facility for the benefit of Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
4. The proposed facility will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site is accessible to Adams County residents and other potential users.
7. The site will not impact health and welfare of the community based upon specific facility design and operating procedures.

2-02-09-07-03

***RECYCLING FACILITIES, INCLUDING SCRAP TIRE, CRITERIA FOR APPROVAL***

1. There is a need for the tire recycling operation for the benefit of Adams County and the proposed end use of the recycled material is a viable marketable material.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.

4. The proposed facility will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site will not impact health and welfare of the community based upon specific tire recycling facility design and operating procedures.

2-02-09-07-04

***INERT FILLS CRITERIA FOR APPROVAL***

1. There is a need for the inert filling operation for the benefit of Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
4. The proposed inert fill will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site will not impact health and welfare of the community based upon specific fill design and operating procedures.

2-02-09-07-05

***OUTDOOR STORAGE AND ACCESSORY OUTDOOR STORAGE CRITERIA FOR APPROVAL***

1. There is a need for the outdoor storage operation for the benefit of Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Development Standards and Regulations.
3. The proposed outdoor storage is clearly subordinate to a principal use of the property.
4. Aesthetic concerns have been taken into consideration during the site design and placement of the outdoor storage.



**2-02-09-07-06      SOLID WASTE RECYCLING FACILITIES CRITERIA FOR APPROVAL**

1. There is a need for the facility, and it will provide a benefit to Adams County.
2. The request is compatible with the Adams County Comprehensive Plan, complies with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and complies with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
3. The applicant has documented his ability to comply with the health standards and operating procedures as provided by the Colorado Department of Public Health and Environment, Tri-County Health Department, Fire District, and other relevant agencies.
4. The proposed facility will not cause significant traffic congestion or traffic hazards.
5. The request is compatible with the surrounding area.
6. The site is accessible to Adams County residents and other potential users.
7. The site will not adversely impact health and welfare of the community based upon specific design and operating procedures.

**2-02-09-08      ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall issue a conditional use permit in conformance with the decision of the Board of County Commissioners. The conditional use permit shall describe in detail the conditional use allowed by the permit, include all specific conditions applied by the Board of County Commissioners, and be accompanied by an official site plan and building elevations modified by the applicant to reflect the conditions of the permit.

**2-02-09-09      EFFECT OF APPROVAL**

Issuance of a conditional use permit shall be deemed to authorize only the particular use and development plan for which it is issued. The conditional use permit shall run with the land. The applicant shall be subject to all other permits required by these standards and regulations to develop the land.

All conditions contained in the conditional use permit shall be binding upon the applicant, and any successors and assigns. The conditional use permit and its conditions shall limit and control the issuance and validity of certificates of

occupancy, and shall restrict and limit the construction, location, use, and maintenance of all land and structures within the development. The applicant shall be required to sign the conditional use permit, and have it recorded in the Office of the Adams County the Clerk and Recorder.

If at the expiration of one (1) year, a building permit has not been issued for the use for which the conditional use permit was approved or the approved conditional use has not been established, the conditional use permit shall expire and the use of the property shall revert to its formerly allowed uses without action by the Board of County Commissioners.

## **2-02-09-10 EXTENSION OF APPROVAL**

An extension of time to obtain a building permit for the approved conditional use or to establish the approved conditional use may be granted by the Planning Commission. 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. A progress report and revised schedule shall be submitted with the request for extension. An extension may be granted only if the Planning Commission finds that:

1. The applicant has maintained a continuous good faith effort in commencing the activity including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

## **2-02-10 URBAN RENEWAL PLAN\***

### **2-02-10-01 PURPOSE**

The purpose of this section is to detail the steps to follow for the adoption of an urban renewal plan pursuant to Section 31-25-112.5, C.R.S., which allows a City and County to cooperate in the development and redevelopment of an area subject to the provisions of the Colorado Urban Renewal Law. An urban renewal plan, urban renewal project, or urban renewal area may include unincorporated territory that is outside the boundaries of a municipality but contiguous to a portion of the urban renewal area located within the municipality. No such territory shall be included in the plan, project, or area without the consent of the Board of County Commissioners and the consent of each owner of, and each holder of a recorded

mortgage or deed of trust encumbering, real property within the unincorporated area proposed for inclusion

#### **2-02-10-02 APPLICABILITY**

All urban renewal plans approved for land within unincorporated Adams County must be processed in accordance with this section. The Board of County Commissioners may, after recommendation of the Planning Commission, adopt an urban renewal plan. This process shall be applicable to land within unincorporated areas only. Lands that have been annexed into municipalities shall only be subject to the applicable sections of the local municipal codes and Colorado state law.

#### **2-02-10-03 WHO CAN INITIATE THE ADOPTION OF AN URBAN RENEWAL PLAN**

The adoption of an urban renewal plan may be proposed, without limitation, by the Planning Commission, the Board of County Commissioners, or the owner(s) of the property to be included.

In addition, a municipality or urban renewal authority may propose an urban renewal plan.

No area that has been designated as an urban renewal area shall contain any agricultural land unless:

- The agricultural land is a brownfield site;
- Not less than one-half of the urban renewal area as a whole consists of parcels of land containing urban-level development that, at the time of the designation of such area, are determined to constitute a slum or blighted area, or a combination thereof, in accordance with state statute and not less than two-thirds of the perimeter of the urban renewal area as a whole is contiguous with urban-level development as determined at the time of the designation of such area;
- The agricultural land is an enclave within the territorial boundaries of a municipality and the entire perimeter of the enclave has been contiguous with urban-level development for a period of not less than three years as determined at the time of the designation of the area;
- Each public body that levies an ad valorem property tax on the agricultural land agrees in writing to the inclusion of the agricultural land within the urban renewal area; or
- The agricultural land was included in an approved urban renewal plan prior to June 1, 2010.
- Or as otherwise allowed by state statute.

Where an authority intends to acquire private property by eminent domain within the urban renewal area to be subsequently transferred to a private party in accordance with the requirements of section 31-25-105.5 (2), the governing body, prior to the commencement of the acquisition of such property, shall first hold a public hearing on the use of eminent domain as a means to acquire such property after written notice of the time, date, place, and purpose of the hearing has been provided to each owner of property within the urban renewal area at least thirty days prior to the date of the hearing. In order to authorize the use of eminent domain as a means to acquire property, the Board of County Commissioners shall base its decision on such authorization on a finding of blighted or slum conditions without regard to the economic performance of the property to be acquired

#### **2-02-10-04 URBAN RENEWAL PLAN PROCEDURES**

An urban renewal plan may be approved by the Board of County Commissioners by resolution. Any proposed urban renewal plan shall be processed through a public hearing before the Planning Commission for a determination as to the conformity of the urban renewal plan with the Adams County Comprehensive Plan. The Planning Commission shall also provide a recommendation as to the adoption of the plan to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the urban renewal plan and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the adoption of the urban renewal plan based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the urban renewal plan's compliance with the criteria for approval.

#### **2-02-10-05 URBAN RENEWAL PLAN REVIEW STEPS**

The processing of an urban renewal plan shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Required.
3. Development Application Submittal: All items or documents required for the urban renewal plan as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development.

4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable. Notice shall comply with Section 31-25- 112.5 and Section 31-25-107, C.R.S., as well as the notice requirements within Section 2-01-06 of these regulations. The Board of County Commissioners shall hold a public hearing on an urban renewal plan or substantial modification of an approved urban renewal plan no less than thirty days after public notice thereof by publication in a newspaper having a general circulation in the County. The notice shall describe the time, date, place, and purpose of the hearing, shall generally identify the urban renewal area covered by the plan, and shall outline the general scope of the urban renewal plan under consideration.
7. Public Hearing: Applicable. A public hearing shall be held before both the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners in approving an urban renewal plan may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Applicable.

**2-02-10-06      CRITERIA FOR APPROVAL**

**2-02-10-06-01      URBAN RENEWAL PLAN ADOPTION**

The Planning Commission, in making their recommendation shall find:

1. The proposal is consistent with the goals and policies of the Adams County Comprehensive Plan.
2. The proposal is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
3. The proposal advances the health, safety, and welfare of the citizens and property owners of Adams County.
4. The land use designation within the Adams County Comprehensive Plan is consistent with the Urban Renewal Plan.

The Board of County Commissioners, in approving an urban renewal plan amendment shall find:

1. The Urban Redevelopment Area described in the Plan is found and declared to be a blighted area as defined in the Colorado Urban Renewal Law. This is a legislative finding by the Board of County Commissioners based upon the Blight Study and other evidence presented to Board of County Commissioners.
2. It is proper to include the unincorporated land located in Adams County and described as follows within the plan.
3. The Adams County Planning Commission has determined that the Plan conforms to the Adams County Comprehensive Plan, which is the general plan for development of Adams County as a whole.
4. The boundaries of the Urban Redevelopment Area have been drawn as narrowly as feasible to accomplish the planning and development objectives of the Plan.
5. The applicable school district has been permitted to participate in an advisory capacity with respect to the inclusion in the Plan of the tax allocation provisions authorized by Section 31-25-107(9) of the Colorado Urban Renewal Law, and the Authority will consult further with such school district as part of the financial planning for the activities and undertakings of the Authority pursuant to the Plan.
6. No relocation of individuals and families will be required in connection with the Plan.

OR

A feasible method exists for the relocation of individuals and families who will be displaced by the urban renewal project in decent, safe, and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families;

7. No relocation of business concerns will be required in connection with the Plan.

OR

A feasible method exists for the relocation of business concerns that will be displaced by the urban renewal project in the urban renewal area or in other areas that are not generally less desirable with respect to public utilities and public and commercial facilities.

8. The Authority has taken reasonable efforts to provide written notice of

the public hearing prescribed by Section 31-25-107(3) of the Act to all property owners, residents and owners of business concerns in the proposed Urban Renewal Area at their last known addresses at least thirty days prior to the public hearing on the Plan.

9. The provisions of Section 31-25-107(9) of the Colorado Urban Renewal Law shall apply to the unincorporated territory of Adams County included in the Urban Renewal Area and the County Administrator is directed to arrange for the notification of the County Assessor as required by law.
10. Section 31-25-107(4)(d) of the Colorado Urban Renewal Law does not apply because no more than 120 days have passed since the commencement of the public hearing on the Plan.
11. Section 31-25-107(4)(e) of the Colorado Urban Renewal Law does not apply because there has been no previous failure to approve this Plan.

OR

If the urban renewal plan contains property that was included in a previously submitted urban renewal plan that the governing body failed to approve pursuant to this section, at least twenty-four months shall have passed since the commencement of the prior public hearing concerning such property pursuant to subsection (3) of this section unless substantial changes have occurred since the commencement of such hearing that result in such property constituting a blighted area pursuant to section 31-25-103

12. The Plan will afford maximum opportunity, consistent with the sound needs of the County as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise.
13. Agreements are in place to finance any additional County infrastructure and services required to serve development within the Urban Renewal Area for the period in which all or any portion of the property taxes levied by the County are paid to the Authority.
14. No land acquisition by eminent domain is contemplated by the Plan at this time.

OR

All applicable requirements of state statute regarding the use of eminent domain have been satisfied.

15. The Urban Renewal Plan does not consist of any area of open land which is to be developed for residential uses.

OR

A shortage of housing of sound standards and design which is decent, safe, and sanitary exists in the municipality; that the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas (including other portions of the urban renewal area); that the conditions of blight in the urban renewal area and the shortage of decent, safe, and sanitary housing cause or contribute to an increase in and spread of disease and crime and constitute a menace to the public health, safety, morals, or welfare; and that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality.

16. To the extent that the Urban Renewal Area described in the Plan may consist of open land, the nonresidential uses under the Plan are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.
17. The property owner(s) in the Urban Renewal Area have consented to inclusion of its land in the Urban Redevelopment Area.
18. The Urban Renewal Plan has been duly reviewed and considered and is hereby approved.

**2-02-10-06-02      *URBAN RENEWAL PLAN AMENDMENTS***

An urban renewal plan may be modified at any time; but, if modified after the lease or sale by the authority of real property in the urban renewal project area, such modification shall be subject to such rights at law or in equity as a lessee or purchaser or his successor in interest may be entitled to assert.

Any proposed modification for lands within Unincorporated Adams County shall be submitted to the Board of County Commissioners, the applicable urban renewal authority, and the City Council of the applicable municipality for a resolution as to whether or not such modification will substantially change the urban renewal plan in land area, land use, design, building requirements, timing, or procedure, as previously approved, and, if it finds that there will be a substantial change, its approval of such modification shall be subject to the requirements of this section. . A modification shall be approved by the Board of



County Commissioners, the City Council of the applicable municipality, and the applicable urban renewal authority.

**2-02-10-07 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall cause to have filed a copy of the Board of County Commissioners' resolution granting approval.

The County Administrator shall arrange for the notification of the County Assessor as required by law.

**2-02-11 PLANNED UNIT DEVELOPMENT**

**2-02-11-01 PURPOSE / OBJECTIVES**

The purpose of this section is to detail the steps for obtaining a Zoning Map amendment for a Planned Unit Development (P.U.D.) which may or may not involve a division of land. The Standard P.U.D. process requires a minimum of two (2) approvals prior to development of a site, a Preliminary Development Plan (PDP) and Final Development Plan (FDP).

In accordance with the Planned Unit Development Act of 1972, the objective of a Planned Unit Development is to establish an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

**2-02-11-01-01 PRELIMINARY DEVELOPMENT PLAN (PDP)**

The Preliminary Development Plan establishes vested rights to develop a property in accordance with the plan. Approval of a PDP does not allow for construction. Minor site preparation may be allowed as determined by the Director of Community and Economic Development. The PDP should include the proposed land uses, the layout of landscaping, circulation, architectural elevations, buildings and, if required, a preliminary plat.

**2-02-11-01-02 FINAL DEVELOPMENT PLAN (FDP)**

The Final Development Plan is the site-specific development plan which describes and establishes the type and intensity of uses for a specific parcel or parcels of land. The Final Development Plan includes a final subdivision plat, development agreement, and utility plan, as well as any detailed engineering that may be required. Approval of an FDP establishes a vested right to develop property in accordance with the plan.

**2-02-11-01-03 OVERALL DEVELOPMENT PLAN (ODP)**

For P.U.D. Zoning Map amendments involving two (2) or more separate Preliminary Development Plans, an Overall Development Plan is also required for review and approval prior to submittal of the first Preliminary Development Plan. The Overall Development Plan establishes general planning and development control parameters for projects developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals. Approval of an ODP does not establish any vested right to develop a property in accordance with the plan.

Each successive development application builds on the previously approved application by providing additional details and meeting additional restrictions and standards.

**2-02-11-02 OVERALL DEVELOPMENT PLAN (ODP)**

**2-02-11-02-01 PURPOSE**

The purpose of this section is to detail the steps for establishing general planning and development control parameters for projects developed in phases with multiple submittals while allowing sufficient flexibility to permit detailed planning in subsequent submittals. Approval of an Overall Development Plan (ODP) does not establish any vested right to develop property in accordance with the plan.

**2-02-11-02-02 APPLICABILITY**

An ODP shall be required for any property intended for development over time in two (2) or more separate preliminary Development Plan submittals.

**2-02-11-02-03 WHO CAN INITIATE AN OVERALL DEVELOPMENT PLAN (ODP)**

An ODP shall be proposed by, without limitation, the owner(s) of the property within the boundaries of the proposed ODP.

The applicant has the burden of proof to demonstrate the ODP fully complies with these standards and regulations and meets the criteria for approval.

2-02-11-02-04

**OVERALL DEVELOPMENT PLAN REVIEW PROCEDURES**

An ODP may be approved by the Board of County Commissioners by resolution. Any ODP shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the ODP and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the ODP based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the ODP compliance with the criteria for approval.

The processing of an ODP shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Applicable. All P.U.D.s shall be subject to a neighborhood meeting.
3. Development Application Submittal: All items or documents required for an ODP as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development. Once the application has been determined to be complete, the application shall be scheduled for public hearing before the Board of County Commissioners within sixty (60) days of notice of public hearing. Written notices shall be mailed at least fifteen (15) days prior to the first public hearing date concerning the application. All other factors of the Common Development Review Procedures within Chapter 2 shall be followed.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.

9. Conditions of Approval: Applicable. The Board of County Commissioners in approving an ODP may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Applicable.

2-02-11-02-05

**CRITERIA FOR APPROVAL**

The Planning Commission in making their recommendation and the Board of County Commissioners in approving an ODP shall find:

1. The ODP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
2. The ODP is consistent with the purpose of these standards and regulations.
3. The ODP is compatible or designed to mitigate externalities with the existing or allowed land uses adjacent to the proposed ODP.
4. The ODP conforms to the Adams County Transportation Plan and will not negatively impact utilities or traffic in the area or otherwise have a detrimental impact on property in sufficient proximity to the proposed development to be affected by it.
5. The ODP is consistent with any applicable drainage plans.
6. The ODP allows for the regulation of use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances; or where alternative design concepts are desired; or are necessary to mitigate specific conditions.
7. The ODP 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.

2-02-11-02-06

**ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall file a copy of the approved ODP in the office of the Department of Community and Economic Development. The Director of

Community and Economic Development shall not change the official Zoning Map but shall note the date of approval and case number on the map to facilitate tracking.

**2-02-11-02-07      *LAPSE OF APPROVAL***

The ODP approval shall lapse one (1) year from the date of approval if a preliminary Development Plan is not submitted.

**2-02-11-02-08      *EXTENSION OF APPROVAL***

A ninety (90) day extension of the ODP to allow the applicant to submit the preliminary Development Plan may be granted by the Planning Commission. 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 date the ODP would lapse. A progress report and revised schedule shall be submitted with the request for extension. An extension may only be granted if the Planning Commission finds:

1. The applicant has maintained a continuous effort in good faith in preparing a preliminary Development Plan including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.
3. An ODP shall be limited to one ninety (90)-day extension.

**2-02-11-03      *PRELIMINARY DEVELOPMENT PLAN (PDP)***

**2-02-11-03-01      *PURPOSE***

The purpose of this section is to detail the steps for establishing the requirements for approval of the proposed land uses, the layout of landscaping, circulation, architectural elevations, buildings and, if required, a preliminary plat within a Preliminary Development Plan (PDP). Approval of a PDP establishes vested rights to develop property in accordance with the plan.

**2-02-11-03-02      *APPLICABILITY***

A PDP shall be required for any property that is intended to be developed as a Planned Unit Development. The PDP application shall be accompanied by an application to rezone the property to the PUD zone district.\*

Amended by the BoCC on January 28, 2013

**2-02-11-03-03      *WHO CAN INITIATE A PRELIMINARY DEVELOPMENT PLAN (PDP)***

A PDP may be proposed by, without limitation, the owner(s) of the property within the boundaries of the proposed PDP.

The applicant has the burden of proof to demonstrate the PDP fully complies with these standards and regulations and meets the criteria for approval.

**2-02-11-03-04      *PRELIMINARY DEVELOPMENT PLAN REVIEW PROCEDURES***

A PDP shall be approved by the Board of County Commissioners by resolution. Any PDP shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the PDP and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the PDP based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the PDP compliance with the criteria for approval.

The processing of a PDP shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Applicable. All PDPs shall be subject to a neighborhood meeting.
3. Development Application Submittal: All items or documents required for a PDP as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development. An application for rezoning from the traditional zone district to the Planned Unit Development zone district shall also be submitted at this time. Once the application has been determined to be complete, the application shall be scheduled for public hearing before the Board of County Commissioners within sixty (60) days of notice of public hearing. Written notices shall be mailed at least fifteen (15) days prior to the first public hearing date concerning the application. All other factors of the Common Development Review Procedures within Chapter 2 shall be followed.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.

6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners in approving a PDP may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Applicable.

2-02-11-03-05

**CRITERIA FOR APPROVAL**

The Planning Commission in making their recommendation and the Board of County Commissioners in approving a PDP shall find:

1. The PDP is in general conformity with the Adams County Comprehensive Plan and any -applicable area plan.
2. The PDP is consistent with the purposes of these standards and regulations.
3. The PDP is compatible or designed to mitigate externalities with the existing or allowed land uses adjacent to the proposed PDP.
4. The PDP conforms to the Adams County Transportation Plan and will not negatively impact utilities or traffic in the area or otherwise have a detrimental impact on property in sufficient proximity to the proposed development to be affected by it.
5. The PDP is consistent with any applicable drainage plans.
6. The PDP allows for the regulation of use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances; or where alternative design concepts are desired; or are necessary to mitigate specific conditions.
7. The PDP is consistent with any approved ODP for the property.
8. The PDP 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 development 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 development 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;
- e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed development so the proposed development will not negatively impact the levels of service of the County services and facilities; and
- f. Incorporating an overall plan for the design of the streetscape within the project, including landscaping, auto parking, bicycle and pedestrian circulation, architecture, placement of buildings, and street furniture.

2-02-11-03-06

***ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall file a copy of the approved PDP in the office of the Department of Community and Economic Development and shall make the approved changes to the Official County Zone District Maps indicating the change to the P.U.D. zone district. No construction activities shall be permitted, except for minor site preparation, as determined by the Director of Community and Economic Development, until the Final Development Plan is approved by the Board of County Commissioners.

2-02-11-03-07

***LAPSE OF APPROVAL***

The PDP approval shall lapse three (3) years from the date of approval if a Final Development Plan is not submitted. If the PDP approval lapses prior to



the submittal of a Final Development Plan, future development of the property shall require rezoning in accordance with these regulations.\*

Amended by the BoCC on January 28, 2013

**2-02-11-03-08      *EXTENSION OF APPROVAL***

A one (1)-year extension may be granted by the Planning Commission. However, the Planning Commission may approve a shorter time period for the extension. 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 date the PDP would lapse. A progress report and revised schedule shall be submitted with the request for extension. An extension may only be granted if the Planning Commission finds:

1. The applicant has maintained a continuous effort in good faith in preparing a Final Development Plan including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.
3. A PDP shall be limited to a one (1)-year extension.

**2-02-11-04      *FINAL DEVELOPMENT PLAN (FDP)***

**2-02-11-04-01      *PURPOSE***

The purpose of this section is to provide processing requirements for the site-specific development plan which describes and establishes the type and intensity of uses for a specific parcel or parcels of land. The Final Development Plan (FDP) includes a final subdivision plat, development agreement, and utility plan, as well as any additional plans, studies, or reports the County may require. Approval of an FDP establishes a vested right to develop property in accordance with the Plan.

**2-02-11-04-02      *APPLICABILITY***

An FDP shall be required for any property that is intended to be developed as a Planned Unit Development.

**2-02-11-04-03      *WHO CAN INITIATE A FINAL DEVELOPMENT PLAN (FDP)***

An FDP may be proposed by, without limitation, the owner(s) of the property within the boundaries of the proposed FDP.

The applicant has the burden of proof to demonstrate the FDP fully complies with these standards and regulations and meets the criteria for approval.

**2-02-11-04-04      *FINAL DEVELOPMENT PLAN REVIEW PROCEDURES***

An FDP shall be approved by the Board of County Commissioners by resolution. Any FDP shall be processed through a public hearing before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the FDP based on consideration of the staff report, the evidence from the public hearing, and the FDP compliance with the criteria for approval.

The processing of an FDP shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Not applicable.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a FDP as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development Once the application has been determined to be complete, the application shall be scheduled for public hearing before the Board of County Commissioners within sixty (60) days of notice of public hearing. Written notices shall be mailed at least fifteen (15) days prior to the first public hearing date concerning the application. All other factors of the Common Development Review Procedures within Chapter 2 shall be followed.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of County Commissioners, where the application may be placed on the consent calendar.
8. Standards: Applicable.
9. Conditions of Approval: Applicable.

10. Amendments: Applicable.

**2-02-11-04-05      *CRITERIA FOR APPROVAL***

The Board of County Commissioners in approving an FDP shall find:

1. The FDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
2. The FDP conforms to the P.U.D. standards.
3. The FDP is consistent with any approved PDP for the property.
4. The FDP construction plans meet the requirements of these standards and regulations and have been approved by the Director of Community and Economic Development, all infrastructure and utility providers, Tri-County Health Department, and all other referral agencies.

**2-02-11-04-06      *ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall make the approved changes to the Official County Zone District Maps indicating the P.U.D. approval. In addition, the FDP will be recorded with the Office of the Adams County Clerk and Recorder.

**2-02-11-05      *EFFECT OF FINAL DEVELOPMENT PLAN APPROVAL***

**2-02-11-05-01      *LIMITATIONS ON OTHER USES***

After obtaining Final Development Plan approval, the subject property may not be developed in any other fashion than in accordance with the Final Development Plan unless:

1. The property owner obtains approval of the Board of County Commissioners to abandon the right to develop the property in accordance with the approved Final Development Plan;
2. The property owner obtains approval of the Board of County Commissioners to amend the approved Final Development Plan in accordance with the amendment procedures; or
3. The right to develop the property in accordance with the Final Development Plan has expired.

**2-02-11-05-02      *NON-CONFORMING USES***

Non-conforming uses and structures shall not be expanded, replaced, or changed.

**2-02-11-05-03      *PROCESS***

Any owner seeking approval of the Board of County Commissioners to abandon or amend a Final Development Plan shall submit an application complying with the procedures for amendments.

**2-02-11-05-04      *CRITERIA***

In considering whether to approve a request for amendment or abandonment of a Final Development Plan, the Board of County Commissioners shall be governed by the following:

1. The application shall not be approved when any portion of the property would remain developed or to be developed in accordance with the Final Development Plan if the remaining parcel would no longer qualify for Final Development Approval pursuant to the criteria for approval of a Final Development Plan.
2. The application shall not be approved if the County's ownership of or practical use of any road, easement, right-of-way, or other public area would be denied or diminished to the detriment of the public good.

**2-02-11-05-05      *DECISION***

If the Board of County Commissioners finds the forgoing criteria have been satisfied, the Board of County Commissioners shall approve the amendment or abandonment of the Final Development Plan.

**2-02-12      *SPECIAL USE PERMIT***

**2-02-12-01      *PURPOSE***

The purpose of this section is to detail the steps for obtaining a special use permit. Special uses are those uses which are non-permanent (less than five (5) years) and often support other land uses authorized or permitted in a zone district or public utilities or services, but which, because of their potential zone impacts require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, special uses may require the imposition of conditions in order to ensure the number of special uses and their location, design, and configuration are appropriate at a particular location during

the duration of operation or use in order to protect the health, safety and welfare of the County and inhabitants of the area.

#### **2-02-12-02      APPLICABILITY**

All uses that require a special use permit must be processed in accordance with this section. The Board of Adjustment is the permit issuing authority for Special Use Permits. The designation of a use as a special use does not constitute an authorization or an assurance that such a use will be approved.

#### **2-02-12-03      WHO CAN INITIATE A SPECIAL USE PERMIT REQUEST**

A special use permit may be requested by, without limitation, any owner of, or person having an interest in the property on which the special use is proposed to be located. The applicant has the burden of proof to demonstrate the use fully complies with these standards and regulations and meets the criteria for approval.

#### **2-02-12-04      SPECIAL USE PERMIT REVIEW PROCEDURES**

A special use permit may be approved by the Board of Adjustment and requires a public hearing. (See Steps 1 through 10 below). The Board of Adjustment shall approve, approve with conditions, or deny the special use permit based on consideration of the staff report, the evidence from the public hearings, and compliance with the criteria for approval.

#### **2-02-12-05      SPECIAL USE PERMIT REVIEW STEPS**

The processing of a proposed special use permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional, unless the County Manager or his or her designee waives this requirement.
2. Neighborhood Meeting: Optional, unless the County Manager or his or her designee determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for special use permits requiring a public hearing as described in the development application submittal requirements shall be submitted to the County Manager or his or her designee at least thirty (30) days prior to the first unfilled Board of Adjustment public hearing agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if taxes due are not paid.

5. Staff Report: Applicable.
6. Notice: Applicable. However, published notice is not required.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of Adjustment.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of Adjustment in approving a special use permit may attach any conditions necessary to implement the Adams County Comprehensive Plan and to ensure compatibility with adjacent uses. In addition to other conditions the Board of Adjustment may place on a special use permit, the Board of Adjustment shall specify the term of the special use permit. The term of a special use permit shall be limited to the absolute minimum term necessary for the proposed use, but in no case shall exceed five (5) years. A special use permit may be renewed following the same procedure used in granting the initial permit. The Board of Adjustment in approving a special use permit may condition the approval on one (1) or more of the following:
  - a. A requirement the development or activity proceeds in accordance with a specific site plan and/or development schedule.
  - b. A requirement the design and mitigation measures be put in place including, but not limited to, limits on the hours of operation and traffic generating uses; improvements to on-site and off-site pedestrian, bicycle, and vehicular circulation; alternative access and open space provisions to address site capacity and resource protection issues; controls on noise, light, odors and other potential nuisances; measures to protect and improve the aesthetic value of high traffic areas; aesthetic value of high traffic areas; requirements to protect air and water quality; construction of fencing and planting of landscaping; restrictions on signage and outdoor lighting; changes in off-street parking layout and design; restrictions concerning the building bulk, height, setback, location, and external appearance; stipulations concerning adequate storm drainage or utilities; and other appropriate conditions in order to protect the health, safety and welfare of Adams County residents, and to provide for sound environmental practices.
10. Amendments: Applicable.

**2-02-12-06 GENERAL CRITERIA FOR APPROVAL**

The Board of Adjustment, in approving a special use permit, shall consider:

1. The special use is consistent with the purposes of these standards and regulations.

2. The special use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
3. The special 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.
4. The Special Use Permit has addressed all off-site impacts.
5. The site is suitable for the special use including adequate usable space, adequate access, and absence of environmental constraints.
6. The site plan for the proposed special use will provide adequate parking, traffic circulation, open space, fencing, screening, and landscaping.
7. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the special use as designed and proposed.

**2-02-12-09 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of Adjustment, the Director of Community and Economic Development shall issue a special use permit in conformance with the decision of the permit issuing authority. The special use permit shall describe in detail the special use allowed by the permit, include all specific conditions applied by the permit issuing authority, and be accompanied by an official site plan modified by the applicant to reflect the conditions of the permit.

**2-02-12-10 EFFECT OF APPROVAL**

Issuance of a special use permit shall be deemed to authorize only the particular use and activity for which it is issued. The special use permit is nontransferable unless otherwise conditioned by the Board of Adjustment. The applicant shall be subject to all other permits required by these standards and regulations to use the land in accordance with the special use permit.

## 2-02-13 TEMPORARY USE PERMIT

### 2-02-13-01 PURPOSE

The purpose of this section is to detail the steps for obtaining a temporary use permit. Temporary uses are those uses which are non-permanent (less than one (1) year) and often support other land uses authorized or permitted in a zone district or public utilities or services, but which, because of their potential impacts require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, temporary uses may require the imposition of conditions in order to ensure the number of temporary uses and their location, design, and configuration are appropriate at a particular location during the duration of operation or use.

### 2-02-13-02 APPLICABILITY

All uses that require a temporary use permit must be processed in accordance with this section. The Director of Community and Economic Development is the permit issuing authority for Temporary Use Permits. The designation of a use as a temporary use does not constitute an authorization or an assurance that such a use will be approved.

### 2-02-13-03 WHO CAN INITIATE A TEMPORARY USE PERMIT REQUEST

A temporary use permit may be requested by, without limitation, any owner of, or person having an interest in the property on which the temporary use is proposed to be located. The applicant has the burden of proof to demonstrate the use fully complies with these standards and regulations and meets the criteria for approval.

### 2-02-13-04 TEMPORARY USE PERMIT REVIEW PROCEDURES

A temporary use permit may be approved by the Director of Community and Economic Development (See Steps 1 through 10 below). The Director of Community and Economic Development shall approve, approve with conditions, or deny the temporary use permit based on compliance with the criteria for approval.

### 2-02-13-05 TEMPORARY USE PERMIT REVIEW STEPS

The processing of a proposed temporary use permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:



1. Conceptual Review: Optional.
2. Neighborhood Meeting: Optional, unless the Director of Community and Economic Development determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for temporary use permits as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least fourteen (14) days prior to the commencement date of the temporary use.
4. Determination of Sufficiency: Applicable. No application shall be processed if taxes due are not paid.
5. Staff Report: Not applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Director of Community and Economic Development in approving a temporary use permit may attach any conditions necessary to implement the Adams County Comprehensive Plan and to ensure compatibility with adjacent uses. In addition to other conditions the Director of Community and Economic Development may place on a temporary use permit, the Director of Community and Economic Development shall specify the term of the temporary use permit. The term of a temporary use permit shall be limited to the absolute minimum term necessary for the proposed use, but in no case shall exceed ninety (90) days. Section 4-05 specifies the maximum time frame or expiration of specific temporary uses eligible for the temporary use permit. A temporary use permit may be issued annually for the same project. The Director of Community and Economic Development in approving a temporary use permit may condition the approval on one (1) or more of the following:
  - a. A requirement the development or activity proceeds in accordance with a specific site plan and/or development schedule.
  - b. A requirement the design and mitigation measures be put in place including, but not limited to, limits on the hours of operation and traffic generating uses; improvements to on-site and off-site pedestrian, bicycle, and vehicular circulation; alternative access and open space provisions to address site capacity and resource protection issues; controls on noise, light, odors and other potential nuisances; requirements to protect air and water quality; construction of fencing and planting of landscaping; restrictions on signage and outdoor lighting; changes in off-street parking layout and design; restrictions

concerning the building bulk, height, setback, location, and external appearance; and stipulations concerning adequate storm drainage or utilities.

10. Amendments: Applicable.

**2-02-13-06 CRITERIA FOR APPROVAL**

The Director of Community and Economic Development, in approving a temporary use permit, shall consider:

1. The temporary use is consistent with the purposes of these standards and regulations.
2. The temporary use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
3. The temporary 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.
4. The Temporary Use Permit has addressed all off-site impacts.
5. The site is suitable for the temporary use including adequate usable space, adequate access, and absence of environmental constraints.
6. The site plan for the proposed temporary use will provide adequate parking, traffic circulation, open space, fencing, screening, and landscaping.
7. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the temporary use as designed and proposed.

**2-02-13-06-01 ADDITIONAL CRITERION FOR APPROVAL FOR PERMISSIBLE FIREWORKS STAND/TENT**

The Director of Community and Economic Development, in approving a temporary use permit for permissible fireworks stand/tent, shall find:

1. The applicant has demonstrated the ability and, if applicable, a history of their ability to comply with these regulations.

**2-02-13-07 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Director of Community and Economic Development, the Director of Community and Economic Development shall issue a temporary use permit. The temporary use permit shall describe in detail the temporary use allowed by the permit, include all specific conditions applied by the permit issuing authority, and be accompanied by an official site plan modified by the applicant to reflect the conditions of the permit.

**2-02-13-08 EFFECT OF APPROVAL**

Issuance of a temporary use permit shall be deemed to authorize only the particular use and activity for which it is issued. The temporary use permit is nontransferable. The applicant shall be subject to all other permits required by these standards and regulations to use the land in accordance with the temporary use permit.

**2-02-14 OIL AND GAS FACILITY (OGF) PERMIT****2-02-14-01 PURPOSE**

The purpose of the oil and gas facility regulation is to allow for reasonable development of oil and gas in unincorporated Adams County while ensuring that facilities are sited in appropriate areas and utilize best practices to protect the health, safety, and welfare of our residents and the environment and wildlife.

The purpose of an OGF Permit is to regulate the surface land use of oil and gas production in order to protect the public safety, health, welfare and the environment of Adams County and its residents by ensuring that facilities are constructed and operated in accordance with best practices, to provide for sound environmental practices to protect the County's natural resources, to provide for the orderly siting and development of oil and gas operations, as well as to prevent damage to County roads and bridges.

The Colorado Oil and Gas Conservation Commission (COGCC), the Colorado Department of Public Health and the Environment (CDPHE) and the federal government have authority to regulate certain aspects of oil and gas mineral extraction. Requirements contained in this section shall not exempt the owner or operator of an oil and gas facility from compliance with the requirements of the COGCC, CDPHE, or any other regulatory authority.

The provisions of these standards and regulations shall apply to the construction, installation, alteration, repair, erection, location, maintenance, and abandonment

of all new or substantially modified oil and gas facilities within the unincorporated areas of the County. Substantially modified for the purposes of this section means anything requiring a Major Amendment.

#### **2-02-14-02 APPLICABILITY**

All uses that require an OGF must be processed in accordance with this Section. The Director of Community and Economic Development (CED) is the permit issuing authority for OGF Permits that do not require any waiver from approval criteria or performance standards. OGF Permits requiring waivers from approval criteria or performance standards must be approved by the Board of County Commissioners through the designated Waiver process.

#### **2-02-14-03 WHO CAN INITIATE AN OGF PERMIT**

An OGF Permit may be requested, without limitation, by any owner of, or person demonstrating a legal interest in property on which the OGF use is proposed to be located. The applicant has the burden of proof to demonstrate the use fully complies with these standards and regulations and meets the criteria for approval.

#### **2-02-14-04 OGF PERMIT REVIEW PROCEDURES**

An OGF Permit may be approved by the Director of Community and Economic Development if the application does not require waiver or modification from any approval criteria or performance standards. An OGF Permit requiring a waiver or modification from any of the approval criteria or performance standards must be approved by the Board of County Commissioners and requires a public hearing. The Director of Community and Economic Development or the Board of County Commissioners shall approve, approve with conditions, or deny the OGF Permit based on consideration of the staff report, the evidence from the public hearing (if applicable), and compliance with the criteria for approval.

#### **2-02-14-05 OGF PERMIT REVIEW STEPS**

The processing of a proposed OGF permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures (although not necessarily conducted in the following order) as follows:

1. Conceptual review. Operator shall identify three proposed locations for the oil and gas facility for the Alternative Site Analysis process outlined below. For each location, operator shall identify, and visually depict the same on a map, the following items that are located within a half-mile (1/2) radius of the parcel boundary of the proposed facility:

existing or platted residences, occupied buildings, parks, open space, schools, future school facilities, state licensed daycares, known areas of environmental contamination such as superfund sites, hospitals, water bodies, floodplains, floodways, water supply facilities including wells, existing active and decommissioned wells, and roadways. Proposed access routes to the site should also be provided. This information must be submitted to Community and Economic Development for review. Following that, a conceptual review meeting shall be held with the operator. Operators are encouraged to schedule a conceptual review prior to entering into any surface use agreements.

- a. **Alternative Site Analysis:** Prior to submittal of Form 2 or 2A to the COGCC and during the conceptual review, the applicant must consult with the County on an Alternative Site Analysis as outlined below:
  1. In General. The County seeks to site OGFs in areas that have the least off-site impact possible in order to protect the health, safety, and welfare of its residents and to protect the environment and wildlife. In order to determine whether proposed siting is appropriate, CED staff must evaluate alternative sites.
  2. Description of potential sites. Applicant must submit descriptions of at least three (3) potential sites for the OGF that were considered by applicant. Potential sites must be a minimum of 1,000 feet away from each other but can be located on the same parcel. Description must include description of site locations considered, whether mineral extraction is possible and reasonable from those sites, the off-site impacts associated with those sites, and why a particular site is proposed, if any.
  3. Evaluation materials. CED staff will evaluate the potential sites to determine which site is likely to have the least off-site impacts. The CED Director will determine whether applicant is required to provide traffic impact studies, engineering studies, Environmental Impact Analysis as defined in these standards and regulations, or other evaluation tools in order to adequately evaluate site options. If not required by the CED Director as part of the alternative site analysis, these site-specific evaluation tools can be submitted by the applicant after site selection has occurred.

4. Evaluation criteria. In determining which sites are likely to have the least off-site impact, CED may consider the following:
  - i. Distance from existing or platted residences, schools, state licensed daycares, high occupancy buildings, active open spaces, environmentally sensitive areas, public drinking water supply areas, or other areas likely to be adversely impacted;
  - ii. Traffic impacts and impact to roads, bridges, and other infrastructure;
  - iii. Access to water and other operational necessities;
  - iv. Whether the site allows for utilization of impact mitigation, such as use of proximate pipelines;
  - v. Noise impacts;
  - vi. The impact on the surrounding land;
  - vii. The impact on wildlife; and
  - viii. Impact on nearby environmental resources such as water bodies.
5. Site Selection. The county shall review all proposed locations in order to determine which location(s) best protects public health, safety, welfare, and the environment and will choose the location that best satisfies this goal. The Director of Community and Economic Development will determine if any proposed sites meet this goal. If no location satisfies this goal, Operator shall submit three new proposed locations. The County may recommend denial of the OGF Permit if it does not believe that any of the proposed sites meet the siting goal.
2. Neighborhood Meeting: Applicable. At the neighborhood meeting, the applicant shall provide an overview of its proposed oil and gas operation and allow those in attendance to provide input as to the proposed operation, including, but not limited to, issues that arise from application of these regulations to the proposed operation, and suggested mitigation to adequately ensure compliance with these regulations.
3. Development Application Submittal: Community and Economic Development has developed a check list of required submittals for OGF Permits that may change from time to time. At a minimum, the following items are required as part of an OGF application submittal:
  - a. **Application Form**: a completed OGF Permit application form.
  - b. **Application Fee**: OGF application fee

**c. Operations Plan:**

1. Plan Format: Two hard copies of all plans shall be provided, and one copy of the plans shall be provided in digital format, on either a thumb drive or CD. No plans shall contain copyright restrictions or public use restrictions.
2. Cover Sheet: The cover sheet shall have a title block with the reference to an Oil and Gas Facility Permit, project name, and location by section, township and range. The cover sheet shall also include a legal description of the area, date of the drawing, existing zoning of the site, a sheet key, a vicinity map with north arrow (scale of 1" = 2,000' preferred) with an emphasis on the major roadway network within two (2) miles of the proposal, and all applicable County notes, an approval signature block and a block to insert the COGCC Permit number when approved.
3. Impact Area Map: The second sheet shall contain an Impact Area Map that shows the proposed location of the Oil and Gas Facility, locations of all producing oil and gas wells and other oil and gas operations within the one-mile (1) impact area; locations of all abandoned and shut-in wells within one quarter (1/4) mile radius of the projected track of the borehole; locations of all permitted registered water wells within one-half (1/2) mile of the proposed Oil and Gas Operation; existing improvements within 1,500 feet of the location on which the operation is proposed, and all existing and proposed roads within the one-mile impact area.
4. Drilling Operations Plan: The third sheet shall provide a site plan of drilling operations with drilling equipment with existing and proposed finished-grade topography at two-foot (2') contours or less tied to a datum acceptable to the County. The applicant shall verify current information regarding what datum is acceptable to the County, prior to submitting the application for the Oil and Gas Facility Permit. The layout of the drilling equipment may be shown as a typical plan, if the County deems it appropriate for the extent of development of the proposed Oil and Gas Facility.
5. Production Plan: The fourth sheet shall provide a site plan of production operations with production

equipment such as tanks and compressor stations with existing and proposed finished-grade topography at two-foot (2') contours or less tied to a datum acceptable to the County. The production plan shall also identify tentative drilling and completion schedules. A seed mix shall be provided for reseeding the well pad.

Equipment layout may be a typical plan appropriate to the degree of development for the Oil and Gas Facility, if the County deems it appropriate for the extent of development of the proposed Oil and Gas Facility.

6. Signage Plan/Sign Detail: A dimensioned Signage Plan or Sign Detail shall be included on one of the sheets describing and illustrating the appearance, size, location, type, color, material, and illumination of all signs. Directional signs for emergency responders and inspectors shall be included, along with a 24-hour, 7-days per week contact information to deal with all noise complaints. The sign with the 24-hour contact information must be placed close to the intersection of the access road and the right of way so that it is legible from the public right of way.
  7. Final Plan: Once the review process is complete and staff has determined that all outstanding issues have been resolved, staff will request a final copy of the Oil and Gas Operations Plan. The final Oil and Gas Operations Plan shall contain the information listed above unless otherwise specified by the County staff.
- d. **Emergency Preparedness and Response:** in accordance with the Emergency Preparedness and Response requirements in Section 4-10-02-03-03-03(9).
1. Emergency Service Providers: The applicant must provide a commitment to serve (“will serve”) letter from the authority having jurisdiction for providing emergency services (fire protection and emergency medical services) for that facility, or, where no authority has jurisdiction, from an emergency services provider with the ability to provide such emergency services.
- e. **Engineering Documents:** The following technical Engineering documents are required by the CED staff unless otherwise waived:



1. Construction Plans: If applicable, Construction Plans for the proposed Oil and Gas Operation’s public improvements including road plan and profile sheets, storm drainage improvements plans and other public improvements, prepared in accordance with the latest version of the Adams County Development Standards and Regulations (Chapter 9).
2. Pavement Design Report: If applicable, a Pavement Design Report prepared in accordance with the latest version of the Adams County Development Standards and Regulations (Chapter 7).
3. Grading Erosion and Sediment Control: If applicable, a Grading, Erosion, Sediment Control Report and Plan as defined in the latest version of the Adams County Development Standards and Regulations (Chapter 9).
4. Transportation, roads, access standards, and fees:
  - a. The applicant’s transportation plan must be designed and implemented to ensure public safety and maintain quality of life for other users of the county transportation system, adjacent residents, and affected property owners.
  - b. Where available, existing private roads shall be used to minimize land disturbance unless traffic safety, visual or noise concerns, or other adverse surface impacts clearly dictate otherwise.
  - c. Access roads on the site and access points to public roads as identified in the application materials shall be reviewed by the CED department and shall be built and maintained in accordance with the engineering specifications and access road standards defined in the Adams County Development Standards and Regulations (Chapter 8).
  - d. All applicable transportation fees shall be paid prior to issuance of a notice to proceed, including without limitation:
    - i. Access permit fees
    - ii. Oversize/overweight permit fees
    - iii. Right of way construction permit fees; and

- iv. Traffic impact and road maintenance fees.
  - e. Oil and gas operations must minimize impacts to the physical infrastructure of the county transportation system. Any costs to improve county transportation system infrastructure necessitated by the proposed oil and gas operation shall be the responsibility of the Applicant. All transportation system infrastructure improvements and associated costs shall be determined by the CED department. The County shall perform the work or arrange for it to be performed. If the Applicant disagrees with the infrastructure improvements or associated costs as assessed by CED, it may request that the department approve a different route for its proposed oil and gas operation that avoids the need for such improvements. Alternatively, the Applicant may engage a licensed civil engineering firm to perform a traffic impact study in accordance with Chapter 8 of the Development Standards and Regulations to independently evaluate county transportation system infrastructure improvements necessitated by the proposed oil and gas operation.
5. Drainage study/technical drainage letter/plan: If applicable, a Drainage Study/Technical Drainage Letter/Plan prepared in accordance with the latest version of the Adams County Development Standards and Regulations (Chapter 9).
  6. Floodplain Use Permit: The applicant must obtain a Floodplain Use Permit, in accordance with the latest version of the Adams County Development Standards and Regulations, if the proposed Oil and Gas construction disturbance or operation encroaches into the 100-year floodplain, or the access is crossing a major drainage way, as defined by the latest version of the Adams County Development Standards and Regulations (Chapter 9).
  7. Natural Resource Conservation Overlay (NRCO): if the Oil and Gas Facility is located in the NRCO, a Resource Review may be required.

- f. **Water Supply:** the applicant must provide proof of adequate water supply. Operator shall identify a water resource lawfully available for industrial use, including oil and gas development, to be utilized by Operator and its suppliers.
    - g. **Surface Owner Documentation:** Documentation as to whether the surface owner and others with interest in the property have authorized the proposed OGF.
    - h. **Additional Information:** Community and Economic Development will develop an application check list that may require additional information to process an OGF Permit application. In addition to the items required on the check list, the Director of Community and Economic Development may require additional information deemed necessary to evaluate particular applications.
  4. Determination of Sufficiency: Applicable. No application shall be processed if taxes due on the requested property(ies) are not paid, if inspection fees are not paid, or if fines assessed against the applicant have not been paid.
  5. Staff Report: Applicable.
    - a. Concurrent Referral and Review. County staff may refer the complete application review by the various County Departments and the County Attorney’s Office, as deemed appropriate. An application may require review by outside experts or agencies such as the U.S. Army Corps of Engineers, if the project impacts a floodplain, life-safety providers, adjacent jurisdictions, local public health departments, and others as may be deemed appropriate. Operator shall reimburse the County for reasonable costs incurred in connection with the use of third-party expert reviewers.
  6. Notice: Applicable, except notice shall be sent by the applicant to all property owners and current residents within a half mile at a minimum, or greater, as determined by the Director of Community and Economic Development. The Notice shall meet the format prescribed by the County. The notice shall contain a statement informing the recipients of the notice that they may request written notification by the Applicant of the commencement of construction and commencement of drilling operations. The applicant shall provide written notification by U.S. Mail, which shall include an offer to consult, to any municipality, special district, or county whose boundaries are within one-half (1/2) mile of the proposed parcel where an application for an Oil and Gas Facility has been filed with the County. Posted notice shall be required for all OGF Permits. The signs shall be posted by the County on the subject property in a manner and at a location to afford

the best notice to the public. Posting for an OGF Permit shall take place no later than ten days after the Operator selects a site for the facility.

7. Public Hearing. Applicable if the OGF Permit requires waiver from any approval criteria or performance standards. In cases requiring a waiver, a public hearing shall be held in front of the Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Director of Community and Economic Development in approving a permit for an OGF may attach any conditions necessary to implement the Adams County Comprehensive Plan and to ensure the compatibility with adjacent uses. Conditions may include a requirement of an Access Permit or Oversize Load Permit prior to development of the Oil and Gas Facility, a Floodplain Use Permit prior to any work within the floodplain, or a building permit prior to construction of certain structures within the Oil and Gas Facility.
  - a. Term: The approving authority shall specify the term of the OGF Permit as the following: provided that at least one well is drilled and completed during the initial three (3) year period following all required State and local approvals of the OGF, such action permanently vests the permitted location for the number of wells contained within the initial permit approval. If wells permitted as part of the initial OGF permit are to be drilled at the multi-well pad location following expiration of the initial three (3) year period, those permit(s) for those wells shall be renewed following the OGF permit process as outlined in these regulations.
10. Amendments. Applicable. All amendments must be processed in accordance with Section 2-01-10, Amendments. Major Amendments for OGFs include any amendments to a Form 2A with the COGCC. For purposes of an OGF Permit, anything not identified as a major amendment shall be processed as a Minor Amendment.

#### 2-02-14-06 **CRITERIA FOR APPROVAL**

The Board of County Commissioners or Director of Community and Economic Development, in approving an OGF Permit, shall consider:

1. The OGF is consistent with the purposes of these standards and regulations.

2. The OGF will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards, unless specifically waived or modified by the Board of County Commissioners after public hearing.
3. The siting of the OGF, after evaluation of alternative sites, is the most 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, welfare, the environment and wildlife of the County.
4. The siting of the OGF does not create any site-specific conditions that present significant or material impacts to nearby land uses.
5. The OGF has addressed off-site impacts and complies with all applicable performance standards, unless specifically waived or modified by the Board of County Commissioners after public hearing.
6. The site is suitable for the use, including adequate usable space, adequate access, and adherence of environmental or wildlife stipulations.
7. The site plan for the proposed use will provide adequate parking, traffic circulation, fencing, screening, and landscaping.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the OGF as designed and proposed.
9. Cultural and Historical Resources: the OGF does not cause significant degradation of cultural, historic, or archaeological sites eligible for County landmarking, or the National Historic Register.
10. Water Bodies and Water Quality: the OGF does not cause adverse impacts to surface or ground waters within Adams County. The operator shall comply with all applicable water quality standards.
11. Emergency Preparedness and Response: the OGF does not cause unreasonable risks of emergency situations such as explosions, fires, gas, oil or water pipeline leaks, ruptures, hydrogen sulfide or other toxic gas or fluid emissions, and hazardous material vehicle accidents or spills.
12. Air Quality: The OGF meets all required air quality standards.

2-02-14-07 **OIL AND GAS FACILITY PERMIT WAIVER**

2-02-14-07-01 **PURPOSE**

The purpose of this section is to establish criteria and detail the steps whereby the Board of County Commissioners, at public meeting, may grant waivers or modifications from approval criteria or performance standards normally required for OGF Permits, allow the OGF use in an area not zoned for OGFs, or allow applicant to develop an OGF site not selected by Community and Economic Development.

2-02-14-07-02 **APPLICABILITY**

If the OGF permit application is denied based on noncompliance with the approval criteria or performance standards, if the applicant seeks to develop in an area not zoned for OGF development, or if an applicant seeks to develop on a site not approved by CED staff, an applicant may apply for an Oil and Gas Facility Permit Waiver.

2-02-14-07-03 **WHO CAN INITIATE A WAIVER**

A waiver may be proposed by any applicant that may apply for an OGF.

The applicant has the burden of proof to demonstrate that the waiver or proposed site selection meets the criteria for approval.

2-02-14-07-04 **WAIVER REVIEW PROCEDURES**

Any waiver shall be processed through a public hearing before the Board of County Commissioners (See Steps 1 through 10 below). Waiver applications will be heard by the Board of County Commissioners at a public hearing. At such public hearing, the Board of County Commissioners may waive or modify specific regulations or standards requested by the applicant and approve the application, may approve with conditions, or may deny the application.

Applicants may only seek a waiver after submitting a complete application for an OGF Permit and participating in a conceptual review meeting with Community and Economic Development staff. If applicant is unable to meet all approval criteria and comply with all performance standards required for an OGF Permit, applicant may choose to seek a waiver from the Board of County Commissioners. The processing of a waiver shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Must be completed prior to application for waiver as part of OGF Permit process.

2. Neighborhood Meeting: Director of Community and Economic Development will determine whether neighborhood meetings are required after evaluating steps taken as part of OGF process.
3. Development Application Submittal: In addition to all requirements for an OGF Permit, applicant must provide a request for waiver that articulates the specific waivers sought and explains why waivers are necessary.
4. Determination of Sufficiency: Applicable. No application shall be processed if taxes due on the requested property(ies) are not paid, if inspection fees are not paid, or if fines assessed against the applicant have not been paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of County Commissioners. Any requested waiver shall be reviewed and acted upon by the Board of County Commissioners prior to issuance of an OGF Permit.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners, in approving a waiver for an OGF Permit, may attach any conditions necessary to implement the Adams County Comprehensive Plan and to ensure the compatibility with adjacent uses.
10. Amendments: Applicable.

**2-02-14-07-05      *CRITERIA FOR APPROVAL***

The Board of County Commissioners, in approving a waiver, shall find:

1. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations
2. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
3. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

**2-02-14-07-06      *ADDITIONAL CRITERIA FOR A ZONE DISTRICT WAIVER***

The Board of County Commissioners, in approving zone district waiver, in addition to the criteria outlined above, shall find:

1. The proposed Oil and Gas Facility is consistent with the Adams County Comprehensive Plan.

2. The proposed Oil and Gas Facility is compatible with the surrounding area, harmonious with the character of the neighborhood, and not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, welfare or the environment of the inhabitants of the area and the County.

**2-02-15 AMENDMENT TO TEXT OF THE STANDARDS AND REGULATIONS AND/OR ZONING MAP (REZONING) AND/OR COMPREHENSIVE PLAN**

**2-02-15-01 PURPOSE**

The purpose of this section is to detail the steps to follow for changing the text of these standards and regulations, or the boundaries of the zone districts shown on the Zoning Map (Rezoning), or the Comprehensive Plan.

**2-02-15-02 APPLICABILITY**

All amendments to the text of these standards and regulations and any changes to the Zoning Map or Comprehensive Plan must be processed in accordance with this section. Only the Board of County Commissioners may, after recommendation of the Planning Commission, adopt a resolution amending the text of these standards and regulations, or the Zoning Map, or the Comprehensive Plan.

**2-02-15-03 WHO CAN INITIATE A TEXT, ZONING MAP, OR COMPREHENSIVE PLAN AMENDMENT**

**2-02-15-03-01 AMENDMENT TO ZONING MAP (REZONING)**

An amendment to the Zoning Map may be proposed, without limitation, by the Planning Commission, the Board of County Commissioners, or the owner(s) of the property to be rezoned.

In addition, a municipality, airport authority, or other owner or operator of an aviation facility available for public use may propose an amendment to the Zoning Map to establish or amend an Aviation Zone or Influence Area Overlay District for the area including area surrounding an aviation facility.



**2-02-15-03-02      *AMENDMENT TO COMPREHENSIVE PLAN***

An amendment to the Comprehensive Plan may be proposed, without limitation, by the Planning Commission, the Board of County Commissioners, the Director of Community and Economic Development or the owner(s) of the property to be amended on the plan.

**2-02-15-03-03      *TEXT AMENDMENT***

An amendment to the text of these standards and regulations may be proposed by the Planning Commission, Board of County Commissioners, the Director of Community and Economic Development, the Director of Public Works,\* any owner or person having an interest in land located within the unincorporated area of the County, or any resident of the County.

The applicant has the burden of proof to demonstrate a text or a Zoning Map amendment fully complies with these standards and regulations and meets the criteria for approval.

**\*Adopted by the BOCC on June 27, 2011.**

**2-02-15-04      *TEXT, ZONING MAP, AND COMPREHENSIVE PLAN AMENDMENT REVIEW PROCEDURES***

An amendment to the text of these standards and regulations, an amendment to the Zoning Map, or an amendment to the Comprehensive Plan may be approved by the Board of County Commissioners by resolution. Any proposed amendment shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the amendment and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the amendment based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the amendment's compliance with the criteria for approval. In the case of a Comprehensive Plan amendment, the Planning Commission shall make a decision on the amendment and the matter will be referred to the Board of County Commissioners to ratify the decision at a public hearing.

2-02-15-05 **TEXT, ZONING MAP, AND COMPREHENSIVE PLAN AMENDMENT  
REVIEW STEPS**

The processing of a proposed text, Zoning Map, or Comprehensive Plan amendment shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of Community and Economic Development, or in the case of Comprehensive Plan Amendment the Director of Community and Economic Development, determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for amendment of the text of these standards and regulations and/or to the Zoning Map as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least fifty (50) days prior to the first unfilled Planning Commission public hearing agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice:
  - a. Text Amendments: Partially applicable. Publication in the official County newspaper is required. Written notice and posting are not required.
  - b. Zoning Map Amendments (Rezoning): Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before both the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners in approving a Zoning Map amendment may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Applicable.

**2-02-15-06 CRITERIA FOR APPROVAL****2-02-15-06-01 TEXT AMENDMENTS**

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a text amendment, shall find:

1. The text amendment is consistent with the Adams County Comprehensive Plan.
2. The text amendment is consistent with the purposes of these standards and regulations.
3. The text amendment will not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general.

**2-02-15-06-02 ZONING MAP AMENDMENTS (REZONING)**

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a Zoning Map amendment, shall find:

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
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.

**2-02-15-06-03 COMPREHENSIVE PLAN AMENDMENTS**

The Planning Commission, in making their decision, and the Board of County Commissioners in ratifying a Comprehensive Plan amendment, shall find:

1. The Comprehensive Plan amendment is consistent with the goals and policies of the Adams County Comprehensive Plan.
2. The Comprehensive Plan amendment is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
3. The Comprehensive Plan amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.

**2-02-15-07 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic shall make the approved changes to the Official County Zoning Maps, Comprehensive Plan, or text of these standards and regulations.

**2-02-16 EXEMPTION**

**2-02-16-01 PURPOSE**

The purpose of this section is to establish criteria and detail the steps whereby the Board of County Commissioners may grant exemptions from the definitions of the terms “subdivision” and “subdivided land” for any division of land if the Board determines that such a division is not within the purpose of Article 28, Title 30 of the Colorado Revised Statutes.

**2-02-16-02 APPLICABILITY**

An exemption approval is required to obtain a release from the requirements of platting by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations.

**2-02-16-03 WHO CAN INITIATE A SUBDIVISION EXEMPTION**

A Subdivision Exemption may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be divided.

The applicant has the burden of proof to demonstrate the Subdivision Exemption fully complies with these standards and regulations, and meets the criteria for approval.

**2-02-16-04 SUBDIVISION EXEMPTION REVIEW PROCEDURES**

A Subdivision Exemption shall be approved by the Board of County Commissioners by resolution. Any Subdivision Exemption shall be processed through a public meeting before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the Subdivision Exemption based on consideration of the staff report, the evidence from the public meeting, and the Subdivision Exemption’s compliance with the criteria for approval.

The processing of a Subdivision Exemption shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a Subdivision Exemption as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least thirty (30) days prior to the first unfilled Board of County Commissioners public meeting agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. No notification of the adjacent property owners is required.
5. Staff Report: Applicable. No notification of referral agencies is required.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of County Commissioners. The Board of County Commissioners may take testimony from the public at the public meeting.
8. Standards: Applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Applicable.

#### **2-02-16-05 CRITERIA FOR APPROVAL**

The Board of County Commissioners, in approving a Subdivision Exemption, shall find:

1. The Subdivision Exemption is consistent with and conforms to these standards and regulations.
2. The Subdivision Exemption is a division of land determined not to be within the purpose of Article 28, Title 30 of the Colorado Revised Statutes and is consistent with one (1) of the following criteria:
  - a. Boundary line adjustments where no additional parcels are created (unplatted land only).
  - b. Exemptions creating additional parcels shall be permitted for parcels with more than one (1) principal residence provided all of the following criteria are met:
    - (1) Each residence was constructed in conformance with the applicable County regulations in effect at the time the residence

- was constructed, and provided the structures were not previously considered uninhabitable or accessory to a principal residence (e.g., a guest house, resort or seasonal cabins used in conjunction with a lodge operation or housing for tenant labor);
- (2) Each residence shall have a documented history of continuous use as a single-family dwelling; and
  - (3) Legal and physical access shall be provided to all parcels by public right-of-way or recorded easement, acceptable to the Adams County Director of Public Works in compliance with the Adams County Engineering Design and Construction Standards.
- c. Other divisions of land affected by a deed recorded in the Office of the Adams County Clerk and Recorder that the Board of County Commissioners determines is not within the purposes of this resolution. If it is determined the applicant is using the exemption process to circumvent the subdivision regulations, the applicant shall be required to comply with the applicable sections of this resolution.
  - d. The property which is the subject of the Exemption may not be within any recorded subdivision plat.
  - e. The property which is the subject of the Exemption may not be zoned for commercial or industrial uses.

**2-02-16-06 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall cause to have filed in the Office of the Adams County Clerk and Recorder the deeds, plan exhibit, required easements and maintenance agreements and a copy of the Board of County Commissioners' Resolution granting approval.

**2-02-16-07 LAPSE OF APPROVAL**

The Subdivision Exemption approval shall lapse one (1) year from the date of approval if the required deeds and other supporting materials are not submitted.

**2-02-16-08 EXTENSION OF APPROVAL**

A ninety (90)-day extension of the Subdivision Exemption approval may be granted by the Planning Commission. 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 date the Subdivision Exemption approval would lapse. A progress report and revised

schedule shall be submitted with the request for extension. An extension may only be granted if the Planning Commission finds:

1. The applicant has maintained a continuous good faith effort in preparing the Subdivision Exemption submittals including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

A Subdivision Exemption shall be limited to one ninety (90)-day extension.

## **2-02-17 WAIVER FROM SUBDIVISION DESIGN STANDARDS\***

Adopted by the BoCC on January 28, 2013

### **2-02-17-01 PURPOSE**

The purpose of this section is to establish criteria and detail the steps whereby the Board of County Commissioners may grant waivers from subdivision design and improvement standards.

### **2-02-17-02 APPLICABILITY**

A waiver is required to obtain a release from the requirements of subdivision design by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations.

### **2-02-17-03 WHO CAN INITIATE A WAIVER**

A waiver may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be divided.

The applicant has the burden of proof to demonstrate that the waiver meets the criteria for approval.

### **2-02-17-04 WAIVER REVIEW PROCEDURES**

A waiver shall be approved by the Board of County Commissioners by resolution. Any waiver shall be processed through a public meeting before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the waiver based on consideration of

the staff report, the evidence from the public meeting, and the waiver's compliance with the criteria for approval.

The processing of a waiver shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a waiver as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least thirty (30) days prior to the first unfilled Board of County Commissioners public meeting agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. No notification of the adjacent property owners is required.
5. Staff Report: Applicable. No notification of referral agencies is required.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of County Commissioners. Any requested waiver shall be reviewed and acted upon by the Board of County Commissioners prior to scheduling a final development plan (plat) hearing. The Board of County Commissioners may take testimony from the public at the public meeting.
8. Standards: Applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Applicable.

**2-02-17-05 CRITERIA FOR APPROVAL**

The Board of County Commissioners, in approving a waiver, shall find:

1. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations
2. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
3. The waiver does not have the effect of nullifying the purpose of these standards and regulations.



**2-02-17-06 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall cause to have filed in the Office of the Adams County Clerk and Recorder a copy of the Board of County Commissioners' Resolution granting approval.

**2-02-17-07 LAPSE OF APPROVAL**

The waiver approval shall lapse two (2) years from the date of approval if the final plat application is not submitted.

**2-02-17-08 EXTENSION OF APPROVAL**

A ninety (90)-day extension of the waiver approval may be granted by the Planning Commission. 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 date the waiver approval would lapse. A progress report and revised schedule shall be submitted with the request for extension. An extension may only be granted if the Planning Commission finds:

1. The applicant has maintained a continuous good faith effort in preparing the final plat submittals including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

A Waiver shall be limited to one ninety (90)-day extension.

**2-02-18 PLAT CORRECTION; REPLAT OF LOT, EASEMENT OR BUILDING ENVELOPE; VACATION OF RECORDED PLAT, RIGHT-OF-WAY OR EASEMENT; OR REPLAT OF SUBDIVISION****2-02-18-01 PURPOSE**

The purpose of this section is to detail the steps for obtaining approval to correct a plat; replat a lot, easement or building envelope; vacate a recorded plat, right-of-way or easement; or replat a subdivision. The process is designed to ensure the intent of the original subdivision is not substantially altered.

The process varies according to the nature or the proposed amendment based on, but not limited to, the following: degree of change, design, size, impact to public facilities, services, roads, and overall impacts. The Director of Community and Economic Development has the discretionary authority to modify the application procedures upon the determination adequate public notice and input on the replat or vacation can be attained through a modified process and the modified process will not substantially impair the intent and purpose of these standards and regulations.

## **2-02-18-02 PLAT CORRECTION**

### **2-02-18-02-01 PURPOSE**

The purpose of this section is to detail the steps for making changes to recorded plats, due to errors and omissions, i.e. dimensions, road names and plat notes.

### **2-02-18-02-02 APPLICABILITY**

An approved plat correction certificate shall be required to effect any change to a recorded subdivision plat.

### **2-02-18-02-03 WHO CAN INITIATE A PLAT CORRECTION**

A plat correction may be proposed by, without limitation, the owner(s) of, or person having an interest in the subdivided property.

### **2-02-18-02-04 PLAT CORRECTION REVIEW PROCEDURES**

A plat correction shall be approved by the Director of Community and Economic Development. Plat corrections shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of Community and Economic Development shall approve or deny the plat correction and shall forward a written administrative analysis concerning the decision and a copy of the plat correction certificate to the applicant and Office of the Adams County Clerk and Recorder. The Director of Community and Economic Development decision shall be based on the criteria for approval.

The processing of a plat correction shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.

3. Development Application Submittal: All items or documents required for a plat correction as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. No notice to adjacent property owners is required. However, when the plat correction involves a road name change, the applicant shall notify all affected property owners by certified mail, return receipt requested at least ten (10) days prior to application submittal. The return receipts shall be submitted to the Director of Community and Economic Development as part of the application submittals.
5. Staff Report: Applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable. The Director of Community and Economic Development in approving a plat correction shall find the plat correction certificate meets the criteria for approval. Upon approval, the plat correction certificate shall be signed by the Director of Community and Economic Development and recorded in the Office of the Adams County Clerk and Recorder.
9. Conditions of Approval: Not applicable.
10. Amendments: Not applicable.

2-02-18-02-05

**CRITERIA FOR APPROVAL**

The Director of Community and Economic Development, in approving a plat correction, shall find:

1. The correction complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The correction is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.

**2-02-18-02-06      *ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon approval, the Director of Community and Economic shall sign the plat correction certificate and cause it to be recorded in the Office of the Adams County Clerk and Recorder.

**2-02-18-02-07      *APPEAL***

A denial of a plat correction may be appealed to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of Community and Economic Development within thirty (30) days of the denial.

**2-02-18-03      *LOT LINE VACATION***

**2-02-18-03-01      *PURPOSE***

The purpose of this section is to detail the steps for vacating a lot line, i.e. the combination of two (2) or more lots into one (1) lot.

**2-02-18-03-02      *APPLICABILITY***

An approved vacation map, vacation approval certificate, and correction deed shall be required to vacate any lot line on a recorded subdivision plat.

**2-02-18-03-03      *WHO CAN INITIATE A LOT LINE VACATION***

A lot line vacation may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected property.

**2-02-18-03-04      *LOT LINE VACATION REVIEW PROCEDURES***

A lot line vacation shall be approved by the Director of Community and Economic Development. Lot line vacations shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of Community and Economic Development shall approve or deny the lot line vacation and shall forward a written administrative analysis concerning the decision and a copy of the vacation map, vacation approval certificate, and correction deed, to the applicant and Office of the Adams County Clerk and Recorder. The Director of Community and Economic Development's decision shall be based on the criteria for approval.

The processing of a lot line vacation shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a lot line vacation as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. No notice to adjacent property owners is required.
5. Staff Report: Applicable. Referral agencies shall not be notified except all Special Districts and easement holders shall be notified to review the lot line vacation.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable. The Director of Community and Economic Development in approving a lot line vacation shall find the vacation map, vacation approval certificate, and correction deed meets the criteria for approval. Upon approval, the vacation approval certificate shall be signed by the Director of Community and Economic Development and the vacation map, vacation approval certificate, and correction deed shall be recorded in the Office of the Adams County Clerk and Recorder.
9. Conditions of Approval: Not applicable.
10. Amendments: Not applicable.

2-02-18-03-05

**CRITERIA FOR APPROVAL**

The Director of Community and Economic Development, in approving a lot line vacation, shall find:

1. The vacation complies with these standards and regulations and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The vacation is in keeping with the purpose and intent of the subdivision regulations.

4. The approval will not adversely affect the public health, safety, and welfare.

**2-02-18-03-06      *ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon approval, the Director of Community and Economic Development shall sign the vacation approval certificate and cause the vacation map, vacation approval certificate, and correction deed to be recorded in the Office of the Adams County Clerk and Recorder.

**2-02-18-03-07      *APPEAL***

A denial of a lot line vacation may be appealed to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of Community and Economic Development within thirty (30) days of the denial.

**2-02-18-04      *LOT LINE/BUILDING ENVELOPE ADJUSTMENT***

**2-02-18-04-01      *PURPOSE***

The purpose of this section is to detail the steps for a realignment of a lot line or building envelope, or replatting of several lots (e.g., three (3) lots into two (2)), in which the original subdivision is not substantially modified and additional lots are not created. However, tracts may be created provided the intended use of the tract(s) does not include a structure.

**2-02-18-04-02      *APPLICABILITY***

An approved lot line/building envelope adjustment map, lot line/building envelope adjustment approval certificate, and correction deeds shall be required to realign any lot lines or adjust a building envelope on a recorded subdivision plat.

**2-02-18-04-03      *WHO CAN INITIATE A LOT LINE/BUILDING ENVELOPE ADJUSTMENT***

A lot line/building envelope adjustment may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected property.

2-02-18-04-04

**LOT LINE/BUILDING ENVELOPE ADJUSTMENT REVIEW PROCEDURES**

A lot line/building envelope adjustment shall be approved by the Director of Community and Economic Development. Lot line/building envelope adjustments shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of Community and Economic Development shall approve or deny the lot line/building envelope adjustment and shall forward a written administrative analysis concerning the decision and a copy of the lot line/building envelope adjustment map, lot line/building envelope adjustment approval certificate, and correction deeds, to the applicant and the Office of the Adams County Clerk and Recorder. The Director of Community and Economic Development's decision shall be based on the criteria for approval.

The processing of a lot line/building envelope adjustment shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a lot line/building envelope adjustment as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. Notice to adjacent property owners is only required when a change in the building envelope is proposed.
5. Staff Report: Applicable. Referral agencies shall not be notified except all Special Districts and easement holders shall be notified to review the lot line vacation.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable. The Director of Community and Economic Development in approving a lot line/building envelope adjustment shall find the lot line/building envelope adjustment map, lot line/building envelope adjustment approval certificate, and correction deeds meet the criteria for approval. Upon approval, the lot line/building envelope adjustment approval certificate shall be signed by the Director of Community and Economic Development and the lot line/building envelope adjustment map, lot line/building envelope adjustment approval certificate, and correction deeds shall be recorded in the Office of the Adams County Clerk and Recorder.

9. Conditions of Approval: Not applicable.
10. Amendments: Not applicable.

**2-02-18-04-05      *CRITERIA FOR APPROVAL***

The Director of Community and Economic Development, in approving a lot line/building envelope adjustment, shall find:

1. The lot line/building envelope adjustment complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The lot line/building envelope adjustment is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.

**2-02-18-04-06      *ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon approval, the Director of Community and Economic Development shall sign the lot line/building envelope adjustment approval certificate and cause the lot line/building envelope adjustment map, lot line/building envelope adjustment approval certificate, and correction deeds to be recorded in the Office of the Adams County Clerk and Recorder.

**2-02-18-04-07      *APPEAL***

A denial of a lot line/building envelope adjustment may be appealed to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of Community and Economic Development within thirty (30) days of the denial.



**2-02-18-05 SUBDIVISION REPLAT****2-02-18-05-01 PURPOSE**

The purpose of this section is to detail the steps for replatting a subdivision or several lots, in which the original subdivision is substantially modified and/or additional lots are created.

**2-02-18-05-02 APPLICABILITY**

An approved subdivision plat shall be required to substantially alter an existing recorded subdivision plat.

**2-02-18-05-03 WHO CAN INITIATE A SUBDIVISION REPLAT**

A subdivision replat may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected properties.

**2-02-18-05-04 SUBDIVISION REPLAT REVIEW PROCEDURES**

A subdivision replat shall be approved by the Board of County Commissioners. The Director of Community and Economic Development shall determine whether the proposed subdivision replat is substantial or insubstantial based upon, but not limited to, the following factors: design, size, public concern, public facilities, services, access, and transportation network. If the Director determines the subdivision replat is insubstantial, the subdivision replat shall be processed as a minor subdivision. If the Director of Community and Economic Development determines the replat is substantial, the subdivision replat shall be processed as a major subdivision.

**2-02-18-05-05 CRITERIA FOR APPROVAL**

The Director of Community and Economic Development, in approving the sketch plan in the case where a replat is processed as a minor subdivision, the Planning Commission, in making their recommendation in the case where a replat is processed as a major subdivision, and the Board of County Commissioners, in approving a replat, shall find:

1. The subdivision replat complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The subdivision replat is in keeping with the purpose and intent of the subdivision regulations.

4. The approval will not adversely affect the public health, safety, and welfare.

**2-02-18-05-06      *ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall cause to have filed in the Office of the Adams County Clerk and Recorder the replat of the subdivision, correction deeds and any subdivision improvements agreement.

**2-02-18-06      *PLAT VACATION-NO PUBLIC INFRASTRUCTURE OR DEDICATION***

**2-02-18-06-01      *PURPOSE***

The purpose of this section is to detail the steps for vacation of a subdivision plat that has no public infrastructure or dedication.

**2-02-18-06-02      *APPLICABILITY***

An approved vacation certificate shall be required to vacate any recorded subdivision plat.

**2-02-18-06-03      *WHO CAN INITIATE A PLAT VACATION***

A plat vacation may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected property.

**2-02-18-06-04      *PLAT VACATION REVIEW PROCEDURES***

A plat vacation shall be approved by the Director of Community and Economic Development. Plat vacations shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of Community and Economic Development shall approve or deny the plat vacation and shall forward a written administrative analysis concerning the decision and a copy of the plat vacation certificate, and correction deeds, to the applicant and the Office of the Adams County Clerk and Recorder. The Director of Community and Economic Development's decision shall be based on the criteria for approval.

The processing of a plat vacation shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a plat vacation as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid. No notification of adjacent property owners shall be required.
5. Staff Report: Applicable. No notification of referral agencies shall be required.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable. The Director of Community and Economic Development in approving a plat vacation shall find the plat vacation certificate, and correction deeds meet the criteria for approval. Upon approval, the plat vacation certificate shall be signed by the Director of Community and Economic Development and recorded in the Office of the Adams County Clerk and Recorder.
9. Conditions of Approval: Not applicable.
10. Amendments: Not applicable.

2-02-18-06-05

***CRITERIA FOR APPROVAL***

The Director of Community and Economic, in approving a plat vacation, shall find:

1. The plat vacation complies with these standards and regulations, and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The plat vacation is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.

**2-02-18-06-06      *ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon approval, the Director of Community and Economic Development shall sign the plat vacation certificate, and record the plat vacation certificate and correction deeds with the Office of the Adams County Clerk and Recorder.

**2-02-18-06-07      *APPEAL***

A denial of a plat vacation may be appealed to the Board of County Commissioners at a regular business meeting when a request for appeal is submitted, in writing, to the Director of Community and Economic Development within thirty (30) days of the denial.

**2-02-18-07      *PLAT VACATION- PUBLIC INFRASTRUCTURE OR DEDICATION***

**2-02-18-07-01      *PURPOSE***

The purpose of this section is to detail the steps for vacation of a subdivision plat that has associated public infrastructure or dedication.

**2-02-18-07-02      *APPLICABILITY***

An approved vacation resolution and vacation map shall be required to vacate any recorded subdivision plat that has associated public infrastructure or dedication.

**2-02-18-07-03      *WHO CAN INITIATE A PLAT VACATION***

A plat vacation may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected property.

**2-02-18-07-04      *PLAT VACATION REVIEW PROCEDURES***

A plat vacation shall be approved by the Board of County Commissioners. Plat vacations shall be processed through a public hearing before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the plat vacation based on consideration of the staff report, the evidence from the public hearing, and the plat vacation's compliance with the criteria for approval.

The processing of a plat vacation shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.

2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a plat vacation as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A hearing shall be held before the Board of County Commissioners only.
8. Standards: Applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Not applicable.

2-02-18-07-05

**CRITERIA FOR APPROVAL**

The Board of County Commissioners, in approving a plat vacation, shall find:

1. The plat vacation complies with these standards and regulations and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The plat vacation is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.

2-02-18-07-06

**ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic development shall cause the vacation resolution, vacation map, and correction deeds to be recorded in the Office of the Adams County Clerk and Recorder.

2-02-18-08      **ROADWAY VACATION**

2-02-18-08-01      **PURPOSE**

The purpose of this section is to detail the steps for vacation of roadways, which include any public street, alley, lane, parkway, avenue, road, trail, or other public way designated or dedicated on a plat, conveyed by deed or recorded easement, or acquired by prescriptive use, whether or not it has ever been used as such. A street or road, established as part of a subdivision, but never constructed or used as such, may be vacated and replatted through the replat process.

2-02-18-08-02      **APPLICABILITY**

Any roadway dedicated to the County or public, may only be vacated through the following procedures, which have been adopted in accordance with C.R.S. §§43-2-101, *et seq.*

2-02-18-08-03      **WHO CAN INITIATE A ROADWAY VACATION**

A roadway vacation may be proposed by, without limitation, the owner(s) of, or person having an interest in the affected property or the Board of County Commissioners.

2-02-18-08-04      **ROADWAY VACATION REVIEW PROCEDURES**

A roadway vacation shall be approved by the Board of County Commissioners. Roadway vacations shall be processed through a public hearing before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the roadway vacation based on consideration of the staff report, the evidence from the public hearing, and the roadway vacation's compliance with the criteria for approval.

The processing of a roadway vacation shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of Community and Economic Development determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for a roadway vacation as described in the application submittal

requirements shall be submitted to the Director of Community and Economic Development.

4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable. At least fourteen (14) days prior to the Board of County Commissioners hearing, a notice shall be mailed by first-class mail to the last known address of each abutting property owner.
7. Public Hearing: Applicable. A hearing shall be held before the Board of County Commissioners only.
8. Standards: Applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Not applicable.

2-02-18-08-05

***CRITERIA FOR APPROVAL***

The Board of County Commissioners, in approving a roadway vacation, shall find:

1. The roadway vacation complies with these standards and regulations and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.
5. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.
6. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.

2-02-18-08-06

***ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall cause the vacation resolution, vacation/replat map, and correction deeds to be recorded in the Office of the Adams County Clerk and Recorder.

## 2-02-19 SUBDIVISION, MAJOR

### 2-02-19-01 PURPOSE

The purpose of this section is to detail the steps for obtaining approval to develop a major subdivision. All major subdivisions are required to obtain two (2) approvals prior to development of a site.

The first approval required is an approval of the preliminary plat. The preliminary plat provides an in-depth analysis of the proposed subdivision, including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses.

The second approval required is an approval of the final plat. The final plat provides a review of all final engineering plans, subdivision improvements agreements, and other legal requirements.

For more complicated subdivision proposals, the sketch plan approval may be obtained prior to submission of an application for preliminary plat. The sketch plan is a conceptual plan analysis of the feasibility of the subdivision including conceptual design, ability to obtain water/sanitation, location of geologic hazards, identification of environmentally sensitive areas, sources of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, and conformance with zoning, design standards, and the Adams County Comprehensive Plan.

Each process involves the submittal of an application, an application fee, required plans and reports, referrals of the proposal to other agencies, staff analysis and meetings with staff or public hearings/meetings. Each successive application builds on the previously approved application by providing additional details and by meeting additional restrictions and standards. This progression relieves the applicant from major and potentially unnecessary expenses in situations that may require a redesign and therefore, a revision of expensive engineering or planning reports. Approval at any step in the process does not ensure approval at the next step.

The sketch plan shall be reviewed by the Director of Community and Economic Development and Director of Public Works with written staff analysis provided, prior to submittal of the preliminary plat. The preliminary plat shall be reviewed by the Planning Commission and the Board of County Commissioners at a public hearing. The final plat shall be reviewed by the Board of County Commissioners at a public meeting. The final plat may not be submitted prior to the preliminary plat approval.



**2-02-19-02 SKETCH PLAN****2-02-19-02-01 PURPOSE**

The purpose of this section is to detail the steps for examining the feasibility of a subdivision of land including the review of conceptual design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas, sources of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, and conformance with zoning, design standards, and the Adams County Comprehensive Plan. Approval of a sketch plan does not establish a vested right to develop property in accordance with the plan.

**2-02-19-02-02 APPLICABILITY**

A sketch plan approval is optional for all major subdivisions.

**2-02-19-02-03 WHO CAN INITIATE A SKETCH PLAN**

A sketch plan may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided.

The applicant has the burden of proof to demonstrate the sketch plan fully complies with these standards and regulations and meets the criteria for approval.

**2-02-19-02-04 SKETCH PLAN REVIEW PROCEDURES**

A sketch plan shall be approved by the Director of Community and Economic Development. Sketch plans shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of Community and Economic Development shall approve, approve with conditions, or deny the sketch plan and shall forward a written administrative analysis concerning the decision and application to the applicant. The Director of Community and Economic Development's decision shall be based on the criteria for approval.

The processing of a sketch plan shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Applicable, unless the Director of Community and Economic Development determines the development proposal may not have significant neighborhood impacts.

3. Development Application Submittal: All items or documents required for a sketch plan as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Director of Community and Economic Development in approving a sketch plan may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Not applicable.

2-02-19-02-05

***CRITERIA FOR APPROVAL***

The Director of Community and Economic Development, in approving a sketch plan, shall find:

1. The sketch plan is consistent with the Adams County Comprehensive Plan and any applicable area plan.
2. The sketch plan is consistent with the purpose of these standards and regulations.
3. The sketch plan is in conformance with the subdivision design standards.
4. The applicant has provided reasonable 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 reasonable evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
6. The applicant has provided reasonable 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 reasonable evidence showing adequate drainage improvements can be provided.
8. Significant cultural, archaeological, natural/historical resources and unique landforms will be reasonably protected in accordance with resources inventory provisions of these standards and regulations.
9. Necessary services, including fire/police protection, schools, recreation, utilities, open space and transportation system, appear to be available to serve the proposed subdivision.
10. The sketch plan appears to be 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.

**2-02-19-02-06      *ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon approval, the Director of Community and Economic Development shall file a copy of the approved sketch plan in the offices of the Department of Community and Economic Development.

**2-02-19-02-07      *LAPSE OF APPROVAL***

The sketch plan approval shall lapse one (1) year from the date of approval if a preliminary plat is not submitted.

**2-02-19-02-08      *EXTENSION OF APPROVAL***

A sketch plan approval may not be extended.

**2-02-19-03      *PRELIMINARY PLAT***

**2-02-19-03-01      *PURPOSE***

The purpose of this section is to detail the steps for an in-depth analysis of the proposed subdivision including a refinement of the design considering the geologic hazards, environmentally sensitive areas, source of required services, vehicular/pedestrian circulation, and the relationship to surrounding land uses. Approval of a preliminary plat establishes a vested right to develop property in accordance with the plat.

**2-02-19-03-02      *APPLICABILITY***

A preliminary plat shall be required for any property intended for subdivision. A preliminary plat shall be approved prior to filing an application for final plat.

**2-02-19-03-03      *WHO CAN INITIATE A PRELIMINARY PLAT***

A preliminary plat may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided.

The applicant has the burden of proof to demonstrate the preliminary plat fully complies with these standards and regulations and meets the criteria for approval.

**2-02-19-03-04      *PRELIMINARY PLAT REVIEW PROCEDURES***

A preliminary plat shall be approved by the Board of County Commissioners. Any preliminary plat shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the preliminary plat and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the preliminary plat based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the preliminary plat's compliance with the criteria for approval.

The processing of a preliminary plat shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Applicable, unless the Director of Community and Economic Development determines the development proposal may not have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for a preliminary plat as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least fifty (50) days prior to the first unfilled Planning Commission public hearing agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.

5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of County Commissioners in approving a preliminary plat may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Applicable.

2-02-19-03-05

**CRITERIA FOR APPROVAL**

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a preliminary plat, shall find:

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.

2-02-19-03-06

***ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT***

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall file a copy of the approved preliminary plat in the Community and Economic Development Department.

2-02-19-03-07

***LAPSE OF APPROVAL***

The preliminary plat approval shall lapse two (2) years from the date of approval if a final plat is not submitted.

**2-02-19-03-08      *EXTENSION OF APPROVAL***

A ninety (90)-day extension of the preliminary plat approval may be granted by the Planning Commission. 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 date the preliminary plat would lapse. A progress report and revised schedule shall be submitted with the request for extension. An extension may only be granted if the Planning Commission finds:

1. The applicant has maintained a continuous good faith effort in preparing a final development plan including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

A preliminary plat shall be limited to one ninety (90)-day extension.

**2-02-19-04      *FINAL PLAT*****2-02-19-04-01      *PURPOSE***

The purpose of this section is to detail the steps and requirements for a review of all final engineering plans, subdivision improvements agreements, and other legal requirements for platting a major subdivision. Approval of a final plat establishes a vested right to develop property in accordance with the plan.

**2-02-19-04-02      *APPLICABILITY***

A final plat shall be required for any property intended to be subdivided.

**2-02-19-04-03      *WHO CAN INITIATE A FINAL PLAT***

A final plat may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided. A final plat may only be submitted if a preliminary plat for the subject property has been approved. The final plat shall conform to the preliminary plat.

The applicant has the burden of proof to demonstrate the final plat fully complies with these standards and regulations and meets the criteria for approval.

2-02-19-04-04 **FINAL PLAT REVIEW PROCEDURES**

A final plat shall be approved by the Board of County Commissioners by resolution. Any final plat shall be processed through a public meeting before the Board of County Commissioners (See Steps 1 through 10 below). The Board of County Commissioners shall then approve or deny the final plat based on its consideration of the staff report, the evidence from the public meeting, and the final plat's compliance with the criteria for approval.

The processing of a final plat shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Not applicable.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a final plat as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least thirty (30) days prior to the first unfilled Board of County Commissioners public meeting agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Not applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of County Commissioners. This item would be listed on the consent calendar. However, the Board of County Commissioners may take testimony from the public at the public hearing.
8. Standards: Applicable.
9. Conditions of Approval: Applicable.
10. Amendments: Applicable.

2-02-19-04-05 **CRITERIA FOR APPROVAL**

The Board of County Commissioners, in approving a final plat, shall find:

1. The final plat is consistent and conforms to the approved preliminary plat.
2. The final plat is in conformance with the subdivision design standards.
3. 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.

4. 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 the system complies with state and local laws and regulations.
5. 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.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.

**2-02-19-04-06      *ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT***

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall cause to have filed in the Office of the Adams County Clerk and Recorder the final plat and subdivision improvements agreement.

**2-02-20      SUBDIVISION, MINOR**

**2-02-20-01      PURPOSE**

The purpose of this section is to detail the steps for obtaining approval to develop a minor subdivision. A minor subdivision shall only be used to divide parcels of less than twenty (20) acres into four (4) or fewer lots. All minor subdivisions are required to obtain two (2) approvals prior to development of a site.

The first required approval is an approval of the sketch plan. The sketch plan is a conceptual plan analysis of the feasibility of the subdivision including conceptual design, ability to obtain water/sanitation, location of geologic hazards, identification of environmentally sensitive areas, sources of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, and

conformance with zoning, design standards, and the Adams County Comprehensive Plan.

The second required approval is an approval of the final plat. The final plat provides a review of all final engineering plans, subdivision improvements agreements, and other legal requirements.

An Applicant may also choose to process a minor subdivision in the same manner as a major subdivision and the process shall follow Section 2-02-16-03. Each process involves the submittal of an application, an application fee, required plans and reports, referrals of the proposal to other agencies, staff analysis and meetings with staff or public hearings/meetings. The final plat application builds on the previously approved application by providing additional details and by meeting additional restrictions and standards. This progression relieves the applicant from major and potentially unnecessary expenses in situations which may require a redesign, and, therefore, a revision of expensive engineering or planning reports. Approval at any step in the process does not ensure approval at the next step.

The sketch plan shall be reviewed by the Director of Community and Economic Development with written staff analysis provided, prior to submittal of the final plat. The final plat shall be reviewed by the Planning Commission and Board of County Commissioners at a public hearing. The final plat may not be submitted prior to obtaining a sketch plan approval.

If significant issues are identified or disclosed during the sketch plan process, including, but not limited to, public opposition, the applicant may choose to have the minor subdivision processed as a major subdivision. Where issues appear to be significant or public opposition to a subdivision is substantial, the applicant is advised that by filing a preliminary plat, the applicant may avoid the unnecessary expense in completing final engineering where final plat approval is less certain. If the applicant chooses to have the proposed minor subdivision processed as a major subdivision, the applicant shall submit a preliminary plat in conformance with the requirements of the major subdivision process.

## **2-02-20-02 SKETCH PLAN**

### **2-02-20-02-01 PURPOSE**

The purpose of this section is to detail the steps for examining the feasibility of a subdivision of land including the review of conceptual design, ability to obtain water and sanitation, location of geologic hazards, identification of environmentally sensitive areas, sources of required services, vehicular and pedestrian circulation, relationship to surrounding land uses, and conformance with zoning, design standards, and the Adams County Comprehensive Plan. Approval of a sketch plan does not establish any vested right to develop property in accordance with the plan.

**2-02-20-02-02      *APPLICABILITY***

A sketch plan approval shall be required for all minor subdivisions prior to submission of an application for final plat.

**2-02-20-02-03      *WHO CAN INITIATE A SKETCH PLAN***

A sketch plan may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided.

The applicant has the burden of proof to demonstrate the sketch plan fully complies with these standards and regulations and meets the criteria for approval.

**2-02-20-02-04      *SKETCH PLAN REVIEW PROCEDURES***

A sketch plan shall be approved by the Director of Community and Economic Development. Sketch plans shall be processed administratively (See Steps 1 through 10 below). Upon completion of a review of the submitted information, the Director of Community and Economic Development shall approve, approve with conditions, or deny the sketch plan and shall forward a written administrative analysis concerning the decision and application to the applicant. The Director of Community and Economic Development's decision shall be based on the criteria for approval.

The processing of a sketch plan shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of Community and Economic Development determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for a sketch plan as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Not applicable.
7. Public Hearing: Not applicable.
8. Standards: Applicable.

9. Conditions of Approval: Applicable. The Director of Community and Economic Development in approving a sketch plan may attach conditions necessary to implement the Adams County Comprehensive Plan and ensure compatibility with adjacent uses.
10. Amendments: Not applicable.

2-02-20-02-05

### ***CRITERIA FOR APPROVAL***

The Director of Community and Economic Development, in approving a sketch plan, shall find:

1. The sketch plan appears to be consistent with the Adams County Comprehensive Plan and any applicable area plan.
2. The sketch plan appears to be consistent with the purpose of these standards and regulations.
3. The sketch plan appears to be in conformance with the subdivision design standards.
4. The applicant has provided reasonable 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 reasonable evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
6. The applicant has provided reasonable 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 reasonable evidence adequate drainage improvements can be provided.
8. Significant cultural, archaeological, natural/historical resources and unique landforms will be reasonably protected in accordance with resource inventory provisions of these standards and regulations.
9. Necessary services, including fire/police protection, schools, recreation, utilities, open space and transportation system, appear to be available to serve the proposed subdivision.
10. The sketch plan appears to be 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.

**2-02-20-02-06      *ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon approval, the Director of Community and Economic Development shall file a copy of the approved sketch plan in the Community and Economic Development Office.

**2-02-20-02-07      *LAPSE OF APPROVAL***

The sketch plan approval shall lapse one (1) year from the date of approval if a preliminary plat is not submitted.

**2-02-20-02-08      *EXTENSION OF APPROVAL***

A sketch plan approval may not be extended.

**2-02-20-03      *FINAL PLAT***

**2-02-20-03-01      *PURPOSE***

The purpose of this section is to detail the steps and requirements for a review of all final engineering plans, subdivision improvements agreements, and other legal requirements for platting a minor subdivision. Approval of a final plat establishes a vested right to develop property in accordance with the plan.

**2-02-20-03-02      *APPLICABILITY***

A final plat shall be required for any property intended for subdivision.

**2-02-20-03-03      *WHO CAN INITIATE A FINAL PLAT***

A final plat may be proposed by, without limitation, the owner(s) of, or person having an interest in the property to be subdivided. A final plat may only be submitted if a sketch plan for the subject property has been approved. The final plat shall conform to the sketch plan.

The applicant has the burden of proof to demonstrate the final plat fully complies with these standards and regulations and meets the criteria for approval.

2-02-20-03-04 **FINAL PLAT REVIEW PROCEDURES**

A final plat shall be approved by the Board of County Commissioners by resolution. Any final plat shall be processed through a public hearing before the Planning Commission, which shall provide a recommendation to the Board of County Commissioners (See Steps 1 through 10 below). Upon completion of a hearing by the Planning Commission, the final plat and recommendation of the Planning Commission shall be forwarded to the Board of County Commissioners. The Board of County Commissioners shall, after receiving a recommendation from the Planning Commission, hold a public hearing. The Board of County Commissioners shall then approve, approve with conditions, or deny the final plat based on consideration of the staff report, the Planning Commission's recommendation and findings, the evidence from the public hearings, and the final plat's compliance with the criteria for approval.

The processing of a final plat shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Not applicable.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for a final plat as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least fifty (50) days prior to the first unfilled Planning Commission public meeting agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable.
7. Public Hearing: Applicable. A public hearing shall be held before the Planning Commission and Board of County Commissioners.
8. Standards: Applicable.
9. Conditions of Approval: Not applicable.
10. Amendments: Applicable.

2-02-20-03-05 **CRITERIA FOR APPROVAL**

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a final plat, shall find:

1. The final plat is consistent and conforms to the approved sketch plan.

2. The final plat is in conformance with the subdivision design standards.
3. 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.
4. The applicant has provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. 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.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
11. 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; and
- d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

**2-02-20-03-06      *ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL***

Upon final approval and fulfillment of all requirements of the Board of County Commissioners, the Director of Community and Economic Development shall cause to have filed in the Office of the Adams County Clerk and Recorder the final plat and subdivision improvements agreement.

**2-02-21      APPEAL FROM ADMINISTRATIVE DECISION**

**2-02-21-01      PURPOSE**

The purpose of this section is to detail the steps and requirements for appeals from decisions of administrative officials to ensure these standards and regulations are administered properly and consistently with the policies adopted by the County.

**2-02-21-02      APPLICABILITY**

All appeals from an administrative decision must be processed in accordance with this section. The Board of Adjustment shall have the authority to hear and decide appeals by any aggrieved person, where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of these standards and regulations. Only those provisions relating to the administration of these standards and regulations, the interpretation of performance and design standards, or zone district regulations and standards may be appealed to the Board of Adjustment. An alleged error in the interpretation and administration of any subdivision standards or regulations, or the administration and interpretation of any engineering design and construction standards may not be appealed to the Board of Adjustment but must be appealed to the Board of County Commissioners.



**2-02-21-03 WHO CAN INITIATE AN APPEAL**

An appeal may be initiated by, without limitation, any person aggrieved by any decision of any administrative official of the County in the enforcement of these standards and regulations.

**2-02-21-04 TIME LIMITATIONS**

All appeals must be initiated within ten (10) calendar days of the date the order, requirement, decision, or determination was made or rendered by the administrative official. The Director Community and Economic Development may waive or extend this deadline only upon finding the person filing the appeal received no actual or constructive form of notice of the order, requirement, decision, or determination being appealed. Failure to file the appeal in a timely manner shall constitute a waiver of any rights to appeal under this section.

**2-02-21-05 APPEAL REVIEW PROCEDURES**

An appeal shall be decided by the Board of Adjustment. Any appeal shall be processed through an administrative hearing before the Board of Adjustment (See Steps 1 through 10 below). The Board of Adjustment shall grant the appeal, modify the administrative decision, or deny the appeal based on consideration of the staff report, the evidence from the public hearing, and compliance with the criteria for approval.

**2-02-21-06 APPEAL REVIEW STEPS**

The processing of an appeal shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Not applicable.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: All items or documents required for an appeal as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least thirty (30) days prior to the first unfilled Board of Adjustment public hearing agenda.
4. Determination of Sufficiency: Applicable. Upon a determination of sufficiency, the appeal shall stay any proceedings in furtherance of the contested action. The Director of Community and Economic Development may certify in writing to the Board of County Commissioners that a stay poses an imminent peril to life or property or would seriously interfere with the enforcement of these standards and regulations. The Board of

County Commissioners shall review the certification and may override the stay of further proceedings.

5. Staff Report: Applicable. The administrative official whose action is being appealed shall transmit to the Director of Community and Economic Development all administrative papers, records, and other information regarding the subject being appealed within seven (7) days of being given notice of the appeal by the Director of Community and Economic Development. The Director of Community and Economic Development shall give notice in writing to the administrative official whose decision is being appealed. Copies of all written materials transmitted to the Director of Community and Economic Development shall be incorporated into the staff report.
6. Notice: Not applicable.
7. Public Hearing: Not applicable. An administrative hearing shall be held before the Board of Adjustment.
8. Standards: Applicable.
9. Conditions of Approval: Not applicable.
10. Amendments: Not applicable.

**2-02-21-07 CRITERIA FOR APPROVAL**

The Board of Adjustment, in granting an appeal or modifying an administrative decision, shall have all the powers of the administrative official from whom the appeal is taken and shall, in making its decision, find an error in the application of these standards and regulations on the part of the administrative official rendering the order, requirement, decision, or determination. The motion regarding the appeal shall state the reasons the Board of Adjustment used and the findings of fact the Board made in reaching its decision.

**2-02-21-08 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING THE GRANT OF AN APPEAL**

Upon the granting of an appeal or modification of an administrative decision by the Board of Adjustment, the Director of Community and Economic Development shall send a letter of decision to the administrative officer whose decision was overturned or modified and the appellant. The letter of decision shall describe in detail the grant of appeal approved by the Board of Adjustment.

**2-02-21-09 EFFECT OF APPROVAL**

The applicant shall be subject to all permits required by these standards and regulations. All orders, decisions, determinations, and interpretations made under those permit procedures shall be consistent with the reversal or modification granted to the appellant.

**2-02-22 FLOODPLAIN USE PERMIT VARIANCE****2-02-22-01 PURPOSE**

The purpose of this section is to detail the processing steps and requirements for a variance from the provisions of the Floodplain Overlay Zone District requirements. The variance is a means whereby the literal terms of the Floodplain Overlay Zone District standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with their application. In granting a variance, the spirit of the Floodplain Overlay Zone District standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

**2-02-22-02 APPLICABILITY**

All Floodplain Overlay Zone District variance requests must be processed in accordance with this section. Only the Board of Adjustment may approve a variance from the Floodplain Overlay Zone District standards and regulations. Variances to the Floodplain Overlay Zone District requirements shall be limited as follows:

1. Variances may be issued for the reconstruction, rehabilitation, or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places;
2. Variances shall not be issued within any designated floodway if any increase in flood levels would occur during the base flood discharge or if increases within the channel exceed those standards specified in the storm drainage design and technical criteria of these standards and regulations;\* and
3. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base level.

**2-02-22-03 WHO CAN INITIATE A VARIANCE REQUEST**

A variance may be requested by, without limitation, any owner of, or person having an interest in the affected property. The applicant has the burden of proof to demonstrate the variance meets the criteria for approval.

**2-02-22-04 VARIANCE REVIEW PROCEDURES**

A variance may be approved by the Board of Adjustment. Any request for variance shall be processed through a public hearing before the Board of Adjustment (See Steps 1 through 10 below). The Board of Adjustment shall approve, approve with conditions, or deny the variance based on consideration of the staff report, the evidence from the public hearing, and the variance's compliance with the criteria for approval.

**2-02-22-05 VARIANCE REVIEW STEPS**

The processing of a variance shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Applicable.
2. Neighborhood Meeting: Optional, unless the Director of Community and Economic Development determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for obtaining a variance as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least twenty (20) days prior to the first unfilled Board of Adjustment public hearing agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable. However, published notice is not required.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of Adjustment.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of Adjustment in approving a variance may attach any conditions necessary to ensure the variance authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and

zone district in which the subject property is located and will protect the public health and safety.

10. Amendments: Applicable.

## 2-02-22-06 CRITERIA FOR APPROVAL

The Board of Adjustment in approving a variance shall find:

1. Special physical requirements or circumstances exist which are peculiar to the land, the lot or some aspect inherent in the land causes the hardship, and are not applicable to other lands in the same district.
2. The literal interpretation of the provisions of these standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.
3. Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.
4. Because of physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the physical requirements of these standards and regulations.
5. The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.
6. The variance is the minimum necessary, considering the flood hazard, to afford relief.
7. The applicant has shown good and sufficient cause.
8. Granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, conflict with State or Federal law or regulations or conflict with existing local laws,\* regulations or ordinances. **\*Adopted by the BOCC on June 27, 2011.**
9. The Board of Adjustment has considered all technical evaluations, all relevant factors, standards specified in other sections of these standards and regulations, and:
  - a. The danger that materials may be swept onto other lands to the injury of others.
  - b. The danger to life and property due to flooding or erosion damage.
  - c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.

- d. The importance of services provided by the proposed facility to the community.
- e. The necessity of the facility to the waterfront location, where applicable.
- f. The availability of alternative locations for the proposed use that are not subject to flooding or erosion damage.
- g. The compatibility of the proposed use with the existing and anticipated development.
- h. The relationship of the proposed use to the Comprehensive Plan and floodplain management program of Adams County.
- i. The safety of access to the property in time of flood for ordinary and emergency vehicles.
- j. The expected height, velocity, duration, rate of rise, and sediment transport of the flood water and the effects of wave action as described by a registered professional engineer, if applicable, expected at the site.
- k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, telephone, water systems, streets, and bridges.

**2-02-22-07 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all conditions of the Board of Adjustment, the Director of Community and Economic Development shall file a variance decision letter with the Office of the Adams County Clerk and Recorder and the Federal Emergency Management Agency. The variance decision letter shall describe in detail the variance approved by the Board of Adjustment and include all specific conditions applied by the Board of Adjustment, and be accompanied by an official site plan and building elevations modified by the applicant to reflect the conditions of the variance.

The Director of Community and Economic Development shall also notify the applicant in writing over his or her signature that (i) the issuance of a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions as required by this section. **\*Adopted by the BOCC on June 27, 2011.**

**2-02-22-08 EFFECT OF APPROVAL**

Issuance of a variance shall be deemed to authorize only the particular variation from the Floodplain Overlay Zone District standards and regulations for which it is issued. The variance shall run with the land. The applicant shall be subject to all permits required by these standards and regulations to develop the land.

All conditions contained in the variance shall be binding upon the applicant, any successors, and assigns. The variance and its conditions shall limit and control the issuance and validity of certificates of occupancy and shall restrict and limit the construction, location, and maintenance of all land and structures within the boundaries of the property subject to the variance.

**2-02-22-09 REVERSION OF APPROVAL**

If at the expiration of one (1) year, a building permit has not been issued for the structure for which the variance was approved or the use associated with the variance has not been established, the variance shall expire and the use of the property shall be controlled by the Floodplain Overlay Zone District standards and regulations without action by the Board of Adjustment.

**2-02-22-10 EXTENSION OF APPROVAL**

An extension of the variance to allow for the application for a building permit or the establishment of the use or activity approved by the variance may be granted by the Board of Adjustment. 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. A progress report and revised schedule shall be submitted with the request for extension. An extension may be granted only if the Board of Adjustment finds:

1. The applicant has maintained a continuous good faith effort in commencing the activity including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

## 2-02-23 VARIANCE

### 2-02-23-01 PURPOSE

The purpose of this section is to detail the processing steps and requirements for a variance. The variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with their application. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

### 2-02-23-02 APPLICABILITY

All variance requests must be processed in accordance with this section. The Board of Adjustment may approve a variance from these standards and regulations. A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in these standards and regulations. The Board of Adjustment shall not have the authority to grant a variance to use of a property. In addition, the Board of Adjustment may not grant a variance from the noise and height restrictions within the Aviation Zone, the International Airport Clear Zone, or the Height and Noise Overlay Zone Districts.

### 2-02-23-03 WHO CAN INITIATE A VARIANCE REQUEST

A variance may be requested by, without limitation, any owner of, or person having an interest in the affected property. The applicant has the burden of proof to demonstrate the variance meets the criteria for approval.

### 2-02-23-04 VARIANCE REVIEW PROCEDURES

A variance may be approved by the Board of Adjustment. Any request for variance shall be processed through a public hearing before the Board of Adjustment (See Steps 1 through 10 below). The Board of Adjustment shall approve, approve with conditions, or deny the variance based on consideration of the staff report, the evidence from the public hearing, and the variance's compliance with the criteria for approval.

### 2-02-23-05 VARIANCE REVIEW STEPS

The processing of a variance shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:



1. Conceptual Review: Optional.
2. Neighborhood Meeting: Optional, unless the Director of Community and Economic Development determines the development proposal could have significant neighborhood impacts.
3. Development Application Submittal: All items or documents required for obtaining a variance as described in the development application submittal requirements shall be submitted to the Director of Community and Economic Development at least thirty (30) days prior to the first unfilled Board of Adjustment public hearing agenda.
4. Determination of Sufficiency: Applicable. No application shall be processed if any taxes due are not paid.
5. Staff Report: Applicable.
6. Notice: Applicable. However, published notice is not required.
7. Public Hearing: Applicable. A public hearing shall be held before the Board of Adjustment.
8. Standards: Applicable.
9. Conditions of Approval: Applicable. The Board of Adjustment in approving a variance may attach any conditions necessary to ensure the variance authorized shall not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone district in which the subject property is located. Conditions serving to prevent or minimize adverse impacts upon other properties in the neighborhood shall include, but not be limited to limitations on the size and location, hours of operation, requirements for landscaping and screening, lighting limitations, and access requirements.
10. Amendments: Applicable.

#### **2-02-23-06 CRITERIA FOR APPROVAL**

The Board of Adjustment in approving a variance shall consider:

1. Special physical requirements or circumstances exist which are peculiar to the land, the lot, or some aspect inherent in the land causes the hardship, and are not applicable to other lands in the same district.
2. The literal interpretation of the provisions of these standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.
3. Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.

4. Because of physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the physical requirements of these standards and regulations.
5. The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.
6. The granting of the variance will be in harmony with the general purpose and intent of these standards and regulations and with the Adams County Comprehensive Plan.
7. The granting of a variance from strict application of these standards and regulations will not cause substantial detriment to the public good or impair the intent of these standards and regulations.
8. The variance would not allow a use which (a) is not otherwise permitted in the zone district in which the property is located, (b) would result in the extension of a non-conforming use, or (c) would change the zone classification of any or all of the subject property.

**2-02-23-07 ACTION BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT FOLLOWING APPROVAL**

Upon final approval and fulfillment of all conditions of the Board of Adjustment, the Director of Community and Economic Development shall file a variance decision letter with the Office of the Adams County Clerk and Recorder. The variance decision letter shall describe in detail the variance approved by the Board of Adjustment and include all specific conditions applied by the Board of Adjustment, and be accompanied by an official site plan and building elevations modified by the applicant to reflect the conditions of the variance.

**2-02-23-08 EFFECT OF APPROVAL**

Issuance of a variance shall be deemed to authorize only the particular variation from these standards and regulations for which it is issued. The variance shall run with the land. The applicant shall be subject to all permits required by these standards and regulations to develop the land.

All conditions contained in the variance shall be binding upon the applicant, any successors and assigns. The variance and its conditions shall limit and control the issuance and validity of certificates of occupancy, and shall restrict and limit the construction, location, and maintenance of all land and structures within the boundaries of the property subject to the variance.

**2-02-23-09 REVERSION OF APPROVAL**

If at the expiration of one (1) year, a building permit has not been issued for the structure for which the variance was approved or the use associated with the variance has not been established, the variance shall expire and the use of the property shall be controlled by these standards and regulations without action by the Board of Adjustment.

**2-02-23-10 EXTENSION OF APPROVAL**

An extension of the variance to allow for the application for a building permit or the establishment of the use or activity approved by the variance may be granted by the Board of Adjustment. 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. A progress report and revised schedule shall be submitted with the request for extension. An extension may be granted only if the Board of Adjustment finds that:

1. The applicant has maintained a continuous good faith effort in commencing the activity including, but not limited to, preparing financing, securing state or federal permits, undertaking engineering and design, etc.; and
2. Conditions near the site, these standards and regulations, and the Adams County Comprehensive Plan have not changed in a way to render the original findings erroneous.

**2-02-24 CLEARING AND GRADING PERMIT****2-02-24-01 PURPOSE**

The purpose of this section is to provide processing requirements for clearing and grading permits in order to review, consider, approve, approve with modifications, or deny a request for permission to clear bush and/or vegetation, excavate or import soils, disturb land and/or, change the topography of land within unincorporated Adams County.

**2-02-24-02 APPLICABILITY**

All clearing and grading (GRD) permits must be processed in accordance with this section. A GRD permit is required if:

1. The total area of land disturbance is to be 3,000 square feet or greater, or
2. The cumulative fill and/or excavation exceeds 50-cubic yards.

A GRD permit is the mechanism to provide authorization under which land may be cleared of vegetation, excavated, receive imported soils, disturbed and/or, the topography of the land altered. In accordance with Section 5-02-02, properties that are the subject of an active Subdivision case cannot be issued a clearing and grading permit prior to the approval of the subdivision plat. Agricultural and farming activities are exempt from this requirement.

#### **2-02-24-03 WHO CAN INITIATE A CLEARING AND GRADING PERMIT**

A clearing and grading permit may be requested by, without limitation, the owner(s) of the property to which the clearing and grading work is to be performed, the owner of the utility, or any person(s) performing work within the County with legal right to perform such work. The applicant has the burden of proof to demonstrate the clearing and grading permit fully complies with these standards and regulations and meets the criteria for approval.

#### **2-02-24-04 PERMIT APPLICATION**

The applicant must submit to the County the following documentation to obtain a Clearing and Grading Permit:

1. A complete GRD Permit Application on the form prescribed by the County. The application shall be signed by a person responsible for compliance with the GRD permit throughout the duration of the permit's validity.
2. An Erosion and Sediment Control Plan (ESCP) that includes the narrative and civil Erosion Control (EC) Plan, according to Section 9-03-08 ESCP.
3. GRD Permit fee.
4. Other materials as deemed appropriate by the County to ensure compliance with this Regulation.

GRD permits are issued for a period of six (6) months, and solely for the specific applicant, scope of work, location and size of the proposed development. Any GRD permit renewal or modifications to the scope of work, location or size of the permitted area (area within the construction

boundary line where land disturbing activities are allowed to take place) must be pre-approved in writing by the County. Amendments to the permit shall be filed by the Permittee with the County on a form prescribed by the County. GRD permits will not be approved until construction plans are approved. If there is no construction activity for a period longer than 6 months then any GRD permit issued will be automatically terminated.

**2-02-24-05 PERMIT FEES**

GRD Permit fees shall be established from time to time in the annual fee schedule adopted by the Board of County Commissioners. The permit fees shall be paid at the time of submittal of the GRD Permit application. All applicable permit fees are non-refundable.

**2-02-24-06 CLEARING AND GRADING PERMIT REVIEW PROCEDURES**

A clearing and grading permit may be approved by the Director of Community and Economic Development. The processing of a clearing and grading permit shall be according to, in compliance with, and subject to the provisions contained in Steps 1 through 10 of the Common Development Review Procedures as follows:

1. Conceptual Review: Optional.
2. Neighborhood Meeting: Not applicable.
3. Development Application Submittal: Applicable. All items or documents required for a clearing and grading permit as described in the application submittal requirements shall be submitted to the Director of Community and Economic Development.
4. Determination of Sufficiency: Applicable. Notification of adjacent property owners may be required if the proposed development could have offsite impacts. No application shall be processed if any taxes due are not paid.
5. Staff Report: Not applicable.
6. Notice: Not applicable
7. Public Hearing: Not applicable. In substitution, an application for a clearing and grading permit shall be reviewed and approved, approved with modifications, or denied by the Director of Community and Economic Development based on its compliance with these standards and regulations.
8. Standards: Not applicable. In substitution, an application for clearing and grading permit shall be reviewed for compliance with these standards and regulations.

9. Conditions of Approval: Applicable. The Director of Community and Economic Development may impose any conditions determined to be necessary to assure the safety of the general public, protect the County's infrastructure, adequately accommodate the type and volume of traffic during the work, and deal with anticipated traffic volumes and road improvements.
10. Amendments: Not applicable. In substitution, an amendment to a clearing and grading permit may be authorized by the Director of Community and Economic Development provided the clearing and grading permit remains in compliance with all applicable standards and regulations.

**2-02-24-07 CRITERIA FOR APPROVAL**

The Director of Community and Economic Development in issuing a clearing and grading permit shall find:

1. The clearing and grading permit is consistent and complies with the requirements of these standards and regulations for the type of work to be performed.
2. The work to be performed will be of such a standard and condition as to prevent adverse effects to neighboring properties.
3. Adequate controls have been established to ensure compliance and safety during the course of work.
4. Adequate financial guarantees have been provided to ensure that any problems arising from the work to be performed can be reasonably remedied by the County, if necessary.

**2-02-24-08 RIGHT OF ENTRY**

Refer to Chapter 1 of these standards and regulations for the authority to enter onto private property within unincorporated Adams County for inspection purposes. Additionally, the landowner, developer, builder, or GRD Permittee must allow County staff the right-of-entry for the following:

1. To enter upon the construction project premises to investigate, within reason, any actual, suspected, or potential source of water pollution, or violation of these regulations. The investigation may include, but is not limited to, the following: sampling of any discharge or process waters, the taking of photographs, interviewing associated personnel on alleged violations, and access to any and all facilities or areas within the project premises

that may have any effect on the discharge, permit, or alleged violations.

**2-02-24-09 EFFECT OF APPROVAL**

The clearing and grading permit shall be valid for a period of six (6) months from the time such clearing and grading permit is issued unless fully and properly acted upon and completed.

**2-02-24-10 EXTENSION OF APPROVAL**

The Director of Community and Economic Development may grant extensions of up to six (6) months. In order to be eligible for an extension, the applicant shall file a request for extension with the Director of Community and Economic Development at least thirty (30) days prior to the date the clearing and grading permit would lapse, unless waived by the Director of Community and Economic Development.

**2-02-24-11 FINAL CONSTRUCTION SITE STABILIZATION**

The GRD permit shall remain active until Final Construction Site Stabilization has occurred. Final Construction Site Stabilization occurs when all ground disturbing activities are complete, and all disturbed areas have either been built on, paved over or a uniform vegetative cover has been established per conditionally accepted ESCP. Prior to GRD permit closeout, all items listed below must be completed in order for the construction site to be considered to have Final Construction Site Stabilization:

1. The site has a uniform vegetative cover with a density of at least seventy percent (70%) compared to the original undisturbed site. Vegetative cover shall be established with the approved seed mix, sod or a combination thereof.
2. If applicable, proper installation and maintenance of all approved permanent post-construction stormwater quality treatment BMPs.
3. Removal of all stockpiles of soil, construction material/debris, construction equipment, etc. from the construction site.
4. Streets, parking lots and other surrounding paved surfaces are clean and free of any sediment or debris.
5. Removal of sediment and debris within the private or adjacent public storm drainage system.

6. Restoration and stabilization of any damaged public infrastructure caused by the Permittee's construction activities.

Any acceptance of installed vegetative cover shall not be construed to relieve the property owner of the duty to warrant and maintain the installed vegetative measures as aforementioned.

#### **2-02-24-12 PERMIT CLOSEOUT NOTIFICATION**

The Permittee must contact the County to set up a Closeout Inspection. The purpose of the Closeout Inspection is to verify the site is adequately stabilized and/or covered with pavement or structures, per the County accepted plans. If the County needs to conduct more than one Closeout Inspection, an inspection fee may be assessed for each additional closeout inspection, as approved by Adams County Annual Fee Schedule adopted by the Board of County Commissioners.

#### **2-02-24-13 AUTHORITY**

Enforcement of the Adams County GRD Permit is the responsibility of the Department of Public Works. The Department of Public Works is hereby authorized to sign-off (or withhold the approval) of associated County permits (e.g. Building, Right-of-Way, Infrastructure, etc.) with a signature line once all GRD Permit conditions have been met.

The Department of Public Works is hereby authorized to sign off on the Certificate of Occupancy (C.O.) for buildings holding a GRD Permit. In order for the Department of Public Works to sign off on a C.O., the associated overall site shall be in compliance with the GRD Permit requirements. Sites that are under an enforcement action may not receive a sign off by the Department of Public Works.

#### **2-02-24-14 ENFORCEMENT POLICIES**

It is the policy of Adams County to encourage compliance with the approved GRD permit by working with the landowner, developer, builder, or GRD Permittee during construction. The County may allow the landowner, developer, builder, or GRD Permittee a reasonable amount of time to re-inspect the site to ensure necessary measures have been completed to bring a construction site into compliance prior to formal enforcement. The County considers the owner of the land the ultimate responsible party for all construction activities. It is ultimately the



responsibility of the landowner to take all necessary measures to ensure the site is in compliance with County, State and Federal statutes, regulations, ordinances and permits. The County has, to the maximum extent practicable, made its Clearing and Grading Regulations consistent with the requirements of the Adams County Stormwater Quality Permit and the State CDPS Stormwater Discharge Permit for Construction Activities. In the event of conflicting requirements, the most stringent or restrictive shall govern.

#### **2-02-24-15 VIOLATIONS**

The following items are considered, but not limited to, a violation of the Clearing and Grading Regulations and/or Clearing and Grading (GRD) Permit:

1. Conducting a permit covered activity without a County GRD Permit.
2. Failure to prepare an Erosion and Sediment Control Plan (ESCP).
3. Failure to prepare an Erosion Control (EC) Plan
4. Conducting a permit covered activity without Adams County review and conditional acceptance of the ESCP.
5. Conducting activity without a State CDPS Stormwater Discharge Permit for Construction Activities (when applicable).
6. Failure to renew the GRD Permit.
7. Deficient ESCP.
8. Failure to update the ESCP adequately to reflect current site conditions.
9. Failure to install, maintain or properly select stormwater pollution prevention Best Management Practices (BMP).
10. Failure to correct findings from Adams County Regulatory Inspections.

#### **2-02-24-16 PENALTIES**

In addition to penalties listed under Chapter 1 of these standards and regulations, the following penalties may apply to any person, landowner, developer, builder, or GRD Permittee if such person fails to adequately comply with the measures required by the ESCP, EC Plan, GRD Permit, Stormwater Quality Regulations or other written requirements by the County. The remedies listed below are not exclusive of any other remedies available under any applicable federal, state or local law, and it is within

the discretion of the County to seek alternative and/or cumulative remedies.

1. Verbal or Written Warning: Advice of non-compliance given by the County to the Permittee that indicates the Permittee is in violation with County Regulations and directing immediate resolution.
2. Notice of Violation (NOV): As defined in Chapter 1 of these standards and regulations. Additionally, the NOV shall include re-inspection dates in which the County returns to the site to ensure completion of corrective and preventative measures. Possible measures may include, but are not limited to; vacuum and jetting storm sewer structures, attending educational training, submitting standard operating procedures, posting signage, reimbursing the County for any additional inspection cost and/or spill material provided by the County, etc. When clean-up and repairs are not feasible, then alternative equivalent activities may be directed such as, but not limited to, storm drain stenciling, attendance to compliance workshops, and trash cleanup.
3. Suspension or Revocation of Permits: As defined in Chapter 1 of these standards and regulations. All fees for re-issuance of a new permit must be paid prior to re-issuance of the permit.
4. Permit Fee Increase: As established in the Annual Fee Schedule adopted by the Board of County Commissioners.
5. Certificate of Occupancy (C.O.) Withhold: As defined in Chapter 1 of these standards and regulations. In Addition, the County may withhold the Certificate of Occupancy (C.O.) sign off if the associated overall site is not in compliance with the GRD Permit requirements. Sites that are under an enforcement action will not receive a sign off by Public Works Department.
6. Cease and Desist Order: As defined in Chapter 1 of these standards and regulations.
7. Payment of additional Inspections: A person or landowner may be charged inspection fees for more than one regular follow-up regulatory inspection or any inspection triggered by a Notice of Violation as established in the Annual Fee Schedule adopted by the Board of County Commissioners.
8. Stringent Self-Inspection Frequency: Permittees may be required to conduct GRD self- inspections on a more stringent frequency if the Permittee is non-responsive after two NOV, or systematic/chronic violator.

9. Financial Surety Withdrawal: The County may, after notifying the GRD Permittee of the required maintenance and/or BMP removal, and such person's failure to perform such maintenance and/or BMP removal within ten (10) business days thereafter, enter upon the property and perform or cause to be performed the required work and assess the reasonable costs and expenses of such work against such person. At such time, as any assessment for work performed by the County has not been paid by the GRD Permittee, the County shall withdraw from the GRD Permit Financial Surety;
10. Civil/Criminal Action: As defined in Chapter 1 of these standards and regulations.

# CHAPTER 3—ZONE DISTRICT REGULATIONS

## *Table of Contents*

<b>3-01</b>	<b>GENERAL APPLICATION.....</b>	<b>1</b>
<b>3-02</b>	<b>ESTABLISHMENT OF ZONE DISTRICTS .....</b>	<b>2</b>
<b>3-03</b>	<b>ESTABLISHMENT OF OVERLAY ZONE DISTRICTS .....</b>	<b>3</b>
<b>3-04</b>	<b>INCORPORATION AND INTERPRETATION OF MAPS.....</b>	<b>4</b>
<b>3-04-01</b>	<b>Division of a Lot by a Zone District Boundary .....</b>	<b>4</b>
<b>3-04-02</b>	<b>Procedure for Obtaining a Boundary Interpretation.....</b>	<b>5</b>
<b>3-05</b>	<b>PERMITTED USES AND INTERPRETATIONS .....</b>	<b>6</b>
<b>3-05-01</b>	<b>Uses Permitted in Each Zone District or Overlay Zone District .....</b>	<b>6</b>
<b>3-05-02</b>	<b>Procedure for Obtaining an Interpretation of the Text of these Standards and Regulations .....</b>	<b>6</b>
<b>3-05-03</b>	<b>Limit of Interpretation .....</b>	<b>7</b>
<b>3-05-04</b>	<b>Relationship of Interpretation to Other Standards .....</b>	<b>7</b>
<b>3-06</b>	<b>USE CATEGORIES DEFINED .....</b>	<b>8</b>
<b>3-07</b>	<b>USE CHART AND DIMENSIONAL REQUIREMENTS.....</b>	<b>11</b>
<b>3-07-01</b>	<b>Use Chart .....</b>	<b>11</b>
<b>3-07-02</b>	<b>Summary of Dimensional Requirements .....</b>	<b>51</b>
<b>3-08</b>	<b>AGRICULTURAL-1 DISTRICT (A-1) .....</b>	<b>60</b>
<b>3-08-01</b>	<b>Purpose.....</b>	<b>60</b>
<b>3-08-02</b>	<b>Permitted Principal Uses.....</b>	<b>60</b>
<b>3-08-03</b>	<b>Permitted Accessory Uses.....</b>	<b>61</b>
<b>3-08-04</b>	<b>Permitted Conditional Uses .....</b>	<b>61</b>
<b>3-08-05</b>	<b>Permitted Special/temporary Uses .....</b>	<b>63</b>

3-08-06	Prohibited Uses.....	63
3-08-07	Area and Height Standards.....	63
3-08-08	Relationship to Design Requirements and Performance Standards...	67
3-09	AGRICULTURAL-2 DISTRICT (A-2) .....	68
3-09-01	Purpose.....	68
3-09-02	Permitted Principal Uses .....	68
3-09-03	Permitted Accessory Uses.....	69
3-09-04	Permitted Conditional Uses .....	69
3-09-05	Permitted Special/temporary Uses .....	71
3-09-06	Oil and Gas Facilities.....	71
3-09-07	Prohibited Uses.....	71
3-09-08	Area and Height Standards.....	72
3-09-09	Relationship to Design Requirements and Performance Standards...	75
3-10	AGRICULTURAL-3 DISTRICT (A-3) .....	76
3-10-01	Purpose.....	76
3-10-02	Permitted Principal Uses .....	76
3-10-03	Permitted Accessory Uses.....	77
3-10-04	Permitted Conditional Uses .....	77
3-10-05	Permitted Special/temporary Uses .....	79
3-10-06	Oil and Gas Facilities.....	80
3-10-07	Prohibited Uses.....	80
3-10-08	Area and Height Standards.....	80
3-10-09	Relationship to Design Requirements and Performance Standards...	83
3-11	RESIDENTIAL ESTATE DISTRICT (RE).....	84
3-11-01	Purpose.....	84
3-11-02	Permitted Principal Uses .....	84
3-11-03	Permitted Accessory Uses.....	85
3-11-04	Permitted Conditional Uses .....	85
3-11-05	Permitted Special/temporary Uses .....	86
3-11-06	Prohibited Uses.....	86
3-11-07	Area and Height Standards.....	86
3-11-08	Relationship to Design Requirements and Performance Standards...	90

3-12	<b>RESIDENTIAL-1-A DISTRICT (R-1-A)</b> .....	<b>91</b>
3-13	<b>RESIDENTIAL-1-C DISTRICT (R-1-C)</b> .....	<b>92</b>
3-13-01	<b>Purpose</b> .....	<b>92</b>
3-13-02	<b>Permitted Principal Uses</b> .....	<b>92</b>
3-13-03	<b>Permitted Accessory Uses</b> .....	<b>92</b>
3-13-04	<b>Permitted Conditional Uses</b> .....	<b>93</b>
3-13-05	<b>Permitted Special/temporary Uses</b> .....	<b>94</b>
3-13-06	<b>Prohibited Uses</b> .....	<b>94</b>
3-13-07	<b>Area and Height Standards</b> .....	<b>94</b>
3-13-08	<b>Relationship to Design Requirements and Performance Standards</b> ...	<b>97</b>
3-14	<b>RESIDENTIAL-2 DISTRICT (R-2)</b> .....	<b>98</b>
3-14-01	<b>Purpose</b> .....	<b>98</b>
3-14-02	<b>Permitted Principal Uses</b> .....	<b>98</b>
3-14-03	<b>Permitted Accessory Uses</b> .....	<b>98</b>
3-14-04	<b>Permitted Conditional Uses</b> .....	<b>99</b>
3-14-05	<b>Permitted Special/temporary Uses</b> .....	<b>100</b>
3-14-06	<b>Prohibited Uses</b> .....	<b>100</b>
3-14-07	<b>Area and Height Standards</b> .....	<b>100</b>
3-14-08	<b>Relationship to Design Requirements and Performance Standards</b> .	<b>104</b>
3-15	<b>RESIDENTIAL-3 DISTRICT (R-3)</b> .....	<b>105</b>
3-15-01	<b>Purpose</b> .....	<b>105</b>
3-15-02	<b>Permitted Principal Uses</b> .....	<b>105</b>
3-15-03	<b>Permitted Accessory Uses</b> .....	<b>105</b>
3-15-04	<b>Permitted Conditional Uses</b> .....	<b>106</b>
3-15-05	<b>Permitted Special/temporary Uses</b> .....	<b>107</b>
3-15-06	<b>Prohibited Uses</b> .....	<b>107</b>
3-15-07	<b>Area and Height Standards</b> .....	<b>107</b>
3-15-08	<b>Relationship to Design Requirements and Performance Standards</b> .	<b>111</b>
3-16	<b>RESIDENTIAL-4 DISTRICT (R-4)</b> .....	<b>112</b>
3-16-01	<b>Purpose</b> .....	<b>112</b>
3-16-02	<b>Permitted Principal Uses</b> .....	<b>112</b>
3-16-03	<b>Permitted Accessory Uses</b> .....	<b>112</b>

3-16-04	Permitted Conditional Uses .....	113
3-16-05	Permitted Special/temporary Uses .....	114
3-16-06	Prohibited Uses.....	114
3-16-07	Area and Height Standards.....	114
3-16-08	Relationship to Design Requirements and Performance Standards.	117
3-17	<b>MOBILE HOME DWELLING DISTRICT (MH) .....</b>	<b>119</b>
3-17-01	Purpose.....	119
3-17-02	Permitted Principal Uses .....	119
3-17-03	Permitted Accessory Uses.....	120
3-17-04	Permitted Conditional Uses .....	120
3-17-05	Permitted Special/temporary Uses .....	121
3-17-06	Prohibited Uses.....	121
3-17-07	Area and Height Standards.....	121
3-17-08	Relationship to Design Requirements and Performance Standards.	124
3-18	<b>COMMERCIAL-0 DISTRICT (C-0) .....</b>	<b>125</b>
3-18-01	Purpose.....	125
3-18-02	Permitted Principal Uses .....	125
3-18-03	Permitted Accessory Uses.....	126
3-18-04	Permitted Conditional Uses .....	126
3-18-05	Permitted Special/temporary Uses .....	128
3-18-06	Oil and Gas Facilities.....	128
3-18-07	Prohibited Uses.....	128
3-18-08	Area and Height Standards.....	128
3-18-09	Relationship to Design Requirements and Performance Standards.	130
3-19	<b>COMMERCIAL-1 DISTRICT (C-1) .....</b>	<b>131</b>
3-19-01	Purpose.....	131
3-19-02	Permitted Principal Uses .....	131
3-19-03	Permitted Accessory Uses.....	132
3-19-04	Permitted Conditional Uses .....	132
3-19-05	Permitted Special/temporary Uses .....	134
3-19-06	Oil and Gas Facilities.....	134
3-19-07	Prohibited Uses.....	134
3-19-08	Area and Height Standards.....	134

3-19-09	Relationship to Design Requirements and Performance Standards.	136
3-20	COMMERCIAL-2 DISTRICT (C-2)	137
3-20-01	Purpose	137
3-20-02	Permitted Principal Uses	137
3-20-03	Permitted Accessory Uses	138
3-20-04	Permitted Conditional Uses	138
3-20-05	Permitted Special/temporary Uses	139
3-20-06	Oil and Gas Facilities	140
3-20-07	Prohibited Uses	140
3-20-08	Area and Height Standards	140
3-20-09	Relationship to Design Requirements and Performance Standards.	142
3-21	COMMERCIAL-3 DISTRICT (C-3)	143
3-21-01	Purpose	143
3-21-02	Permitted Principal Uses	143
3-21-03	Permitted Accessory Uses	144
3-21-04	Permitted Conditional Uses	145
3-21-05	Permitted Special/temporary Uses	146
3-21-06	Oil and Gas Facilities	146
3-21-07	Prohibited Uses	146
3-21-08	Area and Height Standards	147
3-21-09	Relationship to Design Requirements and Performance Standards.	148
3-22	COMMERCIAL-4 DISTRICT (C-4)	149
3-22-01	Purpose	149
3-22-02	Permitted Principal Uses	149
3-22-03	Permitted Accessory Uses	151
3-22-04	Permitted Conditional Uses	151
3-22-05	Permitted Special/temporary Uses	152
3-22-06	Oil and Gas Facilities	152
3-22-07	Prohibited Uses	152
3-22-08	Area and Height Standards	153
3-22-09	Relationship to Design Requirements and Performance Standards.	154



3-23	COMMERCIAL-5 DISTRICT (C-5).....	155
3-23-01	Purpose.....	155
3-23-02	Permitted Principal Uses.....	155
3-23-03	Permitted Accessory Uses.....	157
3-23-04	Permitted Conditional Uses .....	157
3-23-05	Permitted Special/temporary Uses .....	158
3-23-06	Oil and Gas Facilities.....	159
3-23-07	Prohibited Uses.....	159
3-23-08	Area and Height Standards.....	159
3-23-09	Relationship to Design Requirements and Performance Standards.	160
3-24	INDUSTRIAL-1 DISTRICT (I-1) .....	161
3-24-01	Purpose.....	161
3-24-02	Permitted Principal Uses.....	161
3-24-03	Permitted Accessory Uses.....	163
3-24-04	Permitted Conditional Uses .....	164
3-24-05	Permitted Special/temporary Uses .....	165
3-24-06	Oil and Gas Facilities.....	166
3-24-07	Prohibited Uses.....	166
3-24-08	Area and Height Standards.....	166
3-24-09	Relationship to Design Requirements and Performance Standards.	167
3-25	INDUSTRIAL-2 DISTRICT (I-2) .....	168
3-25-01	Purpose.....	168
3-25-02	Permitted Principal Uses.....	168
3-25-03	Permitted Accessory Uses.....	171
3-25-04	Permitted Conditional Uses .....	171
3-25-05	Permitted Special/temporary Uses .....	172
3-25-06	Oil and Gas Facilities.....	172
3-25-07	Prohibited Uses.....	173
3-25-08	Area and Height Standards.....	173
3-25-09	Relationship to Design Requirements and Performance Standards.	174
3-26	INDUSTRIAL-3 DISTRICT (I-3) .....	175
3-26-01	Purpose.....	175
3-26-02	Permitted Principal Uses.....	175

3-26-03	Moderate Manufacturing (Excluding Creosote Manufacturing or Treatment Plant) Permitted Accessory Uses .....	177
3-26-04	Permitted Conditional Uses .....	178
3-26-05	Permitted Special/temporary Uses .....	179
3-26-06	Oil and Gas Facilities.....	179
3-26-07	Prohibited Uses.....	179
3-26-08	Area and Height Standards.....	180
3-26-09	Relationship to Design Requirements and Performance Standards.	181
3-27	<b>TRANSIT-ORIENTED DEVELOPMENT DISTRICT AND STANDARDS (TOD).....</b>	<b>182</b>
3-27-01	Purpose.....	182
3-27-02	Applicability .....	182
3-27-03	Development Application and Review .....	182
3-27-04	Permitted Uses and Structures .....	183
3-27-05	Site Development and Use Mix Standards.....	185
3-27-06	Design and Development Standards.....	189
3-28	<b>CONSERVATION DISTRICT (CO).....</b>	<b>226</b>
3-28-01	Purpose.....	226
3-28-02	Permitted Principal Uses .....	226
3-28-03	Permitted Accessory Uses.....	227
3-28-04	Permitted Conditional Uses .....	227
3-28-05	Permitted Special/temporary Uses .....	228
3-28-06	Prohibited Uses.....	228
3-28-07	Area and Height Standards.....	228
3-28-08	Relationship to Performance Standards.....	229
3-29	<b>PUBLIC LANDS, PARKS, OPEN SPACE, AND FACILITIES DISTRICT (PL) .....</b>	<b>230</b>
3-29-01	Purpose.....	230
3-29-02	Permitted Principal Uses .....	230
3-29-03	Permitted Accessory Uses.....	231
3-29-04	Permitted Conditional Uses .....	231
3-29-05	Permitted Special/temporary Uses .....	232
3-29-06	Prohibited Uses.....	232
3-29-07	Area and Height Standards.....	232

3-29-08	Relationship to Performance Standards.....	234
3-30	PLANNED UNIT DEVELOPMENT (P.U.D.).....	235
3-30-01	General Provisions.....	235
3-30-02	Minimum Requirements.....	235
3-30-03	General Site Design Standards.....	236
3-31	AVIATION (AV).....	245
3-31-01	Purpose.....	245
3-31-02	Boundaries.....	245
3-31-03	Permitted Principal Uses.....	245
3-31-04	Prohibited Uses.....	246
3-31-05	Area and Height Standards.....	246
3-31-06	Relationship to Design Requirements and Performance Standards.....	249
3-32	DENVER INTERNATIONAL AIRPORT (DIA).....	250
3-32-01	Purpose.....	250
3-32-02	Boundaries.....	250
3-32-03	Permitted Principal Uses.....	250
3-32-04	General Site Design and Performance Standards.....	251
3-33	AIRPORT HEIGHT OVERLAY (AHO).....	252
3-33-01	Purpose.....	252
3-33-02	Boundaries.....	252
3-33-03	Permitted Uses.....	252
3-33-04	General Site Design and Performance Standards.....	252
3-33-05	Relationship to Design Requirements and Performance Standards.....	254
3-34	AIRPORT INFLUENCE ZONE (AIZ).....	255
3-34-01	Purpose.....	255
3-34-02	Boundaries.....	255
3-34-03	Permitted Uses.....	255
3-34-04	Prohibited Uses.....	255
3-34-05	General Site Design and Performance Standards.....	256
3-34-06	Relationship to Design Requirements and Performance Standards.....	257

3-35	<b>AIRPORT NOISE OVERLAY (ANO)</b> .....	258
3-35-01	Purpose.....	258
3-35-02	Boundaries .....	258
3-35-03	Permitted Uses.....	258
3-35-04	Prohibited Uses.....	258
3-35-05	General Site Design and Performance Standards.....	259
3-35-06	Relationship to Design Requirements and Performance Standards.	260
3-36	<b>FLAMMABLE GAS OVERLAY (FGO)</b> .....	261
3-36-01	Purpose.....	261
3-36-02	Location and Boundaries of Known Flammable Gas Hazard Area (Solid Waste Disposal Sites) .....	261
3-36-03	Unknown Flammable Gas Hazard Areas (Solid Waste Disposal Sites) .....	263
3-36-04	Referrals of Proposed Construction on Solid Waste Disposal Site ...	263
3-36-05	Review Responsibilities .....	263
3-36-06	Building Permits and Construction on or Within One Thousand (1,000) Feet of a Former Solid Waste Disposal Site.....	264
3-36-07	Additional Remedial Measures.....	268
3-36-08	Relationship to Design Requirements and Performance .....	269
3-37	<b>FLOOD CONTROL OVERLAY (FCO)</b> .....	270
3-37-01	Purpose.....	270
3-37-02	Applicability .....	270
3-37-03	Boundaries .....	270
3-37-04	General Administration.....	275
3-37-05	Disclaimer of Liability .....	275
3-37-06	Relationship to Other Regulations .....	276
3-37-07	General Provisions .....	276
3-38	<b>MINERAL CONSERVATION OVERLAY (MCO)</b> .....	290
3-38-01	Purpose.....	290
3-38-02	Mineral Conservation Area .....	290
3-38-03	Areas Exempted from these Restrictions.....	290
3-38-04	Restriction on Uses.....	291
3-38-05	Excavation and Rehabilitation.....	291

<b>3-38-06</b>	<b>Operation and Rehabilitation Standards for all Mining Operations</b>	<b>291</b>
<b>3-38-07</b>	<b>Appeal of Mineral Conservation District Boundaries.....</b>	<b>295</b>
<b>3-38-08</b>	<b>Relationship to Design Requirements and Performance Standards.</b>	<b>295</b>
<b>3-39</b>	<b>NATURAL RESOURCES CONSERVATION OVERLAY (NRCO) DISTRICT .....</b>	<b>296</b>
<b>3-39-01</b>	<b>Purpose.....</b>	<b>296</b>
<b>3-39-02</b>	<b>NRCO District Created .....</b>	<b>296</b>
<b>3-39-03</b>	<b>NRCO District Map.....</b>	<b>296</b>
<b>3-39-04</b>	<b>Development Exemptions in the NRCO .....</b>	<b>297</b>
<b>3-39-05</b>	<b>Standards.....</b>	<b>297</b>

**Chapter 3—ZONE DISTRICT REGULATIONS****3-01 GENERAL APPLICATION**

The requirements within each zone district shall be the minimum regulations and shall apply to both the use of land or structure within each zone district. No land shall be used or occupied and no structure or building shall be constructed, erected, altered, used, or occupied except in conformity with all standards and regulations specified for the zone district in which it is located, and in conformity with the County's building, subdivision, other standards and regulations, resolutions, and ordinances. All Variance requests are subject to Section 2-02-18 of the Adams County Standards and Regulations, excluding Marijuana Establishments and Sexually Oriented Businesses. These regulations shall be subject to limitations regarding the number of marijuana establishments and/or the type of establishments as set forth by the BOCC in resolution.

### 3-02 ESTABLISHMENT OF ZONE DISTRICTS

In order to regulate the use of land and buildings, regulate the location, height, bulk and size of buildings and other structures, and to provide for minimum separation between uses and structures, the unincorporated areas of Adams County are divided into the following underlying defined zone districts:

1. Agricultural-3 (A-3)
2. Agricultural-2 (A-2)
3. Agricultural-1 (A-1)
4. Residential Estate (RE)
5. Residential-1-A (R-1-A) Same as R-1-C
6. Residential-1-C (R-1-C)
7. Residential Two-Family (R-2)
8. Residential Moderate Density (R-3)
9. Residential High Density (R-4)
10. Mobile Home Dwelling (MH)
11. Commercial-0 (C-0)
12. Commercial-1 (C-1)
13. Commercial-2 (C-2)
14. Commercial-3 (C-3)
15. Commercial-4 (C-4)
16. Commercial-5 (C-5)
17. Industrial-1 (I-1)
18. Industrial-2 (I-2)
19. Industrial-3 (I-3)
20. Conservation (CO)
21. Public Lands, Parks, Open Space, and Facilities (PL)
22. Planned Unit Development (P.U.D.)
23. Aviation (AV)
24. Denver International Airport (DIA)

### 3-03 **ESTABLISHMENT OF OVERLAY ZONE DISTRICTS**

In order to regulate the use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances or where alternative design concepts are desired or are necessary to mitigate specific conditions, the following overlay zone districts are hereby created:

1. Airport Height Overlay (AHO)
2. Airport Influence Zone (AIZ)
3. Airport Noise Overlay (ANO)
4. Flammable Gas Overlay (FGO)
5. Flood Control Overlay (FCO)
6. Mineral Conservation Overlay (MCO)
7. Natural Resources Conservation Overlay (NRCO)



### 3-04 INCORPORATION AND INTERPRETATION OF MAPS

The location and boundaries of the zone and overlay zone districts established by these standards and regulations are shown on the zone district maps of Adams County (Adams County Zoning Maps), which are incorporated into these standards and regulations by reference.

If for any reason the location of any zone or overlay zone district boundary line is not readily determinable from the Official Adams County Zoning Maps, the location of the zone or overlay zone district boundary line shall be determined by the Director of Community and Economic Development in accordance with the following provisions. Where more than one of the following provisions are applicable in any given situation, the first enumerated applicable provision shall prevail over all other provisions:

1. Where a zone or overlay zone district boundary line is located with reference to a fixture, monument, or natural feature, the location of such fixture, monument, or natural feature shall control.
2. Where a zone or overlay zone district boundary line is given a position within or abutting a highway, road, street, or alley right-of-way which does not appear to be located within any zone or overlay zone district, the zone district boundary line shall be deemed to be in the center of the highway, road, street, or alley right-of-way.
3. Where a zone or overlay zone district boundary line is shown as approximately following subdivision plat lot lines, municipal boundary or County boundary lines, the lot lines, or municipal or County boundary lines shall control.
4. Where a zone or overlay zone district boundary line is shown by a specific dimension, such specific dimension shall control.
5. Where a zone or overlay zone district boundary line is shown by reference to property ownership, the location of the zone or overlay zone district boundary line shall be determined by scaling from the County Assessor's maps.
6. In all other circumstances, the location of the zone or overlay zone district boundary line shall be determined by scaling from the zone district maps.

#### 3-04-01 DIVISION OF A LOT BY A ZONE DISTRICT BOUNDARY

Where a zone or overlay zone district boundary line divides a lot, and where the division makes impractical the reasonable use of the lot, the zone or overlay zone district boundary may be adjusted by the Director of Community and Economic Development in either direction not to exceed one hundred (100) feet beyond the district boundary line into the remaining portion of the lot.

**3-04-02 PROCEDURE FOR OBTAINING A BOUNDARY INTERPRETATION**

Before a boundary interpretation may be provided by the Director of Community and Economic Development, a request for interpretation must be submitted to the Community and Economic Development Department in a form established by the Director of Community and Economic Development. After the Director of Community and Economic Development receives the request of interpretation, the Director of Community and Economic Development shall determine whether the request is complete, specific, clear and ready for review. If the Director of Community and Economic Development determines the request is not complete, a written notice shall be sent to the applicant specifying the deficiencies. The Director of Community and Economic Development shall take no further action on the request until the deficiencies are remedied.

After the request has been determined to be sufficient, the Director of Community and Economic Development shall review and evaluate the request in light of the terms and provisions of these standards and regulations and the zoning map, and render a written interpretation. The Director of Community and Economic Development may consult the County Attorney and other departments before rendering an interpretation. The written interpretation shall be sent to the applicant by U.S. Mail. *Interpretations not in writing shall have no force or effect.* Written interpretations set no precedent and shall be limited to the property identified in the interpretation.

The Director of Community and Economic Development shall maintain an official record of all interpretations in the Community and Economic Development Department. Such official record shall be available for inspection.

3-05 **PERMITTED USES AND INTERPRETATIONS**

3-05-01 **USES PERMITTED IN EACH ZONE DISTRICT OR OVERLAY ZONE DISTRICT**

The uses permitted in each zone or overlay zone district are specifically designated in Section 3-07 through 3-37. No use not specifically permitted or conditionally permitted shall be allowed in a district unless the Director of Community and Economic Development determines the use is similar to an expressly permitted use.

3-05-02 **PROCEDURE FOR OBTAINING AN INTERPRETATION OF THE TEXT OF THESE STANDARDS AND REGULATIONS**

Before a text interpretation may be provided by the Director of Community and Economic Development, a request for interpretation must be submitted to the Community and Economic Development Department in a form established by the Director of Community and Economic Development. After the Director of Community and Economic Development receives the request of interpretation, the Director of Community and Economic Development shall determine whether the request is complete, specific, clear and ready for review. If the Director of Community and Economic Development determines the request is not complete, a written notice shall be sent to the applicant specifying the deficiencies. The Director of Community and Economic Development shall take no further action on the request until the deficiencies are remedied.

After the request has been determined to be sufficient, the Director of Community and Economic Development shall review and evaluate the request in light of the terms and provisions of these standards and regulations and the zoning map, and render a written interpretation. The Director of Community and Economic Development may consult the County Attorney and other departments before rendering an interpretation. The written interpretation shall be sent to the applicant by U.S. Mail. *Interpretations not in writing shall have no force or effect.* Written interpretations set no precedent and shall be limited to the property identified in the interpretation.

The Director of Community and Economic Development shall maintain an official record of all interpretations in the Community and Economic Development Department. Such official record shall be available for inspection.

**3-05-03    LIMIT OF INTERPRETATION**

No interpretation shall authorize any use in a zone or overlay zone district unless the Director of Community and Economic Development determines the use is substantially similar to a permitted use or conditionally permitted use in the district. No interpretation shall permit the establishment of any use inconsistent with the statement of purpose for the district in question, and no interpretation shall have the effect of amending, abrogating, or waiving any other standard or requirement established in these standards and regulations.

**3-05-04    RELATIONSHIP OF INTERPRETATION TO OTHER STANDARDS**

The Director of Community and Economic Development may require any use determined to be substantially similar to a permitted use or conditionally permitted use in a district to comply with all other standards contained in these standards and regulations pertaining to the substantially similar use, including, but not limited to, dimensional requirements, parking requirements, design requirements, and performance standards.

### 3-06 USE CATEGORIES DEFINED

The categories of use defined by these standards and regulations are set forth below. These use categories are established as a means of detailing the permitted uses within each zone district and overlay zone district. The categories are also established to provide consistent review, permitting, design requirements, and performance standards among similar uses. The uses not enumerated in this Section are not necessarily excluded. Section 3-05-01 empowers the Director of Community and Economic Development to make interpretations of use. The Director of Community and Economic Development may use the most recent edition of the Standard Industrial Classification Manual published by the Executive Office of the President, Office of Management and Budget, or any other sources to help determine whether an unidentified use is substantially similar to an identified permitted or conditional use.

1. Agricultural Uses
  - a. Agricultural Business
  - b. Agricultural Support Businesses and Services
  - c. Farming
  - d. Nurseries
  - e. Ranching
2. Residential Uses
  - a. Group Living Facility
  - b. Manufactured Home Park
  - c. Mobile Home Park
  - d. Multi-Family Dwelling
  - e. Single-Family Dwelling
  - f. Two-Family Dwelling
3. Institutional Uses
  - a. Funeral Home/Mortuary \*
  - b. Funeral Home/Mortuary to Include Cremation \*
  - c. Halfway House \*
  - d. Institutional Care
  - e. Jails and Prisons
  - f. Neighborhood Indoor Uses
  - g. Outdoor Public Uses
  - h. Places of Worship

**(P) Permitted**                      **(C) Conditional**                      **(S) Special Use Permit**                      **(-) Prohibited**  
**(O) Oil and Gas Facility Permit**                      **(A) Administrative Review Permit**

- i. Public Service
- j. Universities
- 4. Commercial Uses
  - a. Airports, Landing Strips and Heliports
  - b. Animal Hospitals
  - c. Automobile Service Stations
  - d. Bed and Breakfast Establishments
  - e. Campgrounds, Commercial
  - f. Communications Towers, Commercial
  - g. Commercial Retail
  - h. Convenience Store
  - i. Drive-In Establishments
  - j. Golf Course/Driving Range, Commercial
  - k. Heavy Retail and Heavy Services
  - l. Indoor Commercial Recreation/Entertainment
  - m. Kennel, Commercial
  - n. Lodging, Commercial
  - o. Massage Business
  - p. Off-Premise Advertising Devices
  - q. Office
  - r. Outdoor Commercial Recreation
  - s. Parking Lot, Commercial
  - t. Racing Facilities
  - u. Restaurants
  - v. Services
  - w. Sexually-Oriented Business
  - x. Trade Schools
- 5. Industrial Uses
  - a. Business Park Uses
  - b. Extraction or Disposal Uses
  - c. Heavy Industry
  - d. Heavy Manufacturing or Processing

- e. Landscape Storage Yards \*
  - f. Light Industry
  - g. Light Manufacturing or Processing
  - h. Major Energy Facility
  - i. Moderate Manufacturing or Processing
  - j. Oil and Gas Facilities
  - k. Accessory Outdoor Storage (up to 25% of the building area) \*
  - l. Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area) \*
  - m. Outdoor Storage (in excess of 100% of the building area) \*
6. Marijuana Establishments<sup>i</sup>
- a. Medical Marijuana Center
  - b. Retail Marijuana Stores
  - c. Medical Marijuana Infused Products Manufacturers
  - d. Retail Marijuana Product Manufacturing Facilities
  - e. Medical Marijuana Optional Premises Cultivation Operations
  - f. Retail Marijuana Cultivation Facilities
  - g. Retail Marijuana Testing Facilities
- \* Adopted by the BOCC on December 13, 2010**

## 3-07 USE CHART AND DIMENSIONAL REQUIREMENTS

### 3-07-01 USE CHART<sup>ii</sup>

The following tables summarize the permitted, conditionally permitted, and prohibited uses in each zone district. These tables are provided for ease of comparing allowed and prohibited uses between zone districts. Other standards or restrictions may apply within a specific zone district. The reader is advised to check the restrictions in the specific zone district section within these standards and regulations, review any restrictions within any overlay zone district which may further limit the permitted and conditional uses, and review any performance standards applicable to the use. If there is a conflict between the Use Chart and Dimensional Requirements (Chart) and the specific language in the zone district, then the language in the zone district shall prevail over the chart.



USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
<b>AGRICULTURAL USES</b>						
<b>Agricultural Businesses and Farming Operations</b>	C	C	C	-	-	-
Animal farms	P	P	P	-	-	-
Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO)	C	C	C	-	-	-
Aquaculture facility	C	C	C	-	-	-
Crop farming, excluding Hemp	P	P	P	P	P	P
Crop farming, including hemp	P	P	P	-	-	-
Equestrian Arena, Commercial	C	C	C	-	-	-
Equestrian Arena, Personal	P	P	P	-	-	-
<b>Agricultural Support Businesses and Services</b>	C	C	C	-	-	-
Farm machinery sales and services	C	C	C	-	-	-
Farm supply sales	C	C	C	-	-	-
Grain mill	C	C	C	-	-	-
Grain elevators	C	C	C	-	-	-
Riding stables or academy	C	C	C	-	-	-
<b>Nurseries</b>	P	P	P	-	-	-
<b>Forestry and Siviculture</b>	P	P	P	-	-	-
Timbering and logging	P	P	P	-	-	-

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
<b>RESIDENTIAL USES</b>						
Accessory Dwelling Unit	P	P	P	P	P	P
Group Home for the Developmentally Disabled	C	C	C	C	C	C
Group Home for the Elderly	C	C	C	C	C	C
Group Living Facility (1 to 5 persons)	P	P	P	P	P	P
Group Living Facility (in excess of 5 persons)	C	C	C	C	C	C
Group Living Facility (with more than 1 registered sex offender)	C	C	C	C	C	C
Manufactured Home Park	-	-	-	-	C	C
Mobile Home Park	-	-	-	-	-	-
Multi-Family Dwelling	-	-	-	-	-	-
Single-Family Dwelling	P	P	P	P	P	P
Two-Family Dwelling	C	C	C	-	-	P
<b>INSTITUTIONAL USES</b>						
<b>Funeral Home/Mortuary*</b>	P	P	P	-	-	-
<b>Funeral Home/Mortuary to include Cremation*</b>	C	C	C	-	-	-
<b>Halfway House*</b>	-	-	C	-	-	-
<b>Institutional Care</b>	C	C	C	C	C	C
Boarding/rooming houses	C	C	C	C	C	C
Convalescent homes	C	C	C	C	C	C
Convents or monasteries	C	C	C	C	C	C
Foster homes	C	C	C	C	C	C
Hospitals/clinics	C	C	C	C	C	C
Nursing homes	C	C	C	C	C	C
Protective living facilities	C	C	C	C	C	C
Sanitariums	C	C	C	C	C	C
Sheltered care homes	C	C	C	C	C	C
<b>Jails and Prisons</b>	-	-	C	-	-	-
Jails	-	-	C	-	-	-
Penal institutions	-	-	C	-	-	-
Prisons	-	-	C	-	-	-
<b>Neighborhood Indoor Uses</b>	C	C	C	C	C	C
Branch libraries	C	C	C	C	C	C
Day care centers (day or nursery schools) (Adult* or Child)	C	EP	EP	C	C	C

(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Gymnasiums	C	C	C	C	C	C
Handball	C	C	C	C	C	C
Handball courts	C	C	C	C	C	C
Indoor recreational centers	C	C	C	C	C	C
Indoor skating rinks (ice or roller)	C	C	C	C	C	C
Indoor swimming pools	C	C	C	C	C	C
Neighborhood community or recreational centers	C	C	C	C	C	C
Public or private primary and secondary schools (excluding trade schools)	C	C	C	C	C	C
Racquetball	C	C	C	C	C	C
Tennis	C	C	C	C	C	C
<b>Outdoor Public Uses</b>	P	P	P	P	P	P
Arboretums	P	P	P	P	P	P
Areas for hiking	P	P	P	P	P	P
Cemeteries, with or without caretaker residences*	C	C	P	-	-	-
Garden plots	P	P	P	P	P	P
Nature areas	P	P	P	P	P	P
Picnic areas	P	P	P	P	P	P
Public areas for active recreational activities	P	P	P	P	P	P
Recreation-oriented parks	P	P	P	P	P	P
Wildlife sanctuaries	P	P	P	P	P	P
<b>Places of Worship</b>	C	C	P	C	C	C
<b>Public Service</b>	C	C	C	C	C	C
All government-owned facilities except landfills or mining facilities	C	C	C	C	C	C
Emergency service buildings or garages	C	C	C	C	C	C
Government offices	C	C	C	C	C	C
Utility substations or transmission and distribution facilities	C	C	C	C	C	C
<b>Universities</b>	C	C	C	C	C	C

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
<b>COMMERCIAL USES</b>						
<b>Airports, Landing Strips and Heliports</b>	C	C	C	-	-	-
<b>Animal Hospitals</b>	C	C	C	-	-	-
<b>Automobile Service Stations</b>	-	-	-	-	-	-
Car washes	-	-	-	-	-	-
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	-	-	-	-	-	-
Gas stations	-	-	-	-	-	-
<b>Bed and Breakfast Establishments</b>	P	P	P	C	C	-
<b>Campgrounds, Commercial</b>	C	C	C	-	-	-
Camps	C	C	C	-	-	-
Campsites	C	C	C	-	-	-
Recreational vehicle parks	C	C	C	-	-	-
Tents	C	C	C	-	-	-
Trailer parks	C	C	C	-	-	-
<b>Communications Towers, Commercial</b>	C	C	C	-	-	-
Antenna arrays (satellite dishes)	C	C	C	-	-	-
Radio or TV broadcasting towers	C	C	C	-	-	-
Telecommunications towers	A	A	A	A	A	A
<b>Commercial Retail</b>	-	-	-	-	-	-
Apparel and accessory stores	-	-	-	-	-	-
Building supplies	-	-	-	-	-	-
Cabinet sales	-	-	-	-	-	-
Dry cleaners	-	-	-	-	-	-
Engineering and management services	-	-	-	-	-	-
Food stores	-	-	-	-	-	-
Furniture and home furnishings stores	-	-	-	-	-	-

(P) Permitted                      (C) Conditional                      (S) Special Use Permit                      (-) Prohibited  
(O) Oil and Gas Facility Permit                      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
General merchandise stores	-	-	-	-	-	-
Greenhouses (retail) and greenhouses with garden supplies	-	<del>C</del>	<del>C</del>	-	-	-
Health services	-	-	-	-	-	-
Legal services	-	-	-	-	-	-
Membership organizations	-	-	-	-	-	-
Miscellaneous retail except fuel dealers	-	-	-	-	-	-
Miscellaneous services	-	-	-	-	-	-
Social services except care facilities	-	-	-	-	-	-
<b>Convenience Retail Store</b>	-	-	-	-	-	-
<b>Drive-In Establishments</b>	-	-	-	-	-	-
<b>Golf Course/Driving Range, Commercial</b>	C	C	C	C	C	C
<b>Heavy Retail and Heavy Services</b>	-	-	C	-	-	-
Auto/truck rental/leasing	-	-	C	-	-	-
Automobile dealers	-	-	C	-	-	-
Automotive repair except top, body, upholstery repair, paint, and tire retreading shops	-	-	C	-	-	-
Automotive services except wrecking or towing storage yards	-	-	C	-	-	-
Auto towing and storage yards	-	-	-	-	-	-
Cabinet manufacturing with sales	-	-	C	-	-	-
Cold storage	-	-	C	-	-	-
Firewood sales, storage, and splitting	-	-	C	-	-	-
Flea market	-	-	C	-	-	-
Mobile home and manufactured housing dealers with mobile home sales office	-	-	C	-	-	-
Pawn shops	-	-	C	-	-	-

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Radio and TV broadcasting station	-	-	C	-	-	-
<b>Indoor Commercial Recreation/Entertainment</b>	-	-	-	-	-	-
Event Centers	-	-	C	-	-	-
Bowling alleys	-	-	-	-	-	-
Indoor sports arenas	-	-	-	-	-	-
Movie theaters	-	-	-	-	-	-
Physical fitness facilities	-	-	-	-	-	-
Pool arcades	-	-	-	-	-	-
Video arcades	-	-	-	-	-	-
<b>Kennel, Commercial</b>	C	C	C	-	-	-
<b>Lodging, Commercial</b>	-	-	-	-	-	-
Convention centers	-	-	-	-	-	-
Hotels	-	-	-	-	-	-
Motels	-	-	-	-	-	-
<b>Massage Business</b>	-	-	-	-	-	-
<b>Off-Premise Advertising Devices</b>	-	-	-	-	-	-
<b>Office</b>	-	-	-	-	-	-
Banking and other credit agencies (offices only)	-	-	-	-	-	-
Business services	-	-	-	-	-	-
Commodity brokers and services	-	-	-	-	-	-
Holding and other investments	-	-	-	-	-	-
Insurance carriers	-	-	-	-	-	-
Medical offices	-	-	-	-	-	-
Real estate	-	-	-	-	-	-
Security	-	-	-	-	-	-
<b>Outdoor Commercial Recreation</b>	C	C	C	-	-	-
Amusement parks	C	C	C	-	-	-
Archery ranges	C	C	C	-	-	-
Batting cages	C	C	C	-	-	-
Drive-in theaters	C	C	C	-	-	-
Go-cart establishments	C	C	C	-	-	-
Ice and roller skating rinks	C	C	C	-	-	-

(P) Permitted                      (C) Conditional                      (S) Special Use Permit                      (-) Prohibited  
(O) Oil and Gas Facility Permit                      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Miniature golf establishments	C	C	C	-	-	-
Music arenas	C	C	C	-	-	-
Outdoor commercial amusement facilities	C	C	C	-	-	-
Pistol and shooting ranges	C	C	C	-	-	-
Theme parks	C	C	C	-	-	-
Water slides	C	C	C	-	-	-
<b>Parking Lot, Commercial</b>	-	C	C	-	-	-
<b>Racing Facilities</b>	-	-	C	-	-	-
Automobile racing	-	-	C	-	-	-
Dog tracks	-	-	C	-	-	-
Horse racing	-	-	C	-	-	-
Truck racing	-	-	C	-	-	-
<b>Restaurants</b>	-	-	-	-	-	-
<b>Services</b>	-	-	C	-	-	-
<b>Sexually Oriented Business</b>	-	-	-	-	-	-
<b>Trade Schools</b>	C	C	C	-	-	-
<b>INDUSTRIAL USES</b>						
<b>Business Park Uses</b>	-	-	-	-	-	-
Apparel and other finished products made from fabrics and similar materials	-	-	-	-	-	-
Arrangement of transportation of freight and cargo	-	-	-	-	-	-
Bakeries	-	-	-	-	-	-
Communications	-	-	-	-	-	-
Development and testing services	-	-	-	-	-	-
Measuring, analyzing, and controlling instrument manufacturing	-	-	-	-	-	-
Medical and optical goods	-	-	-	-	-	-
Motion picture production and allied services	-	-	-	-	-	-
Moving companies	-	-	-	-	-	-

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Musical instruments and sporting/athletic goods manufacturing	-	-	-	-	-	-
Photographic	-	-	-	-	-	-
Research	-	-	-	-	-	-
Space research and technology	-	-	-	-	-	-
United states postal service	-	-	-	-	-	-
Watches and clocks	-	-	-	-	-	-
<b>Energy Facilities</b>						
Major energy facility	C	C	C	C	C	C
Solar energy system, small-scale	C	P	P	C	C	C
Solar energy system, medium scale	C	C	P	C	-	-
Solar energy system, large-scale	C	C	C	-	-	-
<b>Extraction or Disposal Uses</b>	C/S	C/S	C/S	C/S	C/S	C/S
<b>Heavy Industry</b>	-	C	C	-	-	-
Alcoholic beverage manufacturing	-	-	C	-	-	-
Asphalt and concrete production facilities	-	-	C	-	-	-
Auction yards with livestock	-	C	C	-	-	-
Automobile manufacturing	-	-	C	-	-	-
Chemical manufacturing	-	-	C	-	-	-
Chemicals and allied products manufacturing except drugs	-	-	C	-	-	-
Heavy construction contractors	-	-	C	-	-	-
Heavy logistics center	-	-	-	-	-	-
Manufactured homes	-	-	C	-	-	-
Meat processing, packing, packaging, and slaughterhouses	-	C	C	-	-	-
Paper, pulp, or paperboard mills	-	-	C	-	-	-

(P) Permitted                      (C) Conditional                      (S) Special Use Permit                      (-) Prohibited  
(O) Oil and Gas Facility Permit                      (A) Administrative Review Permit



USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Petroleum products manufacturing	-	-	C	-	-	-
Railroad yard	C	C	C			
Railroad transportation	-	C	C	-	-	-
Rubber and miscellaneous plastics manufacturing	-	-	C	-	-	-
Salvage yards	-	-	C	-	-	-
Sawmills	-	-	C	-	-	-
Stone and clay products	-	-	C	-	-	-
The storage and disassembly of vehicles and the re-assembly of various parts	-	-	C	-	-	-
Trailer and truck manufacturing	-	-	C	-	-	-
Transportation equipment	-	-	C	-	-	-
Utility production or processing facilities	-	C	C	-	-	-
<b>Heavy Manufacturing or Processing</b>	-	-	-	-	-	-
Abrasive manufacturing	-	-	-	-	-	-
Acid manufacturing	-	-	-	-	-	-
Asbestos products manufacturing	-	-	-	-	-	-
Boiler or tank manufacturing	-	-	-	-	-	-
Bone reduction	-	-	C	-	-	-
Caustic soda manufacturing	-	-	-	-	-	-
Celluloid manufacturing	-	-	-	-	-	-
Coal, coke yards, or coal classifications	-	-	-	-	-	-
Detergent, soap, and by-products manufacturing using animal fat	-	-	-	-	-	-
Disinfectant, insecticide, or poison manufacturing	-	-	-	-	-	-
Distillation of bone, refuse, grain, and wood	-	-	-	-	-	-
Dye manufacturing	-	-	-	-	-	-
Felt manufacturing	-	-	-	-	-	-

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Fossil fuel manufacturing	-	-	-	-	-	-
Fuel, oil, gasoline, and petroleum products (bulk storage and/or sale)	-	-	-	-	-	-
Hazardous waste treatment facility	-	-	-	-	-	-
Linseed oil, shellac, and turpentine manufacturing and refinery	-	-	-	-	-	-
Lubrication and grease manufacturing	-	-	-	-	-	-
Lumber mills, planing mills, and storage of logs	-	-	-	-	-	-
Oil compounding	-	-	-	-	-	-
Paint and enamel manufacturing	-	-	-	-	-	-
Pickle manufacturing	-	C	C	-	-	-
Recycling Facilities	-	-	C	-	-	-
Scrap processing or shredding yard	-	-	-	-	-	-
Smelting or refining of metal	-	-	-	-	-	-
Sugar and beet refining	-	-	-	-	-	-
Tar and waterproofing (materials manufacturing, treatment, and bulk storage)	-	-	-	-	-	-
<b>Landscape Storage Yards*</b>	-	-	C	-	-	-
<b>Light Industry</b>	-	-	C	-	-	-
Auction houses without livestock	-	-	C	-	-	-
Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops	-	-	C	-	-	-
Bus repair	-	-	C	-	-	-
Dairy and food processing and manufacturing facilities	-	-	C	-	-	-
Drug manufacturing	-	-	C	-	-	-
Dry cleaning plants	-	-	C	-	-	-

(P) Permitted                      (C) Conditional                      (S) Special Use Permit                      (-) Prohibited  
(O) Oil and Gas Facility Permit                      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Electric and electronic equipment, including electronic distribution and electrical industrial	-	-	C	-	-	-
Fabricated metal, sheet metal shops, metal products manufacturing	-	-	C	-	-	-
Fuel and ice dealers	-	-	C	-	-	-
Furniture and fixtures	-	-	C	-	-	-
General building contractors	-	-	C	-	-	-
Instruments and related products	-	-	C	-	-	-
Leather and leather products, including tanning and finishing	-	-	C	-	-	-
Local and interurban passenger transit	C	C	C	-	-	-
Light logistics center	-	-	-	-	-	-
Lumber, building materials, and wood products	-	-	C	-	-	-
Meat processing and packaging, excluding meat packing and slaughter	-	-	C	-	-	-
Miscellaneous manufacturing industries	-	-	C	-	-	-
Paper products, except mills	-	-	C	-	-	-
Printing and publishing	-	-	C	-	-	-
Recreational vehicle storage	-	-	C	-	-	-
Special trade contractors	-	-	C	-	-	-
Special warehousing and storage	-	-	C	-	-	-
Textiles and apparel	-	-	C	-	-	-
Transportation services	-	-	C	-	-	-
Trucking and general warehousing, including mini-storage	-	-	C	-	-	-
Truck stops	C	C	C	-	-	-

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Welding repair	-	-	C	-	-	-
Wholesale trade (durable and non-durable)	-	-	C	-	-	-
<b>Light Manufacturing or Processing</b>	-	-	-	-	-	-
Beverage manufacturing	-	-	-	-	-	-
Book binding	-	-	-	-	-	-
Canvas products manufacturing	-	-	-	-	-	-
Clothing or cloth manufacturing	-	-	-	-	-	-
Office and computing machines	-	-	-	-	-	-
Electronics manufacturing	-	-	-	-	-	-
Furnace installation, repair, and cleaning	-	-	-	-	-	-
Hosiery manufacturing	-	-	-	-	-	-
Machine shops	-	-	-	-	-	-
Machine tool manufacturing	-	-	-	-	-	-
Machinery sales	-	-	-	-	-	-
Public utility storage, yards, and service installments	-	-	-	-	-	-
Shoe manufacturing	-	-	-	-	-	-
Sign manufacturing, repair, and maintenance	-	-	-	-	-	-
<b>Moderate Manufacturing or Processing</b>	-	-	-	-	-	-
Can manufacturing	-	-	-	-	-	-
Candy product manufacturing (for sale off premises)	-	-	-	-	-	-
Cement, cinder block, concrete, lime or plaster manufacturing	-	-	-	-	-	-
Cosmetic and perfume manufacturing	-	-	-	-	-	-
Creosote manufacturing or treatment plant	-	-	-	-	-	-
Fat rendering production	-	-	-	-	-	-

(P) Permitted                      (C) Conditional                      (S) Special Use Permit                      (-) Prohibited  
(O) Oil and Gas Facility Permit                      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Fertilizer manufacturing and processing	€	€	C	-	-	-
Forging plant and foundry	-	-	-	-	-	-
Glass or glass product manufacturing	-	-	-	-	-	-
Hemp manufacturing and extraction	-	-	-	-	-	-
Metal ingots, casting sheets, or bearings, forging or rolling mills	-	-	-	-	-	-
Millinery manufacturing	-	-	-	-	-	-
Mobile homes manufacturing and storage	-	-	-	-	-	-
Vacation camper manufacturing	-	-	-	-	-	-
<b>Oil and Gas Facility</b>	-	O	O	-	-	-
<b>Accessory Outdoor Storage (up to 25% of the building area)*</b>	-	-	-	-	-	-
<b>Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*</b>	-	-	-	-	-	-
<b>Outdoor Storage (in excess of 100% of the building area)*</b>	-	-	-	-	-	-
<b>MARIJUANA ESTABLISHMENTS</b>						
Medical Marijuana Center	-	-	-	-	-	-
Retail Marijuana Store	-	-	-	-	-	-
Medical Marijuana Infused Products Manufacturer	-	-	-	-	-	-
Retail Marijuana Product Manufacturing Facility	-	-	-	-	-	-
Medical Marijuana Optional Premises Cultivation Operation	-	-	P	-	-	-
Retail Marijuana Cultivation Facility	-	-	P	-	-	-
Retail Marijuana Testing Facility	-	-	-	-	-	-

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
<b>AGRICULTURAL USES</b>							
<b>Agricultural Businesses and Farming Operations</b>	-	-	-	-	-	-	-
Animal farms	-	-	-	-	-	-	-
Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO)	-	-	-	-	-	-	-
Aquaculture facility	-	-	-	-	-	-	-
Crop farming, excluding hemp	P	P	P	P	P	P	P
Crop farming, including hemp	-	-	-	-	-	-	-
Equestrian Arena, Commercial	-	-	-	-	-	-	-
Equestrian Arena, Personal	-	-	-	-	-	-	-
<b>Agricultural Support Businesses and Services</b>	-	-	-	-	-	-	-
Farm machinery sales and services	-	-	-	-	-	-	-
Farm supply sales	-	-	-	-	-	-	-
Grain mill	-	-	-	-	-	-	-
Grain elevators	-	-	-	-	-	-	-
Riding stables or academy	-	-	-	-	-	-	-
<b>Nurseries</b>	-	-	-	P	P	P	P
<b>Forestry and Siviculture</b>	-	-	-	-	-	-	-
Timbering and logging	-	-	-	-	-	-	-

(P) Permitted                      (C) Conditional                      (S) Special Use Permit    (-) Prohibited  
(O) Oil and Gas Facility Permit                      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
<b>RESIDENTIAL USES</b>							
Accessory Dwelling Unit	P	P	-	P	P	P	P
Group Home for the Developmentally Disabled	C	C	C	-	-	-	-
Group Home for the Elderly	C	C	C	-	-	-	-
Group Living Facility (1 to 5 persons)	P	P	C	-	-	-	-
Group Living Facility (in excess of 5 persons)	C	C	C	-	-	-	-
Group Living Facility (with more than 1 registered sex offender)	C	C	C	-	-	-	-
Manufactured Home Park	C	C	C	C	C	-	-
Mobile Home Park	-	-	P	-	-	-	-
Multi-Family Dwelling	P	P	C	C	C	-	-
Single-Family Dwelling	C	C	P	C	-	-	-
Two-Family Dwelling	C	C	C	C	-	-	-
<b>INSTITUTIONAL USES</b>							
<b>Funeral Home/Mortuary*</b>	-	-	-	-	-	-	P
<b>Funeral Home/Mortuary to include Cremation*</b>	-	-	-	-	-	-	C
<b>Halfway House*</b>	-	-	-	-	-	-	-
<b>Institutional Care</b>	C	C	C	P	P	P	P
Boarding/rooming houses	C	C	C	P	P	P	P
Convalescent homes	C	C	C	P	P	P	P
Convents or monasteries	C	C	C	P	P	P	P
Foster homes	C	C	C	P	P	P	P
Hospitals/clinics	C	C	C	P	P	P	P
Nursing homes	C	C	C	P	P	P	P
Protective living facilities	C	C	C	P	P	P	P
Sanitariums	C	C	C	P	P	P	P
Sheltered care homes	C	C	C	P	P	P	P
<b>Jails and Prisons</b>	-	-	-	-	-	-	-
Jails	-	-	-	-	-	-	-
Penal institutions	-	-	-	-	-	-	-
Prisons	-	-	-	-	-	-	-
<b>Neighborhood Indoor Uses</b>	C	C	C	P	P	P	P
Branch libraries	C	C	C	P	P	P	P
Day care centers (day or nursery schools) (Adult* or Child)	C	C	C	P	P	P	P
Gymnasiums	C	C	C	P	P	P	P

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Handball	C	C	C	P	P	P	P
Handball courts	C	C	C	P	P	P	P
Indoor recreational centers	C	C	C	P	P	P	P
Indoor skating rinks (ice or roller)	C	C	C	P	P	P	P
Indoor swimming pools	C	C	C	P	P	P	P
Neighborhood community or recreational centers	C	C	C	P	P	P	P
Public or private primary and secondary schools (excluding trade schools)	C	C	C	P	P	P	P
Racquetball	C	C	C	P	P	P	P
Tennis	C	C	C	P	P	P	P
<b>Outdoor Public Uses</b>	P	P	P	P	P	P	P
Arboretums	P	P	P	P	P	P	P
Areas for hiking	P	P	P	P	P	P	P
Cemeteries, with or without caretaker residences*	-	-	-	-	-	-	P
Garden plots	P	P	P	P	P	P	P
Nature areas	P	P	P	P	P	P	P
Picnic areas	P	P	P	P	P	P	P
Public areas for active recreational activities	P	P	P	P	P	P	P
Recreation-oriented parks	P	P	P	P	P	P	P
Wildlife sanctuaries	P	P	P	P	P	P	P
<b>Places of Worship</b>	C	C	C	P	P	P	P
<b>Public Service</b>	C	C	C	C	C	C	C
All government-owned facilities except landfills or mining facilities	C	C	C	C	C	C	C
Emergency service buildings or garages	C	C	C	C	C	C	C
Government offices	C	C	C	C	C	C	C
Utility substations or transmission and distribution facilities	C	C	C	C	C	C	C
<b>Universities</b>	-	-	-	C	C	C	C
<b>COMMERCIAL USES</b>							
<b>Airports, Landing Strips and Heliports</b>	-	-	-	-	-	-	-

(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit



USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
<b>Animal Hospitals</b>	-	-	-	P	P	P	P
<b>Automobile Service Stations</b>	-	-	-	P	P	P	P
Car washes	-	-	-	P	P	P	P
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	-	-	-	P	P	P	P
Gas stations	-	-	-	P	P	P	P
<b>Bed and Breakfast Establishments</b>	-	-	-	P	P	P	P
<b>Campgrounds, Commercial</b>	-	-	-	C	C	C	C
Camps	-	-	-	C	C	C	C
Campsites	-	-	-	C	C	C	C
Recreational vehicle parks	-	-	-	C	C	C	C
Tents	-	-	-	C	C	C	C
Trailer parks	-	-	-	C	C	C	C
<b>Communications Towers, Commercial</b>	-	-	-	C	C	C	C
Antenna arrays (satellite dishes)	-	-	-	C	C	C	C
Radio or TV broadcasting towers	-	-	-	C	C	C	C
Telecommunications towers	A	A	A	A	A	A	A
<b>Commercial Retail</b>	-	-	-	P	P	P	P
Apparel and accessory stores	-	-	-	P	P	P	P
Building supplies	-	-	-	P	P	P	P
Cabinet sales	-	-	-	P	P	P	P
Dry cleaners	-	-	-	P	P	P	P
Engineering and management services	-	-	-	P	P	P	P
Food stores	-	-	-	P	P	P	P
Furniture and home furnishings stores	-	-	-	P	P	P	P
General merchandise stores	-	-	-	P	P	P	P

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Greenhouses (retail) and greenhouses with garden supplies	-	-	-	P	P	P	P
Health services	-	-	-	P	P	P	P
Legal services	-	-	-	P	P	P	P
Membership organizations	-	-	-	P	P	P	P
Miscellaneous retail except fuel dealers	-	-	-	P	P	P	P
Miscellaneous services	-	-	-	P	P	P	P
Social services except care facilities	-	-	-	P	P	P	P
<b>Convenience Retail Store</b>	-	-	-	P	P	P	P
<b>Drive-In Establishments</b>	-	-	-	C	C	P	P
<b>Golf Course/Driving Range, Commercial</b>	C	C	C	C	C	P	P
<b>Heavy Retail and Heavy Services</b>	-	-	-	-	-	C	C
Auto/truck rental/leasing	-	-	-	-	-	C	C
Automobile dealers	-	-	-	C	C	P	P
Automotive repair except top, body, upholstery repair, paint, and tire retreading shops	-	-	-	-	-	C	C
Automotive services except wrecking or towing storage yards	-	-	-	-	-	C	C
Auto towing and storage yards	-	-	-	-	-	-	-
Cabinet manufacturing with sales	-	-	-	-	-	C	C
Cold storage	-	-	-	-	-	C	C
Firewood sales, storage, and splitting	-	-	-	-	-	C	C
Flea market	-	-	-	-	-	C	C
Mobile home and manufactured housing dealers with mobile home sales office	-	-	-	-	-	C	C
Pawn shops	-	-	-	-	-	C	C
Radio and TV broadcasting station	-	-	-	-	-	C	C

(P) Permitted                      (C) Conditional                      (S) Special Use Permit                      (-) Prohibited  
(O) Oil and Gas Facility Permit                      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
<b>Indoor Commercial Recreation/Entertainment</b>	-	-	-	-	C	P	P
Event Centers	-	-	-	-	C	P	P
Bowling alleys	-	-	-	-	C	P	P
Indoor sports arenas	-	-	-	-	C	P	P
Movie theaters	-	-	-	-	C	P	P
Physical fitness facilities	-	-	-	-	C	P	P
Pool arcades	-	-	-	-	C	P	P
Video arcades	-	-	-	-	C	P	P
<b>Kennel, Commercial</b>	-	-	-	-	C	C	C
<b>Lodging, Commercial</b>	-	-	-	C	P	P	P
Convention centers	-	-	-	C	P	P	P
Hotels	-	-	-	C	P	P	P
Motels	-	-	-	C	P	P	P
<b>Massage Business</b>	-	-	-	C	C	C	C
<b>Off-Premise Advertising Devices</b>	-	-	-	-	-	-	-
<b>Office</b>	-	-	-	P	P	P	P
Banking and other credit agencies (offices only)	-	-	-	P	P	P	P
Business services	-	-	-	P	P	P	P
Commodity brokers and services	-	-	-	P	P	P	P
Holding and other investments	-	-	-	P	P	P	P
Insurance carriers	-	-	-	P	P	P	P
Medical offices	-	-	-	P	P	P	P
Real estate	-	-	-	P	P	P	P
Security	-	-	-	P	P	P	P
<b>Outdoor Commercial Recreation</b>	-	-	-	-	C	C	C
Amusement parks	-	-	-	-	C	C	C
Archery ranges	-	-	-	-	C	C	C
Batting cages	-	-	-	-	C	C	C
Drive-in theaters	-	-	-	-	C	C	C
Go-cart establishments	-	-	-	-	C	C	C
Ice and roller skating rinks	-	-	-	-	C	C	C
Miniature golf establishments	-	-	-	-	C	C	C
Music arenas	-	-	-	-	C	C	C

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Outdoor commercial amusement facilities	-	-	-	-	C	C	C
Pistol and shooting ranges	-	-	-	-	C	C	C
Theme parks	-	-	-	-	C	C	C
Water slides	-	-	-	-	C	C	C
<b>Parking Lot, Commercial</b>	-	-	-	-	C	C	C
<b>Racing Facilities</b>	-	-	-	-	-	-	-
Automobile racing	-	-	-	-	-	-	-
Dog tracks	-	-	-	-	-	-	-
Horse racing	-	-	-	-	-	-	-
Truck racing	-	-	-	-	-	-	-
<b>Restaurants</b>	-	-	-	C	P	P	P
<b>Services</b>	-	-	-	P	P	P	P
<b>Sexually Oriented Business</b>	-	-	-	-	-	-	-
<b>Trade Schools</b>	-	-	-	-	C	C	P
<b>INDUSTRIAL USES</b>							
<b>Business Park Uses</b>	-	-	-	C	C	C	C
Apparel and other finished products made from fabrics and similar materials	-	-	-	C	C	C	C
Arrangement of transportation of freight and cargo	-	-	-	C	C	C	C
Bakeries	-	-	-	C	C	C	C
Communications	-	-	-	C	C	C	C
Development and testing services	-	-	-	C	C	C	C
Measuring, analyzing, and controlling instrument manufacturing	-	-	-	C	C	C	C
Medical and optical goods	-	-	-	C	C	C	C
Motion picture production and allied services	-	-	-	C	C	C	C
Moving companies	-	-	-	C	C	C	C
Musical instruments and sporting/athletic goods manufacturing	-	-	-	C	C	C	C

(P) Permitted                      (C) Conditional                      (S) Special Use Permit                      (-) Prohibited  
(O) Oil and Gas Facility Permit                      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Photographic	-	-	-	C	C	C	C
Research	-	-	-	C	C	C	C
Space research and technology	-	-	-	C	C	C	C
United states postal service	-	-	-	C	C	C	C
Watches and clocks	-	-	-	C	C	C	C
<b>Energy Facilities</b>							
Major energy facility	C	C	C	C	C	C	C
Solar energy system, small-scale	C	C	C	C	C	C	C
Solar energy system, medium scale	-	-	-	-	-	C	C
Solar energy system, large-scale	-	-	-	-	-	-	-
<b>Extraction or Disposal Uses</b>	C/S	C/S	C/S	C/S	C/S	C/S	C/S
<b>Heavy Industry</b>	-	-	-	-	-	-	-
Alcoholic beverage manufacturing	-	-	-	C	C	C	C
Asphalt and concrete production facilities	-	-	-	-	-	-	-
Auction yards with livestock	-	-	-	-	-	-	-
Automobile manufacturing	-	-	-	-	-	-	-
Chemical manufacturing	-	-	-	-	-	-	-
Chemicals and allied products manufacturing except drugs	-	-	-	-	-	-	-
Heavy construction contractors	-	-	-	-	-	-	-
Heavy logistics center	-	-	-	-	-	-	-
Manufactured homes	-	-	-	-	-	-	-
Meat processing, packing, packaging, and slaughterhouses	-	-	-	-	-	-	-
Paper, pulp, or paperboard mills	-	-	-	-	-	-	-
Petroleum products manufacturing	-	-	-	-	-	-	-
Railroad transportation	-	-	-	-	-	-	-

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Railroad yards	-	-	-	-	-	-	-
Rubber and miscellaneous plastics manufacturing	-	-	-	-	-	-	-
Salvage yards	-	-	-	-	-	-	-
Sawmills	-	-	-	-	-	-	-
Stone and clay products	-	-	-	-	-	-	-
The storage and disassembly of vehicles and the re-assembly of various parts	-	-	-	-	-	-	-
Trailer and truck manufacturing	-	-	-	-	-	-	-
Transportation equipment	-	-	-	-	-	-	-
Utility production or processing facilities	-	-	-	-	-	-	-
<b>Heavy Manufacturing or Processing</b>	-	-	-	-	-	-	-
Abrasive manufacturing	-	-	-	-	-	-	-
Acid manufacturing	-	-	-	-	-	-	-
Asbestos products manufacturing	-	-	-	-	-	-	-
Boiler or tank manufacturing	-	-	-	-	-	-	-
Bone reduction	-	-	-	-	-	-	-
Caustic soda manufacturing	-	-	-	-	-	-	-
Celluloid manufacturing	-	-	-	-	-	-	-
Coal, coke yards, or coal classifications	-	-	-	-	-	-	-
Detergent, soap, and by-products manufacturing using animal fat	-	-	-	-	-	-	-
Disinfectant, insecticide, or poison manufacturing	-	-	-	-	-	-	-
Distillation of bone, refuse, grain, and wood	-	-	-	-	-	-	-
Dye manufacturing	-	-	-	-	-	-	-
Felt manufacturing	-	-	-	-	-	-	-
Fossil fuel manufacturing	-	-	-	-	-	-	-

(P) Permitted                      (C) Conditional                      (S) Special Use Permit    (-) Prohibited  
(O) Oil and Gas Facility Permit                      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Fuel, oil, gasoline, and petroleum products (bulk storage and/or sale)	-	-	-	C	C	C	C
Hazardous waste treatment facility	-	-	-	-	-	-	-
Linseed oil, shellac, and turpentine manufacturing and refinery	-	-	-	-	-	-	-
Lubrication and grease manufacturing	-	-	-	-	-	-	-
Lumber mills, planing mills, and storage of logs	-	-	-	-	-	-	-
Oil compounding	-	-	-	-	-	-	-
Paint and enamel manufacturing	-	-	-	-	-	-	-
Pickle manufacturing	-	-	-	-	-	-	-
Recycling Facilities	-	-	-	-	-	-	-
Scrap processing or shredding yard	-	-	-	-	-	-	-
Smelting or refining of metal	-	-	-	-	-	-	-
Sugar and beet refining	-	-	-	-	-	-	-
Tar and waterproofing (materials manufacturing, treatment, and bulk storage)	-	-	-	-	-	-	-
<b>Landscape Storage Yards*</b>	-	-	-	-	-	-	-
<b>Light Industry</b>	-	-	-	-	-	-	-
Auction houses without livestock	-	-	-	-	-	-	-
Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops	-	-	-	-	-	-	-
Bus repair	-	-	-	-	-	-	-
Dairy and food processing and manufacturing facilities	-	-	-	-	-	-	-
Drug manufacturing	-	-	-	-	-	-	-
Dry cleaning plants	-	-	-	-	-	-	-

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Electric and electronic equipment, including electronic distribution and electrical industrial	-	-	-	-	-	-	-
Fabricated metal, sheet metal shops, metal products manufacturing	-	-	-	-	-	-	-
Fuel and ice dealers	-	-	-	-	-	-	-
Furniture and fixtures	-	-	-	-	-	-	-
General building contractors	-	-	-	-	-	-	-
Instruments and related products	-	-	-	-	-	-	-
Leather and leather products, including tanning and finishing	-	-	-	-	-	-	-
Local and interurban passenger transit	-	-	-	-	-	-	-
Light logistics center	-	-	-	-	-	-	-
Lumber, building materials, and wood products	-	-	-	-	-	-	-
Meat processing and packaging, excluding meat packing and slaughter	-	-	-	-	-	-	-
Miscellaneous manufacturing industries	-	-	-	-	-	-	-
Paper products, except mills	-	-	-	-	-	-	-
Printing and publishing	-	-	-	-	-	-	-
Recreational vehicle storage	-	-	-	-	-	-	-
Special trade contractors	-	-	-	-	-	-	-
Special warehousing and storage	-	-	-	-	-	-	-
Textiles and apparel	-	-	-	-	-	-	-
Transportation services	-	-	-	-	-	-	-
Trucking and general warehousing, including mini-storage	-	-	-	-	-	-	-
Truck stops	-	-	-	-	-	-	-

(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit



USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Welding repair	-	-	-	-	-	-	-
Wholesale trade (durable and non-durable)	-	-	-	-	-	-	-
<b>Light Manufacturing or Processing</b>	-	-	-	-	-	-	-
Beverage manufacturing	-	-	-	-	-	-	-
Book binding	-	-	-	-	-	-	-
Canvas products manufacturing	-	-	-	-	-	-	-
Clothing or cloth manufacturing	-	-	-	-	-	-	-
Office and computing machines	-	-	-	-	-	-	-
Electronics manufacturing	-	-	-	-	-	-	-
Furnace installation, repair, and cleaning	-	-	-	-	-	-	-
Hosiery manufacturing	-	-	-	-	-	-	-
Machine shops	-	-	-	-	-	-	-
Machine tool manufacturing	-	-	-	-	-	-	-
Machinery sales	-	-	-	-	-	-	-
Public utility storage, yards, and service installments	-	-	-	-	-	-	-
Shoe manufacturing	-	-	-	-	-	-	-
Sign manufacturing, repair, and maintenance	-	-	-	-	-	-	-
<b>Moderate Manufacturing or Processing</b>	-	-	-	-	-	-	-
Can manufacturing	-	-	-	-	-	-	-
Candy product manufacturing (for sale off premises)	-	-	-	-	-	-	-
Cement, cinder block, concrete, lime or plaster manufacturing	-	-	-	-	-	-	-
Cosmetic and perfume manufacturing	-	-	-	-	-	-	-
Creosote manufacturing or treatment plant	-	-	-	-	-	-	-
Fat rendering production	-	-	-	-	-	-	-

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Fertilizer manufacturing and processing	-	-	-	-	-	-	-
Forging plant and foundry	-	-	-	-	-	-	-
Glass or glass product manufacturing	-	-	-	-	-	-	-
Hemp manufacturing and extraction	-	-	-	-	-	-	-
Metal ingots, casting sheets, or bearings, forging or rolling mills	-	-	-	-	-	-	-
Millinery manufacturing	-	-	-	-	-	-	-
Mobile homes manufacturing and storage	-	-	-	-	-	-	-
Vacation camper manufacturing	-	-	-	-	-	-	-
<b>Oil and Gas Facility</b>	-	-	-	O	O	O	O
<b>Accessory Outdoor Storage (up to 25% of the building area)*</b>	-	-	-	-	-	-	P
<b>Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*</b>	-	-	-	-	-	-	-
<b>Outdoor Storage (in excess of 100% of the building area)*</b>	-	-	-	-	-	-	-
<b>MARIJUANA ESTABLISHMENTS</b>							
<b>Medical Marijuana Center</b>	-	-	-	-	-	-	P
<b>Retail Marijuana Store</b>	-	-	-	-	-	-	P
<b>Medical Marijuana Infused Products Manufacturer</b>	-	-	-	-	-	-	-
<b>Retail Marijuana Product Manufacturing Facility</b>	-	-	-	-	-	-	-
<b>Medical Marijuana Optional Premises Cultivation Operation</b>	-	-	-	-	-	-	P
<b>Retail Marijuana Cultivation Facility</b>	-	-	-	-	-	-	P
<b>Retail Marijuana Testing Facility</b>	-	-	-	-	-	-	-

(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
<b>AGRICULTURAL USES</b>							
<b>Agricultural Businesses and Farming Operations</b>	-	-	-	-	-	-	-
Animal farms	-	-	-	-	-	-	-
Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO)	C	P	P	P	P	-	-
Aquaculture facility	C	P	P	P	P	-	-
Crop farming, excluding hemp	P	P	P	P	P	P/C	P
Crop farming, including hemp	-	-	P	P	P	P/C	P
Equestrian Arena, Commercial	-	-	-	-	-	-	-
Equestrian Arena, Personal	-	-	-	-	-	-	-
<b>Agricultural Support Businesses and Services</b>	C	P	P	P	P	-	-
Farm machinery sales and services	C	P	P	P	P	-	-
Farm supply sales	C	P	P	P	P	-	-
Grain mill	C	P	P	P	P	-	-
Grain elevators	C	P	P	P	P	-	-
Riding stables or academy	C	P	P	P	P	-	-
<b>Nurseries</b>	P	P	P	P	P	P/C	P
<b>Forestry and Siviculture</b>	-	-	-	-	-	-	-
Timbering and logging	-	-	-	-	-	-	-

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
<b>RESIDENTIAL USES</b>							
Accessory Dwelling Unit	P	P	P	P	P	P	P
Group Home for the Developmentally Disabled	-	-	-	-	-	-	-
Group Home for the Elderly	-	-	-	-	-	-	-
Group Living Facility (1 to 5 persons)	-	-	-	-	-	-	-
Group Living Facility (in excess of 5 persons)	-	-	-	-	-	-	-
Group living facility (with more than 1 registered sex offender)	-	-	-	-	-	-	-
Manufactured Home Park	-	-	-	-	-	-	-
Mobile Home Park	-	-	-	-	-	-	-
Multi-Family Dwelling	-	-	-	-	-	-	-
Single-Family Dwelling	-	-	-	-	-	C	-
Two-Family Dwelling	-	-	-	-	-	-	-
<b>INSTITUTIONAL USES</b>							
<b>Funeral Home/Mortuary*</b>	P	P	P	P	P	-	-
<b>Funeral Home/Mortuary to include Cremation*</b>	C	C	P	P	P	-	-
<b>Halfway House*</b>	-	C	C	C	C	-	C
<b>Institutional Care</b>	P	P	P	P	P	-	P
Boarding/rooming houses	P	P	P	P	P	-	P
Convalescent homes	P	P	P	P	P	-	P
Convents or monasteries	P	P	P	P	P	-	P
Foster homes	P	P	P	P	P	-	P
Hospitals/clinics	P	P	P	P	P	-	P
Nursing homes	P	P	P	P	P	-	P
Protective living facilities	P	P	P	P	P	-	P
Sanitariums	P	P	P	P	P	-	P
Sheltered care homes	P	P	P	P	P	-	P
<b>Jails and Prisons</b>	-	C	C	C	C	-	C
Jails	-	C	C	C	C	-	C
Penal institutions	-	C	C	C	C	-	C
Prisons	-	C	C	C	C	-	C
<b>Neighborhood Indoor Uses</b>	P	P	P	P	P	-	P
Branch libraries	P	P	P	P	P	-	P
Day care centers (day or nursery schools) (Adult* or Child)	P	P	P	P	P	-	P
Gymnasiums	P	P	P	P	P	-	P

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited  
(O) Oil and Gas Facility Permit (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Handball	P	P	P	P	P	-	P
Handball courts	P	P	P	P	P	-	P
Indoor recreational centers	P	P	P	P	P	-	P
Indoor skating rinks (ice or roller)	P	P	P	P	P	-	P
Indoor swimming pools	P	P	P	P	P	-	P
Neighborhood community or recreational centers	P	P	P	P	P	-	P
Public or private primary and secondary schools (excluding trade schools)	P	P	P	P	P	-	P
Racquetball	P	P	P	P	P	-	P
Tennis	P	P	P	P	P	-	P
<b>Outdoor Public Uses</b>	P	P	P	P	P	P/ C	P
Arboretums	P	P	P	P	P	P/ C	P
Areas for hiking	P	P	P	P	P	P/ C	P
Cemeteries, with or without caretaker residences*	P	P	P	P	P	-	-
Garden plots	P	P	P	P	P	P/ C	P
Nature areas	P	P	P	P	P	P/ C	P
Picnic areas	P	P	P	P	P	P/ C	P
Public areas for active recreational activities	P	P	P	P	P	P/ C	P
Recreation-oriented parks	P	P	P	P	P	P/ C	P
Wildlife sanctuaries	P	P	P	P	P	P/ C	P
<b>Places of Worship</b>	P	P	P	C	C	-	-
<b>Public Service</b>	C	C	C	C	C	C	P
All government-owned facilities except landfills or mining facilities	C	C	C	C	C	C	P
Emergency service buildings or garages	C	C	C	C	C	C	P
Government offices	C	C	C	C	C	C	P
Utility substations or transmission and distribution facilities	C	C	C	C	C	C	P
<b>Universities</b>	C	C	C	C	C	-	P
<b>COMMERCIAL USES</b>							
<b>Airports, Landing Strips and Heliports</b>	-	-	C	C	C	-	C

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
<b>Animal Hospitals</b>	P	P	P	P	P	-	-
<b>Automobile Service Stations</b>	P	P	P	P	P	-	-
Car washes	P	P	P	P	P	-	-
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	P	P	P	P	P	-	-
Gas stations	P	P	P	P	P	-	-
<b>Bed and Breakfast Establishments</b>	P	P	P	P	P	-	-
<b>Campgrounds, Commercial</b>	C	C	C	C	C	-	-
Camps	C	C	C	C	C	-	-
Campsites	C	C	C	C	C	-	-
Recreational vehicle parks	C	C	C	C	C	-	-
Tents	C	C	C	C	C	-	-
Trailer parks	C	C	C	C	C	-	-
<b>Communications Towers, Commercial</b>	C	C	C	C	C	-	-
Antenna arrays (satellite dishes)	C	C	C	C	C	-	-
Radio or TV broadcasting towers	C	C	C	C	C	-	-
Telecommunications towers	A	A	A	A	A	A	A
<b>Commercial Retail</b>	P	P	P	P	P	-	-
Apparel and accessory stores	P	P	P	P	P	-	-
Building supplies	P	P	P	P	P	-	-
Cabinet sales	P	P	P	P	P	-	-
Dry cleaners	P	P	P	P	P	-	-
Engineering and management services	P	P	P	P	P	-	-
Food stores	P	P	P	P	P	-	-
Furniture and home furnishings stores	P	P	P	P	P	-	-
General merchandise stores	P	P	P	P	P	-	-

(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Greenhouses (retail) and greenhouses with garden supplies	P	P	P	P	P	-	-
Health services	P	P	P	P	P	-	-
Legal services	P	P	P	P	P	-	-
Membership organizations	P	P	P	P	P	-	-
Miscellaneous retail except fuel dealers	P	P	P	P	P	-	-
Miscellaneous services	P	P	P	P	P	-	-
Social services except care facilities	P	P	P	P	P	-	-
<b>Convenience Retail Store</b>	P	P	P	P	P	-	-
<b>Drive-In Establishments</b>	P	P	P	P	P	-	-
<b>Golf Course/Driving Range, Commercial</b>	P	P	P	P	P	-	-
<b>Heavy Retail and Heavy Services</b>	C	C	P	P	P	-	-
Auto/truck rental/leasing	C	C	P	P	P	-	-
Automobile dealers	P	P	P	P	P	-	-
Automotive repair except top, body, upholstery repair, paint, and tire retreading shops	P	P	P	P	P	-	-
Automotive services except wrecking or towing storage yards	C	C	P	P	P	-	-
Auto towing and storage yards	-	-	-	C	P	-	-
Cabinet manufacturing with sales	C	C	P	P	P	-	-
Cold storage	C	C	P	P	P	-	-
Firewood sales, storage, and splitting	C	C	P	P	P	-	-
Flea market	C	C	P	P	P	-	-
Mobile home and manufactured housing dealers with mobile home sales office	C	C	P	P	P	-	-
Pawn shops	C	C	P	P	P	-	-
Radio and TV broadcasting station	C	C	P	P	P	-	-

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
<b>Indoor Commercial Recreation/Entertainment</b>	P	P	P	P	P	-	-
Event Centers	P	P	P	P	P	-	C
Bowling alleys	P	P	P	P	P	-	-
Indoor sports arenas	P	P	P	P	P	-	-
Movie theaters	P	P	P	P	P	-	-
Physical fitness facilities	P	P	P	P	P	-	-
Pool arcades	P	P	P	P	P	-	-
Video arcades	P	P	P	P	P	-	-
<b>Kennel, Commercial</b>	C	C	C	C	C	-	-
<b>Lodging, Commercial</b>	P	P	P	P	P	-	-
Convention centers	P	P	P	P	P	-	-
Hotels	P	P	P	P	P	-	-
Motels	P	P	P	P	P	-	-
<b>Massage Business</b>	C	C	C	C	C	-	-
<b>Off-Premise Advertising Devices</b>	-	C	C	C	C	-	-
<b>Office</b>	P	P	P	P	P	-	-
Banking and other credit agencies (offices only)	P	P	P	P	P	-	-
Business services	P	P	P	P	P	-	-
Commodity brokers and services	P	P	P	P	P	-	-
Holding and other investments	P	P	P	P	P	-	-
Insurance carriers	P	P	P	P	P	-	-
Medical offices	P	P	P	P	P	-	-
Real estate	P	P	P	P	P	-	-
Security	P	P	P	P	P	-	-
<b>Outdoor Commercial Recreation</b>	C	C	C	C	C	-	-
Amusement parks	C	C	C	C	C	-	-
Archery ranges	C	C	C	C	C	-	-
Batting cages	C	C	C	C	C	-	-
Drive-in theaters	C	C	C	C	C	-	-
Go-cart establishments	C	C	C	C	C	-	-
Ice and roller skating rinks	C	C	C	C	C	-	-
Miniature golf establishments	C	C	C	C	C	-	-
Music arenas	C	C	C	C	C	-	-

(P) Permitted                      (C) Conditional                      (S) Special Use Permit                      (-) Prohibited  
(O) Oil and Gas Facility Permit                      (A) Administrative Review Permit



USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Outdoor commercial amusement facilities	C	C	C	C	C	-	-
Pistol and shooting ranges	C	C	C	C	C	-	-
Theme parks	C	C	C	C	C	-	-
Water slides	C	C	C	C	C	-	-
<b>Parking Lot, Commercial</b>	P	P	P	P	P	-	-
<b>Racing Facilities</b>	C	C	C	C	C	-	-
Automobile racing	C	C	C	C	C	-	-
Dog tracks	C	C	C	C	C	-	-
Horse racing	C	C	C	C	C	-	-
Truck racing	C	C	C	C	C	-	-
<b>Restaurants</b>	P	P	P	P	P	-	-
<b>Services</b>	P	P	P	P	P	-	-
<b>Sexually Oriented Business</b>	P	P	P	P	P	-	-
<b>Trade Schools</b>	P	P	P	P	P	-	-
<b>INDUSTRIAL USES</b>							
<b>Business Park Uses</b>	P	P	P	P	P	-	-
Apparel and other finished products made from fabrics and similar materials	P	P	P	P	P	-	-
Arrangement of transportation of freight and cargo	P	P	P	P	P	-	-
Bakeries	P	P	P	P	P	-	-
Communications	P	P	P	P	P	-	-
Development and testing services	P	P	P	P	P	-	-
Measuring, analyzing, and controlling instrument manufacturing	P	P	P	P	P	-	-
Medical and optical goods	P	P	P	P	P	-	-
Motion picture production and allied services	P	P	P	P	P	-	-
Moving companies	P	P	P	P	P	-	-
Musical instruments and sporting/athletic goods manufacturing	P	P	P	P	P	-	-

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Photographic	P	P	P	P	P	-	-
Research	P	P	P	P	P	-	-
Space research and technology	P	P	P	P	P	-	-
United states postal service	P	P	P	P	P	-	-
Watches and clocks	P	P	P	P	P	-	-
<b>Energy Facilities</b>							
Major energy facility	C	C	C	C	C	C	C
Solar energy system, small-scale	P	P	P	P	P	C	P
Solar energy system, medium scale	P	P	P	P	P	-	C
Solar energy system, large-scale	C	C	C	C	C	-	C
<b>Extraction or Disposal Uses</b>	C/S	C/S	C/S	C/S	C/S	-	-
<b>Heavy Industry</b>	-	-	C	P/ C	P/ C	-	-
Alcoholic beverage manufacturing	P	P	P	P	P	-	-
Asphalt and concrete production facilities	-	-	-	C	P	-	-
Auction yards with livestock	-	-	C	P	P	-	-
Automobile manufacturing	-	-	C	P	P	-	-
Chemical manufacturing	-	-	C	P	P	-	-
Chemicals and allied products manufacturing except drugs	-	-	C	P	P	-	-
Heavy construction contractors	-	-	C	P	P	-	-
Heavy logistics center	-	-	C	P	P	-	-
Manufactured homes	-	-	C	P	P	-	-
Meat processing, packing, packaging and slaughterhouses	-	-	C	P	P	-	-
Paper, pulp, or paperboard mills	-	-	C	P	P	-	-
Petroleum products manufacturing	-	-	C	P	P	-	-
Railroad transportation	-	-	C	P	P	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited  
(O) Oil and Gas Facility Permit (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Railroad yard	C	P	P	P	P	-	-
Rubber and miscellaneous plastics manufacturing	-	-	C	P	P	-	-
Salvage yards	-	-	-	C	P	-	-
Sawmills	-	-	-	C	P	-	-
Stone and clay products	-	-	C	P	P	-	-
The storage and disassembly of vehicles and the re-assembly of various parts	-	-	-	C	P	-	-
Trailer and truck manufacturing	-	-	C	P	P	-	-
Transportation equipment	-	-	C	P	P	-	-
Utility production or processing facilities	-	-	C	P	P	-	-
<b>Heavy Manufacturing or Processing</b>	-	-	-	C	P	-	-
Abrasive manufacturing	-	-	-	C	P	-	-
Acid manufacturing	-	-	-	C	C	-	-
Asbestos products manufacturing	-	-	-	C	C	-	-
Boiler or tank manufacturing	-	-	-	C	P	-	-
Bone reduction	-	-	-	C	C	-	-
Caustic soda manufacturing	-	-	-	C	C	-	-
Celluloid manufacturing	-	-	-	C	P	-	-
Coal, coke yards, or coal classifications	-	-	-	C	C	-	-
Detergent, soap, and by-products manufacturing using animal fat	-	-	-	C	C	-	-
Disinfectant, insecticide, or poison manufacturing	-	-	-	C	C	-	-
Distillation of bone, refuse, grain, and wood	-	-	-	C	C	-	-
Dye manufacturing	-	-	-	C	C	-	-
Felt manufacturing	-	-	-	P	P	-	-
Fossil fuel manufacturing	-	-	-	C	C	-	-

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Fuel, oil, gasoline, and petroleum products (bulk storage and/or sale)	-	-	-	C	P	-	-
Hazardous waste treatment facility	-	-	-	C	C	-	-
Linseed oil, shellac, and turpentine manufacturing and refinery	-	-	-	C	C	-	-
Lubrication and grease manufacturing	-	-	-	P	C	-	-
Lumber mills, planing mills, and storage of logs	-	-	-	C	P	-	-
Oil compounding	-	-	-	C	C	-	-
Paint and enamel manufacturing	-	-	-	C	C	-	-
Pickle manufacturing	-	-	-	C	P	-	-
Recycling Facilities	-	-	-	C	C	-	-
Scrap processing or shredding yard	-	-	-	C	C	-	-
Smelting or refining of metal	-	-	-	C	C	-	-
Sugar and beet refining	-	-	-	C	P	-	-
Tar and waterproofing (materials manufacturing, treatment, and bulk storage)	-	-	-	C	C	-	-
<b>Landscape Storage Yards*</b>	-	C	C	P	P	-	-
<b>Light Industry</b>	-	C	P	P	P	-	-
Auction houses without livestock	-	C	P	P	P	-	-
Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops	P	P	P	P	P	-	-
Bus repair	-	C	P	P	P	-	-
Dairy and food processing and manufacturing facilities	-	C	P	P	P	-	-
Drug manufacturing	-	C	P	P	P	-	-
Dry cleaning plants	-	C	P	P	P	-	-

(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Electric and electronic equipment, including electronic distribution and electrical industrial	-	C	P	P	P	-	-
Fabricated metal, sheet metal shops, metal products manufacturing	-	C	P	P	P	-	-
Fuel and ice dealers	-	C	P	P	P	-	-
Furniture and fixtures	-	C	P	P	P	-	-
General building contractors	-	C	P	P	P	-	-
Instruments and related products	-	C	P	P	P	-	-
Leather and leather products, including tanning and finishing	-	C	P	P	P	-	-
Local and interurban passenger transit	-	C	P	P	P	-	-
Light logistics center	-	C	P	P	P	-	-
Lumber, building materials, and wood products	-	C	P	P	P	-	-
Meat processing and packaging, excluding meat packing and slaughter	-	C	P	P	P	-	-
Miscellaneous manufacturing industries	-	C	P	P	P	-	-
Paper products, except mills	-	C	P	P	P	-	-
Printing and publishing	-	C	P	P	P	-	-
Recreational vehicle storage	-	C	P	P	P	-	-
Special trade contractors	-	C	P	P	P	-	-
Special warehousing and storage	-	C	P	P	P	-	-
Textiles and apparel	-	C	P	P	P	-	-
Transportation services	-	C	P	P	P	-	-
Trucking and general warehousing, including mini-storage	-	C	P	P	P	-	-
Truck stops	C	P	P	P	P	-	-

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Welding repair	-	C	P	P	P	-	-
Wholesale trade (durable and non-durable)	-	C	P	P	P	-	-
<b>Light Manufacturing or Processing</b>	-	C	P	P	P	-	-
Beverage manufacturing	-	C	P	P	P	-	-
Book binding	-	C	P	P	P	-	-
Canvas products manufacturing	-	C	P	P	P	-	-
Clothing or cloth manufacturing	-	C	P	P	P	-	-
Office and computing machines	-	C	P	P	P	-	-
Electronics manufacturing	-	C	P	P	P	-	-
Furnace installation, repair, and cleaning	-	C	P	P	P	-	-
Hosiery manufacturing	-	C	P	P	P	-	-
Machine shops	-	C	P	P	P	-	-
Machine tool manufacturing	-	C	P	P	P	-	-
Machinery sales	-	C	P	P	P	-	-
Public utility storage, yards, and service installments	-	C	P	P	P	-	-
Shoe manufacturing	-	C	P	P	P	-	-
Sign manufacturing, repair, and maintenance	-	C	P	P	P	-	-
<b>Moderate Manufacturing or Processing</b>	-	-	C/P	P	P	-	-
Can manufacturing	-	-	P	P	P	-	-
Candy product manufacturing (for sale off premises)	-	C	P	P	P	-	-
Cement, cinder block, concrete, lime or plaster manufacturing	-	-	P/C	P	P	-	-
Cosmetic and perfume manufacturing	-	-	P	P	P	-	-
Creosote manufacturing or treatment plant	-	-	C	C	C	-	-
Fat rendering production	-	-	P	P	P	-	-

(P) Permitted      (C) Conditional      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Fertilizer manufacturing and processing	<u>C</u>	<u>P</u>	<u>PC</u>	P	P	-	-
Forging plant and foundry			C	C	P	-	-
Glass or glass product manufacturing	-	-	P	P	P	-	-
Hemp manufacturing and extraction	-	-	P	P	P	-	-
Metal ingots, casting sheets, or bearings, forging or rolling mills	-	-	P	P	P	-	-
Millinery manufacturing	-	-	P	P	P	-	-
Mobile homes manufacturing and storage	-	-	C	P	P	-	-
Vacation camper manufacturing	-	-	P	P	P	-	-
<b>Oil and Gas Facility</b>	O	O	O	O	O	-	-
<b>Accessory Outdoor Storage (up to 25% of the building area)*</b>	P	P	P	P	P	-	-
<b>Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*</b>	-	C	C	P	P	-	-
<b>Outdoor Storage (in excess of 100% of the building area)*</b>	-	-	C	P/C	P/C	-	-
<b>MARIJUANA ESTABLISHMENTS</b>							
<b>Medical Marijuana Center</b>	P	P	P	P	P	-	-
<b>Retail Marijuana Store</b>	P	P	P	P	P	-	-
<b>Medical Marijuana Infused Products Manufacturer</b>	-	-	P	P	P	-	-
<b>Retail Marijuana Product Manufacturing Facility</b>	-	-	P	P	P	-	-
<b>Medical Marijuana Optional Premises Cultivation Operation</b>	P	P	P	P	P	-	-
<b>Retail Marijuana Cultivation Facility</b>	P	P	P	P	P	-	-
<b>Retail Marijuana Testing Facility</b>	-	-	P	P	P	-	-

\*Adopted by the BOCC on December 13, 2010

**3-07-02 SUMMARY OF DIMENSIONAL REQUIREMENTS**

The following tables summarize the dimensional requirements in each zone district. These tables are provided for ease of comparing dimensional requirements between zone districts. Other standards or restrictions may apply within a specific zone district. The reader is advised to check the restrictions in the specific zone district section within these standards and regulations, review any restrictions within any overlay zone district which may further limit dimensional requirements, and review any performance standards applicable to the use.

(P) Permitted                      (C) Conditional                      (S) Special Use Permit      (-) Prohibited  
(O) Oil and Gas Facility Permit      (A) Administrative Review Permit



ZONE DISTRICT		AGRICULTURE-1 (A-1)	AGRICULTURE-2 (A-2)	AGRICULTURE-3 (A-3)
MINIMUM LOT SIZE		2.5 acres	10 acres	35 acres
MINIMUM LOT WIDTH	W/Well AND Individual Sewage Disposal System	150 feet	425 feet	600 feet
	W/Public Water OR Sewer Facilities	100 feet		
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	Front	30 feet	50 feet	50 feet
	Side Corner	30 feet	50 feet	50 feet
	Side	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater
	Rear	20 feet	20 feet	20 feet
	R.O.W.	State Highway or Arterial: 50 feet Local or Collector: 30 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)		120 feet	120 feet	120 feet
MINIMUM SETBACKS FOR ACCESSORY STRUCTURE OR AG. BUILDING	Front	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less
	Side	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater
	Rear	10 feet	10 feet	10 feet
	R.O.W.	State Highway or Arterial: 50 feet Local or Collector: 30 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet

ZONE DISTRICT		AGRICULTURE-1 (A-1)	AGRICULTURE-2 (A-2)	AGRICULTURE-3 (A-3)
MAXIMUM HEIGHT	Dwelling and Non-Ag. Structure	35 feet	35 feet	35 feet
	Agriculture Structure	70 feet (25 feet on a lot established by a recorded subdivision plat)	70 feet (25 feet on a lot established by a recorded subdivision plat)	70 feet (25 feet on a lot established by a recorded subdivision plat)
MAXIMUM STRUCTURE COVERAGE	W/Well AND Indiv. Sewage Disposal System	6% of lot area (access. bldg. n/a without a principal dwelling)	N/A (access. bldg. n/a without a principal dwelling)	N/A
	W/Public Water OR Sewer	7.5% of lot area (access. bldg. n/a without a principal dwelling)		
	W/Public Water AND Sewer	12.5% of lot area (access. bldg. n/a without a principal dwelling)		
MINIMUM FLOOR AREA OF DWELLING	Single Story Dwelling	1,200 square feet	1,200 square feet	1,200 square feet
	Tri-Level Dwelling	1,200 square feet	1,200 square feet	1,200 square feet
	Bi-Level or Two-Story Dwelling	900 square feet on the 1 <sup>st</sup> floor plus 600 square feet on the 2 <sup>nd</sup> floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	900 square feet on the 1 <sup>st</sup> floor plus 600 square feet on the 2 <sup>nd</sup> floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	900 square feet on the 1 <sup>st</sup> floor plus 600 square feet on the 2 <sup>nd</sup> floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)

ZONE DISTRICT	RESIDENTIAL ESTATE (R-E)	RESIDENTIAL-1-A and RESIDENTIAL-1-C (R-1-A and R-1-C)
MINIMUM LOT SIZE	2.5 acres (well and septic) 1.0 acres (public water or sewer)	Corner Lots: 7,500 square feet Internal Lots: 7,000 square feet
W/Well AND Individual Sewage Disposal System	150 feet	N/A
W/Public Water OR Sewer Facilities	100 feet	N/A
Corner Lot	N/A	70 feet
Internal Lot	N/A	65 feet
Front	30 feet	20 feet
Side Corner	30 feet	20 feet
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	17 feet one side or 5 feet from attached garage, 5 feet on the other side	17 feet one side or 5 feet from attached garage, 5 feet on the other side
Rear	20 feet	15 feet
R.O.W.	State Highway or Arterial: 50 feet Local or Collector: 30 feet	State Highway or Arterial: 50 feet Local or Collector: 20 feet
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)	120 feet	120 feet

<b>ZONE DISTRICT</b>		<b>RESIDENTIAL ESTATE (R-E)</b>	<b>RESIDENTIAL-1-A and RESIDENTIAL-1-C (R-1-A and R-1-C)</b>
<b>MINIMUM SETBACKS FOR ACCESSORY STRUCTURE</b>	<b>Front</b>	30 feet or equal to the principal dwelling, whichever is greater	At least equal to the principal dwelling or more
	<b>Side Corner</b>	30 feet or equal to the principal dwelling, whichever is greater	20 feet or equal to the principal dwelling, whichever is greater
	<b>Side</b>	20 feet	5 feet
	<b>Rear</b>	10 feet	5 feet
<b>MAXIMUM HEIGHT</b>	<b>R.O.W.</b>	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet
	<b>Dwelling Accessory Structure</b>	35 feet 25 feet	25 feet 16 feet
<b>MAXIMUM STRUCTURE COVERAGE</b>	<b>W/Well AND Individual Sewage Disposal System</b>	12.5% of lot area	N/A
	<b>W/Public Water OR Sewer</b>	12.5% of lot area	N/A
	<b>W/Public Water AND Sewer</b>	12.5% of lot area	N/A
	<b>Accessory Building</b>	In no case shall an accessory building exceed twice the floor area of the principal structure on the lot unless the accessory building is an aircraft hangar. Aircraft hangers shall meet the performance standards for aircraft hangers.	900 square feet
	<b>MINIMUM FLOOR AREA OF DWELLING</b>	1,800 square feet	1,250 square feet

ZONE DISTRICT	RESIDENTIAL TWO-FAMILY (R-2)	RESIDENTIAL MODERATE DENSITY (R-3)	RESIDENTIAL HIGH DENSITY (R-4)	MOBILE HOME DWELLING (MH)
<b>MINIMUM LOT SIZE</b>	Two-Family Lot: 4,500 square feet per dwelling unit Single Family Lot	Attached Dwellings on Individual Lot: 2,500 square feet per dwelling Attached Dwellings on One Lot: 9,500 square feet per three dwellings	2 acres	5,000 square feet
<b>MAXIMUM DENSITY</b>	N/A	14 dwelling units per acre	35 dwelling units per acre	N/A
<b>MINIMUM LOT WIDTH</b>	Two-Family Lot Corner Lot: 50 feet Internal Lot: 45 feet Single Family Lot Corner Lot: 70 feet Internal Lot: 65 feet	Attached Dwellings on Individual Lot: 25 feet Attached Dwellings on One Lot: 150 feet	200 feet	Mobile Homes less than or equal to 20 feet wide: 45 feet Mobile Homes more than 20 feet wide: 50 feet
<b>Front</b>	20 feet	20 feet	25 feet	20 feet
<b>Side Corner</b>	20 feet	20 feet	25 feet	20 feet
<b>MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE</b>	17 feet one side or 5 feet from attached garage, 5 feet on the other side, 0 feet along common wall of two-family dwelling	0 feet along common walls of adjoining dwelling units, 5 feet from end unit when units are located on individual lots, 20 feet from end unit when units are located on a single lot	25 feet	17 feet one side or 5 feet when lot includes accessory structure, 5 feet on the other side
<b>Rear</b>	15 feet	20 feet	20 feet	15 feet
<b>R.O.W.</b>	State Highway or Arterial: 40 feet Local or Collector: 20 feet	State Highway or Arterial: 40 feet Local or Collector: 20 feet	State Highway or Arterial: 50 feet Local or Collector: 25 feet	State Highway or Arterial: 40 feet Local or Collector: 20 feet

ZONE DISTRICT	RESIDENTIAL TWO-FAMILY (R-2)	RESIDENTIAL MODERATE DENSITY (R-3)	RESIDENTIAL HIGH DENSITY (R-4)	MOBILE HOME DWELLING (MH)
<b>SETBACK FROM SECTION LINES</b> (Variations may be permitted if the Dept. of Public Works determines no additional r.o.w. is required.)	100 feet	100 feet	100 feet	100 feet
<b>SETBACK FROM OTHER ZONE DISTRICT BOUNDARY LINES</b>	N/A	N/A	N/A	For All Structures: 25 feet
<b>FRONT</b>	20 feet	20 feet	50 feet	20 feet
<b>SIDE CORNER</b>	20 feet	20 feet	50 feet	20 feet
<b>SIDE</b>	5 feet	5 feet	5 feet	5 feet
<b>REAR</b>	5 feet	5 feet	5 feet	5 feet
<b>R.O.W.</b>	State Highway or Arterial: 40 feet Local or Collector: 20 feet	State Highway or Arterial: 40 feet Local or Collector: 20 feet	State Highway or Arterial: 50 feet Local or Collector: 50 feet	State Highway or Arterial: 40 feet Local or Collector: 20 feet
<b>DWELLING</b>	25 feet	35 feet	70 feet	20 feet
<b>ACCESSORY STRUCTURE</b>	16 feet	16 feet	16 feet	10 feet
<b>MAXIMUM ACCESSORY BUILDING COVERAGE</b>	450 square feet per two-family dwelling unit, 900 square feet when used as a single-family dwelling	80 square feet per dwelling unit	80 square feet per dwelling unit	600 square feet
<b>MINIMUM FLOOR AREA OF DWELLING</b>	1,000 square feet per dwelling unit 1,250 square feet	N/A N/A	N/A N/A	600 square feet
<b>TWO-FAMILY</b>	N/A	450 square feet	450 square feet	
<b>SINGLE FAMILY</b>	N/A	600 square feet	600 square feet	
<b>EFFICIENCY UNIT</b>	N/A	750 square feet	750 square feet	
<b>ONE BEDROOM</b>	N/A	900 square feet	900 square feet	
<b>TWO BEDROOM</b>	N/A	1,000 square feet	1,000 square feet	
<b>THREE BEDROOM</b>	N/A			
<b>FOUR BEDROOM</b>	N/A			

ZONE DISTRICT	COMMERCIAL-0 & COMMERCIAL-1 (C-0 and C-1)	COMMERCIAL-2 & COMMERCIAL-3 (C-2 and C-3)	COMMERCIAL-4 & COMMERCIAL-5 (C-4 and C-5)
MINIMUM LOT SIZE	N/A	N/A	N/A
MINIMUM LOT WIDTH	75 feet	75 feet	100 feet
Front	25 feet	25 feet	25 feet
Side Corner	25 feet	25 feet	25 feet
MINIMUM SETBACKS FOR A STRUCTURE	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures
Rear	15 feet	15 feet	15 feet
R.O.W.	State Highway or Arterial: 75 feet	State Highway or Arterial: 75 feet	State Highway or Arterial: 75 feet
	Local or Collector: 25 feet	Local or Collector: 25 feet	Local or Collector: 25 feet
SETBACK FROM SECTION LINES (Variations may be permitted if the Dept. of Public Works determines no additional right-of-way is required.)	100 feet	100 feet	100 feet
MAXIMUM HEIGHT	25 feet	35 feet	35 feet
MAXIMUM FLOOR AREA PER COMMERCIAL USE	2,000 square feet	10,000 square feet	N/A
HOURS OF OPERATION	7:00 a.m. to 10:00 p.m.	7:00 a.m. to 12:00 a.m. when property abuts residentially zoned or used property	N/A

ZONE DISTRICTS	INDUSTRIAL-1 (I-1)	INDUSTRIAL-2 (I-2)	INDUSTRIAL-3 (I-3)
<b>MINIMUM LOT SIZE</b>	1 acre	2 acres	2 acres
<b>MINIMUM LOT WIDTH</b>	100 feet	125 feet	125 feet
<b>Front</b>	25 feet	25 feet	25 feet
<b>Side Corner</b>	25feet	25 feet	25feet
<b>MINIMUM SETBACKS FOR A STRUCTURE</b>	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures
<b>Rear</b>	15 feet	15 feet	15 feet
<b>R.O.W.</b>	State Highway or Arterial: 75 feet	State Highway or Arterial: 75 feet	State Highway or Arterial: 75 feet
	Local or Collector: 25 feet	Local or Collector: 25 feet	Local or Collector: 25 feet
<b>SETBACK FROM SECTION LINES</b> (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)	145 feet	145 feet	145 feet
<b>MAXIMUM HEIGHT</b>	60 feet	75 feet	90 feet



## 3-08 AGRICULTURAL-1 DISTRICT (A-1)

### 3-08-01 PURPOSE

The purpose of the Agricultural-1 District is to provide a rural single-family dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience. Limited farming uses are permitted including the keeping of a limited number of animals for individual homeowner's use. This district is primarily designed for the utilization and enjoyment of the County's rural environment.

### 3-08-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in an Agricultural-1 District, subject to building permit review and approval. Only one principal use shall be permitted per lot.

#### 3-08-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in an Agricultural-1 District as noted above:

1. Farming
2. Nurseries
3. Ranching
4. Equestrian Arena, Personal

#### 3-08-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in an Agricultural-1 District as noted above:

1. Single Family Dwelling
2. Group Living Facility (1 to 5 persons)

#### 3-08-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in an Agricultural-1 District as noted above:

1. Funeral Home/Mortuary **\*Adopted by the BoCC on December 13, 2010**

2. Outdoor Public Uses (Excluding Cemeteries)

**3-08-02-04 PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses are permitted in an Agricultural-1 District as noted above:

1. Bed and Breakfast

**3-08-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural, Accessory
2. Residential, Accessory

**3-08-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in an Agricultural-1 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval:

**3-08-04-01 PERMITTED CONDITIONAL AGRICULTURAL USES**

The following conditional agricultural uses are permitted in an Agricultural-1 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Business
3. Equestrian Arena, Commercial

**3-08-04-02 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional residential uses are permitted in an Agricultural-1 District as noted above:

1. Two-Family Dwelling
2. Group Living Facility (in excess of 5 persons)
3. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

**3-08-04-03 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in an Agricultural-1 District as noted above:

1. Funeral Home/Mortuary to include Cremation **\*Adopted by the BoCC on December 13, 2010**
2. Institutional Care
3. Neighborhood Indoor Uses
4. Outdoor Public Uses (Cemeteries) **\*Adopted by the BoCC on December 13, 2010**
5. Places of Worship
6. Public Service
7. Universities

**3-08-04-04 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in an Agricultural-1 District as noted above:

1. Airports, Landing Strips, and Heliports
2. Animal Hospitals
3. Campgrounds, Commercial
4. Communications Towers, Commercial
5. Golf Course/Driving Range, Commercial
6. Kennel, Commercial
7. Outdoor Commercial Recreation
8. Trade Schools

**3-08-04-05 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in an Agricultural-1 District as noted above:

1. Extraction and Disposal Uses (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
2. Local and interurban passenger transit
3. Major Energy Facilities
4. Solar energy systems, small-scale

5. Solar energy systems, medium-scale

**3-08-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in an Agricultural-1 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Agricultural-1 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-08-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-08-07 AREA AND HEIGHT STANDARDS**

**3-08-07-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement in an Agricultural-1 District shall be 2.5 acres.

**3-08-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

**3-08-07-02-01 *MINIMUM WITH WELL AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM***

The minimum width of a lot in an Agricultural-1 District with a well and individual sewage disposal system shall be one-hundred-fifty (150) feet.

**3-08-07-02-02 *MINIMUM WITH PUBLIC WATER OR SEWER FACILITIES***

The minimum width of a lot in an Agricultural-1 District with public water or sewer facilities shall be one-hundred (100) feet.

**3-08-07-03      SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-08-07-03-01      *MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in an Agricultural-1 District shall be thirty (30) feet.

**3-08-07-03-02      *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in an Agricultural-1 District shall be thirty (30) feet.

**3-08-07-03-03      *MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in an Agricultural-1 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

**3-08-07-03-04      *MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in an Agricultural-1 District shall be twenty (20) feet.

**3-08-07-03-05      *MINIMUM R.O.W. SETBACK***

The minimum setback for a principal structure in an Agricultural-1 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be thirty (30) feet.

**3-08-07-03-06      *MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES***

The minimum setback from a section line for a principal structure in an Agricultural-1 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-08-07-04 SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS**

**3-08-07-04-01 *MINIMUM FRONT SETBACK***

All accessory structures shall be setback at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one-hundred (100) feet from the front property line, whichever is less.

**3-08-07-04-02 *MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in an Agricultural-1 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

**3-08-07-04-03 *MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in an Agricultural-1 District shall be ten (10) feet.

**3-08-07-04-04 *MINIMUM R.O.W. SETBACK***

All accessory structures shall be setback at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one-hundred (100) feet from the front property line, whichever is less. The minimum setback from a section line for all accessory structures in an Agricultural-1 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-08-07-04-05 *MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES***

The minimum setback from a section line for all accessory structures in an Agricultural-1 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

3-08-07-05      **MAXIMUM HEIGHT**

3-08-07-05-01      ***DWELLINGS AND ACCESSORY STRUCTURES***

The maximum height of dwellings and accessory structures in an Agricultural-1 District shall be thirty-five (35) feet.

3-08-07-05-02      ***AGRICULTURAL STRUCTURES***

The maximum height of agricultural structures in an Agricultural-1 District shall be seventy (70) feet, except for structures located on a lot established by a recorded subdivision plat, where the maximum shall be twenty-five (25) feet.

3-08-07-06      **MAXIMUM STRUCTURE COVERAGE**

3-08-07-06-01      ***LOT SERVED BY WELL AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM***

The maximum structure coverage on a lot served by a well and individual sewage disposal system in an Agricultural-1 District shall be 6% of lot area.

3-08-07-06-02      ***LOT SERVED BY PUBLIC WATER OR SEWER***

The maximum structure coverage on a lot served by public water or sewer in an Agricultural-1 District shall be 7.5% of lot area.

3-08-07-06-03      ***LOT SERVED BY PUBLIC WATER AND SEWER***

The maximum structure coverage on a lot served by public water and sewer in an Agricultural-1 District shall be 12.5% of lot area.

3-08-07-06-04      ***ACCESSORY BUILDING COVERAGE***

In no case shall an accessory building exceed twice the floor area of the principal structure on the lot unless the accessory building is an aircraft hangar. Aircraft hangars shall meet the performance standards for aircraft hangars. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

**3-08-07-07 MINIMUM FLOOR AREA OF DWELLINGS**

**3-08-07-07-01 *SINGLE STORY DWELLING***

The minimum floor area of a single-story dwelling in an Agricultural-1 District shall be twelve hundred (1,200) square feet.

**3-08-07-07-02 *TRI-LEVEL DWELLING***

The minimum floor area of a tri-level dwelling in an Agricultural-1 District shall be twelve hundred (1,200) square feet.

**3-08-07-07-03 *BI-LEVEL OR TWO STORY***

The minimum floor area of a bi-level or two-story dwelling in an Agricultural-1 District shall be nine hundred (900) square feet on the 1<sup>st</sup> floor plus six hundred (600) square feet on the 2<sup>nd</sup> floor. A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.

**3-08-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Agricultural-1 District unless inconsistent with a provision contained in Section 3-08, in which case the specific standard or requirement contained in Section 3-08 shall apply.



### 3-09 **AGRICULTURAL-2 DISTRICT (A-2)**

#### 3-09-01 **PURPOSE**

The purpose of the Agricultural-2 District is to provide a district for rural subdivisions of at least ten (10) acres in size where adequate provisions are made for internal and external roads and access, water and sewer facilities, fire protection and other emergency services, and other public services and utilities. Farming uses are permitted, including the cultivation of land and the keeping of a limited number of animals.

#### 3-09-02 **PERMITTED PRINCIPAL USES**

The following uses are permitted uses in an Agricultural-2 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

##### 3-09-02-01 **PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in an Agricultural-2 District as noted above:

1. Farming
2. Nurseries
3. Ranching
4. Equestrian Arena, Personal

##### 3-09-02-02 **PERMITTED PRINCIPAL RESIDENTIAL USES**

The following principal residential uses are permitted in an Agricultural-2 District as noted above:

1. Single Family Dwelling
2. Group Living Facility (1 to 5 persons)

##### 3-09-02-03 **PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in an Agricultural-2 District as noted above:

1. Funeral Home/Mortuary **\*Adopted by the BoCC on December 13, 2010**

2. Outdoor Public Uses (Excluding Cemeteries)

**3-09-02-04 PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses are permitted in an Agricultural-2 District as noted above:

1. Bed and Breakfast

**3-09-02-05 PERMITTED PRINCIPAL INDUSTRIAL USES**

The following principal industrial uses are permitted in an Agricultural-2 District as noted above:

**3-09-03 ~~1. SOLAR ENERGY SYSTEMS, SMALL-SCALE~~ PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural, Accessory
2. Residential, Accessory
3. Solar Energy Systems, Small-Scale

**3-09-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in an Agricultural-2 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval:

**3-09-04-01 PERMITTED CONDITIONAL AGRICULTURAL USES**

The following conditional agricultural uses are permitted in an Agricultural-2 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Business
3. Equestrian Arena, Commercial

**3-09-04-02 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional residential uses are permitted in an Agricultural-2 District as noted above:

1. Two-Family Dwelling
2. Group Living Facility (in excess of 5 persons)
3. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

**3-09-04-03 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in an Agricultural-2 District as noted above:

1. Funeral Home/Mortuary to include Cremation **\*Adopted by the BoCC on December 13, 2010**
2. Institutional Care
3. Neighborhood Indoor Uses
4. Places of Worship
5. Outdoor Public Uses (Cemeteries) **\*Adopted by the BoCC on December 13, 2010**
6. Public Service
7. Universities

**3-09-04-04 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in an Agricultural-2 District as noted above:

1. Airports, Landing Strips, and Heliports
2. Animal Hospitals
3. Campgrounds, Commercial
4. Communications Towers, Commercial
5. Golf Course/Driving Range, Commercial
6. Kennel, Commercial
7. Outdoor Commercial Recreation
8. Parking Lot, Commercial

## 9. Trade Schools

**3-09-04-05 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in an Agricultural-2 District as noted above:

1. Extraction and Disposal Uses (Inert fills may be processed as a Special Use Permit, Conditional Use Permit or Certificate of Designation pursuant to Chapter 2); (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
2. Heavy Industry Uses (Including auction yards with livestock; meat processing, packing, packaging and slaughterhouses; railroad yard; railroad transportation; and utility production or processing facilities)
3. Major Energy Facilities
4. Solar energy systems, medium-scale
5. Solar energy systems, large-scale

**3-09-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in an Agricultural-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Agricultural-2 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-09-06 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in an Agricultural-2 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-09-07 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-09-08 AREA AND HEIGHT STANDARDS**

**3-09-08-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement in an Agricultural-2 District shall be ten (10) acres.

**3-09-08-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum width of a lot in an Agricultural-2 District shall be four-hundred-twenty-five (425) feet.

**3-09-08-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-09-08-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in an Agricultural-2 District shall be fifty (50) feet.

**3-09-08-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in an Agricultural-2 District shall be fifty (50) feet.

**3-09-08-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in an Agricultural-2 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

**3-09-08-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in an Agricultural-2 District shall be twenty (20) feet.

**3-09-08-03-05 *MINIMUM R.O.W. SETBACK***

The minimum setback for a principal structure in an Agricultural-2 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

**3-09-08-03-06      *MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES***

The minimum setback from a section line for a principal structure or agricultural building in an Agricultural-2 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-09-08-04      *SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS*****3-09-08-04-01      *MINIMUM FRONT SETBACK***

All accessory structures shall be setback at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one-hundred (100) feet from the front property line, whichever is less.

**3-09-08-04-02      *MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in an Agricultural-2 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

**3-09-08-04-03      *MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in an Agricultural-2 District shall be ten (10) feet.

**3-09-08-04-04      *MINIMUM R.O.W. SETBACK***

All accessory structures shall be setback at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one-hundred (100) feet from the front property line, whichever is less. The minimum setback from a section line for all accessory structures in an Agricultural-2 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-09-08-04-05      *MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES***

The minimum setback from a section line for all accessory structures in an Agricultural-2 District shall be one-hundred-twenty (120) feet. Variations may

be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-09-08-05      MAXIMUM HEIGHT**

**3-09-08-05-01      *DWELLINGS AND ACCESSORY STRUCTURES***

The maximum height of dwellings and accessory structures in an Agricultural-2 District shall be thirty-five (35) feet.

**3-09-08-05-02      *AGRICULTURAL STRUCTURES***

The maximum height of agricultural structures in an Agricultural-2 District shall be seventy (70) feet, except for structures located on a lot established by a recorded subdivision plat, where the maximum shall be twenty-five (25) feet.

**3-09-08-06      MAXIMUM STRUCTURE COVERAGE**

The maximum structure coverage on a lot in an Agricultural-2 District shall not be limited. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

**3-09-08-07      MINIMUM FLOOR AREA OF DWELLINGS**

**3-09-08-07-01      *SINGLE STORY DWELLING***

The minimum floor area of a single-story dwelling in an Agricultural-2 District shall be twelve hundred (1,200) square feet.

**3-09-08-07-02      *TRI-LEVEL DWELLING***

The minimum floor area of a tri-level dwelling in an Agricultural-2 District shall be twelve hundred (1,200) square feet.

**3-09-08-07-03      *BI-LEVEL OR TWO STORY***

The minimum floor area of a bi-level or two-story dwelling in an Agricultural-2 District shall be nine hundred (900) square feet on the 1<sup>st</sup> floor plus six hundred (600) square feet on the 2<sup>nd</sup> floor. A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.

**3-09-09      RELATIONSHIP      TO      DESIGN      REQUIREMENTS      AND  
PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Agricultural-2 District unless inconsistent with a provision contained in Section 3-09, in which case the specific standard or requirement contained in Section 3-09 shall apply.



### 3-10 **AGRICULTURAL-3 DISTRICT (A-3)**

#### 3-10-01 **PURPOSE**

The purpose of the Agricultural-3 District is to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses.

#### 3-10-02 **PERMITTED PRINCIPAL USES**

The following uses are permitted uses in an Agricultural-3 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

##### 3-10-02-01 **PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in an Agricultural-3 District as noted above:

1. Farming
2. Nurseries
3. Ranching
4. Equestrian Arena, Personal

##### 3-10-02-02 **PERMITTED PRINCIPAL RESIDENTIAL USES**

The following principal residential uses are permitted in an Agricultural-3 District as noted above:

1. Single Family Dwelling
2. Group Living Facility (1 to 5 persons)

##### 3-10-02-03 **PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in an Agricultural-3 District as noted above:

1. Funeral Home/Mortuary **\*Adopted by the BoCC on December 13, 2010**
2. Outdoor Public Uses

3. Places of Worship (subject to performance standards in Section 4-07-02-04)

**3-10-02-04 PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses are permitted in an Agricultural-3 District as noted above:

1. Bed and Breakfast

**3-10-02-05 PERMITTED PRINCIPAL INDUSTRIAL USES**

The following principal industrial uses are permitted in an Agricultural-3 District as noted above:

1. Solar energy systems, small-scale
2. Solar energy systems, medium-scale

**3-10-02-06 PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS**

The following principal marijuana establishments are permitted in an Agricultural-3 District as noted above:

1. Medical Marijuana Optional Premises Cultivation Operation
2. Retail Marijuana Cultivation Facility

**3-10-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural, Accessory
2. Residential, Accessory

**3-10-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in an Agricultural-3 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval:

**3-10-04-01 PERMITTED CONDITIONAL AGRICULTURAL USES**

The following conditional agricultural uses are permitted in an Agricultural-3 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Business
3. Equestrian Arena, Commercial

**3-10-04-02 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional residential uses are permitted in an Agricultural-3 District as noted above:

1. Two-Family Dwelling
2. Group Living Facility (in excess of 5 persons)
3. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

**3-10-04-03 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in an Agricultural-3 District as noted above:

1. Funeral Home/Mortuary to include Cremation **\*Adopted by the BoCC on December 13, 2010**
2. Halfway House **\*Adopted by the BoCC on December 13, 2010**
3. Institutional Care
4. Jails and Prisons
5. Neighborhood Indoor Uses
6. Public Service
7. Universities

**3-10-04-04 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in an Agricultural-3 District as noted above:

1. Airports, Landing Strips, and Heliports
2. Animal Hospitals

3. Campgrounds, Commercial
4. Communications Towers, Commercial
5. Golf Course/Driving Range, Commercial
6. Heavy Retail and Heavy Services
7. Kennel, Commercial
8. Outdoor Commercial Recreation
9. Parking Lot, Commercial
10. Racing Facilities
11. Services
12. Trade Schools

#### **3-10-04-05 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in an Agricultural-3 District as noted above:

1. Extraction and Disposal Uses (Inert fills may be processed as a Special Use Permit, Conditional Use Permit or Certificate of Designation pursuant to Chapter 2; Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4.)
2. Heavy Industry (Excluding Solid Waste Transfer Stations and Scrap Tire Recycling Facilities)
3. Landscape Storage Yards
4. Light Industry, including bone reduction, and pickle manufacturing. (Excluding all other Light, Heavy and Moderate Manufacturing or Processing uses)
5. Major Energy Facilities
6. Solar energy systems, large-scale
7. Recycling Facility **\*Adopted by the BoCC on December 13, 2010**

#### **3-10-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in an Agricultural-3 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Agricultural-3 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-10-06 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in an Agricultural-3 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-10-07 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-10-08 AREA AND HEIGHT STANDARDS**

**3-10-08-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement in an Agricultural-3 District shall be thirty-five (35) acres.

**3-10-08-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum width of a lot or parcel in an Agricultural-3 District shall be six hundred (600) feet.

**3-10-08-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-10-08-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

**3-10-08-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

**3-10-08-03-03      *MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in an Agricultural-3 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

**3-10-08-03-04      *MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in an Agricultural-3 District shall be twenty (20) feet.

**3-10-08-03-05      *MINIMUM R.O.W. SETBACK***

The minimum setback for a principal structure in an Agricultural-3 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

**3-10-08-03-06      *MINIMUM SETBACK FROM SECTION LINE FOR ALL STRUCTURES***

The minimum setback from a section line for a principal structure or agricultural building in an Agricultural-3 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-10-08-04      *SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES OR AGRICULTURE BUILDINGS***

**3-10-08-04-01      *MINIMUM FRONT SETBACK***

All accessory structures shall be setback at least ten (10) feet to the rear of the front structure line of the principal dwelling, or one hundred (100) feet from the front property line, whichever is less, if a principal dwelling already exists on site. The minimum front setback for a principal structure in an Agricultural-3 District shall be fifty (50) feet.

**3-10-08-04-02      *MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in an Agricultural-3 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

**3-10-08-04-03      *MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in an Agricultural-3 District shall be ten (10) feet.

**3-10-08-04-04      *MINIMUM R.O.W. SETBACK***

The minimum setback for all accessory structures in an Agricultural-3 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be one-hundred-twenty (120) feet. The minimum setback from a collector or local road shall be fifty (50) feet.

**3-10-08-04-05      *MINIMUM SETBACK FROM SECTION LINE FOR ALL ACCESSORY STRUCTURES***

The minimum setback from a section line for all accessory structures in an Agricultural-3 District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-10-08-05      *MAXIMUM HEIGHT***

**3-10-08-05-01      *DWELLINGS AND ACCESSORY STRUCTURES***

The maximum height of dwellings and accessory structures in an Agricultural-3 District shall be thirty-five (35) feet.

**3-10-08-05-02      *AGRICULTURAL STRUCTURES***

The maximum height of agricultural structures in an Agricultural-3 District shall be seventy (70) feet, except for structures located on a lot established by a recorded subdivision plat, where the maximum shall be twenty-five (25) feet.

**3-10-08-06      MAXIMUM STRUCTURE COVERAGE**

The maximum structure coverage on a lot in an Agricultural-3 District shall not be limited. Accessory buildings may be constructed prior to the principal dwelling on a lot.

**3-10-08-07      MINIMUM FLOOR AREA OF DWELLINGS**

**3-10-08-07-01      *SINGLE STORY DWELLING***

The minimum floor area of a single-story dwelling in an Agricultural-3 District shall be twelve hundred (1,200) square feet.

**3-10-08-07-02      *TRI-LEVEL DWELLING***

The minimum floor area of a tri-level dwelling in an Agricultural-3 District shall be twelve hundred (1,200) square feet.

**3-10-08-07-03      *BI-LEVEL OR TWO STORY***

The minimum floor area of a bi-level or two-story dwelling in an Agricultural-3 District shall be nine hundred (900) square feet on the 1<sup>st</sup> floor plus six hundred (600) square feet on the 2<sup>nd</sup> floor. A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.

**3-10-09      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Agricultural-3 District unless inconsistent with a provision contained in Section 3-10, in which case the specific standard or requirement contained in Section 3-10 shall apply.



### 3-11 RESIDENTIAL ESTATE DISTRICT (RE)

#### 3-11-01 PURPOSE

The purpose of the Residential Estate District is to serve exclusively as a single-family detached residential district for larger lots and larger homes in a spacious, open environment away from higher density uses and where agricultural uses and the keeping of livestock are substantially restricted.

#### 3-11-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Residential Estate District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

##### 3-11-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Residential Estate District as noted above:

1. Traditional Farming

##### 3-11-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in a Residential Estate District as noted above:

1. Single Family Dwelling
2. Group Living Facility (1 to 5 persons)

##### 3-11-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Residential Estate District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) **\*Adopted by the BOCC December 13, 2010**

**3-11-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Residential, Accessory
2. Institutional, Accessory

**3-11-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Residential Estate District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-11-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional residential uses are permitted in a Residential Estate District as noted above:

1. Group Living Facility (in excess of 5 persons)
2. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

**3-11-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Residential Estate District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service
5. Universities

**3-11-04-03 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Residential Estate District as noted above:

1. Bed and Breakfast
2. Golf Courses/Driving Ranges, Commercial

**3-11-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Residential Estate District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
2. Major Energy Facilities
3. Solar energy systems, small-scale
4. Solar energy systems, medium-scale

**3-11-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Residential Estate District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential Estate District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-11-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-11-07 AREA AND HEIGHT STANDARDS**

**3-11-07-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size in a Residential Estate District shall be two-and-one-half (2.5) acres where individual well and septic are provided and one (1) acre where public water or public sewer is provided.

3-11-07-02      **MINIMUM LOT WIDTH REQUIREMENTS**

3-11-07-02-01      ***MINIMUM WITH WELL AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM***

The minimum width of a lot in a Residential Estate District with a well and individual sewage disposal system shall be one-hundred-fifty (150) feet.

3-11-07-02-02      ***MINIMUM WITH PUBLIC WATER OR SEWER FACILITIES***

The minimum width of a lot in a Residential Estate District with public water or sewer facilities shall be one hundred (100) feet.

3-11-07-03      **SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

3-11-07-03-01      ***MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in a Residential Estate District shall be thirty (30) feet.

3-11-07-03-02      ***MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in a Residential Estate District shall be thirty (30) feet.

3-11-07-03-03      ***MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in a Residential Estate District shall be seventeen (17) feet on one side or five (5) feet from attached garage, and five (5) feet on the other side.

3-11-07-03-04      ***MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in a Residential Estate District shall be twenty (20) feet.

3-11-07-03-05      ***MINIMUM R.O.W. SETBACK***

The minimum setback for all principal structures in a Residential Estate District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be thirty (30) feet.

**3-11-07-03-06      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for principal structures in a Residential Estate District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-11-07-04      **SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES****

**3-11-07-04-01      *MINIMUM FRONT SETBACK***

The minimum front setback for accessory structures in a Residential Estate District shall be thirty (30) feet or no less than the existing or proposed setback of the principal dwelling, whichever is greater.

**3-11-07-04-02      *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for accessory structures in a Residential Estate District shall be thirty (30) feet, or equal to the principal dwelling, whichever is greater.

**3-11-07-04-03      *MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in a Residential Estate District shall be twenty (20) feet.

**3-11-07-04-04      *MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in a Residential Estate District shall be ten (10) feet.

**3-11-07-04-05      *MINIMUM R.O.W. SETBACK***

The minimum setback for all accessory structures in a Residential Estate District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be thirty (30) feet.

**3-11-07-04-06      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for accessory structures in a Residential Estate District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

3-11-07-05      **MAXIMUM HEIGHT**

3-11-07-05-01      ***DWELLINGS***

The maximum height of dwellings in a Residential Estate District shall be thirty-five (35) feet.

3-11-07-05-02      ***ACCESSORY STRUCTURES***

The maximum height of accessory structures in a Residential Estate District shall be twenty-five (25) feet.

3-11-07-06      **MAXIMUM STRUCTURE COVERAGE**

3-11-07-06-01      ***LOT SERVED BY WELL AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM***

The maximum structure coverage on a lot served by a well and individual sewage disposal system in a Residential Estate District shall be 12.5% of lot area.

3-11-07-06-02      ***LOT SERVED BY PUBLIC WATER OR SEWER***

The maximum structure coverage on a lot served by public water or sewer in a Residential Estate District shall be 12.5% of lot area.

3-11-07-06-03      ***LOT SERVED BY PUBLIC WATER AND SEWER***

The maximum structure coverage on a lot served by public water and sewer in a Residential Estate District shall be 12.5% of lot area.

3-11-07-06-04      ***ACCESSORY BUILDING COVERAGE***

In no case shall an accessory building exceed twice the floor area of the principal structure on the lot unless the accessory building is an aircraft hangar. Aircraft hangers shall meet the performance standards for aircraft hangers. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

3-11-07-07      **MINIMUM FLOOR AREA OF DWELLINGS**

The minimum floor area of dwellings in a Residential Estate District shall be eighteen hundred (1,800) square feet.

**3-11-08      RELATIONSHIP      TO      DESIGN      REQUIREMENTS      AND  
PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential Estate District unless inconsistent with a provision contained in Section 3-11, in which case the specific standard or requirement contained in Section 3-11 shall apply.

**3-12 RESIDENTIAL-1-A DISTRICT (R-1-A)**

The same as R-1-C



### 3-13 RESIDENTIAL-1-C DISTRICT (R-1-C)

#### 3-13-01 PURPOSE

The purpose of the Residential-1-C District is to serve exclusively as a single-family district for smaller home sites and smaller homes.

#### 3-13-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Residential-1-C District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

##### 3-13-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Residential-1-C District as noted above:

1. Traditional Farming

##### 3-13-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in a Residential-1-C District as noted above:

1. Single Family Dwelling
2. Group Living Facility (1 to 5 persons)

##### 3-13-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Residential-1-C District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) **\*Adopted by the BOCC December 13, 2010**

#### 3-13-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory

2. Institutional Uses, Accessory

**3-13-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Residential-1-C District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-13-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional residential uses are permitted in a Residential-1-C District as noted above:

1. Manufactured Home Park
2. Group Living Facility (in excess of 5 persons)
3. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

**3-13-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Residential-1-C District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service
5. Universities

**3-13-04-03 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Residential-1-C District as noted above:

1. Bed and Breakfast
2. Golf Courses/Driving Ranges, Commercial

**3-13-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Residential-1-C District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
2. Major Energy Facilities
3. Solar energy systems, small-scale

**3-13-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Residential-1-C District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-1-C District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-13-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-13-07 AREA AND HEIGHT STANDARDS**

**3-13-07-01 MINIMUM LOT SIZE REQUIREMENTS**

**3-13-07-01-01 CORNER LOTS**

The minimum lot size for corner lots in a Residential-1-C District shall be seventy-five hundred (7,500) square feet.

**3-13-07-01-02 INTERNAL LOTS**

The minimum lot size for internal lots in a Residential-1-C District shall be seven thousand (7,000) square feet.

**3-13-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

**3-13-07-02-01 CORNER LOTS**

The minimum lot width for corner lots in a Residential-1-C District shall be seventy (70) feet.

**3-13-07-02-02 INTERNAL LOTS**

The minimum lot width for internal lots in a Residential-1-C District shall be sixty-five (65) feet.

**3-13-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-13-07-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in a Residential-1-C District shall be twenty (20) feet.

**3-13-07-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in a Residential-1-C District shall be twenty (20) feet.

**3-13-07-03-03 MINIMUM SIDE SETBACK**

The minimum side setback for a principal structure in a Residential-1-C District shall be seventeen (17) feet on one side or five (5) feet from attached garage, and five (5) feet on the other side.

**3-13-07-03-04 MINIMUM REAR SETBACK**

The minimum rear setback for a principal structure in a Residential-1-C District shall be fifteen (15) feet.

**3-13-07-03-05 MINIMUM R.O.W. SETBACK**

The minimum setback for all principal structures in a Residential-1-C District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

**3-13-07-03-06      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for principal structures in a Residential-1-C District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-13-07-04      *SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES***

**3-13-07-04-01      *MINIMUM FRONT SETBACK***

The minimum front setback for accessory structures in a Residential-1-C District shall be no less than the existing or proposed setback of the principal dwelling.

**3-13-07-04-02      *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for accessory structures in a Residential-1-C District shall be twenty (20) feet or equal to the principal dwelling, whichever is greater.

**3-13-07-04-03      *MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in a Residential-1-C District shall be five (5) feet.

**3-13-07-04-04      *MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in a Residential-1-C District shall be five (5) feet.

**3-13-07-04-05      *MINIMUM R.O.W. SETBACK***

The minimum setback for all accessory structures in a Residential-1-C District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

**3-13-07-04-06      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for accessory structures in a Residential -1-C District shall be one-hundred-twenty (120) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-13-07-05      MAXIMUM HEIGHT**

**3-13-07-05-01      *DWELLINGS***

The maximum height of dwellings in a Residential-1-C District shall be twenty-five (25) feet.

**3-13-07-05-02      *ACCESSORY STRUCTURES***

The maximum height of accessory structures in a Residential-1-C District shall be sixteen (16) feet.

**3-13-07-06      MAXIMUM ACCESSORY BUILDING COVERAGE**

The maximum accessory building coverage in a Residential-1-C District shall be nine hundred (900) square feet. Accessory buildings shall not be constructed prior to the principal dwelling on a lot.

**3-13-07-07      MINIMUM FLOOR AREA OF DWELLINGS**

The minimum floor area of dwellings in a Residential-1-C District shall be twelve- hundred-fifty (1,250) square feet.

**3-13-08      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-1-C District unless inconsistent with a provision contained in Section 3-13, in which case the specific standard or requirement contained in Section 3-13 shall apply.

### 3-14 RESIDENTIAL-2 DISTRICT (R-2)

#### 3-14-01 PURPOSE

The purpose of the Residential-2 District is to provide a residential district which permits two-family dwellings and single-family homes in a moderate density setting.

#### 3-14-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Residential-2 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

##### 3-14-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Residential-2 District as noted above:

1. Traditional Farming

##### 3-14-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES

The following principal residential uses are permitted in a Residential-2 District as noted above:

1. Single Family Dwelling
2. Two-Family Dwelling
3. Group Living Facility (1 to 5 persons)

##### 3-14-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Residential-2 District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) **\*Adopted by the BOCC December 13, 2010**

#### 3-14-03 PERMITTED ACCESSORY USES

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory
2. Institutional Uses, Accessory

**3-14-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Residential-2 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-14-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional residential uses are permitted in a Residential-2 District as noted above:

1. Manufactured Home Park
2. Group Living Facility (in excess of 5 persons)
3. Group Living Facility (with more than 1 registered sex offender), including Group home for the developmentally disabled, and Group home for the elderly.

**3-14-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Residential-2 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service
5. Universities

**3-14-04-03 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Residential-2 District as noted above:

1. Golf Courses/Driving Ranges, Commercial



**3-14-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Residential-2 District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
2. Major Energy Facilities
3. Solar energy systems, small-scale

**3-14-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Residential-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-2 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-14-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-14-07 AREA AND HEIGHT STANDARDS**

**3-14-07-01 MINIMUM LOT SIZE REQUIREMENTS**

**3-14-07-01-01 SINGLE FAMILY LOTS**

The minimum size of single-family lots in a Residential-2 District shall be:

1. Corner Lots: seventy-five hundred (7,500) square feet
2. Internal Lot: seven thousand (7,000) square feet

**3-14-07-01-02 TWO-FAMILY LOTS**

The minimum size of two-family dwelling lots in a Residential-2 District shall be forty-five hundred (4,500) square feet per dwelling unit.

**3-14-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

**3-14-07-02-01 SINGLE FAMILY LOTS**

The minimum width of single-family lots in a Residential-2 District shall be:

1. Corner Lots: seventy (70) feet
2. Internal Lot: sixty-five (65) feet

**3-14-07-02-02 TWO-FAMILY LOTS**

The minimum width of two-family dwelling lots in a Residential-2 District shall be:

1. Corner Lots: fifty (50) feet where a two-family dwelling is constructed as a townhome (single dwelling unit on each lot) and one hundred (100) feet where a two-family dwelling is built on a single lot.
2. Internal Lot: forty-five (45) feet where a two-family dwelling is constructed as a townhome (single dwelling unit on each lot) and ninety (90) feet where a two-family dwelling is built on a single lot.

**3-14-07-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**3-14-07-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in a Residential-2 District shall be twenty (20) feet.

**3-14-07-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in a Residential-2 District shall be twenty (20) feet.

**3-14-07-03-03 MINIMUM SIDE SETBACK**

The minimum side setback for a principal structure in a Residential-2 District shall be seventeen (17) feet on one side or five (5) feet from an attached garage, five (5) feet on the other side, and zero (0) feet along the common wall of a two-family dwelling.

**3-14-07-03-04 MINIMUM REAR SETBACK**

The minimum rear setback for a principal structure in a Residential-2 District shall be fifteen (15) feet.

**3-14-07-03-05      *MINIMUM R.O.W. SETBACK***

The minimum setback for all principal structures in a Residential-2 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

**3-14-07-03-06      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for principal structures in a Residential-2 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-14-07-04      *SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES***

**3-14-07-04-01      *MINIMUM FRONT SETBACK***

The minimum front setback for accessory structures in a Residential-2 District shall be twenty (20) feet.

**3-14-07-04-02      *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for accessory structures in a Residential-2 District shall be twenty (20) feet.

**3-14-07-04-03      *MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in a Residential-2 District shall be five (5) feet.

**3-14-07-04-04      *MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in a Residential-2 District shall be five (5) feet.

**3-14-07-04-05      *MINIMUM R.O.W. SETBACK***

The minimum setback for all accessory structures in a Residential-2 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

**3-14-07-04-06      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for accessory structures in a Residential-2 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-14-07-05      *MAXIMUM HEIGHT***

**3-14-07-05-01      *DWELLINGS***

The maximum height of dwellings in a Residential-2 District shall be twenty-five (25) feet.

**3-14-07-05-02      *ACCESSORY STRUCTURES***

The maximum height of accessory structures in a Residential-2 District shall be sixteen (16) feet.

**3-14-07-06      *MAXIMUM ACCESSORY BUILDING COVERAGE***

The maximum accessory building coverage in a Residential-2 District shall be four-hundred-fifty (450) square feet per two-family dwelling unit. A maximum of 900 square feet shall be allowed for an accessory building when used as a single-family dwelling.

**3-14-07-07      *MINIMUM FLOOR AREA OF DWELLINGS***

**3-14-07-07-01      *TWO-FAMILY***

The minimum floor area of a two-family dwelling in a Residential-2 District shall be one thousand (1,000) square feet per dwelling unit.

**3-14-07-07-02      *SINGLE FAMILY DWELLING***

The minimum floor area of a single-family dwelling in a Residential-2 District shall be twelve-hundred-fifty (1,250) square feet.

**3-14-08      RELATIONSHIP      TO      DESIGN      REQUIREMENTS      AND  
PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-2 District unless inconsistent with a provision contained in Section 3-14, in which case the specific standard or requirement contained in Section 3-14 shall apply.

**3-15 RESIDENTIAL-3 DISTRICT (R-3)****3-15-01 PURPOSE**

The purpose of the Residential-3 District is to provide a moderate density district which allows three (3) or more single-family attached residences on a single lot or on individually owned lots.

**3-15-02 PERMITTED PRINCIPAL USES**

The following uses are permitted uses in a Residential-3 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

**3-15-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in a Residential-3 District as noted above:

1. Traditional Farming

**3-15-02-02 PERMITTED PRINCIPAL RESIDENTIAL USES**

The following principal residential uses are permitted in a Residential-3 District as noted above:

1. Multi-Family Dwelling
2. Group Living Facility (1 to 5 persons)

**3-15-02-03 PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in a Residential-3 District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) **\*Adopted by the BOCC December 13, 2010**

**3-15-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory

2. Institutional Uses, Accessory

**3-15-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Residential-3 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-15-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional residential uses are permitted in a Residential-3 District as noted above:

1. Single-Family Dwelling
2. Two-Family Dwelling
3. Manufactured Home Park
4. Group Living Facility (in excess of 5 persons), including Group home for the developmentally disabled, and Group home for the elderly.
5. Group Living Facility (with more than 1 registered sex offender)

**3-15-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Residential-3 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service

**3-15-04-03 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Residential-3 District as noted above:

1. Golf Courses/Driving Ranges, Commercial

**3-15-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Residential-3 District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
2. Major Energy Facilities
3. Solar energy systems, small-scale

### **3-15-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Residential-3 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-3 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

### **3-15-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

### **3-15-07 AREA AND HEIGHT STANDARDS**

#### **3-15-07-01 MINIMUM LOT SIZE REQUIREMENTS**

##### **3-15-07-01-01 ATTACHED DWELLINGS ON INDIVIDUAL LOTS**

The minimum lot size for attached dwellings on individual lots in a Residential-3 District shall be twenty-five hundred (2,500) square feet per dwelling unit.

##### **3-15-07-01-02 ATTACHED DWELLINGS ON ONE LOT**

The minimum lot size for attached dwellings on one lot in a Residential-3 District shall be ninety-five hundred (9,500) square feet.

##### **3-15-07-02 MAXIMUM DENSITY**

The maximum density in a Residential-3 District shall be fourteen (14) dwelling units per acre.



**3-15-07-03 MINIMUM LOT WIDTH REQUIREMENTS**

**3-15-07-03-01 ATTACHED DWELLINGS ON INDIVIDUAL LOTS**

The minimum lot width for attached dwellings on individual lots in a Residential-3 District shall be twenty-five (25) feet.

**3-15-07-03-02 ATTACHED DWELLINGS ON ONE LOT**

The minimum lot width for attached dwellings on one (1) lot in a Residential-3 District shall be one-hundred-fifty (150) feet.

**3-15-07-04 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE**

**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.

**3-15-07-04-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in a Residential-3 District shall be twenty (20) feet.

**3-15-07-04-03 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.

**3-15-07-04-04 MINIMUM REAR SETBACK**

The minimum rear setback for a principal structure in a Residential-3 District shall be twenty (20) feet.

**3-15-07-04-05 MINIMUM R.O.W. SETBACK**

The minimum setback for all principal structures in a Residential-3 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

**3-15-07-04-06      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for principal structures in a Residential-3 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-15-07-05      *SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES*****3-15-07-05-01      *MINIMUM FRONT SETBACK***

The minimum front setback for accessory structures in a Residential-3 District shall be twenty (20) feet.

**3-15-07-05-02      *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for accessory structures in a Residential-3 District shall be twenty (20) feet.

**3-15-07-05-03      *MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in a Residential-3 District shall be five (5) feet.

**3-15-07-05-04      *MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in a Residential-3 District shall be five (5) feet.

**3-15-07-05-05      *MINIMUM R.O.W. SETBACK***

The minimum setback for all accessory structures in a Residential-3 District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

**3-15-07-05-06      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for accessory structures in a Residential-3 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-15-07-06      MAXIMUM HEIGHT**

**3-15-07-06-01      *PRINCIPAL STRUCTURE***

The maximum height of a principal structure in a Residential-3 District shall be thirty-five (35) feet.

**3-15-07-06-02      *ACCESSORY STRUCTURES***

The maximum height of accessory structures in a Residential-3 District shall be sixteen (16) feet.

**3-15-07-07      MAXIMUM ACCESSORY BUILDING COVERAGE**

The maximum accessory building coverage in a Residential-3 District shall be 80 square feet per dwelling unit.

**3-15-07-08      MINIMUM FLOOR AREA OF DWELLINGS**

**3-15-07-08-01      *EFFICIENCY UNIT***

The minimum floor area of an efficiency unit in a Residential-3 District shall be four-hundred-fifty (450) square feet.

**3-15-07-08-02      *ONE BEDROOM UNIT***

The minimum floor area of a one-bedroom unit in a Residential-3 District shall be six hundred (600) square feet.

**3-15-07-08-03      *TWO BEDROOM UNIT***

The minimum floor area of a two-bedroom unit in a Residential-3 District shall be seven-hundred-fifty (750) square feet.

**3-15-07-08-04      *THREE BEDROOM UNIT***

The minimum floor area of a three-bedroom unit in a Residential-3 District shall be nine hundred (900) square feet.

**3-15-07-08-05      *FOUR BEDROOM UNIT***

The minimum floor area of a four-bedroom unit in a Residential-3 District shall be one thousand (1,000) square feet.

**3-15-08      RELATIONSHIP      TO      DESIGN      REQUIREMENTS      AND  
PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-3 District unless inconsistent with a provision contained in Section 3-15, in which case the specific standard or requirement contained in Section 3-15 shall apply.

### 3-16 **RESIDENTIAL-4 DISTRICT (R-4)**

#### 3-16-01 **PURPOSE**

The purpose of the Residential-4 District is to provide a high-density district that allows three (3) or more single-family attached residences on a single lot.

#### 3-16-02 **PERMITTED PRINCIPAL USES**

The following uses are permitted uses in a Residential-4 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

##### 3-16-02-01 **PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in a Residential-4 District as noted above:

1. Traditional Farming

##### 3-16-02-02 **PERMITTED PRINCIPAL RESIDENTIAL USES**

The following principal residential uses are permitted in a Residential-4 District as noted above:

1. Multi-Family Dwelling
2. Group Living Facility (1 to 5 persons)

##### 3-16-02-03 **PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in a Residential-4 District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) **\*Adopted by the BOCC December 13, 2010**

#### 3-16-03 **PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory

2. Institutional Uses, Accessory

**3-16-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Residential-4 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-16-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional residential uses are permitted in a Residential-4 District as noted above:

1. Single-Family Dwelling
2. Two-Family Dwelling
3. Manufactured Home Park
4. Group Living Facility (in excess of 5 persons), including Group home for the developmentally disabled, and Group home for the elderly.
5. Group Living Facility (with more than 1 registered sex offender)

**3-16-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Residential-4 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service

**3-16-04-03 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Residential-4 District as noted above:

1. Golf Courses/Driving Ranges, Commercial

**3-16-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Residential-4 District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
2. Major Energy Facilities
3. Solar energy systems, small-scale

**3-16-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Residential-4 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Residential-4 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-16-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-16-07 AREA AND HEIGHT STANDARDS**

**3-16-07-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size in a Residential-4 District shall be two (2) acres.

**3-16-07-02 MINIMUM DENSITY**

The minimum density in a Residential-4 District shall be fourteen (14) dwelling units per acre.

**3-16-07-03 MAXIMUM DENSITY**

The maximum density in a Residential-4 District shall be thirty-five (35) dwelling units per acre.

**3-16-07-04 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Residential-4 District shall be two hundred (200) feet.

**3-16-07-05 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE****3-16-07-05-01 MINIMUM FRONT SETBACK**

The minimum front setback for a principal structure in a Residential-4 District shall be twenty-five (25) feet.

**3-16-07-05-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a principal structure in a Residential-4 District shall be twenty-five (25) feet.

**3-16-07-05-03 MINIMUM SIDE SETBACK**

The minimum side setback for a principal structure in a Residential-4 District shall be twenty-five (25) feet.

**3-16-07-05-04 MINIMUM REAR SETBACK**

The minimum rear setback for a principal structure in a Residential-4 District shall be twenty (20) feet.

**3-16-07-05-05 MINIMUM R.O.W. SETBACK**

The minimum setback for all principal structures in a Residential-4 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be twenty-five (25) feet.

**3-16-07-05-06 MINIMUM SETBACK FROM SECTION LINE**

The minimum setback from a section line for principal structures in a Residential-4 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.



**3-16-07-06 SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**

**3-16-07-06-01 *MINIMUM FRONT SETBACK***

The minimum front setback for accessory structures in a Residential-4 District shall be fifty (50) feet.

**3-16-07-06-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for accessory structures in a Residential-4 District shall be fifty (50) feet.

**3-16-07-06-03 *MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in a Residential-4 District shall be five (5) feet.

**3-16-07-06-04 *MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in a Residential-4 District shall be five (5) feet.

**3-16-07-06-05 *MINIMUM R.O.W. SETBACK***

The minimum setback for all accessory structures in a Residential-4 District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from collector and local rights-of-way shall be fifty (50) feet.

**3-16-07-06-06 *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for accessory structures in a Residential-4 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-16-07-07 MAXIMUM HEIGHT**

**3-16-07-07-01 *PRINCIPAL STRUCTURE***

The maximum height of a principal structure in a Residential-4 District shall be seventy (70) feet.

**3-16-07-07-02      *ACCESSORY STRUCTURES***

The maximum height of accessory structures in a Residential-4 District shall be sixteen (16) feet.

**3-16-07-08      *MAXIMUM ACCESSORY BUILDING COVERAGE***

The maximum accessory building coverage in a Residential-4 District shall be eighty (80) square feet per dwelling unit.

**3-16-07-09      *MINIMUM FLOOR AREA OF DWELLINGS***

**3-16-07-09-01      *EFFICIENCY UNIT***

The minimum floor area of an efficiency unit in a Residential-4 District shall be four-hundred-fifty (450) square feet.

**3-16-07-09-02      *ONE BEDROOM UNIT***

The minimum floor area of a one-bedroom unit in a Residential-4 District shall be six hundred (600) square feet.

**3-16-07-09-03      *TWO BEDROOM UNIT***

The minimum floor area of a two-bedroom unit in a Residential-4 District shall be seven-hundred-fifty (750) square feet.

**3-16-07-09-04      *THREE BEDROOM UNIT***

The minimum floor area of a three-bedroom unit in a Residential-4 District shall be nine hundred (900) square feet.

**3-16-07-09-05      *FOUR BEDROOM UNIT***

The minimum floor area of a four-bedroom unit in a Residential-4 District shall be one thousand (1,000) square feet.

**3-16-08      *RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS***

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Residential-4 District

unless inconsistent with a provision contained in Section 3-16, in which case the specific standard or requirement contained in Section 3-16 shall apply.

### 3-17 **MOBILE HOME DWELLING DISTRICT (MH)**

#### 3-17-01 **PURPOSE**

The purpose of the Mobile Home Dwelling District is to provide a district for Mobile Homes with the necessary facilities with mobile home spaces or lots, which may (but need not) be owned by different persons.

#### 3-17-02 **PERMITTED PRINCIPAL USES**

The following uses are permitted uses in a Mobile Home Dwelling District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

##### 3-17-02-01 **PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in a Mobile Home Dwelling District as noted above:

1. Traditional Farming

##### 3-17-02-02 **PERMITTED PRINCIPAL RESIDENTIAL USES**

The following principal residential uses are permitted in a Mobile Home Dwelling District as noted above:

1. Single Family Dwelling
2. Mobile Home Parks

##### 3-17-02-03 **PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in a Mobile Home Dwelling District as noted above:

1. Outdoor Public Uses (Excluding Cemeteries) **\*Adopted by the BOCC December 13, 2010**

**3-17-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Residential Uses, Accessory
2. Institutional Uses, Accessory

**3-17-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-17-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional residential uses are permitted in a Mobile Home Dwelling District as noted above:

1. Two-Family Dwelling
2. Multi-Family Dwelling
3. Manufactured Home Park
4. Group Living Facility (1 to 5 persons)
5. Group Living Facility (in excess of 5 persons), including Group home for the developmentally disabled, and Group home for the elderly
6. Group Living Facility (with more than 1 registered sex offender)

**3-17-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Mobile Home Dwelling District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Places of Worship
4. Public Service

**3-17-04-03 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Mobile Home Dwelling District as noted above:

1. Golf Courses/Driving Ranges, Commercial

**3-17-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Mobile Home Dwelling District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
2. Major Energy Facilities
3. Solar energy systems, small-scale

**3-17-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Mobile Home Dwelling District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-17-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-17-07 AREA AND HEIGHT STANDARDS**

**3-17-07-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size in a Mobile Home Dwelling District shall be five thousand (5,000) square feet. Minimum size of new developments shall be forty (40) acres.

**3-17-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

**3-17-07-02-01 MOBILE HOMES LESS THAN OR EQUAL TO TWENTY FEET WIDE**

The minimum lot width in a Mobile Home Dwelling District for mobile homes less than or equal to twenty feet wide shall be forty-five (45) feet.

**3-17-07-02-02      *MOBILE HOMES MORE THAN TWENTY FEET WIDE***

The minimum lot width in a Mobile Home Dwelling District for mobile homes more than twenty (20) feet wide shall be fifty (50) feet.

**3-17-07-03      *SETBACK AND DIMENSIONAL REQUIREMENTS FOR A PRINCIPAL STRUCTURE***

**3-17-07-03-01      *MINIMUM FRONT SETBACK***

The minimum front setback for a principal structure in a Mobile Home Dwelling District shall be twenty (20) feet.

**3-17-07-03-02      *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a principal structure in a Mobile Home Dwelling District shall be twenty (20) feet.

**3-17-07-03-03      *MINIMUM SIDE SETBACK***

The minimum side setback for a principal structure in a Mobile Home Dwelling District shall be seventeen (17) feet on one side or five (5) feet when the lot includes an accessory structure, and five (5) feet on the other side.

**3-17-07-03-04      *MINIMUM REAR SETBACK***

The minimum rear setback for a principal structure in a Mobile Home Dwelling District shall be fifteen (15) feet.

**3-17-07-03-05      *MINIMUM R.O.W. SETBACK***

The minimum setback for all principal structures in a Mobile Home Dwelling District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

**3-17-07-03-06      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for principal structures in a Mobile Home Dwelling District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-17-07-04      SETBACK FROM OTHER DISTRICT BOUNDARY LINES FOR ALL STRUCTURES**

The setback from other zone district boundary lines for all structures in a Mobile Home Dwelling District shall be twenty-five (25) feet.

**3-17-07-05      SETBACK AND DIMENSIONAL REQUIREMENTS FOR ACCESSORY STRUCTURES**

**3-17-07-05-01      *MINIMUM FRONT SETBACK***

The minimum front setback for accessory structures in a Mobile Home Dwelling District shall be twenty (20) feet.

**3-17-07-05-02      *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for accessory structures in a Mobile Home Dwelling District shall be twenty (20) feet.

**3-17-07-05-03      *MINIMUM SIDE SETBACK***

The minimum side setback for accessory structures in a Mobile Home Dwelling District shall be five (5) feet.

**3-17-07-05-04      *MINIMUM REAR SETBACK***

The minimum rear setback for accessory structures in a Mobile Home Dwelling District shall be five (5) feet.

**3-17-07-05-05      *MINIMUM R.O.W. SETBACK***

The minimum setback for all accessory structures in a Mobile Home Dwelling District from an arterial right-of-way shall be forty (40) feet except a section line arterial right-of-way where the minimum setback shall be sixty (60) feet. The setback from collector and local rights-of-way shall be twenty (20) feet.

**3-17-07-05-06      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for accessory structures in a Mobile Home Dwelling District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.



**3-17-07-06      MAXIMUM HEIGHT**

The maximum height of a structure in a Mobile Home Dwelling District shall be twenty (20) feet and the maximum height of any accessory structure shall be ten (10) feet.

**3-17-07-07      MAXIMUM ACCESSORY BUILDING COVERAGE**

The maximum accessory building coverage in a Mobile Home Dwelling District shall be six hundred (600) square feet.

**3-17-07-08      MINIMUM FLOOR AREA OF DWELLINGS**

The minimum floor area of dwellings in a Mobile Home Dwelling District shall be six hundred (600) square feet.

**3-17-08      RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Mobile Home Dwelling District unless inconsistent with a provision contained in Section 3-17, in which case the specific standard or requirement contained in Section 3-17 shall apply.

### 3-18 **COMMERCIAL-0 DISTRICT (C-0)**

#### 3-18-01 **PURPOSE**

The purpose of the Commercial-0 District is to provide an office district designed to provide administration and professional services, local employment and services, and provide a small local retail district designed to provide small convenient retail shopping and personal services for persons residing in adjacent residential areas.

#### 3-18-02 **PERMITTED PRINCIPAL USES**

The following uses are permitted uses in a Commercial-0 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

##### 3-18-02-01 **PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in a Commercial-0 District as noted above:

1. Nurseries
2. Traditional Farming

##### 3-18-02-02 **PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in a Commercial-0 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Outdoor Public Uses (Excluding Cemeteries) **\*Adopted by the BOCC December 13, 2010**
4. Places of Worship

##### 3-18-02-03 **PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses when no more than two thousand (2,000) square feet per business, and provided there are no outdoor facilities, are permitted in a Commercial-0 District as noted above:

1. Animal Hospitals, No outdoor facilities

2. Automobile Service Stations
3. Bed and Breakfast Establishments
2. Commercial Retail
3. Convenience Retail Store
4. Office
5. Services

**3-18-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory
3. Residential, Accessory

**3-18-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Commercial-0 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-18-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional commercial uses are permitted in a Commercial-0 District as noted above:

1. Single-Family Dwelling
2. Two-Family Dwelling
3. Multi-Family Dwelling
4. Manufactured Home Parks

**3-18-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Commercial-0 District as noted above:

1. Public Service
2. Universities

**3-18-04-03 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Commercial-0 District as noted above:

1. Automobile Dealers
2. Campgrounds, Commercial
3. Communications Towers, Commercial
4. Commercial Retail in excess of two thousand (2,000) square feet per business
5. Convenience Store in excess of two thousand (2,000) square feet per business
6. Drive-In Establishments
7. Golf Course/Driving Range, Commercial
8. Lodging, Commercial in excess of two thousand (2,000) square feet per business
9. Massage Business
10. Office in excess of two thousand (2,000) square feet per business
11. Restaurants
12. Services in excess of two thousand (2,000) square feet per business

**3-18-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Commercial-0 District as noted above:

1. Alcoholic Beverage Manufacturing
2. Business Park Uses
3. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
4. Fuel, Oil Gasoline, and Petroleum Products (bulk storage and/or sale)
5. Major Energy Facilities
6. Solar energy systems, small-scale

**3-18-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Commercial-0 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-0 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-18-06 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in a Commercial-0 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-18-07 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-18-08 AREA AND HEIGHT STANDARDS**

**3-18-08-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-0 District.

**3-18-08-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-0 District shall be seventy-five (75) feet.

**3-18-08-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-18-08-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Commercial-0 District shall be twenty-five (25) feet.

**3-18-08-03-02      *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Commercial-0 District shall be twenty-five (25) feet.

**3-18-08-03-03      *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Commercial-0 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-18-08-03-04      *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Commercial-0 District shall be fifteen (15) feet.

**3-18-08-03-05      *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-18-08-03-06      *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in a Commercial-0 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

**3-18-08-03-07      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in a Commercial-0 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-18-08-04      *MAXIMUM HEIGHT***

The maximum height of a structure in a Commercial-0 District shall be twenty-five (25) feet.

**3-18-08-05      *MAXIMUM FLOOR AREA PER COMMERCIAL USE***

The maximum floor area per commercial use in a Commercial-0 District shall be two thousand (2,000) square feet unless otherwise approved with a Conditional Use Permit.

**3-18-08-06 HOURS OF OPERATION**

The hours of operation in a Commercial-0 District shall be restricted to 7:00 a.m. to 10:00 p.m.

**3-18-09 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-0 District unless inconsistent with a provision contained in Section 3-18, in which case the specific standard or requirement contained in Section 3-18 shall apply.

### 3-19 COMMERCIAL-1 DISTRICT (C-1)

#### 3-19-01 PURPOSE

The purpose of the Commercial-1 District is to provide an office district designed to provide retail shopping services and professional office space for persons residing in adjacent residential areas.

#### 3-19-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Commercial-1 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

##### 3-19-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Commercial-0 District as noted above:

1. Nurseries
2. Traditional Farming

##### 3-19-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Commercial-1 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Outdoor Public Uses (Excluding Cemeteries) **\*Adopted by the BOCC December 13, 2010**
4. Places of Worship

##### 3-19-02-03 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses when less than two thousand (2,000) square feet per business are permitted in a Commercial-1 District as noted above:

1. Animal Hospitals (no outdoor facilities)
2. Automobile Service Stations
3. Bed and Breakfast Establishments



3. Commercial Retail
4. Convenience Retail Store
5. Lodging, Commercial
6. Office
7. Restaurants
8. Services

**3-19-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory
3. Residential, Accessory

**3-19-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Commercial-1 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-19-04-01 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional commercial uses are permitted in a Commercial-1 District as noted above:

1. Multi-Family Dwelling
2. Manufactured Home Parks

**3-19-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Commercial-1 District as noted above:

1. Public Service
2. Universities

**3-19-04-03 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Commercial-1 District as noted above:

1. Animal Hospitals with outdoor facilities
2. Automobile Dealers
3. Campgrounds, Commercial
4. Communications Towers, Commercial
5. Commercial Retail in excess of two thousand (2,000) square feet per business
6. Drive-In Facilities
7. Golf Course/Driving Range, Commercial
8. Indoor Commercial Recreation/Entertainment
9. Kennel, Commercial
10. Lodging, Commercial in excess of two thousand (2,000) square feet per business
11. Massage Business
12. Office in excess of two thousand (2,000) square feet per business
13. Outdoor Commercial Recreation
14. Parking Lot, Commercial
15. Restaurants in excess of two thousand (2,000) square feet per business
16. Services in excess of two thousand (2,000) square feet per business
17. Trade Schools

**3-19-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Commercial-1 District as noted above:

1. Alcoholic Beverage Manufacturing
2. Business Park Uses
3. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
4. Fuel, Oil, Gasoline, and Petroleum Products (bulk storage and/or sale)
5. Major Energy Facilities

6. Solar energy systems, small-scale

**3-19-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Commercial-1 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-1 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-19-06 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in a Commercial-1 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-19-07 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-19-08 AREA AND HEIGHT STANDARDS**

**3-19-08-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-1 District.

**3-19-08-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-1 District shall be seventy-five (75) feet.

**3-19-08-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-19-08-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a structure in a Commercial-1 District shall be twenty-five (25) feet.

**3-19-08-03-02      *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Commercial-1 District shall be twenty-five (25) feet.

**3-19-08-03-03      *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Commercial-1 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-19-08-03-04      *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Commercial-1 District shall be fifteen (15) feet.

**3-19-08-03-05      *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-19-08-03-06      *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in a Commercial-1 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

**3-19-08-03-07      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in a Commercial-1 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-19-08-04      *MAXIMUM HEIGHT***

The maximum height of a structure in a Commercial-1 District shall be twenty-five (25) feet.

**3-19-08-05      *MAXIMUM FLOOR AREA PER COMMERCIAL USE***

The maximum floor area per commercial use in a Commercial-1 District shall be two thousand (2,000) square feet unless otherwise approved with a Conditional Use Permit.

**3-19-08-06 HOURS OF OPERATION**

The hours of operation in a Commercial-1 District shall be restricted to 7:00 a.m. to 10:00 p.m.

**3-19-09 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-1 District unless inconsistent with a provision contained in Section 3-19 in which case the specific standard or requirement contained in Section 3-19 shall apply.

## 3-20 COMMERCIAL-2 DISTRICT (C-2)

### 3-20-01 PURPOSE

The purpose of the Commercial-2 District is to provide a retail and service district designed to provide most retail shopping and personal services for persons residing in nearby residential areas.

### 3-20-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Commercial-2 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

#### 3-20-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Commercial-2 District as noted above:

1. Nurseries
2. Traditional Farming

#### 3-20-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Commercial-2 District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Outdoor Public Uses (Excluding Cemeteries) **\*Adopted by the BOCC December 13, 2010**
4. Places of Worship

#### 3-20-02-03 PERMITTED PRINCIPAL COMMERCIAL USES

The following principal commercial uses with no more than ten thousand (10,000) square feet per use are permitted in a Commercial-2 District as noted above:

1. Animal Hospitals
2. Automobile Dealers
3. Automobile Service Stations

4. Bed and Breakfast Establishments
5. Commercial Retail
6. Convenience Retail Store
7. Drive-In Facilities
8. Golf Course/Driving Range, Commercial
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial
11. Office
12. Restaurants
13. Services

**3-20-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory

**3-20-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Commercial-2 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-20-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Commercial-2 District as noted above:

1. Public Service
2. Universities

**3-20-04-02 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Commercial-2 District as noted above:

1. Campgrounds, Commercial

2. Communications Towers, Commercial
3. Heavy Retail and Heavy Services in excess of ten thousand (10,000) square feet (Excluding Automobile Dealers which are Permitted Principal Uses which are less than ten thousand (10,000) square feet).
4. Kennel, Commercial
5. Lodging, Commercial in excess of ten thousand (10,000) square feet
6. Massage Business
7. Office in excess of ten thousand (10,000) square feet
8. Outdoor Commercial Recreation
9. Parking Lot, Commercial
10. Services in excess of ten thousand (10,000) square feet
11. Trade Schools in excess of ten thousand (10,000) square feet

#### **3-20-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Commercial-2 District as noted above:

1. Alcoholic Beverage Manufacturing
2. Business Park Uses
3. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
4. Fuel, Oil, Gasoline, and Petroleum Products (bulk storage and/or sale)
5. Major Energy Facilities
6. Solar energy systems, small-scale
7. Solar energy systems, medium-scale

#### **3-20-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Commercial-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-2 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.



**3-20-06 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in a Commercial-2 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-20-07 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-20-08 AREA AND HEIGHT STANDARDS**

**3-20-08-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-2 District.

**3-20-08-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-2 District shall be seventy-five (75) feet.

**3-20-08-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-20-08-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Commercial-2 District shall be twenty-five (25) feet.

**3-20-08-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Commercial-2 District shall be twenty-five (25) feet.

**3-20-08-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Commercial-2 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-20-08-03-04      *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Commercial-2 District shall be fifteen (15) feet.

**3-20-08-03-05      *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-20-08-03-06      *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in a Commercial-2 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

**3-20-08-03-07      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in a Commercial-2 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-20-08-04      *MAXIMUM HEIGHT***

The maximum height of a structure in a Commercial-2 District shall be thirty-five (35) feet.

**3-20-08-05      *MAXIMUM FLOOR AREA PER COMMERCIAL USE***

The maximum floor area per commercial use in a Commercial-2 District shall be ten thousand (10,000) square feet.

**3-20-08-06      *HOURS OF OPERATION***

The hours of operation in a Commercial-2 District shall be restricted to 7:00 a.m. to 12:00 a.m. when property abuts residentially zoned or used property. Otherwise, no restrictions on the hours of operation shall apply.

**3-20-09      RELATIONSHIP      TO      DESIGN      REQUIREMENTS      AND  
PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-2 District unless inconsistent with a provision contained in Section 3-20, in which case the specific standard or requirement contained in Section 3-20 shall apply.

**3-21 COMMERCIAL-3 DISTRICT (C-3)****3-21-01 PURPOSE**

The purpose of the Commercial-3 District is to provide a retail and service district designed to provide most retail shopping and personal services for persons residing within Adams County and the surrounding area.

**3-21-02 PERMITTED PRINCIPAL USES**

The following uses are permitted uses in a Commercial-3 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

**3-21-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in a Commercial-3 District as noted above:

1. Nurseries
2. Traditional Farming

**3-21-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in a Commercial-3 District as noted above:

1. Funeral Home/Mortuary **\*Adopted by the BoCC on December 13, 2010**
2. Institutional Care
3. Neighborhood Indoor Uses
4. Outdoor Public Uses
5. Places of Worship

**3-21-02-03 PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses with no more than ten thousand (10,000) square feet per use are permitted in a Commercial-3 District as noted above:

1. Animal Hospitals
2. Automobile Dealers

3. Automobile Service Stations
4. Bed and Breakfast Establishments
5. Commercial Retail
6. Convenience Retail Store
7. Drive-In Facilities
8. Golf Course/Driving Range, Commercial
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial
11. Office
12. Restaurants
13. Services
14. Trade Schools

**3-20-02-04 PERMITTED MARIJUANA ESTABLISHMENTS**

The following principal marijuana establishments are permitted in a Commercial-3 District as noted above:

1. Medical Marijuana Center
2. Retail Marijuana Store
3. Medical Marijuana Optional Premises Cultivation Operation  
Retail Marijuana Cultivation Facility

**3-21-02-05 PERMITTED PRINCIPAL INDUSTRIAL USES**

1. Accessory Outdoor Storage (up to 25% of the building area) **\*Adopted by the BoCC on December 13, 2010**

**3-21-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional, Accessory

**3-21-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Commercial-3 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-21-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Commercial-3 District as noted above:

1. Funeral Home/Mortuary to include Cremation **\*Adopted by the BoCC on December 13, 2010**
2. Public Service
3. Universities

**3-21-04-02 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Commercial-3 District as noted above:

1. Campgrounds, Commercial
2. Communications Towers, Commercial
3. Business Park Uses
4. Heavy Retail and Heavy Services (Excluding Automobile Dealers which are a Permitted Principal Use)
4. Kennel, Commercial
5. Lodging, Commercial in excess of ten thousand (10,000) square feet
6. Massage Business
7. Office in excess of ten thousand (10,000) square feet
8. Outdoor Commercial Recreation in excess of ten thousand (10,000) square feet
9. Parking Lot, Commercial
10. Services in excess of ten thousand (10,000) square feet
11. Trade Schools in excess of ten thousand (10,000) square feet

**3-21-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Commercial-3 District as noted above:

1. Alcoholic Beverage Manufacturing. Business Park Uses
2. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
3. Fuel, Oil, Gasoline, and Petroleum Products (bulk storage and/or sale)
4. Major Energy Facilities
5. Solar energy systems, small-scale
6. Solar energy systems, medium-scale

**3-21-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Commercial-3 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-3 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-21-06 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in a Commercial-3 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-21-07 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-21-08 AREA AND HEIGHT STANDARDS****3-21-08-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-3 District.

**3-21-08-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-3 District shall be seventy-five (75) feet.

**3-21-08-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE****3-21-08-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Commercial-3 District shall be twenty-five (25) feet.

**3-21-08-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Commercial-3 District shall be twenty-five (25) feet.

**3-21-08-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Commercial-3 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-21-08-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Commercial-3 District shall be fifteen (15) feet.

**3-21-08-03-05 *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-21-08-03-06 *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in a Commercial-3 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75)



feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

**3-21-08-03-07      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in a Commercial-3 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-21-08-04      *MAXIMUM HEIGHT***

The maximum height of a structure in a Commercial-3 District shall be thirty-five (35) feet.

**3-21-08-05      *MAXIMUM FLOOR AREA PER COMMERCIAL USE***

The maximum floor area per commercial use in a Commercial-3 District shall be ten thousand (10,000) square feet unless otherwise approved with a Conditional Use Permit.

**3-21-08-06      *HOURS OF OPERATION***

The hours of operation in a Commercial-3 District shall be restricted to 7:00 a.m. to 12:00 a.m. when property abuts residentially zoned or used property. Otherwise, no restrictions on the hours of operation shall apply.

**3-21-09      *RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS***

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-3 District unless inconsistent with a provision contained in Section 3-21, in which case the specific standard or requirement contained in Section 3-21 shall apply.

**3-22 COMMERCIAL-4 DISTRICT (C-4)****3-22-01 PURPOSE**

The purpose of the Commercial-4 District is to serve as a general retail and service district designed to provide services and products for both the general and traveling public in a regional context.

**3-22-02 PERMITTED PRINCIPAL USES**

The following uses are permitted uses in a Commercial-4 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

**3-22-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES**

The following principal agricultural uses are permitted in a Commercial-4 District as noted above:

1. Nurseries
2. Traditional Farming

**3-22-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following principal institutional uses are permitted in a Commercial-4 District as noted above:

1. Funeral Home/Mortuary **\*Adopted by the BoCC on December 13, 2010**
2. Institutional Care
3. Neighborhood Indoor Uses
4. Outdoor Public Uses
5. Places of Worship

**3-22-02-03 PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses are permitted in a Commercial-4 District as noted above:

1. Animal Hospitals
2. Automobile Dealers

3. Automotive Repair, including top, body, upholstery repair, paint, and tire re-treading shops
4. Automobile Service Stations
5. Bed and Breakfast Establishments
6. Commercial Retail
7. Convenience Retail Store
8. Drive-In Facilities
9. Golf Course/Driving Range, Commercial
10. Indoor Commercial Recreation/Entertainment
11. Lodging, Commercial
12. Office
13. Parking Lot, Commercial
14. Restaurants
15. Services
16. Sexually Oriented Businesses subject to the requirements of Section 4-17
17. Trade Schools

**3-22-02-04 PERMITTED PRINCIPAL INDUSTRIAL USES**

The following principal institutional uses are permitted in a Commercial-4 District as noted above:

1. Accessory Outdoor Storage (up to 25% of the building area)  
**\*Adopted by the BoCC on December 13, 2010**
2. Alcohol Beverage Manufacturing
3. Automotive Repair, including top, body, upholstery repair, paint, and tire re-treading shops
4. Business Park Uses
5. Solar energy systems, small-scale
6. Solar energy systems, medium-scale

**3-22-02-05 PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS**

The following principal marijuana establishments are permitted in a Commercial-4 District as noted above:

1. Medical Marijuana Center

2. Retail Marijuana Store
3. Medical Marijuana Optional Premises Cultivation Operation  
Retail Marijuana Cultivation Facility

### **3-22-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional Uses, Accessory
3. Industrial Uses, Accessory

### **3-22-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Commercial-4 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

#### **3-22-04-01 PERMITTED CONDITIONAL AGRICULTURAL USES**

The following conditional agricultural uses are permitted in a Commercial-4 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Businesses

#### **3-22-04-02 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Commercial-4 District as noted above:

1. Funeral Home/Mortuary to include Cremation **\*Adopted by the BoCC on December 13, 2010**
2. Public Service
3. Universities

#### **3-22-04-03 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Commercial-4 District as noted above:

1. Campgrounds, Commercial
2. Communications Towers, Commercial
3. Heavy Retail and Heavy Services (Excluding Automobile Dealers and Automotive Repair which are a permitted principal use in the C-4 Zone District)
4. Kennel, Commercial
5. Massage Business
6. Outdoor Commercial Recreation
7. Racing Facilities

**3-22-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Commercial-4 District as noted above:

1. Extraction and Disposal Uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
2. Major Energy Facilities
3. Solar energy systems, large-scale

**3-22-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Commercial-4 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-4 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-22-06 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in a Commercial-4 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-22-07 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic

Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

### **3-22-08 AREA AND HEIGHT STANDARDS**

#### **3-22-08-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-4 District.

#### **3-22-08-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-4 District shall be one hundred (100) feet.

#### **3-22-08-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

##### **3-22-08-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Commercial-4 District shall be twenty-five (25) feet.

##### **3-22-08-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Commercial-4 District shall be twenty-five (25) feet.

##### **3-22-08-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Commercial-4 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

##### **3-22-08-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Commercial-4 District shall be fifteen (15) feet.

##### **3-22-08-03-05 *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-22-08-03-06      *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in a Commercial-4 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

**3-22-08-03-07      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in a Commercial-4 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-22-08-04      *MAXIMUM HEIGHT***

The maximum height of a structure in a Commercial-4 District shall be thirty-five (35) feet.

**3-22-09      *RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS***

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-4 District unless inconsistent with a provision contained in Section 3-22, in which case the specific standard or requirement contained in Section 3-22 shall apply.

### 3-23 **COMMERCIAL-5 DISTRICT (C-5)**

#### 3-23-01 **PURPOSE**

The purpose of the Commercial-5 District is to serve as a general retail and service district designed to provide the broadest scope of services and products for both the general and traveling public in an interstate and regional context.

#### 3-23-02 **PERMITTED PRINCIPAL USES**

The following uses are permitted uses in a Commercial-5 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

#### 3-23-02-01 **PERMITTED AGRICULTURAL USES**

The following agricultural uses are permitted in a Commercial-5 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Businesses
3. Nurseries
4. Traditional Farming

#### 3-23-02-02 **PERMITTED PRINCIPAL INSTITUTIONAL USES**

The following institutional uses are permitted in a Commercial-5 District as noted above:

1. Funeral Home/Mortuary **\*Adopted by the BoCC on December 13, 2010**
2. Institutional Care
3. Neighborhood Indoor Uses
4. Outdoor Public Uses
5. Places of Worship



**3-23-02-03 PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses are permitted in a Commercial-5 District as noted above:

1. Animal Hospitals
2. Automobile Dealers
3. Automobile Service Stations
4. Bed and Breakfast Establishments
5. Commercial Retail
6. Convenience Retail Store
7. Drive-In Facilities
8. Golf Course/Driving Range, Commercial
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial
11. Office
12. Parking Lot, Commercial
13. Restaurants
14. Services
15. Sexually Oriented Businesses subject to the requirements of Section 4-17
16. Trade Schools

**3-23-02-04 PERMITTED PRINCIPAL INDUSTRIAL USES**

The following principal industrial uses are permitted in a Commercial-5 District as noted above:

1. Accessory Outdoor Storage (up to 25% of the building area)  
**\*Adopted by the BoCC on December 13, 2010**
2. Alcoholic Beverage Manufacturing
3. Automotive Repair, including top, body, upholstery repair, paint, and tire re-treading shops
4. Business Park Uses
5. Solar energy systems, small-scale
6. Solar energy systems, medium-scale

**3-23-02-05 PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS**

The following principal marijuana establishments are permitted in a Commercial-5 District as noted above:

1. Medical Marijuana Center
2. Retail Marijuana Store
3. Medical Marijuana Optional Premises Cultivation Operation  
Retail Marijuana Cultivation Facility

**3-23-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial Uses, Accessory
2. Institutional Uses, Accessory.
3. Industrial Uses, Accessory

**3-23-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Commercial-5 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-23-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Commercial-5 District as noted above:

1. Funeral Home/Mortuary to include Cremation **\*Adopted by the BoCC on December 13, 2010**
2. Halfway House **\*Adopted by the BoCC on December 13, 2010**
3. Jails and Prisons
4. Public Service
5. Universities

**3-23-04-02 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Commercial-5 District as noted above:

1. Campgrounds, Commercial
2. Communications Towers, Commercial
3. Heavy Retail and Heavy Services (excluding Automotive Dealers and Automotive Repair which are a permitted principal use in the C-5 Zone District)
4. Kennel, Commercial
5. Massage Business
6. Off-Premise Advertising Devices
7. Outdoor Commercial Recreation
8. Racing Facilities

**3-23-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Commercial-5 District as noted above:

1. Accessory Outdoor Storage (in excess of 25% and up to 100% of the bldg. area) **\*Adopted by the BoCC on December 13, 2010**
2. Extraction and Disposal uses, Extraction Only (Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
3. Candy product manufacturing (for sale off premise)
4. Light Industrial (Excluding Automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops which are permitted principal uses in the C-5 Zone District)
5. Light Manufacturing or Processing
6. Major Energy Facility
7. Solar energy systems, large-scale
8. Light Logistics Center

**3-23-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Commercial-5 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Commercial-5 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-23-06 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in a Commercial-5 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-23-07 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-23-08 AREA AND HEIGHT STANDARDS****3-23-08-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Commercial-5 District.

**3-23-08-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in a Commercial-5 District shall be one hundred (100) feet.

**3-23-08-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE****3-23-08-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Commercial-5 District shall be twenty-five (25) feet.

**3-23-08-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Commercial-5 District shall be twenty-five (25) feet.

**3-23-08-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Commercial-5 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-23-08-03-04      *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Commercial-5 District shall be fifteen (15) feet.

**3-23-08-03-05      *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-23-08-03-06      *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in a Commercial-5 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

**3-23-08-03-07      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in a Commercial-5 District shall be one hundred (100) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-23-08-04      *MAXIMUM HEIGHT***

The maximum height of a structure in a Commercial-5 District shall be thirty-five (35) feet.

**3-23-09      *RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS***

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Commercial-5 District unless inconsistent with a provision contained in Section 3-23, in which case the specific standard or requirement contained in Section 3-23 shall apply.

## 3-24 INDUSTRIAL-1 DISTRICT (I-1)

### 3-24-01 PURPOSE

The purpose of the Industrial-1 District is to provide a general commercial and limited industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses.

### 3-24-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in an Industrial-1 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

#### 3-24-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in an Industrial-1 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Businesses
3. Farming
4. Nurseries
5. Ranching
6. Traditional Farming

#### 3-24-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in an Industrial-1 District as noted above:

1. Funeral Home/Mortuary **\*Adopted by the BoCC on December 13, 2010**
2. Funeral Home/Mortuary to include Cremation **\*Adopted by the BoCC on December 13, 2010**
3. Institutional Care
4. Neighborhood Indoor Uses
5. Outdoor Public Uses
6. Places of Worship

**3-24-02-03 PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses are permitted in an Industrial-1 District as noted above:

1. Animal Hospital
2. Automobile Service Stations
3. Bed and Breakfast Establishments
4. Commercial Retail
5. Convenience Retail Store
6. Drive-In Facilities
7. Golf Course/Driving Range, Commercial
8. Heavy Retail and Heavy Services (Excluding Auto towing and storage yards)
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial
11. Offices
12. Parking Lot, Commercial
13. Restaurants
14. Services
15. Sexually Oriented Businesses subject to the requirements of Section 4-17
16. Trade School

**3-24-02-04 PERMITTED PRINCIPAL INDUSTRIAL USES**

The following principal industrial uses are permitted in an Industrial-1 District as noted above:

1. Accessory Outdoor Storage (up to 25% of the bldg. area) **\*Adopted by the BoCC on December 13, 2010**
2. Alcoholic Beverage Manufacturing
3. Automotive Repair, including top, body upholstery repair, paint, and re-treading shops
4. Business Park
5. Candy Product Manufacturing (for sale off premise)

- 6. Glass or Glass Product Manufacturing
- 7. Light Industry
- 8. Light Manufacturing or Processing
- 9. Moderate Manufacturing or Processing (Excluding Creosote Manufacturing or Treatment Plant; Forging Plant and Foundry; Mobile Home Manufacturing and Storage; Cement, cinder block, concrete, lime or plaster manufacturing may be permitted or conditional in the Industrial-1 zone district depending upon compliance with performance standards in Chapter 4)
- ~~10.~~ Pickle Manufacturing
- ~~11.10.~~ Sugar and Beet Refining
- ~~12.11.~~ Solar energy systems, small-scale
- ~~13.12.~~ Solar energy systems, medium-scale

**3-24-02-05 PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS**

The following principal marijuana establishments are permitted in an Industrial-1 District as noted above:

- 1. Medical Marijuana Center
- 2. Retail Marijuana Store
- 3. Medical Marijuana Infused Products Manufacturer
- 4. Retail Marijuana Product Manufacturing Facility
- 5. Medical Marijuana Optional Premises Cultivation Operation
- 6. Retail Marijuana Cultivation Facility
- Retail Marijuana Testing Facility

**3-24-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

- 1. Agricultural Uses, Accessory
- 2. Commercial Uses, Accessory
- 3. Industrial Uses, Accessory



### 3-24-04 PERMITTED CONDITIONAL USES

The following uses are permitted in an Industrial-1 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

#### 3-24-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES

The following conditional institutional uses are permitted in an Industrial-1 District as noted above:

1. Halfway House **\*Adopted by the BoCC on December 13, 2010**
2. Jails and Prisons
3. Public Service
4. Universities

#### 3-24-04-02 PERMITTED CONDITIONAL COMMERCIAL USES

The following conditional commercial uses are permitted in an Industrial-1 District as noted above:

1. Airports, Landing Strips, and Heliports
3. Campgrounds, Commercial
4. Communication Towers, Commercial
5. Kennel, Commercial
6. Massage Business
7. Off-Premise Advertising Devices
8. Outdoor Commercial Recreation
9. Racing Facilities

#### 3-24-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES

The following conditional industrial uses are permitted in an Industrial-1 District as noted above:

1. Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)
2. Outdoor Storage (in excess of 100% of the bldg. area) **\*Adopted by the BoCC on December 13, 2010**
3. Creosote Manufacturing or Treatment Plant

4. Extraction and Disposal Uses (Inert fills may be processed as a Special Use Permit, Temporary Use Permit or Certificate of Designation pursuant to Chapter 2 and 4; Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4).
5. Forging plant and foundry
6. Heavy Industry (Excluding Solid Waste Transfer Stations, Scrap Tire Recycling Facilities and Solid Waste Recycling Facilities and Excluding Alcoholic Beverage Manufacturing which is a permitted principal use in the I-1 Zone District; Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4)
7. Major Energy Facilities
8. Mobile Homes Manufacturing and Storage
9. Paint and Enamel Manufacturing
10. Recycling Facilities
11. Scrap Processing or Shredding Yard
12. Smelting or Refining of Metal
13. Tar and Waterproofing (materials manufacturing, treatment, and bulk storage)
14. Cement, cinder block, concrete, lime or plaster manufacturing may be permitted or conditional in the Industrial-1 zone district depending upon compliance with performance standards in Chapter 4
15. Landscape Storage Yard
16. Solar energy systems, large-scale
17. Heavy Logistics Center

### 3-24-05 **PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in an Industrial-1 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in the Industrial-1 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-24-06 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in an Industrial-1 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-24-07 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-24-08 AREA AND HEIGHT STANDARDS**

**3-24-08-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement shall be one (1) acre in an Industrial-1 District.

**3-24-08-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in an Industrial-1 District shall be one hundred (100) feet.

**3-24-08-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-24-08-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in an Industrial-1 District shall be twenty-five (25) feet.

**3-24-08-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in an Industrial-1 District shall be twenty-five (25) feet.

**3-24-08-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in an Industrial-1 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-24-08-03-04      *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in an Industrial-1 District shall be fifteen (15) feet.

**3-24-08-03-05      *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-24-08-03-06      *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in an Industrial-1 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

**3-24-08-03-07      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in an Industrial-1 District shall be one-hundred-forty-five (145) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-24-08-04      *MAXIMUM HEIGHT***

The maximum height of a structure in an Industrial-1 District shall be sixty (60) feet.

**3-24-09      *RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS***

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Industrial-1 District unless inconsistent with a provision contained in Section 3-24, in which case the specific standard or requirement contained in Section 3-24 shall apply.

## 3-25 INDUSTRIAL-2 DISTRICT (I-2)

### 3-25-01 PURPOSE

The purpose of the Industrial-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.

### 3-25-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in an Industrial-2 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

#### 3-25-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in an Industrial-2 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Businesses
3. Farming
4. Nurseries
5. Ranching
6. Traditional Farming

#### 3-25-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in an Industrial-2 District as noted above:

1. Funeral Home/Mortuary **\*Adopted by the BoCC on December 13, 2010**
2. Funeral Home/Mortuary to include Cremation **\*Adopted by the BoCC on December 13, 2010**
3. Institutional Care
4. Neighborhood Indoor Uses
5. Outdoor Public Uses

**3-25-02-03 PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses are permitted in an Industrial-2 District as noted above:

1. Animal Hospitals
2. Automobile Service Stations
3. Bed and Breakfast Establishments
4. Commercial retail
5. Convenience Retail Store
6. Drive-In Facilities
7. Golf Course/Driving Range, Commercial
8. Heavy Retail and Heavy Services (Except Auto towing and storage yards)
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial Offices
11. Parking Lot, Commercial
12. Restaurants
13. Services
14. Sexually Oriented Businesses subject to the requirements of Section 4-17
15. Trade Schools

**3-25-02-04 PERMITTED PRINCIPAL INDUSTRIAL USES**

The following principal industrial uses are permitted in an Industrial-2 District as noted above:

1. Accessory Outdoor Storage (up to 25% of the bldg. area) **\*Adopted by the BoCC on December 13, 2010**
2. Accessory Outdoor Storage (in excess of 25% and up to 100% of the bldg. area) **\*Adopted by the BoCC on December 13, 2010**
3. Outdoor Storage (in excess of 100% of the bldg. area) **\*See Outdoor Storage Performance Standards in Chapter 4 \*Adopted by the BoCC on December 13, 2010**
4. Business Park Uses

5. Fuel, Oil, Gasoline, and Petroleum Products (bulk storage and/or sale)
6. Felt Manufacturing
7. Landscape Storage Yard
8. Lubrication and Grease Manufacturing
9. Lumber mills, Planing Mills, and Storage of Logs
10. Pickle Manufacturing
11. Sugar and Beet Refining
12. Heavy Industry (Excluding Solid Waste Transfer Stations, Asphalt and concrete production facilities, Salvage yards, Sawmills, Storage and disassembly of vehicles and the re-assembly of various parts, Scrap Tire Recycling Facilities and Solid Waste Recycling Facilities; Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4)
13. Light Industry
14. Light Manufacturing and Processing
15. Moderate Manufacturing and Processing (Excluding Creosote Manufacturing or Treatment Plant, Boiler or tank manufacturing, and Forging Plant and Foundry)
16. Solar energy systems, small-scale
17. Solar energy systems, medium-scale

**3-25-02-05 PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS**

The following principal marijuana establishments are permitted in an Industrial-2 District as noted above:

1. Medical Marijuana Center
2. Retail Marijuana Store
3. Medical Marijuana Infused Products Manufacturer
4. Retail Marijuana Product Manufacturing Facility
5. Medical Marijuana Optional Premises Cultivation Operation
6. Retail Marijuana Cultivation Facility  
Retail Marijuana Testing Facility

**3-25-03 PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval:

1. Commercial, Accessory
2. Industrial, Accessory

**3-25-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in an Industrial-2 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-25-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in an Industrial-2 District as noted above:

1. Halfway House **\*Adopted by the BoCC on December 13, 2010**
2. Jails and Prisons
3. Places of Worship
4. Public Service
5. Universities

**3-25-04-02 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in an Industrial-2 District as noted above:

1. Airports, Landing Strips, and Heliports
2. Campgrounds, Commercial
3. Communication Towers, Commercial
4. Kennel, Commercial
5. Massage Businesses
6. Off-Premise Advertising Devices
7. Outdoor Commercial Recreation
8. Racing Facilities
9. Auto towing and storage yards



**3-25-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in an Industrial-2 District as noted above:

1. Outdoor Storage (in excess of 100% of the bldg. area) \* See Outdoor Storage Performance Standards in Chapter 4 \***Adopted by the BoCC on December 13, 2010**
2. Creosote Manufacturing
3. Extraction and Disposal Uses (Inert fills may be processed as a Special Use Permit, Conditional Use Permit or Certificate of Designation pursuant to Chapter 2; Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4.)
4. Forging Plant and Foundry
5. Heavy Manufacturing or Processing (Excluding Felt Manufacturing and Lubrication and Grease Manufacturing, which are permitted principal uses in the Industrial-2 Zone District
6. Major Energy Facilities
7. Asphalt and concrete production facilities
8. Salvage yards
9. Sawmills
10. Storage and disassembly of vehicles and the re-assembly of various parts
11. Solar energy systems, large-scale

**3-25-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in an Industrial-2 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Industrial-2 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-25-06 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in an Industrial-2 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

**3-25-07 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-25-08 AREA AND HEIGHT STANDARDS****3-25-08-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement shall be two (2) acres in an Industrial-2 District.

**3-25-08-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in an Industrial-2 District shall be one-hundred-twenty-five (125) feet.

**3-25-08-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE****3-25-08-03-01 MINIMUM FRONT SETBACK**

The minimum front setback for a structure in an Industrial-2 District shall be twenty-five (25) feet.

**3-25-08-03-02 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for a structure in an Industrial-2 District shall be twenty-five (25) feet.

**3-25-08-03-03 MINIMUM SIDE SETBACK**

The minimum side setback for a structure in an Industrial-2 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-25-08-03-04 MINIMUM REAR SETBACK**

The minimum rear setback for a structure in an Industrial-2 District shall be fifteen (15) feet.

**3-25-08-03-05      *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-25-08-03-06      *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in an Industrial-2 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

**3-25-08-03-07      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in an Industrial-2 District shall be one-hundred-forty-five (145) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-25-08-04      *MAXIMUM HEIGHT***

The maximum height of a structure in an Industrial-2 District shall be seventy-five (75) feet.

**3-25-09      *RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS***

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Industrial-2 District unless inconsistent with a provision contained in Section 3-24, in which case the specific standard or requirement contained in Section 3-24 shall apply.

## 3-26 INDUSTRIAL-3 DISTRICT (I-3)

### 3-26-01 PURPOSE

The purpose of the Industrial-3 District is to provide a heavy industrial district designed to accommodate most industrial enterprises.

### 3-26-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in an Industrial-3 District, subject to building permit review and approval. Only one (1) principal use shall be permitted per lot.

#### 3-26-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in an Industrial-3 District as noted above:

1. Agricultural Support Businesses and Services
2. Agricultural Businesses
3. Farming
4. Nurseries
5. Ranching
6. Traditional Farming

#### 3-26-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in an Industrial-3 District as noted above:

1. Funeral Home/Mortuary **\*Adopted by the BoCC on December 13, 2010**
2. Funeral Home/Mortuary to include Cremation **\*Adopted by the BoCC on December 13, 2010**
3. Institutional Care
4. Neighborhood Indoor Uses
5. Outdoor Public Uses

**3-26-02-03 PERMITTED PRINCIPAL COMMERCIAL USES**

The following principal commercial uses are permitted in an Industrial-3 District as noted above:

1. Animal Hospitals
2. Automobile Service Stations
3. Bed and Breakfast Establishments
4. Commercial Retail
5. Convenience Retail Store
6. Drive-In Facilities
7. Golf Course/Driving Range, Commercial
8. Heavy Retail and Heavy Services
9. Indoor Commercial Recreation/Entertainment
10. Lodging, Commercial
11. Offices
12. Parking Lot, Commercial
13. Restaurants
14. Services
15. Sexually Oriented Businesses subject to the requirements of Section 4-17
16. Trade Schools

**3-26-02-04 PERMITTED PRINCIPAL INDUSTRIAL USES**

The following principal industrial uses are permitted in an Industrial-3 District as noted above:

1. Accessory Outdoor Storage (up to 25% of the bldg. area) **\*Adopted by the BoCC on December 13, 2010**
2. Accessory Outdoor Storage (in excess of 25% and up to 100% of the bldg. area) **\*Adopted by the BoCC on December 13, 2010**
3. Outdoor Storage (in excess of 100% of the bldg. area) **\*See Outdoor Storage Performance Standards in Chapter 4 \*Adopted by the BoCC on December 13, 2010**
4. Business Park Uses
5. Heavy Industrial (Excluding Solid Waste Transfer Station, Scrap Tire Recycling Facilities and Solid Waste Recycling Facilities; Except Oil

and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4)

6. Heavy Manufacturing and Processing (Excluding Acid Manufacturing, Asbestos Products Manufacturing, Bone Reduction, Caustic Soda Manufacturing, Coal, Coke Yards, or Coal Classifications, Fossil Fuel Manufacturing, Detergent, Soap and Byproducts Manufacturing Using Animal Fat, Disinfectant, Insecticide, or Poison Manufacturing, Distillation of Bone, Refuse, Grain, and Wood, Dye Manufacturing, Hazardous Waste Treatment Facility, Linseed Oil, Shellac, and Turpentine Manufacturing and Refinery, Lubrication and Grease Manufacturing, Oil Compounding, Paint and Enamel Manufacturing, Recycling Facilities, Scrap Processing or Shredding Yard, Smelting or Refining of Metal, and Tar and Waterproofing (materials manufacturing, treatment, and bulk storage).
7. Landscape Storage Yard
8. Light Industry
9. Light Manufacturing or Processing
10. Solar energy systems, small-scale
11. Solar energy systems, medium-scale

### 3-26-02-05 **PERMITTED PRINCIPAL MARIJUANA ESTABLISHMENTS**

The following principal marijuana establishments are permitted in an Industrial-3 District as noted above:

1. Medical Marijuana Centers
  2. Retail Marijuana Stores
  3. Medical Marijuana Infused Products Manufacturers
  4. Retail Marijuana Product Manufacturing Facilities
  5. Medical Marijuana Optional Premises Cultivation Operations
  6. Retail Marijuana Cultivation Facilities
- Retail Marijuana Testing Facilities

### 3-26-03 **MODERATE MANUFACTURING (EXCLUDING CREOSOTE MANUFACTURING OR TREATMENT PLANT) PERMITTED ACCESSORY USES**

In association with a permitted principal use, the following accessory uses are permitted, subject to building permit review and approval.

1. Commercial Uses, Accessory
2. Industrial Uses, Accessory

**3-26-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in an Industrial-3 District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-26-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in an Industrial-3 District as noted above:

1. Halfway House **\*Adopted by the BoCC on December 13, 2010**
2. Jails and Prisons
3. Places of Worship
4. Public Service
5. Universities

**3-26-04-02 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in an Industrial-3 District as noted above:

1. Airports, Landing Strips, and Heliports
2. Campgrounds, Commercial
3. Communication Towers, Commercial
4. Kennel, Commercial
5. Massage Business
6. Off-Premise Advertising Devices
7. Outdoor Commercial Recreation
8. Racing Facilities

**3-26-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in an Industrial-3 District as noted above:

1. Outdoor Storage (in excess of 100% of the bldg. area) \*See Outdoor Storage Performance Standards in Chapter 4 \*Adopted by the BoCC on December 13, 2010
2. Extraction and Disposal Uses (Inert fills may be processed as a Special Use Permit, Conditional Use Permit or a Certificate of Designation pursuant to Chapter 2; Except Oil and Gas Facilities shall be processed as an Oil and Gas Facility Permit; see Chapters 2 and 4.)
3. Heavy Manufacturing or Processing except, Abrasive Manufacturing, Boiler or Tank Works, Celluloid Manufacturing, Felt Manufacturing, Fuel, Oil, Gasoline, and Petroleum Products (Bulk Storage and/or Sale), Lumber Mills, Planing Mills, and Storage of Logs, Pickle Manufacturing, and Sugar and Beet Refining which are permitted principal uses in the I-3 Zone District.
4. Creosote manufacturing or treatment plant
5. Major Energy Facilities
6. Solar energy systems, large-scale

#### **3-26-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in an Industrial-3 District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in an Industrial-3 District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

#### **3-26-06 OIL AND GAS FACILITIES**

Oil and Gas Facilities are permitted in an Industrial-3 District, subject to the issuance of an Oil and Gas Facility Permit. Allowance in the zone district does not guarantee the issuance of an Oil and Gas Facility Permit.

#### **3-26-07 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.



**3-26-08 AREA AND HEIGHT STANDARDS**

**3-26-08-01 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size requirement shall be two (2) acres in an Industrial-3 District.

**3-26-08-02 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width in an Industrial-3 District shall be one-hundred-twenty-five (125) feet.

**3-26-08-03 SETBACK AND DIMENSIONAL REQUIREMENTS FOR A STRUCTURE**

**3-26-08-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in an Industrial-3 District shall be twenty-five (25) feet.

**3-26-08-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side setback for a structure in an Industrial-3 District shall be twenty-five (25) feet.

**3-26-08-03-03 *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in an Industrial-3 District shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

**3-26-08-03-04 *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in an Industrial-3 District shall be fifteen (15) feet.

**3-26-08-03-05 *MINIMUM SETBACK FROM RESIDENTIALLY ZONED OR USED PROPERTY***

Not applicable

**3-26-08-03-06      *MINIMUM R.O.W. SETBACK***

The minimum setback for all structures in an Industrial-3 District from an arterial right-of-way shall be seventy-five (75) feet except a section line arterial right-of-way where the minimum setback shall be seventy-five (75) feet. The setback from a collector or local road right-of-way shall be twenty-five (25) feet.

**3-26-08-03-07      *MINIMUM SETBACK FROM SECTION LINE***

The minimum setback from a section line for all structures in an Industrial-2 District shall be one-hundred-forty-five (145) feet. Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.

**3-26-08-04      *MAXIMUM HEIGHT***

The maximum height of a structure in an Industrial-3 District shall be ninety (90) feet.

**3-26-09      *RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS***

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Industrial-3 District unless inconsistent with a provision contained in Section 3-26, in which case the specific standard or requirement contained in Section 3-26 shall apply.

*Adams County adopted the following zoning regulations for a Transit Oriented Development (TOD) zone district on January 7, 2013.*

## 3-27 **TRANSIT-ORIENTED DEVELOPMENT DISTRICT AND STANDARDS (TOD)**

### 3-27-01 **PURPOSE**

The purpose of the Transit-Oriented Development (TOD) district designation is to encourage compact urban growth patterns, provide opportunities for increased transportation mode choice, reduce reliance on the automobile, and create a safe and pleasant pedestrian environment. The district regulations help ensure an attractive streetscape, a functional mix of complementary uses, and provision of amenities that support the use of transit, bicycles, and pedestrian facilities.

### 3-27-02 **APPLICABILITY**

Properties within or partially within a one-half mile radius of RTD FasTracks stations located, as measured from a point roughly in the center of the platform or as may be specifically established by the Director of Community and Economic Development following completion of construction of the stations, may be rezoned to the TOD zone district upon approval of the rezoning application by the BOCC pursuant to Section 02-02-12. Except as otherwise expressly stated, once a property is rezoned to TOD, the TOD zone district regulations shall apply to all properties within the boundaries of the TOD zone district. Specific performance standards contained in Chapter 4 shall apply unless otherwise modified by this section.

### 3-27-03 **DEVELOPMENT APPLICATION AND REVIEW**

A complete TOD sketch plan application shall be submitted with a TOD rezoning application. Final determination of the application of these standards and regulations shall be made by the Director of Community and Economic Development. The Director may refer the building permit site plan to the Planning Commission. If so referred, the decision of the Planning Commission shall constitute a final decision, subject to appeal to the Board of County Commissioners.

**3-27-04 PERMITTED USES AND STRUCTURES****3-27-04-01 PERMITTED USES**

The following uses are permitted in the TOD district with specific permits as indicated:

<b>Table 3-26-A: Permitted Uses</b>			
<b>Use Type</b>	<b>Federal</b>	<b>Pecos Junction</b>	<b>Additional Standards</b>
<b>AGRICULTURAL</b>			
All agricultural uses	--	--	
<b>RESIDENTIAL</b>	All residential uses are subject to Section 3-34-05-05 of the Flammable Gas Overlay		
Group home (developmentally disabled or elderly)	C	C [1]	
Group living facility with one to five persons	P	C [1]	
Group living facility in excess of 5 persons or with more than one registered sex offender	C	C [1]	
Live/work unit	P	C [1]	
Manufactured home park	--	--	
Mobile home park	--	--	
Multi-family dwelling, rowhouse/townhouse	P	C [1]	
Single-family detached dwelling	--	--	
Two-Family Dwelling	P	P	
Second-floor or higher residential	P	C [1]	
<b>INSTITUTIONAL</b>			
<b>Funeral home/mortuary</b>	P	P	
<b>Funeral home/mortuary to include cremation</b>	--	C	
<b>Halfway house*</b>	--	C	
<b>Institutional Care</b>	--	--	
<b>Jails and Prisons</b>	--	--	
<b>Neighborhood Indoor Uses</b>	P	P	
<b>Outdoor Public Uses</b>			
Garden plots	P	--	
Picnic areas	P	P	
Public areas for active recreational activities	C	--	
<b>Places of Worship</b>	C	C	
<b>Public Service</b>	C	C	
<b>Universities</b>	P	P	
<b>COMMERCIAL</b>			
<b>Airports, Landing Strips, and Heliports</b>	--	C	
<b>Animal Hospitals</b>	P	P	No outdoor kennels

Table 3-26-A: Permitted Uses			
Use Type	Federal	Pecos Junction	Additional Standards
<b>Automobile Service Stations</b>	See below		
Car washes	--	C	
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	--	--	
Gas stations	C	C	
<b>Bed and Breakfast Establishments</b>	P	C [1]	
<b>Campgrounds, Commercial</b>	--	--	
<b>Communication Towers, Commercial</b>	C	C	
<b>Commercial Retail, general</b>	P	P	
Building supplies	--	P	Max. 25% of lot used for outdoor storage
Greenhouses (retail) and greenhouses with garden supplies	--	--	
<b>Drive-In Establishments</b>	--	--	
<b>Golf Course/Driving Range, Commercial</b>	--	--	
<b>Heavy Retail and Heavy Services</b>	--	P	Max. 25% of lot used for outdoor storage
<b>Indoor Commercial Recreation/Entertainment</b>	P	P	
<b>Kennel, Commercial</b>	P	P	No outdoor kennels
<b>Lodging, Commercial</b>	P	C [1]	
<b>Massage Business</b>	C	C	
<b>Off-Premise Advertising Devices</b>	--	--	
<b>Office</b>	P	P	
<b>Outdoor Commercial Recreation</b>	C	C	
<b>Parking Lot, Commercial</b>	C	C	Must be structured pursuant to Section 3-26-06-05-05-04
<b>Racing Facilities</b>	--	--	
<b>Restaurants</b>	P	P	No drive-up or drive-through service
<b>Services</b>	P	P	
<b>Sexually Oriented Business</b>	--	--	
<b>Trade Schools</b>	C	C	

Table 3-26-A: Permitted Uses			
Use Type	Federal	Pecos Junction	Additional Standards
<b>INDUSTRIAL USES</b>	Max. 25% of lot used for outdoor storage		
<b>Business Park Uses</b>	C	P	
<b>Light Industry</b>	--	C	
Auto towing and storage yards	--	--	
Recreational vehicle storage	--	--	
Trucking and general warehousing, including mini-storage	--	--	
<b>Light Manufacturing or Processing</b>	C	P	
Public utility storage yard	--	C	Only allowed as an accessory use to an approved Public Service use
Notes	[1] Residential uses may be permitted in the Pecos Junction station area through a conditional use permit when the area is determined to be environmentally mediated and safe for human habitation.		

**3-27-05 SITE DEVELOPMENT AND USE MIX STANDARDS**

**3-27-05-01 DIMENSIONAL STANDARDS**

Each site in the TOD district shall be subject to the minimum site development standards on the next page. Use or site development dimensions identified in Chapter 3 shall not be applicable in the TOD district. Specific performance standards contained in Chapter 4 shall apply unless otherwise modified by this section, as determined by the Community and Economic Development Director.

**Table 3-26-B: Site Development Standards**

	Two Family/ Duplex/ Townhome	Multiple-Family	Mixed-Use, Office, Comm.	Industrial (Pecos Junction only)
<b>Lot Dimensions (min.)</b>				
Lot area (sq. ft.)	Must meet density/FAR and setback requirements [1]			
Lot width (ft.)				
Site area/unit for duplex (sq. ft.)				
<b>Density/FAR</b>				
Minimum density, gross (du/acre)	12	18	--	--
FAR (min.) <i>described following this table</i>	--	--	0.75	0.50
<b>Public Open Space (min. %) [2], [3]</b>				
	20	20	10	10
<b>Building Setback (ft.) [4]</b>				
Fronting arterial or transit rail (max)	5	5	5	Max. 25
Fronting local or collector street (min/max)	5/10	5/10	5/10	
Fronting residential (min)	10	10	10	
Side or rear, adjacent to residential (min)	10	20	20	Not permitted adjacent to residential
Side or rear, interior to development (min) [5]	0	0	0	15
<b>Height (ft., max.)</b>				
Fronting arterial or transit rail	45	95	95	60
Fronting local or collector street	40	45	45	60
Fronting or adjacent to residential	35	35	35	60

Notes:

[1] Existing structures that are larger than these size limits may be rehabilitated or reconstructed provided that the gross square footage of the structure is not increased.

[2] This percentage may be reduced to zero for infill development as determined by the Community and Economic Development Director.

[3] On-site landscaping may be credited toward public open space requirements.

[4] All building setbacks shall comply with building code requirements. If there is conflict between the requirements of this section and the adopted building code, the terms of the building code shall supersede this section.

[5] "Interior to development" refers to multi-structure developments with interior lot lines.

**Comment on Using FAR:** FAR is a measurement of the bulk of the structure on the site. It is calculated by adding the area of each floor of the development and dividing this number by the total area of the lot. While FAR sets the basic parameters for the building, it allows the developer to make choices about the distribution of the building on the site. The FAR can be increased or decreased depending on the proposed uses, and can also be increased to promote a specific structure, such as for mixed use buildings to encourage mixed use development.

Figure 3-26-A below illustrates FAR. For an FAR of 0.5, the building could be built as a single story over 50% of the lot, two stories over 25% of the lot, four stories over 12.5% of the lot, or 5 stories over 10% of the lot. Similarly, a FAR of 0.75 would permit a single-story structure over 75% of the lot or two stories over 37.5% of the lot.

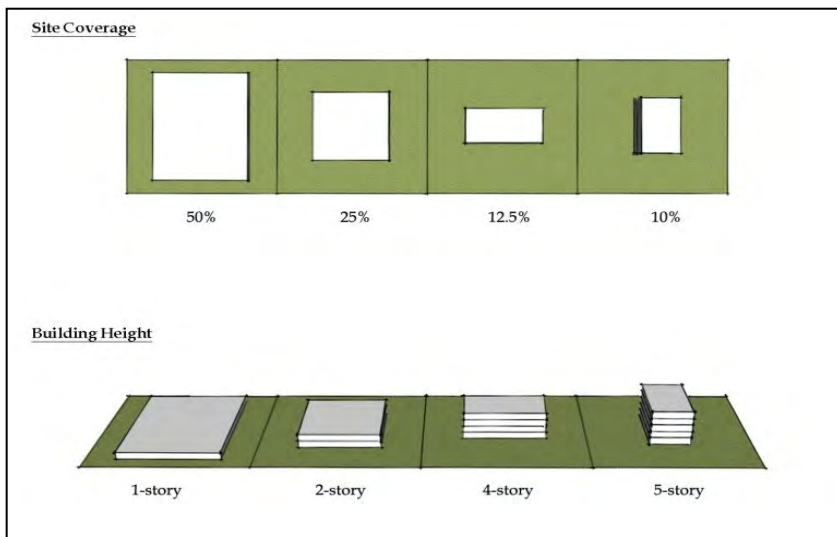


Figure 3-26-A: Illustration of FAR

**Comment on Residential Density:** The following photographs<sup>1</sup> provide illustrations of the residential densities potentially created by the TOD district. The images in Figure 3-26-B represent mixed-density residential development at approximately 10 -12 dwelling units/acre.

<sup>1</sup> Source: Visualizing Density by Julie Campoli and Alex S. MacLean, Lincoln Institute of Land Policy, 2007.





Figure 3-26-B: Mixed-density residential at approximately 12 dwelling units/acre

The images in Figure 3-26-C represent multiple family residential development at approximately 18 dwelling units/acre.



Figure 3-26-C: Multiple family residential development at approximately 18 dwelling units/acre

### 3-27-05-02 **MIX OF USES**

#### 3-27-05-02-01 ***MIX OF USES ENCOURAGED***

A diverse mix of commercial, employment, residential, and civic uses is encouraged within the TOD District to create a pedestrian and transit-supportive environment; however, the type and proportion of residential and non-residential uses will vary by station area, as well as the location, size, and surrounding development context of individual sites. Generally, larger sites located in areas where higher levels of activity are desirable should have a greater mix of uses than smaller sites. While a vertical mix of uses is

preferred where practicable, a horizontal mix of uses is permitted. Use mixes permitted in the Federal and Pecos Junction station areas are specified in the subsections below.

### 3-27-05-02-02 **FEDERAL STATION AREA**

The following use mix requirements are applicable in the Federal Station Area:

1. Single-use non-residential structures (excepting office) are only permitted on parcels or lots smaller than 20,000 sq. ft.
2. Non-residential developments (excepting office) on parcels or lots of 20,000 sq. ft. or larger are required to include residential uses with a minimum density of eight dwelling units per acre. This density may be reduced to no fewer than four dwelling units per acre where the Community and Economic Development Director finds that compliance with minimum development densities and other standards in this section is not feasible due to small lot size, configuration of the parcel, or other environmental constraints.



Figure 3-26-D: Illustration of sample 20,000 sq. ft. structure

### 3-27-05-02-03 **PECOS JUNCTION STATION AREA**

The appropriate mix of uses for development sites around the Pecos Junction Station Area shall be determined as part of the development plan review based on site constraints, environmental hazards, and availability of appropriate infrastructure. Residential uses may be permitted through a conditional use permit at such time as site and environmental conditions permit safe construction and habitation.

## 3-27-06 **DESIGN AND DEVELOPMENT STANDARDS**

### 3-27-06-01 **NEIGHBORHOOD CONNECTIVITY**

The following connectivity requirement shall apply in the TOD district.

#### 3-27-06-01-01 **CIRCULATION PLAN REQUIRED**

1. TOD development plans shall include a district-wide circulation plan that addresses street connectivity, emergency and service

vehicle access, parking movements, accommodation of loading operations, turning radii, traffic calming measures where future “cut-through” traffic is likely, and similar issues.

2. The Community and Economic Development Director may waive the requirement for a circulation plan on determining that a proposed development is expected to have no impact on circulation or proposes no change in existing circulation patterns. This provision shall not be construed to exempt development that includes additional parking, driveways, or substantial modifications to the existing pedestrian network.

**3-27-06-01-02      *STREETS AND VEHICULAR CIRCULATION***

**3-27-06-01-02-01      *Grid Street Pattern***

1. Street and block patterns shall include a clear hierarchy of well-connected streets that distributes traffic over multiple streets and avoids traffic congestion on principal routes.
  2. The arrangement of streets in a development shall provide for the alignment and continuation of existing or proposed streets into adjoining neighborhoods.
  3. Within each development, the access and circulation system shall accommodate the safe, efficient, and convenient movement of vehicles, bicycles, and pedestrians through the development, and provide ample opportunities for linking adjacent neighborhoods, properties, and land uses.
  4. Local neighborhood street systems shall provide multiple direct connections to and between local destinations such as residential neighborhoods, parks, schools, and shopping.

**3-27-06-01-02-02      *Mixed-Use and Non-Residential Block Pattern***

1. Blocks shall generally be square or rectangular, but may vary in shape to protect natural features or respond to site constraints.
2. To the maximum extent feasible, streets and access lanes shall be oriented to create block and lot configurations with their longest dimension along an east-west axis to facilitate the use of passive solar principles.
3. Block length shall not exceed 600 feet except that blocks up to 800 feet in length are permitted if a mid-block pedestrian connection is provided. This requirement may be waived for industrial development as approved by the Community and Economic Development Director.

4. Blocks shall be measured from curb to curb, regardless of whether the street is public or private.
5. New development and redevelopment shall establish a regular pattern of blocks to the extent feasible to avoid creating large “superblocks” that limit pedestrian, bicycle, and vehicular circulation.
6. On sites that exceed the 600-foot block length or where block consolidation is proposed as part of redevelopment (by right-of-way abandonment), pedestrian, bicycle, and vehicular circulation access to surrounding neighborhoods shall be maintained to the maximum extent feasible.

**3-27-06-02 LANDSCAPING**

The provisions of Section 4-16, *Landscaping*, apply to development within the TOD district except as provided otherwise in this section.

**3-27-06-02-01 BUFFERING APPLICABILITY**

The following bufferyard requirements shall be substituted for Section 4-16-18-01 when applied in the TOD district.

Table 3-26-C: Required Bufferyard											
Use of Subject Property											
Use of Adjacent Properties	Column 2↓	Row 3→	Two Family/Duplex /Townhome		Multi-Family		Mixed-Use		Commercial (stories)		Indust.
	Structure Type		Res.	Non-Res.	Res.	Non-Res.	Vert.	Horiz.	1-3	3+	--
	Single-Family	Res	None	B	A	B	C	C	C	D	D
		Non-Res	B	None	B	A	A	A	A	B	
	Multi-Family	Res	A	B	None	B	B	B	C	D	D
		Non-Res	B	None	A	None	A	A	A	B	
	Mixed-Use	Vert.	C	A	B	A	None	None	A	B	D
		Horiz.	C	A	B	A	None	None	None	A	
	Comm. (stories)	1-3	C	A	C	A	A	None	None	None	D
		3+	D	B	D	B	B	A	None	None	D
Indust.	--	D	D	D	D	D	D	D	D	None	

1. To use Table 3-26-C, an applicant identifies the use of his/her property in Row 3, across the top of the table, and then reads down Column 2 to identify the use of the adjacent property (ies). The box at the intersection of Column 2 and Row 3 identifies the buffering requirement for the applicant on that property line. For example, an applicant for a vertical mixed-use development that is adjacent to single-family residential will

need to meet the “C” buffering requirement.2. Different types of buffering may be required on different property lines. For example, where a vertical mixed-use structure is adjacent to residential uses on the north side and adjacent to another vertical mixed-use structure on the south side, a level “C” buffer shall be provided on the north side adjacent to the residential, while no buffer shall be required on the south side adjacent to the mixed-use.

2. Bufferyard classification requirements shall be as defined in Section 4-16-18-01.
3. Required bufferyards may be located within a required setback. Where the required bufferyard is larger than the setback in any dimension, the full size of the bufferyard shall be provided. Additional flexibility in the application of these bufferyard requirements is provided through Section 4-16-21.

### **3-27-06-02-02      *PARKING LOT LANDSCAPING***

#### **3-27-06-02-02-01      *Applicability***

##### **3-27-06-02-02-01-01      *New Parking Lots***

All new surface parking lots containing 10 or more off-street parking spaces shall provide both perimeter and interior landscaping that meets the standards of this section.

##### **3-27-06-02-02-01-02      *Parking Lot Expansion***

Existing surface parking lots that are expanded, whether as required by these regulations or voluntarily, shall be required to meet the standards of this section.

##### **3-27-06-02-02-01-03      *Exceptions***

These requirements shall not apply to parking structures. Applicable perimeter landscape and buffer requirements for parking structure shall be determined through the conditional use permit process.

Parking spaces directly abutting a public street right-of-way are not required to have interior landscaping where the abutting landscaping meets the requirements of the perimeter landscape setback (Figure 3-26-E). The remainder of the parking rows in the lot shall be landscaped pursuant to this section.



Fig. 3-26-E: Perimeter landscaping exception

**3-27-06-02-02-02**      ***Interior Parking Area Landscaping***

**3-27-06-02-02-02-01**      ***Required Landscape Area***

All surface parking lots shall incorporate the following interior landscaping:

1. Landscape islands of not less than 6 feet by 18 feet at the terminus of each row of parking that contain one tree and at least 50 percent vegetative cover other than turf grass;
2. Within the parking rows, one landscaped island of not less than 64 square feet for each 10 parking spaces or fraction thereof; and
3. A landscape median strip with a minimum width of six feet incorporated into the parking lot design to delineate the driveway entrance into the parking lot. One tree shall be planted for every 40 feet of median.



Fig. 3-26-F: Parking lot landscape terminus island

**3-27-06-02-02-02-02**      ***Landscape Island Design***

1. Required landscape islands shall not be separated by more than 10 parking spaces. For purposes of determining tree spacing, parking spaces may be counted in any rational sequence.



2. Curbs used to protect landscape islands shall have 18-inch-wide curb cuts at frequent intervals to allow stormwater infiltration.
3. No paving shall be permitted within four feet of the center of a tree.
4. No parking space shall be located farther than 60 feet from an interior parking lot island.

3-27-06-02-02-02-03

***Landscape Island Planting Requirements and Tree Preservation***

In order to preserve a protected tree on-site, the Community and Economic Development Director may authorize up to a five percent reduction in the required number of parking spaces, or a five percent reduction of certain parking space sizes, if the Community and Economic Development Director determines that reduction in the number or size of certain parking spaces will preserve a protected tree that would otherwise be removed to provide for required parking. Nothing in this section shall allow the Community and Economic Development Director the authority to reduce the entire required parking space size or number by more than five percent. This provision shall be enacted only in instances where a protected tree is to be preserved.

3-27-06-02-02-02-04

***Sidewalks as Median Strips***

A landscaped median strip within a parking lot that separates either parking rows or parking lots shall be allowed to count a sidewalk located within the median strip toward a part of the required off-street parking lot landscaping. The intent of this sidewalk is to help facilitate safe pedestrian movement. This sidewalk must meet the following criteria if it is to be counted toward the required landscaping:

1. The sidewalk has a five-foot wide walking path and shall add two feet for vehicle overhang for each abutting parking stall.
2. The sidewalk runs the entire length of the divider strip.
3. The sidewalk is bordered on at least one side by landscaping, of which the sidewalk cannot account for more than 50 percent of the area of the median strip.

**3-27-06-03      PARKING**

TOD parking shall comply with the requirements of Section 4-12, Parking, Loading, and Curb Cut Requirements, except as specifically provided in this section.

**3-27-06-03-01      *APPLICABILITY***

**3-27-06-03-01-01      *New Development***

The requirements of this section shall apply to all new development where there is the construction of a new structure (excluding accessory structures) or establishment of a new land use.

**3-27-06-03-01-02      *Small Use Exception***

Any individual non-residential use in a space that is 2,000 square feet or smaller shall be exempt from the minimum parking requirement of Table 3-26-D.

**3-27-06-03-01-03      *On-Street Parking***

On-street parking located adjacent to the site on a public street may be used to meet up to 25 % of the minimum off-street parking requirements.

**3-27-06-03-02      *REQUIRED PARKING***

The following off-street parking standards apply in the TOD district. Where this table does not specify a parking requirement or a use type is not specified in the table, the standards of Section 4-12-04-03, *Spaces Required*, apply.

<b>Table 3-26-D: Off-Street Parking</b>		
<b>Use Type</b>	<b>Minimum Parking (spaces per sq. ft. GFA unless otherwise specified)</b>	<b>Maximum Parking (spaces per sq. ft. GFA unless otherwise specified)</b>
<b>Residential</b>		
All residential	1 per unit	2 per unit
<b>Office</b>		
General office and financial services	1 per 400	1 per 300
Medical office	1 per 300	1 per 200
<b>Institutional</b>		
	See Section 4-12-04-03	
<b>Commercial</b>		
Commercial sales and services	1 per 500	1 per 400
Restaurant	1 per 4 persons of maximum occupancy capacity of customer service area(s)	
<b>Industrial</b>		<b>Required Number of Spaces (per sq. ft.)</b>
Accessory office or administrative area		1 per 500
Accessory indoor sales area		1 per 400



**Table 3-26-D: Off-Street Parking**

Use Type	Minimum Parking (spaces per sq. ft. GFA unless otherwise specified)	Maximum Parking (spaces per sq. ft. GFA unless otherwise specified)
Indoor storage, distribution, warehousing, assembly, vehicular service, or manufacturing area:	1-3,000 sq. ft. of floor area	1 per 400
	3,001-5,000 sq. ft. of floor area	1 per 500
	5,001-10,000 sq. ft. of floor area	1 per 750
	10,001 or more sq. ft. of floor area	1 per 1,250

NOTE: The total number of required spaces for all uses is cumulative based on the variety of different functions present in a single use.

**3-27-06-03-03      *MAXIMUM PARKING SPACES ALLOWED***

**3-27-06-03-03-01      *Applicability***

For any use with an identified maximum parking standard, off-street vehicle parking spaces shall not be provided in an amount that is more than that standard, unless mitigation is provided in the form of additional landscaping and pervious pavement construction or on-site stormwater mitigation pursuant to Subsection 3-26-06-03-03-05 below as approved by the Community and Economic Development Director.

**3-27-06-03-03-02      *Establishing Maximum Parking Requirements***

Maximum parking standards for the TOD district are established in Table 3-26-D, *Off-Street Parking*. Where Table 3-26-D does not establish a maximum parking amount or where Section 4-12-04-03 is used to calculate required parking, the maximum amount of parking shall be established at 100% of the minimum required parking; i.e., the minimum required shall also be the maximum permitted.

**3-27-06-03-03-03      *Maximum Parking Calculation Exceptions***

For the purpose of calculating parking requirements, the following types of parking spaces shall not count against the maximum parking requirement:

1. ADA parking,
2. Vanpool and carpool parking,
3. Alternative fuel vehicle parking,
4. On-street parking adjacent to the lot or lots on which the parking located, and

5. Structured parking, underground parking, and parking within, above, or beneath the building(s) it serves.

Unless otherwise stated above, the maximum number of spaces that may be credited towards this maximum parking calculation exception shall not exceed 20 percent of the maximum parking requirement.

**3-27-06-03-03-04**      ***Maximum Parking Waiver***

**3-27-06-03-03-04-01**      **Parking Demand Study**

Requests to exceed the maximum parking requirement shall be accompanied by a parking demand study demonstrating how the maximum number of parking spaces specified in Table 3-26-D is insufficient for the proposed development.

**3-27-06-03-03-04-02**      **Review Criteria**

A waiver to the maximum parking requirement may be allowed by the Community and Economic Development Director in situations that meet the following criteria:

1. The proposed development has unique or unusual characteristics such as high sales volume per floor area or low turnover, that create a parking demand that exceeds the maximum ratio and that typically does not apply to comparable uses;
2. The parking demand cannot be accommodated by on-street parking, shared parking with nearby uses, or by increasing the supply of spaces that are exempt from the maximum ratio;
3. The request is the minimum necessary variation from the standards to accommodate the proposed development; or
4. If application of the maximum parking standard would result in fewer than six parking spaces, the development shall be allowed six parking spaces.

**3-27-06-03-03-04-03**      ***Appeal***

The Community and Economic Development Director's determination on a maximum parking waiver application may be appealed to the Board of Adjustment.

**3-27-06-03-03-05**      ***Design Requirements for Excess Parking***

Parking that is provided in excess of the maximum parking requirement shall be required to include increased internal landscaping and incorporate pervious pavement or stormwater mitigation as described below.

**3-27-06-03-03-05-01 Pervious Surfaces or On-Site Stormwater Mitigation**

Where parking spaces in excess of the maximum specified in Table 3-26-D are constructed, an area equal to the total area required for the number of spaces that exceed the maximum parking requirement shall be constructed of pervious surfaces or designed for on-site stormwater mitigation through low impact development techniques as approved by the Community and Economic Development Director. For example, if 500 square feet of additional space is provided for new parking, 500 square feet of pervious pavement or on-site stormwater mitigation shall be included in the total area of the parking lot.

**3-27-06-03-03-05-02 Additional Trees and Landscaping**

Applicants that request parking that exceeds the number of spaces required by Table 3-26-D shall provide additional parking lot trees and landscaping either in the parking lot or across the entire development site as follows:

▪ **3-26-06-03-03-05-02-01 Trees**

1. Additional trees not otherwise required by these regulations shall be required to be planted or preserved on-site when parking for any use or mix of uses is provided in an amount that is greater than the maximum amount permitted.
2. The number of additional trees to be planted or preserved on-site is equal to one tree per two excess parking spaces provided.

▪ **3-26-06-03-03-05-02-02 Landscaping**

1. As required by Table 3-26-E, additional landscaping shall be provided and distributed throughout the site. The additional landscaping shall be integrated with the parking lot and/or site design. For example, where 500 sq. ft. of surface area are added to a parking lot, 15 extra sq. ft. of landscaping area would be added to the landscaping required by Section 3-26-06-02-02, *Parking Lot Landscaping*.

<b>Table 3-26-E: Additional Landscaping Requirement for Overparking</b>	
<b>Amount of Excess Parking Requested Over Maximum</b>	<b>Additional Landscaping</b>
101 – 108 percent	3% of parking area
109 – 116 percent	5% of parking area
117 – 125 percent	10% of parking area

2. Where the provision of additional landscaping is restricted for infill and redevelopment projects due to site constraints, the

applicant may provide sidewalk amenities or streetscape features as determined by the Community and Economic Development Director. Acceptable amenities shall have a value equal to or greater than the price of the additional landscaping features required in Table 3-26-E and may include:

- a. Sidewalk planters between the parking area and building and/or parking area and the street;
- b. Public art including but not limited to sculptures, fountains, clocks, or murals; or
- c. Decorative fencing (such as wrought iron) around the perimeter of the parking area provided with seasonal plantings.

**3-27-06-03-04 ADJUSTMENTS AND ALTERNATIVES**

The minimum parking requirements listed in Table 3-26-D may be adjusted as follows:

**3-27-06-03-04-01 Sharing of Parking Spaces**

- 1. Where two land uses listed in separate use categories in Table 3-26-D share a parking lot, parking lots, or structure, the total off-site parking required for those uses may be reduced by the factors shown in Table 3-26-F, *Shared Parking*. Total off-street parking required shall be the sum of the two parking requirements for the two uses divided by the factors in Table 3-26-F. For example, where a development includes both (a) institutional and (b) retail sales uses, the amount of parking required is the sum of the parking required for the two uses divided by 1.3.

<b>Table 3-26-F: Shared Parking</b>					
<i>(Add the two parking requirements and divide by these factors)</i>					
<b>Property Use</b>	<b>Multi-Family</b>	<b>Institutional</b>	<b>Restaurants, Recreation, or Hotel</b>	<b>Retail Sales</b>	<b>Office or Commercial Services</b>
Multi-family	-	1.1	1.1	1.2	1.3
Institutional	1.1	-	1.2	1.3	1.3
Restaurants, Recreation, or Hotel	1.1	1.2	-	1.3	1.7
Retail Sales	1.2	1.3	1.3	-	1.2
Office or Commercial Services	1.3	1.5	1.7	1.2	-

- 2. Shared parking shall be documented through a shared parking agreement approved by the county.

**3-27-06-03-04-02      *Reduced Need Populations***

1. The required minimum number of off-street parking spaces may be reduced by 33 percent for any group living use or multi-family use in which occupancy of at least 80 percent of the units is restricted for use by those 60 years of age or older.
2. The required minimum number of off-street parking spaces may be reduced by 50 percent for any group living use or multi-family use in which occupancy of more than 80 percent of the units is restricted for use by those meeting the definition of “handicapped” individuals under the federal Fair Housing Act Amendments

**3-27-06-03-04-03      *Proximity to Transit***

The Community and Economic Development Director may allow a reduction in parking spaces of up to 15 percent for multi-family dwelling developments or multi-family components of a mixed-use structure within the TOD district and located no more than one quarter (1/4) mile from the transit station provided:

1. The reduction is applied for in conjunction with a development plan review;
2. A parking analysis is submitted to the county in conjunction with the reduction request and development plan application; and
3. The reduction in the number of parking spaces shall not exceed 15 percent of the total number of parking spaces required for the proposed use.

**3-27-06-03-05      *BICYCLE PARKING***

**3-27-06-03-05-01      *Required Number of Spaces***

Indoor or outdoor bicycle parking shall be provided as follows:

<b>Table 3-26-G: Bicycle Parking</b>	
Use	Bicycle Parking Spaces [1]
Multiple-family	2 or 1 per 20 units
Group home	1 per 4 bedrooms
Office	2 or 1 per 40,000 sq. ft. (net area)
Commercial sales and service	2 or 1 per 5,000 sq. ft. (net area)
Community use (non-utility)	2 or 1 per 10,000 sq. ft. (net area)
Schools	2 per classroom
Notes: [1] Whichever measurement results in the higher number of spaces.	

3-27-06-03-05-02

***Design and Location***

1. Bicycle parking facilities shall include a rack or storage facility (e.g., locker) that enables bicycles to be secured. Where racks are used, they shall meet the following standards:
  - a. The bicycle frame and one wheel can be locked to the rack with a high-security, U-shaped shackle lock if both wheels are left on the bicycle;
  - b. A bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components; and
  - c. The rack must be securely anchored.
2. Bicycle racks and storage facilities shall be accessible without moving another bicycle.
3. Bicycle racks and storage facilities shall be located in convenient, visible, well-lit areas with easy access and near main entrances of all commercial, residential, and institutional buildings. Such locations shall be clearly noted with signage.
4. The racks and storage facilities shall be located so they do not interfere with pedestrian traffic and shall be protected from potential damage by motor vehicles.
5. Bicycle parking shall not be within any required landscape area nor interfere with any pedestrian pathway.

3-27-06-04

**MULTI-FAMILY DEVELOPMENT DESIGN STANDARDS**

The design standards in this subsection apply to all multi-family development.

3-27-06-04-01

***SITE LAYOUT AND BUILDING ORIENTATION***

3-27-06-04-01-01

***Building Orientation***

1. Individual buildings within a multi-family development shall be oriented to:
  - a. Common open space, such as interior courtyards or on-site natural areas or features;
  - b. Perimeter streets;
  - c. Other residential buildings; or



Fig. 3-26-G: Courtyard Orientation

- d. Through-access drives.
- 2. To the maximum extent practicable,<sup>2</sup> buildings shall be oriented or arranged in a manner to enclose common open spaces such as gardens, courtyards, recreation, or play areas, that shall contain a minimum of three of these features:
  - a. Seasonal planting areas;
  - b. Trees;
  - c. Pedestrian-scaled lighting;
  - d. Gazebos or other decorative shelters;
  - e. Seating;
  - f. Play structures for children; or
  - g. Natural features or areas, unless the county determines that for preservation reasons the buildings should avoid the feature or area.



Fig. 3-26-H: Perimeter Street Orientation

3-27-06-04-01-02

**Entrance Orientation**

- 1. Primary entrances and façades shall not be oriented towards parking lots, garages, or carports.
- 2. All multi-family buildings shall comply with at least two of the following requirements:
  - a. At least one main building entry faces an adjacent public street;
  - b. A building entrance faces a courtyard or common open space that has a direct and visible connection to an adjacent public street;

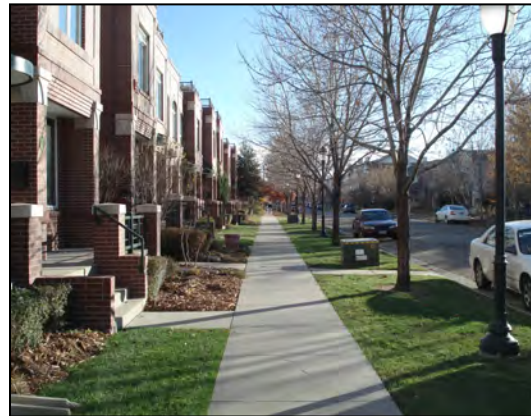


Fig. 3-26-I: Ground-floor unit entrances

<sup>2</sup> The following definition for “maximum extent practicable” will be added to the code definitions: “under the circumstances, reasonable efforts have been undertaken to comply with the regulation, that the costs of compliance clearly outweigh the potential benefits to the public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from noncompliance with the regulation.”



- c. A building entry is connected to a public sidewalk by a system of interior walkways; or
  - d. The pedestrian entries to the site from the public right-of-way are emphasized with enhanced landscaping, special paving, gateways, arbors, or similar features.
3. All ground-floor units with frontage along the primary street shall have an entrance that faces the street. Multi-family buildings located with multiple street frontages shall provide entrances to the building along each local street frontage.
    - a. Exterior entrances from a public sidewalk or common open space are permitted for dwelling units on the ground floor.
    - b. Exterior entrances shall be raised from the finished ground-floor level of the sidewalk a minimum of two feet.
  4. Dwelling units above the ground floor shall have interior unit entrances, except that exterior stairs are permitted for access to upper-floor units only if they are oriented towards a central plaza not visible from any street.

3-27-06-04-01-03

***Private Common Space***

1. In addition to the public open space required in Table 3-26-B, developments with at least four units shall provide 400 square feet of private common open space for each multifamily dwelling unit. This space may be provided as an individual patio or deck with a minimum dimension of five feet.
2. In developments with at least twelve units, a minimum of 40 percent of the required private common space shall be usable for recreation, including uses such as swimming pools, fitness facility, sport courts, playgrounds with equipment, and/or community gardening.

3-27-06-04-02

***BUILDING DESIGN***

3-27-06-04-02-01

***Four-Sided Design***

All sides of a multi-family building shall display a similar level of quality and architectural detailing as on the front elevation when visible from:



Fig. 3-26-J: Four-sided design



1. Property occupied by or designated for single-family residential uses,
2. An existing public street right-of-way, or
3. Other public lands or spaces.

**3-27-06-04-02-02**      **Maximum Number of Attached Units**

The maximum number of attached units in a series such as townhomes is six.

**3-27-06-04-02-03**      **Single-Family Attached Dwelling Façades**

1. The attached single-family dwellings in any one row structure shall be required to have distinctly different façades. No attached single-family structure facade shall be repeated more than once every four structures on the same side of the street.



Fig. 3-26-K: Single-family attached building façade differentiation

2. The façades of single-family attached townhomes shall be punctuated by a change in texture or material, offset, or other architectural feature to differentiate individual units
3. Any building (excluding parking garages and other accessory buildings) viewed from a public right-of-way or public open space shall either face such right-of-way or open space, or shall have a façade facing such area in keeping with the character of the front façade, including the utilization of similar fenestration and materials.

**3-27-06-04-02-04**      **Building Mass and Articulation**

1. The elevations of all multi-family buildings shall be articulated through the incorporation of at least three or more of the following:
  - a. Balconies;
  - b. Bay or box windows;

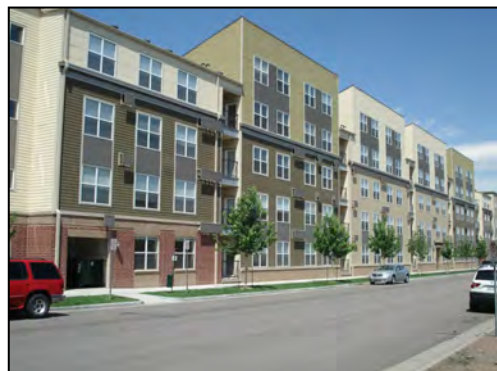


Fig. 3-26-L: Multi-family building articulation

- c. Porches or covered entries;
  - d. Dormers or other variations in the roof plane;
  - e. Accent materials such as brick, stone, or stucco with banding highlights;
  - f. Shutters;
  - g. Variation in window sizes and shapes; or
  - h. Vertical elements that demarcate building modules.
2. The height of each multi-family building taller than 35 feet shall be stepped down from its highest roofline at least one full story for a depth of at least 15 feet on any end of the building located within 50 feet of an adjacent area zoned or used for single-family residential.

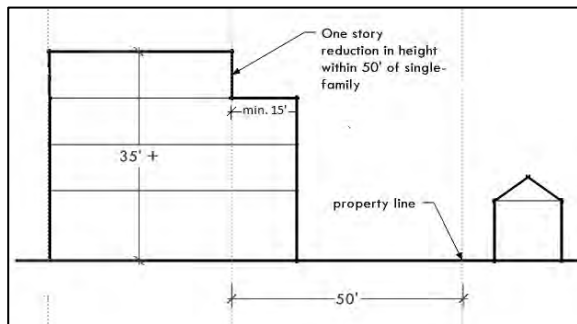


Fig. 3-26-M: Height transition adjacent to residential

3. Multi-family buildings shall provide concentrated unit access points. Access balconies and corridors running the length of the exterior of a building are prohibited.

#### 3-27-06-04-02-05

#### **Vertical Articulation**

1. For all structures three stories or more in height, the base (first 20 feet) of a building shall be distinguished from the remainder of the building by providing a minimum of three of the design elements listed above in Subsection 3-26-06-04-02-04.
2. Multi-family buildings shall be designed to incorporate visually heavier and more massive elements at the building base, and lighter elements above the base. Upper stories shall not appear heavier or demonstrate greater mass than the lower stories of the building.

#### 3-27-06-04-02-06

#### **Building Length**

The maximum length of any multifamily building shall be 180 feet.

**3-27-06-04-02-07**      ***Transparency***

At least 20 percent of all walls facing a public street shall contain windows or doorways.

**3-27-06-04-02-08**      ***Materials***

All material shall be durable and long-lasting. The following materials are acceptable for multi-family residential construction:

1. Brick, concrete stucco, stone, stone facing, wood, glass in combination with metal, or similar, durable architectural materials as approved by the Planning Commission.
2. Vinyl siding, EIFS, or synthetic stucco may be approved by the Planning Commission on a case-by-case basis.

**3-27-06-04-03**      ***PARKING LOCATION AND LAYOUT***

**3-27-06-04-03-01**      ***Location and Layout***

1. To the maximum extent feasible, garage entries, carports, parking areas, and parking structures shall be internalized in building groupings or oriented away from street frontage.
2. Parking areas and freestanding parking structures (detached garages or carports) shall not occupy more than 30 percent of each perimeter public street frontage of a multi-family development.
3. To the maximum extent practicable, freestanding parking structures that are visible from perimeter public streets shall be sited so that the narrow end of the parking structure is perpendicular to the perimeter street.



Fig. 3-26-N: Multi-family parking located behind primary structure

**3-27-06-04-03-02**      ***Carports and Detached Garages***

1. Carports and common garages shall be limited to 60 feet in length.

2. Detached garages and carports shall incorporate compatible materials, scale, colors, architectural details, and roof slopes similar to those of the primary multi-family buildings.
3. Rear walls of detached garages over 40 feet in length that back onto the perimeter street shall be articulated or punctuated through the use of window openings or other similar techniques.

### 3-27-06-05 MIXED-USE/NON-RESIDENTIAL DESIGN STANDARDS

#### 3-27-06-05-01 **APPLICABILITY**

The design standards in this section apply to all mixed-use, office, and commercial structures. Industrial development in the TOD district shall be subject to the following subsections of this section in addition to the provisions of Chapter 4:

1. 3-26-06-05-05-02, *Parking Location*;
2. 3-26-06-05-05-02, *Parking Lot Screening*;
3. 3-26-06-05-06, *Building Design*; and
4. 3-26-06-05-08, *Residential Compatibility Standards*.

#### 3-27-06-05-02 **SITE LAYOUT AND BUILDING ORGANIZATION**

##### 3-27-06-05-02-01 **Private Common Spaces**

##### 3-27-06-05-02-01-01 **Required Private Common Spaces**

Mixed-use, commercial, and office development shall incorporate at least one on-site indoor or outdoor common space per building. Common space shall be visible and accessible and shall be located, where possible, along street frontages. Common spaces shall be connected, to the maximum extent practicable, to pedestrian areas, sidewalks, trails, or public open space in order to create functional pedestrian connectors.



Fig. 3-26-O: Private common space

**3-27-06-05-02-01-02      *Features and Amenities***

The following features may be used to satisfy the private common space standard:

1. Patio or plaza with seating and landscaping;
2. Landscaped mini-parks or square;
3. Rooftop or community garden; or
4. Similar features as approved by the Community and Economic Development Director.

**3-27-06-05-02-01-03      *Design***

Private common spaces shall be constructed of materials that are of a comparable quality and be of a compatible design as the building they are attached to or the public space in which they are placed.

**3-27-06-05-02-01-04      *Quantity and Amount***

The quantity and amount of required private common spaces shall vary as follows:

1. For buildings 10,000 square feet or less – 1,000 square feet;
2. For buildings between 10,001 and 20,000 square feet – 2,000 square feet that may be divided into two 1,000 square foot spaces; and
3. For buildings over 20,000 square feet – an extra 1,000 square feet of common space per 10,000 square feet of building or portion thereof.

**3-27-06-05-02-02      *Building Orientation***

**3-27-06-05-02-02-01      *Individual Buildings***

In cases where the long axis of a building is perpendicular to the primary street, the portion of the structure facing the primary street shall be configured with at least one operable entrance and one or more transparent windows as approved by the Community and Economic Development Director.

3-27-06-05-02-02-02

**Multi-Building  
Developments**

1. Buildings shall be organized to promote a compact pattern of development, pedestrian-friendly spaces, streetscapes, areas of naturalized landscaping, and to screen parking areas.



Fig. 3-26-P: Buildings arranged to create pedestrian-friendly spaces

2. Buildings shall be arranged and grouped so that their primary orientation complements one another and adjacent, existing development by:
  - a. Framing the corner of an adjacent street intersection or entry point to the development;
  - b. Framing and enclosing a pedestrian and/or vehicle road or access corridor within or adjacent to the development site;
  - c. Framing and enclosing on at least three sides parking areas, public spaces, or other site amenities;
  - d. Framing and/or enclosing outdoor dining or gathering spaces for pedestrians between buildings; or
  - e. Framing one or more areas of natural vegetation.

3-27-06-05-02-02-03

**Entrance Orientation**

To the maximum extent feasible, the principal building entrance shall face:

1. An adjacent public street;
2. An adjacent public plaza; or
3. An adjacent primary public walkway.
4. In cases where the principal entrance does not face the principal street, the entrance shall be connected to the street and adjacent parking areas with a sidewalk(s).

3-27-06-05-02-03 ***Weather Protection for Pedestrian Areas***

3-27-06-05-02-03-01 ***Building Design***

1. Buildings shall be designed so that entries, steps, balconies, and pedestrian walkways or sidewalks are protected from precipitation shedding off roofs.
2. Sheltering roofs or building projections for protection from rain, wind, snow, and ice shall be provided in areas of pedestrian activity around public/institutional, commercial, and mixed-use buildings, including sheltered entranceways at major entrances and pedestrian-oriented façades along public sidewalks or walkways.
3. Building shall avoid roof designs, canopy structures, or other design features that would allow accumulated snow, ice, or rain or to fall or slide onto sidewalks or walkways. Roofs shall be designed to protect doorways, exterior stairs, balconies, garage entrances, bicycle parking, and pedestrian sidewalks and walkways from snow and ice. Where sloping rooflines incline toward such areas, protective features such as arcades, loggias, and dormers shall be used to protect pedestrians from falling snow. Such devices need not be continuous if foundation planning beds are located to set the walkway away from the building façades.

3-27-06-05-02-03-02 ***Snow Storage***

Snow storage areas shall be separated from and shall not overlap or encroach upon pedestrian walkways or sidewalks.

3-27-06-05-02-03-03 ***Sidewalk Design***

1. Pedestrian walkways shall be clearly defined through the use of consistent pavers and signage.
2. Pedestrian walkways shall be designed to minimize potential conflicts with snow management operations and ensure pedestrian safety by:
  - a. Limiting grade changes where possible; and
  - b. Using ramps instead of stairs where a change in grade is necessary.



3-27-06-05-03 **STREETSCAPE DESIGN AND CHARACTER**

3-27-06-05-03-01 **Public Sidewalks Required**

In order to create an environment that is supportive of transit and pedestrian mobility, public sidewalks shall be provided along both sides of all streets in the TOD district. Such sidewalks shall be at least 12 feet in width and no more than 16 feet in width, unless otherwise approved as part of the design review process. The 12-foot minimum requirement shall apply regardless of the available right-of-way. Where required, the sidewalk shall extend onto private property to fulfill the 12-foot minimum requirement, with a sidewalk easement provided.

3-27-06-05-03-02 **Delineation of Sidewalk Area**

Sidewalks shall be organized into two distinct areas: a street tree/furniture area located adjacent to the curb, and a clear area.

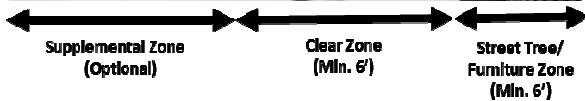


Fig. 3-26-Q: Delineation of Sidewalk Area

3-27-06-05-03-02-01 **Street Tree/Furniture Area**

The street tree/furniture area shall have a minimum width of six feet (from face-of-curb) and shall be continuous and located adjacent to the curb. The area shall be planted with street trees at an average spacing of 20 to 30 feet on center, based on the mature canopy width of the tree species selected. The area also is intended for the placement of street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, newspaper vending boxes, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and similar elements designed to county specifications and located in a manner that does not obstruct pedestrian access or motorist visibility. Maintenance of this area shall be the responsibility of the adjacent property owner or a management entity appointed by the adjacent property owner.

3-27-06-05-03-02-02 **Clear Area**

The clear area shall be a minimum width of six feet, shall be hardscaped, and shall be located adjacent to the street tree/furniture area. The clear



area shall be unobstructed by any permanent or nonpermanent element for a minimum width of six feet and a minimum height of eight feet. Additional sidewalk width located between the clear area and the building may be used for outdoor dining or seating areas.

**3-27-06-05-03-02-03**      **Supplemental Zone**

A supplemental zone may be provided at the option of the applicant between the street-facing façade or a side-facing facade and the required clear area, to provide additional areas for outdoor dining, porches, terraces, landscape and water features, and plazas. A supplemental zone, if provided, may be a maximum of 20 feet deep and may extend up to 30 percent of the linear frontage of the development. The supplemental zone shall not provide any parking or vehicle circulation areas.

**3-27-06-05-03-03**      **Building Placement**

At least 70 percent of the building facade facing a public street shall be brought up to the clear area if provided. The county may reduce this to 50 percent façade placement at the sidewalk clear area where public amenities are provided as approved by the Community and Economic Development Director, including:

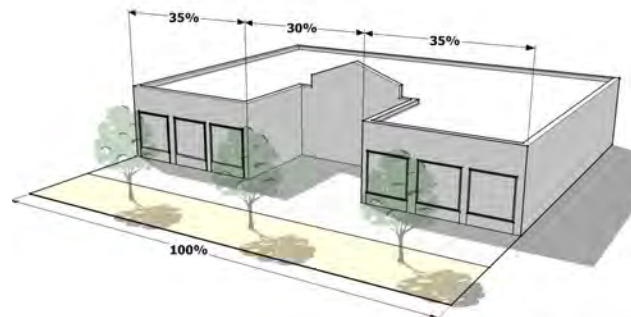


Fig. 3-26-R: Building set to sidewalk clear area

1. Public plazas or seating areas;
2. Tree wells and urban landscaping such as shrubs, live groundcover, planters, and hardscape (e.g., decorative fencing, arbors, patterned paving);
3. Street furnishings, including but not limited to waste receptacles, bicycle racks, drinking fountains, or shelters for persons using public transit.

**3-27-06-05-03-04**      **Sidewalk Entries**

**3-27-06-05-03-04-01**      **Spacing**

Sidewalk entries shall be provided to all buildings and individual units that front on the sidewalk.

3-27-06-05-03-04-02 **Sidewalk Entry Hierarchy**

Entrances into residential buildings in mixed-use areas are encouraged to follow a hierarchy of sizes and functions as follows:

1. **Carriage way:** A centrally located twelve-foot wide entrance at sidewalk level for visual and direct access to a private courtyard.
2. **Secondary entry:** A six-foot wide entrance with ornamental entrance gate and defined by a stoop with low cheek walls and planters at the sidewalk. Mailboxes, bike racks, and trash receptacles should be grouped around these secondary entries.
3. **Other entries:** Home office and retail storefront entries which are either at grade or stooped shall be sized to accommodate specific requirements of the individual space.

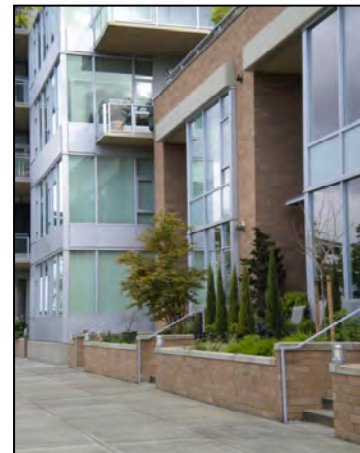


Fig. 3-26-S: Secondary entry

3-27-06-05-03-05 **Utilities**

Transformers, switchgear, and related utility service equipment shall not be located above-ground in pedestrian access easements. Building service panels are to be located on the inside of all buildings.

3-27-06-05-03-06 **Paving**

Paving is intended to highlight or accentuate special areas along the ground plane while at the same time complementing the design of adjacent building and streetscape elements.

3-27-06-05-03-07 **Ground-Floor Uses**

3-27-06-05-03-07-01 **Intent**

The incorporation of commercial uses such as retail shops and restaurants at the street level is strongly desired within the TOD district to promote a more



Fig. 3-26-T: Active street-level uses and outdoor gathering spaces

active environment for pedestrians and support residential and office uses located within the same building (on upper floors) or nearby.

**3-27-06-05-03-07-02      *Standards***

**03-26-06-05-03-07-02-01      *Location***

Commercial uses shall be concentrated adjacent to transit station areas, major public spaces, and in other areas where a high level of pedestrian activity and visibility is desirable. If a limited portion of a structure's ground level will be devoted to commercial space, such space shall be located along those facades adjacent to or most visible from transit corridors, primary street frontages, or major pedestrian walkways.

**03-26-06-05-03-07-02-02      *Design and Use of Commercial Space***

Although the ground-floor commercial spaces may be used for residential units/office use, they should be designed for easy conversion to retail/commercial uses and shall be constructed to commercial standards. Where provided, ground-floor area for nonresidential uses shall be constructed to nonresidential construction standards to a depth from the front wall of a minimum of 30 feet. Leasing offices, fitness centers, and related accessory uses in residential developments may count toward meeting this requirement.

**3-27-06-05-03-08      *Residential Uses***

Residential uses, where included, shall be incorporated within a mixed-use development to be visually and/or physically integrated with nonresidential uses. This shall be achieved by ensuring that residential uses meet at least two of the following:

1. Residential uses are vertically located above street-level commercial uses;
2. Residential uses are horizontally integrated into site development to provide a transition between the highest intensity uses within the center or development and the adjacent neighborhood; and
3. A pedestrian circulation system (i.e., sidewalks, crosswalks, trails, etc.) is provided that reduces conflict between pedestrian and vehicular movements and increases pedestrian activity between residential and nonresidential uses.

**3-27-06-05-04      *PARKING DESIGN STANDARDS***

The purpose of parking area requirements is to ensure that the parking areas themselves are not the dominant feature of the TOD development.

**3-27-06-05-04-01      *Allowable Parking***

On-street parking shall not be designated per individual business or occupancy but may count toward the minimum parking requirements for the entire structure along the adjacent frontage.

**3-27-06-05-04-02      *Parking Location***

Unless specifically permitted in these standards, off-street parking is prohibited between the principal street and the corresponding street-facing facade line.

**3-27-06-05-04-03      *Parking Lot Screening***

All surface parking lots adjacent to a public street shall be screened using one of the following methods below:

1. An informal hedge at least three feet in height at maturity consisting of a double row of shrubs planted three feet on-center in a triangular pattern; or
2. Berming of the grade to at least 2 ½ feet in height above the finish grade of the parking lot, and with slopes no greater than 2:1. Slopes shall be covered with shrubs spaced a maximum of three feet on center. Trees and flowering plants may be included in the berm plantings where the Community and Economic Development Director finds that long-term maintenance will be provided.

**3-27-06-05-04-04      *Parking Structure Design***

The off-street parking required by mixed-use and non-residential development may be located in a parking structure. Such structure shall be subject to the following standards:

**3-27-06-05-04-04-01      *Design***

1. Parking structures shall be constructed of materials of similar quality and shall be compatible in appearance with adjacent buildings and shall contain lighting sufficient for security as approved by the county.

2. Ground floor facades of parking structures not occupied by active public uses shall be articulated through the use of three or more of the following architectural features.
  - a. Windows or window-shaped openings with decorative mesh or similar features as approved by the Community and Economic Development Director;
  - b. Masonry columns;
  - c. Decorative wall insets or projections;
  - d. Awnings;
  - e. Changes in color or texture of materials;
  - f. Approved public art;
  - g. Integrated landscape planters; or
  - h. Other similar features approved by the Community and Economic Development Director.

**3-27-06-05-04-04-02**      ***Entry Design***

Vehicle entries to off-street parking structures shall be integrated into the placement and design of adjacent buildings or oriented away from the primary street frontage. At a minimum, parking structures shall have user vehicles access from a location that minimizes conflicts with pedestrian circulation.

**3-27-06-05-04-04-03**      ***Wrapping of Parking Structure***

Where feasible, the ground floor of parking structures in mixed-use or non-residential districts shall be wrapped with active public uses along at least 60 percent of the ground-floor street frontage. Parking structures with ground floors that are not wrapped with active public uses on the sides facing a public street or open to public view shall not:



Fig.3-26-U: Parking structure wrapped with active uses

1. Abut street intersections or public/civic use areas,
2. Be adjacent to public squares, or

3. Occupy sites that are the terminus of a street vista.

### 3-27-06-05-05 **BUILDING DESIGN**

#### 3-27-06-05-05-01 **Four-Sided Design**

1. All sides of a building shall be architecturally finished with equal levels of materials and detailing. Blank walls void of architectural details or other variation are prohibited.
2. Exceptions from the above standard may be granted for those areas of the building envelope that the applicant can demonstrate are not visible from adjacent development and public spaces.
3. Corporate or franchise architecture is discouraged in favor of architecturally compatible designs. The Community and Economic Development Director may require photographic examples of the more minimized corporate architecture in the designs and completed structure by the same company in other communities.

#### 3-27-06-05-05-02 **Consistent Architectural Theme**

1. The architectural design within a multi-building development of structures (including freestanding outparcel structures) shall be organized around a consistent architectural theme in terms of the character, materials, texture, color, and scale of buildings. Themed restaurants, retail chains, and other franchise-style structures shall adjust their standard architectural model to be consistent with a development's architectural character.
2. All buildings in a single development, whether developed at a single time or in phases, shall share at least four architectural features in order to create continuity within the overall development. These features include, but are not limited to, the following:
  - a. Overhangs,
  - b. Canopies or porticos,
  - c. Recesses/projections,
  - d. Arcades,



Fig. 3-26-V: Franchise design consistent with surrounding structures



- e. Raised corniced parapets over the entrance,
- f. Peaked roof forms,
- g. Arches,
- h. Outdoor patios,
- i. Tower elements (at strategic locations),
- j. Display windows,
- k. Integral planters that incorporate landscaped areas or seating areas, and
- l. Public art/sculptures.

**3-27-06-05-05-03**      ***Building Materials and Colors***

**3-27-06-05-05-03-01**      ***Mix of Materials***

1. No single building material shall cover more than 80 percent of the front building façade. Windows and doors shall not be counted as additional building materials.
2. Structures 20,000 square feet or less shall require a minimum of two distinct building materials on all facades to provide architectural detail and interest.
3. Structures over 20,000 square feet shall require a minimum of three distinct building materials on all facades to provide architectural detail and interest.



Fig. 3-26-W: Mix of building materials

**3-27-06-05-05-03-02**      ***Prohibited Materials***

The following materials are prohibited as primary cladding or roofing materials:

1. Aluminum siding or cladding,

2. Plastic or vinyl siding,
3. Exposed aggregate, and
4. Wood shingles.

3-27-06-05-05-03-03

***Façade Colors***

1. Colors of paint, stains, and other finishes or materials shall complement each other.
2. Generally, no more than four colors per building are permitted.
3. Fluorescent colors are prohibited.
4. Primary colors are prohibited.
5. The use of stark white is discouraged.

3-27-06-05-05-03-04

***Transparency and Glazing***

1. At least 25 percent of all walls facing a public street shall contain windows or doorways.
2. Glazing shall be effectively clear, and shall not exceed 40 percent reflectance. Divided-light windows are encouraged. Materials that create noticeable glare or which restrict the ability of the public to view the inside of a structure from the outside are generally prohibited but may be allowed in limited locations in structures intended for financial or other uses with documentable safety concerns.
3. Energy conserving window films and coatings are permissible within these standards.

3-27-06-05-05-04

***Gateways***

1. Buildings located at entrances to a development demarcate a gateway that will create an overall identity, set the tone for the development, and mark arrival or entry.
2. At major entry points of a development with three or more buildings, buildings shall be organized along the street and at the intersection to create a gateway.
3. Architectural features shall be incorporated into the facades of buildings at major entry points to help emphasize arrival or entry points into the development. These features may include, but are not limited to:
  - a. Eaves,
  - b. Planters,



- c. Mounted signs,
- d. Pilasters,
- e. Tower elements,
- f. Water features, or
- g. Arcades.

**3-27-06-05-06 BUILDING MASSING AND FORM**

**3-27-06-05-06-01 Vertical Articulation**

Buildings greater than two stories or taller than 30 feet shall be designed to reduce apparent mass by including a clearly identifiable base, body, and top, with horizontal elements separating these components as illustrated in Figure 3-26-X. The component described as the body must constitute a minimum of 50 percent of the total building height.

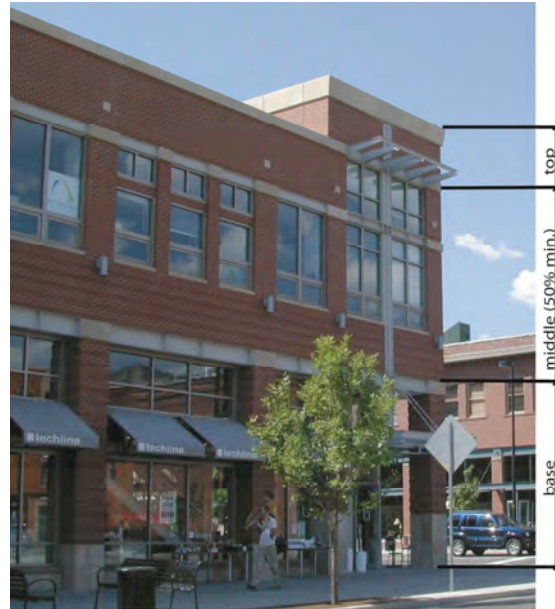


Fig. 3-26-X: Vertical articulation

**3-27-06-05-06-02 Horizontal Articulation**

Buildings shall be designed to reduce apparent mass by dividing facades into a series of smaller components. No individual component shall have a length of more than 60 feet. Components shall be distinguished from one another through two or more of the following:

1. Variations in roof form and parapet heights;
2. Pronounced recesses and projections;
3. Distinct changes in texture and color of wall surfaces;
4. Ground level arcades and second floor galleries/balconies;



Fig. 3-26-Y: Appropriate transition in building height and mass

5. Protected and recessed entries; and
6. Vertical accents or focal points.

3-27-06-05-06-03

***Relationship to Surrounding Development***

1. New developments that two stories or taller than adjacent existing development shall provide a development transition using an appropriate combination of the following techniques designed to achieve height and mass compatibility with the lower-scaled adjacent development:
  2. Wrapping the ground floor with a building element or integrated architectural feature (e.g., pedestrian arcade) that is the same height as the adjacent structure; or
  3. Graduating building height and mass in the form of building step-backs or other techniques so that new structures have a comparable scale with existing structures; or
  4. Orienting porches, balconies, and other outdoor living spaces away from the shared property line to protect the privacy of adjacent residents where applicable.



3-27-06-05-06-04

***Entrances and Pedestrian Areas***

1. Primary entries and pedestrian frontages shall be clearly visible from the street and accentuated from the overall building facade by:
  2. Differentiated roof, awning, or portico;
  3. Covered walkways or arcades;
  4. Projecting or recessed entries from the surrounding building facade;
5. Detailed doors and doorways with transoms, sidelights, trim details, and/or framing; and
6. Windows within doorways equivalent in size to 50 percent of door surface area.
7. Secondary entrances shall have minor architectural detailing that adds visual interest to that portion of the façade.



Fig. 3-26-Z Entrance design

3-27-06-05-06-05 **Roofs**

3-27-06-05-06-05-01 **Roofline Articulation**

Variations in roof lines shall be used to add interest and reduce the scale of large buildings. Roof features shall complement the character of the overall development.

3-27-06-05-06-05-02 **Flat Roofs**

Flat roofs shall include parapets that adhere to articulation requirements for the main face of the structure. The average height of the parapet shall not exceed 15 percent of the height of the supporting wall, unless rooftop equipment cannot be sufficiently screened. A three-dimensional cornice treatment is encouraged for parapets. Parapets shall look complete from all sides if visible at any distance from the ground.

3-27-06-05-06-05-03 **Roof Materials**

1. Asphalt shingles, industry-approved synthetic shingles, standing seam metal or tile roofs are allowed.
2. Wood shingles are prohibited. Corrugated metal, tar paper, and brightly-colored asphalt shingles may be permitted by the Community and Economic Development Director where they will not be visible from a roadway, public park, or residential district or use.

3-27-06-05-06-06 **Awnings, Canopies, Arcades, and Overhangs**

Structural awnings are encouraged at the ground level to enhance the articulation of the building and provide shade.

1. The material of awnings and canopies shall complement the building.
2. Awnings shall not be internally illuminated.
3. Canopies shall not exceed 40 linear feet without a break.
4. Awnings shall not extend more than five feet over the sidewalk, unless otherwise approved by the Community and Economic Development Director, up to a maximum of 10 feet, and are in keeping with the architectural style of the building.
5. Canopies shall respect the placement of street trees and lighting and shall not interfere with them.
6. All large canopies that require structural columns for support shall have a minimum six-foot masonry (or other approved material) finish measured from the finished grade. Materials used on columns and canopies shall be complementary to the building.

**3-27-06-05-07      RESIDENTIAL COMPATIBILITY STANDARDS****3-27-06-05-07-01      *Applicability***

The residential compatibility standards in this subsection apply when nonresidential or mixed-use development is proposed adjacent to lots used by or zoned for detached or attached single-family structures in a residential district.

**3-27-06-05-07-02      *Use Limitations***

Where these compatibility standards apply, the following uses or features shall be prohibited as principal or accessory uses:

1. Public address/loudspeaker systems;
2. Outdoor storage; and
3. Uses providing delivery services via large tractor trailers (not including package delivery services).

**3-27-06-05-07-03      *Off-Street Parking Location***

1. Off-street parking shall be established in one or more of the locations listed below. The locations are listed in priority order; the applicant shall select the highest feasible location from this list, and shall demonstrate why that application was selected over other alternative locations.
2. Adjacent to off-street parking lots serving nonresidential uses on abutting lots;
3. Adjacent to lot lines abutting nonresidential development;
4. Adjacent to lot lines abutting mixed-use development;
5. Behind the building;
6. In front of the building; or
7. Adjacent to lot lines abutting residential uses.
8. In cases where an off-street parking lot serving a nonresidential use is located on an abutting lot, connection between the two parking areas via a cross-accessway with a minimum width of 12 feet and a maximum width of 24 feet is strongly encouraged. A cross-access easement shall be recorded.

**3-27-06-05-07-04      *Relationship to Surrounding Uses***

1. Multi-building developments shall be configured to locate the tallest and largest structures within the core of the site and provide a gradual decrease in building height and mass towards adjacent residential land uses as required by Section 3-26-06-05-07-03, *Relationship to Surrounding Development*.



Fig. 3-26-AA: Gradual decrease in building height and mass towards adjacent residential uses

2. Horizontally integrated mixed-use developments shall locate nonresidential uses away from lots in adjacent residential areas.
3. Medium to high density housing shall be incorporated to the maximum extent feasible both within and around the development to facilitate connections between residential and non-residential uses.
4. Nonresidential structures taller or larger than adjacent residential uses shall be broken up into modules or wings with the smaller or shorter portions of the structure located adjacent to residential uses.

**3-27-06-05-07-05**

***Facade Configuration***

1. Service functions like refuse collection, incidental storage, and similar functions shall be integrated into the architecture of the building unless an alternate location places these functions farther from adjacent residential uses.
2. Windows shall be arranged to avoid direct lines-of-sight into abutting residential uses.
3. Multi-story structures with balconies, patios, or other public gathering spaces more than 24 feet above grade shall orient these features to avoid direct views into lots in low- and medium-density residential districts.

**3-27-06-05-07-06**

***Landscaping/Screening***

1. Screening shall not interfere with public sidewalks, vehicular cross-accessways, or improved pedestrian connections.
2. Any parking designated for trucks, recreational vehicles and other large vehicles shall be placed in a location which is not adjacent to either any street or to any residentially zoned property.

3-27-06-05-07-07

**Operation**

1. Nonresidential uses with outdoor components (e.g., outdoor dining, performance venues) located adjacent to lots in a residential district shall curtail outdoor activities by 10:00 pm.
2. Loading or unloading activities shall take place only between the hours of 7:00 am and 11:00 pm.
3. Alternate hours of activities may be approved through the conditional use permit process.

3-27-06-05-07-08

**Sustainable Development Practices**

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

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



Fig. 3-26-BB: LID stormwater management feature

## 3-28 CONSERVATION DISTRICT (CO)

### 3-28-01 PURPOSE

The purpose of the Conservation District is to encourage the preservation of environmentally sensitive areas from development. These areas may be of exceptional agricultural or environmental value, or are hazardous to develop. Areas eligible for designation include farm or ranch land, wildlife habitat, view corridors or important view areas, lands with historic or archeological value, contaminated areas, areas subject to flooding, or areas, if developed, that should be developed in an environmentally sensitive manner in order to provide an ample supply of open space, protect natural features and processes, provide active and passive recreational opportunities, conserve agricultural resources, protect and enhance important wildlife corridors, and generally sustain a high quality natural environment.

Lands developed in the Conservation District shall be developed in a manner to preserve critical natural areas including trees and other natural features of a site, conserve important agricultural lands, and protect public health and safety.

### 3-28-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Conservation District, subject to review and approval of a building permit.

#### 3-28-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Conservation District as noted above:

1. Farming, No structures
2. Nurseries, No structures
3. Ranching, No structures
4. Traditional Farming, No structures

#### 3-28-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Conservation District as noted above:



1. Outdoor Public Uses, No structures (Excluding Cemeteries) **\*Adopted by the BoCC on December 13, 2010**

**3-28-03 PERMITTED ACCESSORY USES**

In association with a principal permitted use, the following accessory uses are permitted, subject to building permit review and approval:

1. Agricultural Uses, Accessory, No structures
2. Institutional Uses, Accessory, No structures

**3-28-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Conservation District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval.

**3-28-04-01 PERMITTED CONDITIONAL AGRICULTURAL USES**

The following conditional agricultural uses are permitted in a Conservation District as noted above:

1. Farming, with structures
2. Nurseries, with structures
3. Ranching, with structures

**3-28-04-02 PERMITTED CONDITIONAL RESIDENTIAL USES**

The following conditional residential uses are permitted in a Conservation District as noted above:

1. Single Family Dwelling

**3-28-04-03 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Conservation District as noted above:

1. Outdoor Public Uses, with structures
2. Public Service



**3-28-04-04 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional institutional uses are permitted in a Conservation District as noted above:

1. Major Energy Facility

**3-28-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Conservation District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Conservation District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-28-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section, or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-28-07 AREA AND HEIGHT STANDARDS**

**3-28-07-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Conservation District.

**3-28-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

There are no minimum lot width requirements in a Conservation District.

**3-28-07-03 LOT SETBACK AND DIMENSIONAL REQUIREMENTS**

**3-28-07-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Conservation District shall be thirty (30) feet.

**3-28-07-03-02      *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Conservation District shall be thirty (30) feet.

**3-28-07-03-03      *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Conservation District shall be twenty (20) feet.

**3-28-07-03-04      *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Conservation District shall be twenty (20) feet.

**3-28-07-03-05      *MINIMUM ARTERIAL SETBACK***

The minimum setback for all structures in a Conservation District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet. The setback from a collector or local road right-of-way shall be fifty (30) feet. Variations may be permitted if full right-of-way has already been acquired by the County for a section line.

**3-28-07-04      *MAXIMUM HEIGHT***

The height of a structure in a Conservation District shall be established by Conditional Use Permit.

**3-28-08      *RELATIONSHIP TO PERFORMANCE STANDARDS***

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in the Conservation District unless inconsistent with a provision contained in Section 3-27, in which case the specific standard or requirement contained in Section 3-27 shall apply.

## 3-29 PUBLIC LANDS, PARKS, OPEN SPACE, AND FACILITIES DISTRICT (PL)

### 3-29-01 PURPOSE

The purpose of the Public Lands, Parks, Open Space, and Facilities District is to protect established public lands and to provide an area in the County for location of parks, public open space, government buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related open space.

### 3-29-02 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a Public Lands, Parks, Open Space, and Facilities District, subject to building permit review and approval.

#### 3-29-02-01 PERMITTED PRINCIPAL AGRICULTURAL USES

The following principal agricultural uses are permitted in a Public Lands, Parks, Open Space, and Facilities District as noted above:

1. Farming
2. Nurseries
3. Ranching
4. Traditional Farming

#### 3-29-02-02 PERMITTED PRINCIPAL INSTITUTIONAL USES

The following principal institutional uses are permitted in a Public Lands, Parks, Open Space, and Facilities District as noted above:

1. Institutional Care
2. Neighborhood Indoor Uses
3. Outdoor Public Uses (Excluding Cemeteries) **\*Adopted by the BoCC on December 13, 2010**
4. Public Services
5. Universities

**3-29-02-03 PERMITTED PRINCIPAL INDUSTRIAL USES**

The following principal industrial uses are permitted in a Public Lands, Parks, Open Space, and Facilities District as noted above:

1. Solar energy systems, small-scale

**3-29-03 PERMITTED ACCESSORY USES**

In association with a principal permitted use, the following accessory uses are permitted, subject to building permit review and approval.

1. Agricultural Uses, Accessory
2. Institutional Uses, Accessory

**3-29-04 PERMITTED CONDITIONAL USES**

The following uses are permitted in a Public Lands, Parks, Open Space, and Facilities District, subject to the issuance of a Conditional Use Permit from the Board of County Commissioners and building permit review and approval:

**3-29-04-01 PERMITTED CONDITIONAL INSTITUTIONAL USES**

The following conditional institutional uses are permitted in a Public Lands, Parks, Open Space, and Facilities District as noted above:

1. Halfway House **\*Adopted by the BoCC on December 13, 2010**
2. Jails and Prisons

**3-29-04-02 PERMITTED CONDITIONAL COMMERCIAL USES**

The following conditional commercial uses are permitted in a Public Lands, Parks, Open Space, and Facilities District as noted above:

1. Airports, Landing Strips and Heliports

**3-29-04-03 PERMITTED CONDITIONAL INDUSTRIAL USES**

The following conditional industrial uses are permitted in a Public Lands, Parks, Open Space, and Facilities District as noted above:

1. Solar energy systems, medium-scale
2. Solar energy systems, large-scale

**3-29-05 PERMITTED SPECIAL/TEMPORARY USES**

Special uses are permitted in a Public Lands, Parks, Open Space, and Facilities District, subject to the issuance of a Special Use Permit from the Board of Adjustment. Temporary uses are permitted in a Public Lands, Parks, Open Space, and Facilities District, subject to the issuance of a Temporary Use Permit from the Director of Community and Economic Development.

**3-29-06 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this Section, or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-29-07 AREA AND HEIGHT STANDARDS**

**3-29-07-01 MINIMUM LOT SIZE REQUIREMENTS**

There are no minimum lot size requirements in a Public Lands, Parks, Open Space, and Facilities District.

**3-29-07-02 MINIMUM LOT WIDTH REQUIREMENTS**

There are no minimum lot width requirements in a Public Lands, Parks, Open Space, and Facilities District.

**3-29-07-03 LOT SETBACK AND DIMENSIONAL REQUIREMENTS**

**3-29-07-03-01 *MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be thirty (30) feet ~~or the same as the minimum front setback requirement for the adjacent zone district, whichever is greater.~~

**3-29-07-03-02 *MINIMUM SIDE CORNER SETBACK***

The minimum side corner setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be thirty (30) feet ~~or the same as the~~

~~minimum side corner setback requirement for the adjacent zone district, whichever is greater.~~

**3-29-07-03-03      *MINIMUM SIDE SETBACK***

The minimum side setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be ~~twenty-five (2015) feet or the same as the minimum side setback requirement for the adjacent zone district, whichever is greater.~~

**3-29-07-03-04      *MINIMUM REAR SETBACK***

The minimum rear setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be twenty (20) feet or the same as the minimum rear setback requirement for the adjacent zone district, whichever is greater.

**3-29-07-03-05      *MINIMUM ARTERIAL SETBACK***

The minimum setback for all structures in a Public Lands, Parks, Open Space, and Facilities District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be ~~eighty-seventy-five (8075) feet~~. Variations may be permitted if full right-of-way has already been acquired by the County for section lines.

**3-29-07-04      *MAXIMUM HEIGHT***

**3-29-07-04-01      *PRINCIPAL STRUCTURE***

The maximum height of a principal structure in a Public Lands, Parks, Open Space, and Facilities District shall be thirty-five (35) feet or the same as the maximum height requirement for a principal structure in the adjacent zone district, whichever is less.

**3-29-07-04-02      *ACCESSORY BUILDINGS***

The maximum height of accessory buildings in a Public Lands, Parks, Open Space, and Facilities District shall be twenty (20) feet or the same as the maximum height requirement for accessory buildings in the adjacent zone district, whichever is less.

**3-29-08 RELATIONSHIP TO PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in the Public Lands, Parks, Open Space, and Facilities District unless inconsistent with a provision contained in Section 3-29, in which case the specific standard or requirement contained in Section 3-29 shall apply.

### **3-30 PLANNED UNIT DEVELOPMENT (P.U.D.)**

#### **3-30-01 GENERAL PROVISIONS**

In accordance with the Planned Unit Development Act of 1972, the objective of a Planned Unit Development is to establish an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

The purpose and objective of a Planned Unit Development (P.U.D.) is to encourage the development of land as a single unit. A P.U.D. allows greater flexibility in the design of a development, more variety and diversification in the relationships between buildings, open spaces and uses, and conservation and retention of historical and natural topographic features while meeting the goals, policies and objectives of the comprehensive plan.

#### **3-30-02 MINIMUM REQUIREMENTS**

A P.U.D. is a form of a customized zone district. The P.U.D. Documents as approved by the Board of County Commissioners may waive or modify specifications, standards and requirements of the Adams County Standards and Regulations such as site area, density, setbacks, height restrictions, improvement standards and related requirements that would be otherwise applicable to a particular zone district or land use, if such waiver or modification furthers the objectives of these P.U.D. regulations.

##### **3-30-02-01 MINIMUM SITE AREA**

The minimum site area within a P.U.D. shall be one (1) acre.

##### **3-30-02-02 PERMITTED PRINCIPAL, ACCESSORY, CONDITIONAL, SPECIAL AND PROHIBITED USES**

All uses that are in general conformity with the Adams County Comprehensive Plan including, but not limited to the contemplated density or intensity of land use, and compatible with the site's physical and environmental characteristics may be allowed within the P.U.D. The proposed land uses shall be compatible or designed to mitigate externalities with the existing, allowed or conditional land uses adjacent to the proposed development. The P.U.D document for the specific



development shall establish the permitted uses. The uses shall be specifically defined and approved as part of the P.U.D.

**3-30-02-03 MINIMUM LOT SIZE REQUIREMENTS**

The minimum lot size shall be established by P.U.D.

**3-30-02-04 MINIMUM LOT WIDTH REQUIREMENTS**

The minimum lot width shall be established by P.U.D.

**3-30-02-05 MINIMUM SETBACKS**

The minimum required setbacks shall be established by P.U.D.

**3-30-02-06 MAXIMUM HEIGHT**

The maximum height of structures shall be established by P.U.D.

**3-30-03 GENERAL SITE DESIGN STANDARDS**

The following general site design standards shall be met by all P.U.D.s.

**3-30-03-01 SUPERIOR DESIGN**

**3-30-03-01-01 *USE OF FLEXIBILITY TO IMPROVE DESIGN***

Accomplish, by flexible and varied design, a planned development that is as good or better than one resulting from the traditional lot-by-lot development, with total net improvement to be gained by combinations and options of: placement, type and bulk of building structures, coordinated open space, recreation facilities, other public facilities (such as walkways), controlled circulation, conservation of natural features, decreased water and air pollution, aesthetic features, harmonious design and similar elements.

**3-30-03-01-02 *REDUCE IMPACT TO PUBLIC INFRASTRUCTURE AND SERVICES***

Avoid an overburden on the present or planned projected capacity of public utilities, services and roads, as compared to one which would be required by lot-by-lot development of the underlying land use district.

**3-30-03-01-03      *COMPATIBLE WITH ADJACENT USES***

The perimeter of the project shall be compatible or designed to mitigate externalities with the land use of adjacent properties. Compatibility includes, but is not limited to, size, scale, intensity of land use, off-site impacts, mass, and architectural design.

**3-30-03-01-04      *SCREENING REQUIRED***

Improvements on the site shall be sight-screened with adequate landscaping so as to provide a compatible visual effect as seen from the adjoining properties.

**3-30-03-02      *ROADS*****3-30-03-02-01      *PUBLIC ROADS REQUIRED***

All roads shall be public roads and the configuration and design of such facilities shall be consistent with Adams County Road Construction Standards (Chapter 8). Private roads within the P.U.D. may be approved by the County only if the following criteria are met:

1. Physical limitations of the site preclude the possibility of future linkage with existing public roads or proposed public roads which are part of the County's adopted transportation plan;
2. The proposed road design, pedestrian access and layout represents a superior design which meets the objectives of the Adams County standards;
3. A direct and tangible public benefit will accrue from the proposed street design; and
4. The developer includes a maintenance agreement including, but not limited to snow removal and road repairs, which will be recorded against the property.

**3-30-03-02-02      *CONNECTIONS TO OFF-SITE ROADS***

Connections to existing off-site roads abutting the subject property shall be required where practicable, except through critical areas and/or their buffers.

**3-30-03-03 PEDESTRIAN AND BICYCLE AMENITIES**

**3-30-03-03-01 PEDESTRIAN AND BICYCLE ACCESS TO SITE**

Pedestrian and bicycle access onto the site shall be maximized in all proposed projects. This may be accommodated through the provision of on-site walkways, trails, paths or sidewalks, and bike lanes originating at the property boundary.

**3-30-03-03-02 INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION**

Internal pedestrian and bicycle circulation shall be facilitated through appropriately sealed walkways, paths, trails or sidewalks, and bike lanes. Special emphasis shall be placed on providing pedestrian and bicycle access to proposed recreational and/or open space areas and/or transit facilities.

**3-30-03-04 PARKING**

All provisions for vehicle parking shall be in designated parking areas and shall meet the minimum parking criteria contained within the P.U.D.

**3-30-03-05 OPEN SPACE**

**3-30-03-05-01 ACCEPTABLE OPEN SPACE**

No open area may be accepted as common open space within a planned unit development unless it meets the following requirements:

1. The location, size and character of the common open space is suitable for the planned unit development; and
2. The common open space is for preservation of natural flora and fauna, amenity or recreational purposes, and the uses authorized are appropriate to the scale and character of the planned unit development, considering its size, density, expected population, topography and the number and type of dwellings provided.

**3-30-03-05-02 IMPROVEMENT OF OPEN SPACE**

Common open space will be suitably improved for its intended use, except for common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements to be permitted in the common open space are those appropriate to the uses authorized for the common open space.

**3-30-03-05-03      *USE OF OPEN SPACE***

At least twenty-five percent (25%) of the minimum required open space shall be designated for active recreation purposes, and no more than fifty percent (50%) shall be so utilized, in order to preserve a reasonable proportion of natural areas on the site. The purposes for which open space areas are proposed shall be documented.

**3-30-03-05-04      *CONCENTRATION OF OPEN SPACE***

Where practical, open space shall be concentrated in large usable areas.

**3-30-03-05-05      *CONTIGUITY OF OPEN SPACE***

Where possible, open space shall connect to adjacent off-site open space areas and designated greenways.

**3-30-03-05-06      *PERCENTAGE OF OPEN SPACE REQUIRED***

A minimum of 30% Open Space shall be required in all P.U.D.s or as determined by the Board of County Commissioners.

**3-30-03-05-07      *PRIORITIZATION OF OPEN SPACE TYPES***

The following list represents the relative desirability of different types of open space, and should be used as the basis for determining the optimum location for open space areas within a proposed P.U.D.

1. Critical areas including riparian areas and floodplain.
2. Pastures and farmland currently or traditionally used for agriculture.
3. Trails and greenways.
4. Significant stands of trees.
5. Mature vegetation on ridgelines.
6. Former solid and/or hazardous waste disposal sites.

**3-30-03-05-08      *CALCULATION OF OPEN SPACE AREA***

The calculation of open space area shall include all common public or privately held open space areas, all provisions for the right-of-way for public roads and the easement width for private roads, storm water facilities, recreational areas, trails and greenways. Individual private residential or commercial lot areas shall not be included in the open space

calculation unless the open space areas located on private lots are subject to open space easements and restrictions.

**3-30-03-05-09 OWNERSHIP OF OPEN SPACE**

Land shown in the final development plan as common open space, and landscaping and/or planting contained therein, shall be permanently maintained by and conveyed to one of the following:

1. An association of owners shall be formed and continued for the purpose of maintaining the common open space. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the common open space acceptable to the County in providing for the continuing care of the space. No common open space may be put to a use not specified in the final P.U.D. unless the final P.U.D. is first amended to permit the use. No change of use may be considered as a waiver of any of the covenants limiting the use of common open space areas, and all rights to enforce these covenants against any use permitted are expressly reserved to the County, as well as the owners.
2. A public agency, which agrees to maintain the common open space and any buildings, structures or other improvements, which have been placed on it.

**3-30-03-05-10 MAINTENANCE OF OPEN SPACE**

A maintenance plan shall be submitted and approved as part of the P.U.D process. The maintenance plan shall meet the landscape and open space maintenance requirements contained in Chapter 4.

**3-30-03-06 CLUSTER DEVELOPMENT AND TRANSFER OF DEVELOPMENT RIGHTS STANDARDS**

The following section outlines cluster development standards, designation of sending areas, designation of receiving areas, zoning requirements for receiving sites, and procedures for obtaining transferred development rights.

**3-30-03-06-01 CLUSTER DEVELOPMENT STANDARDS**

Clustering of lots may occur in areas designated as Agriculture or Residential Estate on the Future Land Use Map of the Comprehensive Plan. The following standards shall be adhered to in submittal of a cluster development as a P.U.D. application:

1. In order to be eligible for additional density from clustering, a property owner must apply for and receive approval for a Planned Unit Development (P.U.D.) on the parcel.
2. All provisions of Section 3-38 shall apply to a P.U.D.
3. Uses approved as part of the P.U.D. shall be limited to those uses consistent with the RE, A-1, or A-2 Zone Districts.
4. The maximum increase in the allowable number of residential units on a clustering site is 100.
5. The number of additional units allowed on a clustering site shall be calculated as follows:
  - a. The number of dwelling units permitted on a site shall not exceed one unit per 17.5 acres. For example, if a property consists of 350 acres, ten (10) dwelling units would be permitted in the A-3 Zone District. Clustering of lots would permit a maximum number of twenty (20) units on the site. The twenty (20) units would have a maximum lot size of five (5) acres, constituting a total development area of one hundred (100) acres. The remaining two-hundred-fifty (250) acres would be placed into a Conservation Easement.
  - b. The maximum lot size shall be limited to five (5) acres and the applicant shall endeavor to develop smaller lot sizes, not less than two-and-one-half (2.5) acres considering the requirements for a 300-year water supply.
  - c. All section line roads shall be constructed in accordance with the Adams County Transportation Plan.
  - d. All interior roads shall be constructed to County standards and paved, if required.
  - e. Additional development rights shall be granted upon approval of the Final Development Plan (P.U.D.) by the Board of County Commissioners upon conveyance of a Conservation Easement (in a form acceptable to the County) to the County or a land trust recognized by Great Outdoors Colorado as an independent third party and is certified by the National Land Trust Alliance. All conservation easements shall be granted in perpetuity.
  - f. The Conservation Easement, which defines the limitation on the development of the sending site, including the number of development rights severed from said parcel, shall be recorded in the real property records for the sending site at the Office of the Adams County Clerk and Recorder. The sending area shall also be included in the rezoning of the property to P.U.D.

**3-30-03-06-02      *DESIGNATION OF SENDING AREAS***

The sending areas to be preserved and protected through the application of these regulations are shown on the attached Transfer of Development Rights Map in the Comprehensive Plan with one of the following designations.

1. Designated Sending Areas:
  - a. Airport Influence Zone: Includes the noise overlay for Denver International Airport and the Airport Influence Zone surrounding the Colorado Air and Space Port;
  - b. Important Farmlands: Includes farmlands of national or state importance and ranches and grazing lands of local or regional importance. The areas are based on geographic data from the 1999 Metro Vision Open Space Plan (DRCOG);
  - c. Natural Resource Conservation Overlay: Includes mapped floodplains in the western area of the County and areas east of the Barr Lake Buffer Zone;
  - d. Barr Lake/South Platte River: Includes the floodplain and important habitat area around the South Platte River as well as the Barr Lake Buffer Zone.

All sending areas are restricted to land west of Yellowjacket Mile Road (west of Range 61 West). The sending area ratios for transferring development rights shall be as follows:

2. Sending Area Ratios:
  - a. Airport Influence Zone – 5:1
  - b. Important Farmlands – 10:1
  - c. Natural Resource Conservation Overlay – 15:1
  - d. Barr Lake/South Platte River – 25:1

**3-30-03-06-03      *DESIGNATION OF RECEIVING AREAS***

Receiving areas are shown on the Transfer of Development Rights Map in the Comprehensive Plan and include areas in townships 1561, 1563, 1565, 1567, 1729, 1731, 1813, and 1815 and are not within a designated sending area. The receiving areas are generally described as follows:

1. The southern three (3) miles of the County around Bennett and Strasburg excluding the Colorado Air and Space Port influence zone, the incorporated areas of Bennett, and the Natural Resource Conservation Overlay areas;

2. Areas east of the northern noise overlay zone for the Denver International Airport from 120<sup>th</sup> Avenue to 168<sup>th</sup> Avenue to Schumaker Mile Road., which excludes the floodplain area of Box Elder Creek;
3. Areas one-half (1/2) mile north and south of 144<sup>th</sup> Avenue from Schumaker Mile Road to Strasburg Mile Road;
4. Areas one-half (1/2) mile north and south of 88<sup>th</sup> Avenue from Highway 79 to Strasburg Mile Road;
5. Areas one-half (1/2) mile east and west of Highway 79 from 48<sup>th</sup> Avenue to 144<sup>th</sup> Avenue; and
6. Areas one-half (1/2) mile east and west of Strasburg Mile Road from 48<sup>th</sup> Avenue to 144<sup>th</sup> Avenue.

**3-30-03-06-04*****ZONING REQUIREMENTS FOR RECEIVING SITES***

1. In order to be eligible for additional density from development rights, a property owner must apply for and receive approval for a Planned Unit Development (P.U.D.) on the parcel.
2. All provisions of Section 3-37 shall apply to a P.U.D.
3. Uses approved as part of the P.U.D. shall be limited to those uses consistent with the RE, A-1, or A-2 Zone Districts.
4. The maximum increase in the allowable number of residential units on a receiving site is 200.
5. Receiving areas shall be a minimum of 160 acres for inclusion in the P.U.D. However, receiving areas may be as small as 40 acres provided the site is contiguous to rural residential development at densities of one (1) unit per ten (10) acres or greater or part of an Overall Development Plan.

**3-30-03-06-05*****PROCEDURE FOR OBTAINING TRANSFERRED DEVELOPMENT RIGHTS***

1. Development rights may be transferred to an approved sending site only after the applicant obtains a Final Development Plan (P.U.D.) approval by the Board of County Commissioners.
2. The potential number of development rights available for transfer from a sending site is one (1) development right for each thirty-five (35) acres, fractions of development rights cannot be transferred, and if the remainder portion of a sending site is less than thirty-five (35) acres, no units could be built on the site. For example, a fifty (50) acre sending site could only transfer one unit and a residential unit could not be built on the sending site because the remainder portion would only be fifteen (15) acres, less than the required thirty-five (35) acres. However, if the remnant



conservation area meets or exceeds 35 acres and is split by more than one sending area designation, the applicable different ratios may be applied to the remnant parcel. For example, a fifty (50) acre sending site split into twenty-five (25) acres of Important Farmland (10:1) and twenty-five (25) acres of Natural Resource Conservation Overlay (15:1) would receive a credit as follow:

Important Farmland:  $25 \text{ acres}/50 \text{ acres} = 50\%$  at 10:1 = 5 units

National Resource Conservation Overlay:  $25 \text{ acres}/50 \text{ acres} = 50\%$  at 15:1 = 7.5 units

Total Units = 12.5 (no rounding up permitted) for a total unit credit of 12.

3. Additional development rights shall be granted upon approval of the Final Development Plan (P.U.D.) by the Board of County Commissioners and upon conveyance of a Conservation Easement (in a form acceptable to the County) to the County or a land trust recognized by Great Outdoors Colorado as an independent third party and is certified by the National Land Trust Alliance. All conservation easements shall be granted in perpetuity.
4. The Conservation Easement, which defines the limitation on the development of the sending site, including the number of development rights severed from said parcel, shall be recorded in the real property records for the sending site at the Office of the Adams County Clerk and Recorder. The sending area shall also be included in the rezoning of the property to P.U.D.
5. Adams County shall not issue a building permit for a residential unit unless there are sufficient development rights attached to the property.

### 3-31 AVIATION (AV)

#### 3-31-01 PURPOSE

This section is intended to provide for non-residential land uses associated with aviation operations while minimizing risks to public safety and hazards to aviation users including those employed at public aviation facilities.

#### 3-31-02 BOUNDARIES

The boundaries of the Aviation District shall, at a minimum, encompass runways, clear zones, aprons, aviation related structures including terminals and hangars, and other aviation-related services and support facilities as depicted on the approved Airport Layout Plan. Minimum areas to be included within the Aviation District are illustrated in Figure 3-1. The size of the area may vary according to the type of aviation facility. The Board of County Commissioners, following a review and recommendation for action by the Planning Commission, establishes the official boundary of the Aviation District at the time the aviation facility is zoned. Changes in the size of the Aviation District are reviewed through the Zone Map Amendment process.

#### 3-31-03 PERMITTED PRINCIPAL USES

The following uses are permitted uses in an Aviation District, subject to the plans, terms, and conditions of the Airport Layout Plan and subject to building permit review and approval:

1. Air cargo terminals and freight forwarding facilities
2. Air passenger terminal buildings, hangars, and air traffic control facilities
3. Aircraft sales, repair, service, storage
4. Aviation related manufacturing and distribution uses
5. Farming, no structures
6. Flight kitchens and related facilities
7. Ground transportation facilities such as taxi and bus terminals
8. Noise and weather monitoring devices, navigational aids
9. Outside storage of non-hazardous materials not to exceed 10% of the building area

10. Parking areas for employees and passengers
11. Public and quasi-governmental buildings, structures, and uses essential to the operations including fire stations, pump stations, water tanks, and public utility facilities
12. Ranching, no structures
13. Retail and personal service outlets catering to aviation passengers and employees
14. Runways, taxiways, takeoff and landing areas, aprons, clear zones, and; aircraft tie-down areas
15. Snack shops, restaurants, and lounges for airport clientele
16. Support facilities essential for aviation operations such as fuel storage, hangar use, and associated offices
17. Training schools relating to aircraft operations and service work
18. Underground fuel tanks
19. Traditional Farming, No structures
20. Solar energy facilities

**3-31-04 PROHIBITED USES**

All uses: (1) not expressly identified as permitted uses in this section; (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, or (3) permitted by the Airport Layout Plan established for the particular lot(s) in question, are prohibited.

**3-31-05 AREA AND HEIGHT STANDARDS**

**3-31-05-01 MINIMUM LOT SIZE REQUIREMENTS**

Established by the Airport Layout Plan.

**3-31-05-02 SETBACK FOR STRUCTURES, RUNWAYS, TAXIWAYS, TAKE OFF AND LANDING AREAS****3-31-05-02-01 SETBACK FROM PROPERTY LINES FOR AIRPORT RUNWAYS, TAXIWAYS, AND RELATED FACILITIES**

The setback for airport runways, taxiways, and related facilities in an Aviation District shall be seven hundred (700) feet from centerline of the runway or taxiway.

**3-31-05-02-02 SETBACK FOR HELICOPTER TAKE OFF AND LANDING AREAS**

The setback for helicopter takeoff and landing areas in an Aviation District shall be three hundred (300) feet.

**3-31-05-02-03 SETBACK TO NEAREST RESIDENTIAL USES AND STRUCTURES**

The setback from airport runways, taxiways, and related facilities to the nearest residential uses and structures in an Aviation District shall be seventeen hundred (1,700) feet from the centerline of the runway or taxiway. The setback from helicopter takeoff and landing areas to the nearest residential uses and structures in an Aviation District shall be thirteen hundred (1,300) feet from the takeoff and landing areas.

**3-31-05-02-04 MINIMUM FRONT SETBACK**

The minimum front setback for structures in an Aviation District shall be established by a P.U.D.

**3-31-05-02-05 MINIMUM SIDE CORNER SETBACK**

The minimum side corner setback for structures in an Aviation District shall be established by a P.U.D.

**3-31-05-02-06 MINIMUM SIDE SETBACK**

The minimum side setback for structures in an Aviation District shall be established by a P.U.D.

**3-31-05-02-07 MINIMUM REAR SETBACK**

The minimum rear setback for structures in an Aviation District shall be established by a P.U.D.

**3-31-05-02-08      *MINIMUM ARTERIAL SETBACK***

The minimum setback for all structures in an Aviation District from an arterial right-of-way shall be fifty (50) feet except a section line arterial right-of-way where the minimum setback shall be eighty (80) feet, or as otherwise established by a P.U.D. Variations may be permitted if full right-of-way has already been acquired by the County for section lines.

**3-31-05-02-09      *MAXIMUM HEIGHT***

The maximum height of structures in an Aviation District shall be one hundred (100) feet or as restricted by FAA requirements. Air Traffic Control Towers and Navigation Aids are subject to FAA requirements.

**3-31-05-03      *GENERAL SITE DESIGN AND PERFORMANCE STANDARDS***

The following general site design and performance standards shall be met by all uses within an Aviation District.

**3-31-05-03-01      *MANUFACTURING AND DISTRIBUTION FACILITIES***

No manufacturing or distribution operation shall:

1. Conduct an activity that involves the generation or storage of animal, vegetable, or other wastes, which attract insects, rodents, or birds, or otherwise create a hazard to aircraft operations.
2. Conduct an activity, which emits smoke, fly ash, dust, vapor, gases, or other forms of air pollution, which would interfere with the safe operation of aircraft, or may conflict with present or planned operations of the airport.
3. Conduct an activity, which involves water impoundments, solid waste disposal, or other uses, which attract birds or other animal species, which may present a hazard to aircraft operations.
4. Conduct an activity, which emits glaring light or employs highly reflective surfaces, which interfere with a pilot's ability to locate runways or landing pads.
5. Conduct an activity, which creates electronic interference with communications among aviators and ground control personnel.

**3-31-05-03-02      *ACCESSORY STORAGE***

**3-31-05-03-02-01      *Enclosed***

Accessory storage shall be enclosed and concealed by a six (6) foot to eight (8) foot-closed fence to prevent views of the interior.

**3-31-05-03-02-02      *Screening Materials***

Screen fencing shall be maintained in an attractive condition. Fencing material shall be approved in advance by the Director of Community and Economic Development.

**3-31-05-03-02-03      *Height of Storage Materials***

Outside storage shall not exceed the height of the fence, except for operable vehicles, trailers, and other equipment designed to be towed or lifted as a single component.

**3-31-05-03-03      *FENCING***

A perimeter fence sixty (60) inches or taller shall be erected to surround the Aviation District area.

**3-31-06      *RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS***

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Aviation District.

## 3-32 DENVER INTERNATIONAL AIRPORT (DIA)

### 3-32-01 PURPOSE

This section is intended to provide for non-residential land uses associated with aviation operations, roadways, or passive uses while minimizing risks to public safety and hazards to aviation users including those employed at public aviation facilities. The uses and standards established and enforced in the DIA District are enumerated below and in Article IV of the Intergovernmental Agreement on the New Airport.

### 3-32-02 BOUNDARIES

The boundaries of the DIA District are limited to those areas described in Exhibit ‘A’ in Article IV entitled “Annexation and Land Acquisition”; A Part of the Adams County/Denver Intergovernmental Agreement on a new Airport signed and dated April 21, 1988.

### 3-32-03 PERMITTED PRINCIPAL USES

The following uses are permitted uses in a DIA District, subject to building permit review and approval:

1. Easements to permit public rights-of-way for roads and trails
2. Farming, No structures
3. Installation, operation, or maintenance of aviation-related weather reporting equipment
4. Installation, operation, or maintenance of navigation or other aids used by aircraft for landing at or taking off from the New Airport
5. Installation, operation, or maintenance of noise monitoring equipment
6. Installation, operation, or maintenance of other equipment required by the FAA for the safe operation of the New Airport
7. Passive uses, including utilities
8. Ranching, No structures
9. Traditional Farming, No structures
10. Solar energy facilities

**3-32-04 GENERAL SITE DESIGN AND PERFORMANCE STANDARDS**

The following general site design and performance standards shall be met by all uses within the DIA District.

**3-32-04-01 ROAD AND TRAILS**

No road or trail may be closer than twenty-seven hundred (2,700) feet from the end of any runway.

**3-32-04-02 INTERFERENCE OF USE**

Uses may not interfere with airport operations, nor interfere with aerial approaches.



### **3-33 AIRPORT HEIGHT OVERLAY (AHO)**

#### **3-33-01 PURPOSE**

The Airport Height Overlay is intended to provide for protection of residential and non-residential land uses in areas which may be subjected to frequent overflights by aircraft flying low to the ground upon an approach to landing, upon takeoff, or operating in a traffic pattern at an aviation facility. Within this area, the hazards of natural and man-made objects may create severe hazards to aviation and must be regulated accordingly.

#### **3-33-02 BOUNDARIES**

The Airport Height Overlay area includes all land where the height of structures or natural features may obstruct or otherwise influence aviation activities. The extent of this area is determined by applying the standards and criteria listed in Title 14 of the Code of Federal Regulations, Subchapter E, F.A.R. Part 77 entitled “Objects Affecting Navigable Airspace”. Figure 3-2 illustrates how the geographic extent of the navigable airspace is determined. The geographic extent of the Airport Height Overlay for each aviation facility affecting Adams County is drawn to the nearest quarter-section of land lying outside the Airport Height Overlay as illustrated on the Adams County Zoning Map.

#### **3-33-03 PERMITTED USES**

All uses permitted by the underlying zone as permitted uses or conditional uses are permitted in the Airport Height Overlay unless specifically prohibited, subject to building permit review and approval.

#### **3-33-04 GENERAL SITE DESIGN AND PERFORMANCE STANDARDS**

The following general site design and performance standards shall be met by all uses within an Airport Height Overlay District.

##### **3-33-04-01 PROPOSED DEVELOPMENT TO COMPLETE AERONAUTICAL STUDY**

Applicants requesting zone changes, conditional uses, temporary and special uses, certificates of designation, site plans, site specific development plans, and building permits must complete an FAA aeronautical study on obstructions to determine if the proposed development could be a hazard to air navigation. If no

hazard is determined, the proposed development may proceed, pending compliance with other County requirements. If a hazard to air navigation is found to exist by the FAA, then:

1. The applicant may alter the proposal in a manner which does not present a hazard to air navigation and may proceed subject to compliance with other County requirements; or
2. If alternative designs or locations do not pose compelling reasons to allow the use or structure within the Airport Height Overlay District, the County will prepare Findings of Fact, to be entered in the application record by the Director of Community and Economic Development citing the reasons why the use is compatible with the intent of the Airport Height Overlay District. Factors to consider in these findings include the importance of services provided by the proposed facility to the community, and the compatibility of the proposed use with the airport layout plan, and the Adams County Comprehensive Plan. The Director of Community and Economic Development or Manager of the pertinent aviation facility shall be notified of the denial.

#### **3-33-04-02 PROPOSED DEVELOPMENT TO DOCUMENT ELEVATIONS**

Applicants for development shall fully document site elevations in relation to the F.A.R. Part 77 height restrictions. Documentation of site elevations shall consist of a topographic map of the site showing contours for every five (5) feet of elevation change to illustrate the elevation above mean sea level; the location and height of any proposed buildings or structures, as well as natural features that impinge upon the Part 77 surfaces; and the elevation of the aviation facility affecting the applicant's property.

#### **3-33-04-03 LANDOWNERS TO INSTALL MARKERS**

Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.

#### **3-33-04-04 AIRPORT MANAGER GIVE OPPORTUNITY TO REVIEW APPLICATIONS**

Applications for zone changes, conditional uses, temporary and special uses, certificates of designation, site plans, and site-specific development plans will be forwarded to the director of the aviation facility(ies) for review and comment concerning the impact of the proposal on aviation operations.

**3-33-04-05 EASEMENT REQUIRED TO OBTAIN BUILDING PERMIT**

A signed and recorded aviation easement must be filed prior to issuance of a building permit.

**3-33-05 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in an Airport Height Overlay District unless inconsistent with a provision contained in Section 3-33, in which case the specific standard or requirement contained in Section 3-33 shall apply.

### 3-34 AIRPORT INFLUENCE ZONE (AIZ)

#### 3-34-01 PURPOSE

The Airport Influence Zone Overlay District is intended to provide areas within the County suitable for the economical development and safe operation of air carrier and/or general aviation airports for public use without adversely affecting the activities upon surrounding properties.

The Airport Influence Zone is also intended to provide for notice and disclosure of the airport location to owners of residential and non-residential properties in areas which may be subjected to aircraft activities of such duration and frequency which would constitute a nuisance to residential and other uses.

#### 3-34-02 BOUNDARIES

The Airport Influence Zone includes all land impacted by the location of the Colorado Air and Space Port and the noise created by low-flying aircraft. The general boundaries of the Airport Influence Zone are as follows: 80<sup>th</sup> Avenue on the north, Interstate 70 (County line) on the south, Harback Mile Road on the east, and Hayesmount Mile Road on the west.

The Airport Influence Zone also contains two Restriction Areas, which further restrict the land uses within the overlay zone district. The geographic extent of the Airport Influence Zone and the Restriction Areas are delineated on the official Adams County Zoning Map.

#### 3-34-03 PERMITTED USES

All uses permitted by the underlying zone are permitted in the Airport Influence Zone unless specifically prohibited or restricted by Restriction Area One or Restriction Area Two, subject to building permit review and approval.

#### 3-34-04 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the underlying zone district; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited.

**3-34-05 GENERAL SITE DESIGN AND PERFORMANCE STANDARDS**

The following general site design and performance standards shall be met by all uses within an Airport Influence Zone Overlay District.

**3-34-05-01 RESTRICTION AREA ONE**

No structures designed for full or part-time occupation for residential, commercial, institutional, or industrial uses shall be permitted.

**3-34-05-02 RESTRICTION AREA TWO**

Prohibits the construction of residences, except existing residences may be occupied and new homes may be built on lots or parcels created prior to the adoption of the Airport Influence Zone, August 1, 1983 or on 35 acre parcels, which meet the requirements of the A-3 Zone District, regardless of creation date.

**3-34-05-03 FEDERAL AVIATION ADMINISTRATION STANDARDS**

All uses and building plans are subject to FAA Obstruction and Approach Zone Regulations (Part 77).

**3-34-05-04 AFFIDAVIT REQUIRED TO OBTAIN SUBDIVISION OR BUILDING PERMIT**

A signed “Aircraft Activity Covenant with Disclosure” must be filed prior to approval of a subdivision, if applicable, or the issuance of a building permit.

**3-34-05-05 USES NOT TO INTERFERE WITH AVIATION**

**3-34-05-05-01 NO EMISSIONS**

Uses must not produce steam, smoke, or otherwise pose a hazard to aviators.

**3-34-05-05-02 NO GLARE**

Uses must not emit glaring light or employ highly reflective surfaces which may impair the visibility of aviators, nor shall the use create interference with the electronic communication among aviators and ground control.

**3-34-05-05-03      *NOT ATTRACTIVE TO WILDLIFE***

Uses must lack the potential of attracting birds and other wildlife species which may pose a hazard to flight operations.

**3-34-06      RELATIONSHIP      TO      DESIGN      REQUIREMENTS      AND  
PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Noise Overlay District unless inconsistent with a provision contained in Section 3-34, in which case the specific standard or requirement contained in Section 3-34 shall apply.

### 3-35 AIRPORT NOISE OVERLAY (ANO)

#### 3-35-01 PURPOSE

The Airport Noise Overlay is intended to provide for protection of residential and non-residential land uses in areas which may be subjected to noise levels of such duration and frequency which would constitute a nuisance to residential and other uses.

#### 3-35-02 BOUNDARIES

The Airport Noise Overlay includes all land heavily impacted by the noise created by low-flying aircraft, and lying within the sixty (60) Ldn or greater noise contour area. The extent of this area is determined based upon the measurements of sound computed by the methods contained in Title 14 of the Code of Federal Regulations, Subchapter I, Federal Aviation Regulations (F.A.R., hereafter) Part 150, “Airport Noise Compatibility Planning”. These computations are based upon the fleet mix that forms the “worst case scenario” for the type and volume of aircraft activity proposed at full build-out of the facility. The geographic extent of the noise overlay for each aviation facility affecting Adams County is delineated on the official Adams County Zoning Map.

#### 3-35-03 PERMITTED USES

All uses permitted by the underlying zone as permitted uses or conditional uses are permitted in the Airport Noise Overlay unless specifically prohibited, subject to building permit review and approval.

#### 3-35-04 PROHIBITED USES

All uses: (1) not expressly identified as permitted uses in the underlying zone district; or (2) determined to be permitted by the Director of Community and Economic Development pursuant to Section 3-05-01 of these standards and regulations, are prohibited. In addition, the following uses are specifically prohibited in an Airport Noise Overlay Zone:

1. Neighborhood Indoor Uses
2. Institutional Care
3. Universities

**3-35-05 GENERAL SITE DESIGN AND PERFORMANCE STANDARDS**

The following general site design and performance standards shall be met by all uses within an Airport Noise Overlay District.

**3-35-05-01 RESIDENTIAL USES**

**3-35-05-01-01 NO NEW RESIDENTIAL ZONING**

No residential rezoning shall be considered or approved.

**3-35-05-01-02 EXISTING LOTS DEVELOPABLE**

One single family dwelling may be constructed per lot in existence at the effective date of these standards and regulations, or as may be created per Article 28, Title 30, Section 101 (10) of the Colorado Revised Statutes, as amended.

**3-35-05-01-03 EXISTING RESIDENTIAL USE NON-CONFORMING**

Existing residential uses may continue, but shall be limited by the non-conforming use provisions of these standards and regulations.

**3-35-05-01-04 APPROVED RESIDENTIAL USES**

Residential uses allowed in accordance with an approved Site-Specific Development Plan, or building permit effective at the time airport construction commences may be allowed if the use conforms with the performance standards listed below

**3-35-05-01-05 NOISE REDUCTION REQUIRED**

All newly established residential uses must incorporate noise level reduction measures sufficient to achieve an interior noise level of 45 dB on the A-weighted scale. Assurance that these measures have been incorporated into the structure is illustrated by submission of noise reduction plans certified by a registered professional engineer at the time of application for a building permit, and implemented prior to issuance of a Certificate of Occupancy.

**3-35-05-02 AFFIDAVIT REQUIRED TO OBTAIN BUILDING PERMIT**

A signed “Aircraft Activity Covenant with Disclosure” must be filed prior to issuance of a building permit.



**3-35-05-03 COMMERCIAL AND INDUSTRIAL USES TO INCORPORATE NOISE REDUCTION**

The portions of the commercial or industrial structures devoted to office uses, or occupied by members of the public must incorporate noise level reduction measures sufficient to achieve an interior noise level of 45 dB on the A-weighted scale. The noise reduction measures cited above are described in Chapter 35 of the Appendix of the Uniform Building Code, and as adopted by Adams County. Assurance that these measures have been incorporated into the structure is illustrated by submission of noise reduction plans certified by a registered professional engineer at the time of application for a building permit, and implemented prior to issuance of a Certificate of Occupancy.

**3-35-05-04 USES NOT TO INTERFERE WITH AVIATION**

**3-35-05-04-01 NO EMISSIONS**

Uses must not produce steam, smoke, or otherwise pose a hazard to aviators.

**3-35-05-04-02 NO GLARE**

Uses must not emit glaring light or employ highly reflective surfaces which may impair the visibility of aviators, nor shall the use create interference with the electronic communication among aviators and ground control.

**3-35-05-04-03 NOT ATTRACTIVE TO WILDLIFE**

Uses must lack the potential of attracting birds and other wildlife species which may pose a hazard to flight operations.

**3-35-06 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Noise Overlay District unless inconsistent with a provision contained in Section 3-34, in which case the specific standard or requirement contained in Section 3-34 shall apply.

**3-36 FLAMMABLE GAS OVERLAY (FGO)****3-36-01 PURPOSE**

It is the purpose of the Flammable Gas Overlay District to establish reasonable and uniform limitations, safeguards, and controls over uses of land designated as and/or adjacent to an operating or former solid waste disposal site. Any building, excavation, construction, or other use proposed in this zone district shall require testing and/or mitigation related to flammable gas, as specified in this section, prior to obtaining a building permit and after receiving a certificate of occupancy. The requirements of this section are intended to assure the protection of life and property from such related hazards as flammable gas, gas migration, asphyxiation, and explosion.

**3-36-02 LOCATION AND BOUNDARIES OF KNOWN FLAMMABLE GAS HAZARD AREA (SOLID WASTE DISPOSAL SITES)**

Those areas identified in the report dated April 19, 1978 titled “Landfills in Which Methane Generation Has Been Documented”, prepared by Tri-County Health Department, as well as the surrounding property to within one thousand (1,000) feet are located within the Flammable Gas Overlay District. These areas are defined as:

1. Berkeley Village. The hazardous area is bounded by the Adams County line on the south and west, Clear Creek on the north, and the north-south line 500' east of the centerline of Tennyson Street. This area corresponds to No. 1 on the Zoning Restriction Map: Overlay Restriction Flammable Gas hereinafter called Zoning Restriction Map.
2. Adams County Landfill. The hazardous area is bounded beginning at the intersection of Federal Blvd. and the Denver Salt Lake Railroad Crossing tracks, thence 6375' east along the Denver Salt Lake Railroad tracks, thence north 1800', thence west 2250', thence south 1000', thence west 3350', thence north 200' to Clear Creek, thence west along Clear Creek to the centerline of Federal Blvd., thence south to the point of beginning. This area corresponds to No. 2 on the Zoning Restriction Map.
3. Adams County Landfill. The hazardous area is bounded beginning at Clear Creek 900' from the centerline of Federal Blvd., thence east along Clear Creek 3500', thence east 300', thence south 1700', thence west 3350', thence north 200' to the point of beginning. This area corresponds to No. 3 on the Zoning Restriction Map.
4. Property Improvements, Inc. The hazardous area is bounded by the area beginning at the point of intersection of West 62<sup>nd</sup> Avenue and Huron Street, thence north along Huron 2300', thence east 3300', thence south 3300',

thence west 2600' along West 60<sup>th</sup> Avenue, thence north 1000', thence west 700', to the point of beginning. This area corresponds to No. 4 on the Zoning Restriction Map.

5. Property Improvements, Inc. The hazardous area is bounded beginning at a point 900' east from the centerline of Pecos Street at Clear Creek, thence south 2300', thence east 250', thence south 650', thence east 1500', thence north 3350' along Huron Street, thence west 500' to Clear Creek, thence west 1400' along Clear Creek to the point of beginning. This area corresponds to No. 5 on the Zoning Restriction Map.
6. Landfill, Inc. The hazardous area is bounded beginning at a point at Clear Creek 150' west from the centerline of I-25, thence west along Clear Creek 4100', thence south 150', thence east 3300', thence south 650', thence east 300', thence north 2500' to the point of beginning. This area corresponds to No. 6 on the Zoning Restriction Map.
7. Western Paving. The hazardous area is bounded beginning at a point 900' east from the centerline of Pecos Street at Clear Creek, thence west along Clear Creek, thence south 1100', thence east 1750', thence north 2300' to the point of beginning. This area corresponds to No. 7 on the Zoning Restriction Map.
8. Fiore & Sons. The hazardous area is bounded by the area beginning at a point at the intersection of West 62<sup>nd</sup> Avenue and Huron, thence 700' east, thence 950' south, thence 1000' east on 60<sup>th</sup> Avenue, thence 1050' south, thence 2700' west, thence 1000' north, thence 1000' east, thence 950' north to the point of beginning. This area corresponds to No. 8 on the Zoning Restriction Map.
9. Property Improvements, Inc. The hazardous area is bounded by the area beginning at the intersection of the Brantner Ditch and East 144<sup>th</sup> Avenue, thence north 2300' along the Brantner Ditch, thence west 3000', thence south 2350', thence 1700' east to the Brantner Ditch, thence north 500' to the point of beginning. This area corresponds to No. 13 on the Zoning Restriction Map.
10. Eaton Industrial Subdivision. The hazardous area is bounded by the area beginning at a point 950' north of the intersection of 56<sup>th</sup> Avenue and Washington Street, thence 1250' east, thence 850' southeast, thence 950' south, thence 1750' southwest, thence 900' west of Washington Street, thence 1200' northwest, thence 1200' north of 56<sup>th</sup> Avenue, thence 1400' northeast to the point of beginning, excluding those areas within the City and County of Denver. This area corresponds to No. 15 on the Zoning Restriction Map.

**3-36-03 UNKNOWN FLAMMABLE GAS HAZARD AREAS (SOLID WASTE DISPOSAL SITES)**

The Flammable Gas Overlay District restrictions shall also apply to any site discovered to have been a solid waste disposal site or to any site which is located within one thousand (1,000) feet of a former solid waste disposal site.

**3-36-04 REFERRALS OF PROPOSED CONSTRUCTION ON SOLID WASTE DISPOSAL SITE**

Any proposal to construct or change the use of any lot which is or has been a solid waste disposal site shall be referred to the Community and Economic Development Department, the applicable fire district, Tri-County Health Department, and the Colorado Department of Public Health and Environment\* for review and comment.

**3-36-05 REVIEW RESPONSIBILITIES****3-36-05-01 TRI-COUNTY HEALTH DEPARTMENT**

Tri-County Health Department is primarily responsible for reviewing the plan for and the results of the flammable gas investigation for the site and reviewing the plans for flammable gas control systems and shall supply safety information related to construction on or within one thousand (1,000) feet of any solid waste disposal site.

**3-36-05-02 APPLICABLE FIRE DISTRICT**

The applicable fire district is primarily responsible for reviewing the building plans; reviewing the design, operation and maintenance plans for the flammable gas control system; and reviewing the emergency procedures for buildings constructed in the Flammable Gas Overlay District. All construction or excavation is subject to inspection by the applicable fire district.

**3-36-05-03 COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**

The Community and Economic Development Department is primarily responsible for reviewing the proposed land use. The Community and Economic Development Department shall review and keep for record a final copy of the engineering design, the plan for the flammable gas investigation and the plan for the flammable gas control system.

**3-36-05-04 COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT\***

The Colorado Department of Public Health and Environment is primarily responsible for reviewing and approving the plans in accordance with their rules and regulations.

**\*Adopted by the BoCC on December 13, 2010**

**3-36-05-05 COMMENTS CONCERNING DEVELOPMENT PROPOSALS**

The Community and Economic Development Department, Tri-County Health Department the applicable fire district, and the Colorado Department of Public Health and Environment shall prepare and submit comments and recommendations to the Chief Building Official for review within 30 days following receipt of the request for review and comments.

No new residential zoning shall be considered or approved unless the property owner demonstrates, based on the criteria in Section 3-34-06-01, flammable gas is not present and the potential does not exist for the buildup of flammable gases to reach twenty (20) percent of the lower explosive limit in the soil surrounding the proposed building(s).

**3-36-06 BUILDING PERMITS AND CONSTRUCTION ON OR WITHIN ONE THOUSAND (1,000) FEET OF A FORMER SOLID WASTE DISPOSAL SITE**

The Chief Building Official shall issue a building permit for construction within a Flammable Gas Overlay District within the boundaries of or within one thousand (1,000) feet of a former solid waste disposal site only after receiving comments from the Community and Economic Development Department, Tri-County Health Department the applicable fire district, and the Colorado Department of Public Health and Environment after determining the property owner has met the specified safety criteria (Note: These standards are based on the 20% lower explosive limit (LEL) standard formulated by the National Institute of Occupational Safety and Health of the Bureau of Mines of the U.S. Department of the Interior):

**3-36-06-01 SAFETY CRITERIA FOR BUILDING PERMITS**

Property owners may meet safety criteria by doing either of the following:

1. Completing a flammable gas investigation demonstrating no flammable gas is present and there is no potential for flammable gas to reach 20% of the lower explosive limit in the soil surrounding the proposed building(s).

2. The owner shall receive prior approval of the flammable gas investigation plan from the Chief Building Official. The flammable gas investigation plan shall be done by, or under the direct supervision of, a registered professional engineer with experience in evaluation and control of subsurface gas. At a minimum, the plan shall include the following:
  - a) A description of representative soils at the site.
  - b) Monitoring for flammable gas to the depth of the fill material or to bedrock, whichever is more applicable, and a rationale for the number and location of proposed monitoring probes. Tri-County Health Department shall be given the opportunity to oversee installation of the probes, and probes shall remain undisturbed, intact and accessible for a minimum of three weeks to provide Tri-County Health Department the opportunity to conduct sampling for flammable gas.
  - c) A detailed description of the sampling methodology and data collection techniques to be utilized.
  - d) If any flammable gas is detected, a rationale for why there is no potential for flammable gas to reach 20% of the lower explosive limit in the soil surrounding proposed building(s).
3. Submitting building plans to include all necessary flammable gas control systems to protect against buildup of over 1% of flammable gas in the buildings. The building plans shall also include an automatic gas detection system to alert building occupants in the event of buildup of 1% of flammable gas in the structure. An operation and maintenance plan for the flammable gas control system, including emergency procedures, shall also be submitted with the building plan. The building plans and operation and maintenance plan for the flammable gas control system shall be prepared by a registered professional engineer with experience in the design of subsurface gas control systems.
  - a) The building plans for all buildings shall meet the following minimum standards, or propose an equivalent design which will prevent flammable gas migration into the building:
    - i. A geomembrane or equivalent system with low permeability to flammable gas shall be installed between the concrete floor slab of the building and the subgrade;
    - ii. A venting system to provide venting to the outside of the building. The system shall consist of a permeable layer of

- open graded material of clean aggregate with a minimum thickness of 12 inches;
- iii. A geotextile filter shall be utilized to prevent the introduction of fines into the permeable layer;
  - iv. Perforated venting pipes shall be constructed with the ability to be connected to an induced draft exhaust system;
  - v. Automatic methane gas sensors shall be installed inside the building to trigger an audible alarm when methane gas concentrations are detected.
  - vi. Unenclosed buildings are exempt from requirements i. through v. above. Enclosed rooms located within the unenclosed building shall comply with all of the above requirements.
- b) The operation and maintenance plan for the flammable gas control system shall address testing, maintenance and service procedures consistent with the manufacturer's current written specifications.
- c) All buildings which are required to have a flammable gas control system shall have established emergency procedures which shall be subject to the approval of the fire department. The emergency procedures shall include, but not be limited to, the following:
- i. Assignment of a responsible person as safety director to work with the fire department in the establishment, implementation and maintenance of an emergency plan.
  - ii. Conspicuous posting of the fire department's telephone number in areas designated by the fire department.
  - iii. Conspicuous posting of emergency plan procedures approved by the fire department.

**3-36-06-02 SAFETY PRACTICES DURING CONSTRUCTION**

If it has not been demonstrated flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure flammable gas is not present in concentrations exceeding one (1) percent and oxygen is present at a minimum concentration of nineteen and one-half (19.5) percent. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be



limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).

10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.

**3-36-06-03 INSPECTION AND CERTIFICATION OF GAS CONTROL SYSTEM**

The registered engineer who designed the flammable gas control system shall be responsible for supervising installation of the approved system. After completion of the work, the engineer shall certify in writing that all flammable gas control systems designed to mitigate hazardous concentrations of flammable gas have been installed in accordance with the approved plans and specifications. The written certification shall be submitted to the Chief Building Official.

**3-36-06-04 POST CONSTRUCTION MAINTENANCE OF FLAMMABLE GAS CONTROL SYSTEMS**

The property owner shall be responsible for maintenance of flammable gas control systems to include post-construction testing, calibration and service of automatic gas detection systems in buildings, consistent with the approved operation and maintenance plan. These activities shall be conducted on a schedule to be determined by the applicable fire district, but shall occur at least quarterly. System calibration and maintenance records shall be submitted to the fire district on a schedule determined by the district, but shall be submitted at least quarterly.

**3-36-07 ADDITIONAL REMEDIAL MEASURES**

In the event the concentration of flammable gas in any building located in the FGO reaches or exceeds 1%, the owner shall hire a qualified engineer to investigate, recommend and implement mitigation measures. Such measures shall

be subject to approval of the Chief Building Official and the fire department.

**3-36-07-01            APPEAL OF FLAMMABLE GAS HAZARD BOUNDARIES**

Boundaries of the Flammable Gas Overlay District may be appealed to the Board of Adjustment based on completion of a flammable gas investigation as specified in Section 3-33-06-01(1).

**3-36-08            RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Flammable Gas Overlay District unless inconsistent with a provision contained in Section 3-33 in which case the specific standard or requirement contained in Section 3-33 shall apply.

## 3-37 FLOOD CONTROL OVERLAY (FCO)

### 3-37-01 PURPOSE

The purpose of the Flood Control Overlay Zone District is to establish reasonable limitations and controls of land uses within the 100-year floodplain. The requirements of this section reduce flood hazards, protect the public health, safety, and general welfare, minimize flood losses, promote wise use of the floodplain, and protect the storage capacity and hydraulic character of the floodplain. The Flood Control Overlay Zone District is established with the following specific intentions:

1. Reduce flood-related hazards to life and property by restricting the use of land within flood prone areas.
2. Provide notice to floodplain occupants of the type and location of hazards by delineating areas subject to flooding and regulating the manner in which buildings and utilities are constructed.
3. Protect the public from financial burden by avoiding public expenditures on flood control and minimizing damage to property.
4. Protect the flood storage capacity of floodplains by regulating the filling and modification of the floodplain and watercourses.
5. Protect the natural hydraulic characteristics of watercourses by regulating the modification of watercourses and prohibiting encroachment into watercourses.

### 3-37-02 APPLICABILITY

The Flood Control Overlay Zone District applies to any land located within the 100-year (1% frequency) floodplain of a water course, to land located in an area of special flood hazard, and to land located in an area of shallow flooding.

### 3-37-03 BOUNDARIES

The Flood Control Overlay Zone District shall include all areas delineated on the maps and profiles for the 100-year floodplain limits for the watercourse within these studies as adopted by the Board of County Commissioners. The applicable reports are listed in Appendix B-16 and declared to be part of these standards and regulations.

**3-37-03-01 LOCATION OF STUDIES**

The flood hazard area delineation studies listed above are on file at the Adams County Department of Public Works.

**3-37-03-02 FLOOD HAZARD DISTRICTS**

The Flood Control Overlay Zone District has been divided into the floodway and flood storage area in some flood hazard area delineation studies. Where a floodway has been delineated by a flood hazard area delineation study, greater restrictions may be placed on development or uses proposed in the floodway.

**3-37-03-03 CONFLICT BETWEEN STUDIES**

Where conflicts between the Flood Insurance Study, Adams County, Colorado, and other studies approved by the Board of County Commissioners exist, the more restrictive data shall apply.

**3-37-03-04 INTERPRETATION OF BOUNDARIES**

If for any reason the location of any Flood Control Overlay Zone District boundary line is not readily determinable from the flood hazard area delineation studies, the location of the overlay district boundary line shall be determined by the Director of Community and Economic Development in accordance with the following provisions. Where more than one of the following provisions are applicable in any given situation, the first enumerated applicable provision shall prevail over all other provisions:

1. Where a Flood Control Overlay Zone District boundary line is located with reference to a fixture, monument, elevation, or natural feature, the location of such fixture, monument, elevation, or natural feature shall control.
2. In all other circumstances, the location of the Flood Control Overlay Zone District boundary line shall be determined by scaling from the district maps.

**3-37-03-04-01 OBTAINING A BOUNDARY INTERPRETATION****3-37-03-04-01-01 *Boundary Interpretation Procedure***

Before a boundary interpretation may be provided by the Director of Community and Economic Development, a request for interpretation must be submitted to the Community and Economic Development Department. After the Director of Community and Economic Development receives the

request of interpretation, the Director of Community and Economic Development shall determine whether the request is complete, specific, clear and ready for review. If the Director of Community and Economic Development determines the request is not complete, a written notice shall be sent to the applicant specifying the deficiencies. The Director of Community and Economic Development shall take no further action on the request until the deficiencies are remedied.

After the request has been determined to be sufficient, the Director of Community and Economic Development shall review and evaluate the request in light of the terms and provisions of these standards and regulations and the flood hazard delineation study maps, and render a written interpretation. The Director of Community and Economic Development may consult the County Attorney and other departments before rendering an interpretation. The written interpretation shall be sent to the applicant by U.S. Mail.

**3-37-03-04-01-02      *Contesting a Boundary Interpretation***

After receiving a written boundary interpretation from the Director of Community and Economic Development, a person may contest the location of the boundary. The person contesting shall submit an application, required fees, and supporting documentation demonstrating the correct Flood Control Overlay Zone District boundary and water surface profile. The documentation shall be certified by a registered professional engineer or land surveyor. After receiving a complete application and all supporting materials, the Director of Community and Economic Development may refer the application for review and comment to outside government agencies. The Director of Community and Economic Development shall have sixty (60) days from the date of receipt of a complete application to make a determination.

The Director of Community and Economic Development shall only allow a deviation from the boundary as mapped where the evidence clearly and conclusively establishes the mapped location is incorrect. In all cases, flood profiles and elevations shall control. Upon final determination, a written interpretation shall be sent to the applicant by U.S. Mail.

**3-37-03-04-01-03      *Effect of Boundary Interpretation***

*Interpretations not in writing shall have no force or effect.* Written interpretations set no precedent and shall be limited to the property identified in the interpretation.

**3-37-03-05 BASE FLOOD ELEVATION DETERMINATION**

The base flood elevation shall be determined from the flood hazard area delineation studies. When base flood elevation data is not available from the flood hazard area delineation studies, the Director of Community and Economic Development may obtain, review, and reasonably utilize any base flood elevation and floodway data available from any federal, state, or other source as criteria for determining if proposed new construction, substantial improvements, or other development complies with these standards and regulations.

**3-37-03-06 AMENDMENTS AND REVISIONS TO FLOOD HAZARD BOUNDARY MAPS**

**3-37-03-06-01 FLOOD CONTROL OVERLAY MAP AMENDMENTS\***

The boundaries of the Flood Control Overlay Zone District may be amended by resolution of the Board of County Commissioners. A Flood Control Overlay Zone District map amendment shall be processed as an amendment to the text of these Standards and Regulations (Section 3-35-03 Boundaries) in accordance with the provisions of Section 2-02-12-03-03.\*

**\*Adopted by the BOCC June 27, 2011.**

Applications for amendment of the Flood Control Overlay Zone District shall be submitted by December 31 each year and shall be processed and scheduled for hearing before the Planning Commission in February of each year. Applications for map amendment shall be submitted with a Letter of Map Amendment (LOMA) or Letter of Map Revision (LOMR) issued by the Federal Emergency Management Agency (FEMA). Conditional Letters of Map Amendment (CLOMA) and Conditional Letters of Map Revision (CLOMR) will not be accepted as supporting documentation for a map amendment. Any LOMA or LOMR resulting from an application not reviewed by the Director of Community and Economic Development prior to submittal to FEMA shall be required to submit a copy of all documentation used to support the LOMA or LOMR application prior to consideration of a map amendment.

**3-37-03-06-02 LETTERS OF MAP AMENDMENT AND REVISION**

Individuals who own structures located in an area designated part of the Flood Control Overlay may request FEMA to remove the floodplain designation, and to waive the requirement to purchase flood insurance through a LOMA or LOMR. All requests for LOMAs or LOMRs shall be supported by sufficient technical or scientific data to demonstrate the structures are not subject to inundation by the base flood. A LOMA or LOMR may exempt a property owner from having to obtain flood insurance, but shall not change the Flood

Control Overlay Zone District boundary unless a Flood Control Overlay map\* amendment is sought and obtained from Adams County. All applications for LOMA and LOMR shall be submitted to the Director of Community and Economic Development for review. After completing a review, the Director of Community and Economic Development shall submit the application to FEMA along with any comments. Requests for LOMA or LOMR shall be filed by the Director of Community and Economic Development to be accepted by FEMA. LOMA and LOMR cannot be issued for proposed structures.

**\*Adopted by the BoCC on June 27, 2011.**

3-37-03-06-03

### ***CONDITIONAL LETTERS OF MAP AMENDMENT AND REVISION***

If construction is proposed on land within the Flood Control Overlay, a CLOMA or CLOMR can be issued by FEMA provided the proposed structure meets the criteria for issuing a LOMA or LOMR on an existing structure. A CLOMA and CLOMR represent only comments on a proposed plan, and do not amend the Flood Insurance Rate Map, waive the insurance requirement, or change the Zoning Map. Individuals seeking a CLOMA or CLOMR from FEMA shall first file their request with the Director of Community and Economic Development. The Director of Community and Economic Development shall decide whether to endorse the request and file it with FEMA. Requests for CLOMA or CLOMR shall be endorsed and filed by the Director of Community and Economic Development to be accepted by FEMA. No work shall be performed after a CLOMA or CLOMR is issued by FEMA unless a floodplain use permit is obtained from the Director of Community and Economic Development. After construction of improvements proposed in a CLOMA or CLOMR, the applicant shall seek a LOMA or LOMR for the improvements. \*.

\* Work shall not commence on any improvements within the boundaries of the Flood Control Overlay that change any of the following prior to obtaining a CLOMR from FEMA:

1. Base flood elevation;
2. Floodway width; or
3. Floodplain width.

3-37-03-06-04

### ***COUNTY-INITIATED MAP AMENDMENTS***

Whenever FEMA publishes new flood insurance rate maps or new flood hazard boundary maps, the Director of Community and Economic Development may initiate a zone map amendment.

**3-37-04 GENERAL ADMINISTRATION****3-37-04-01 RECORD KEEPING**

The Director of Community and Economic Development shall obtain and record the actual elevation (in relation to the National Geodetic Vertical Datum 1929 or North American Vertical Datum 1988) of the lowest floor (including basement) of all new or substantially improved structures, verify and maintain floodproofing certifications, and maintain for public inspection all records pertaining to these Flood Control Overlay Zone District standards and regulations. All records of variances, appeals, boundary interpretations, map amendments and floodplain use permits shall also be maintained by the Director of Community and Economic Development.

**3-37-04-02 REPORTING****3-37-04-02-01 *REPORTING WATERCOURSE ALTERATIONS***

Before approval of any watercourse alterations, major or minor development, the Director of Community and Economic Development, as appropriate, shall refer the case to the adjacent communities, the Urban Drainage and Flood Control District, the Colorado Water Conservation Board, and FEMA for their comments.

**3-37-04-02-02 *REPORTING VARIANCES***

Variations to these standards and regulations shall be reported to FEMA annually by the Director of Community and Economic Development.

**3-37-04-03 FLOODPLAIN ADMINISTRATOR**

The Director of Community and Economic Development or his designee shall be responsible for administering the Flood Control Overlay Zone District.

**3-37-05 DISCLAIMER OF LIABILITY**

The degree of flood protection required by these standards and regulations is considered reasonable for the protection of life and property and is based on engineering and scientific methods of study. Larger floods may occur periodically or the flood height may be increased by man-made or natural causes. These standards and regulations do not imply areas outside the designated Flood Control Overlay Zone District or land use permitted within such district will be free from flooding or



flood damages. These standards and regulations shall not create liability on the part of Adams County, any officer or employee thereof, or FEMA for any flood damages resulting from reliance on these standards and regulations or any administrative decision lawfully made thereafter.

### **3-37-06 RELATIONSHIP TO OTHER REGULATIONS**

The Flood Control Overlay Zone District standards and regulations supplement all land use restrictions associated with the underlying zone, which remain in full force and effect. Restrictions associated with the Flood Control Overlay Zone District apply to the use, performance, and design of property located within the district. In the case of conflicting requirements, the most restrictive provision shall apply.

### **3-37-07 GENERAL PROVISIONS**

#### **3-37-07-01 PERMIT REQUIRED**

A floodplain use permit is required for any structure, facility, fill, development, storage or processing of materials or equipment, or change in the channel of a watercourse in the Flood Control Overlay Zone District. These uses may only be permitted if the use meets the requirements of these standards and regulations including all applicable performance standards.

#### **3-37-07-02 PERMIT EXEMPTIONS**

The following open and accessory uses shall be allowed within a Flood Control Overlay Zone District to the extent the use is allowed in the underlying zone district, do not require any structures, facilities, fill, storage of materials or equipment, or change in a channel of a watercourse, and meet the requirements of other County regulations. These uses are allowed without a floodplain use permit provided the use meets all other requirements and standards.

1. Agricultural uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as general farming, pasture, truck farming, forestry, sod farming, and wild crop harvesting.
2. Industrial-commercial uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as loading areas, parking areas, airport landing strips, runways and taxiways, railroad rights-of-way (not including freight yards or switching, storage or industrial sidings).

3. Accessory residential uses, such as lawns, gardens, driveways, and play areas.
4. Public and private recreational uses not requiring structures, facilities, fill, storage or processing of materials, or change in the channel of a watercourse, such as parks, swimming pools, golf course, driving ranges, picnic grounds, wildlife and nature preserves, game farms, fish hatcheries, shooting preserves, target ranges, trap and skeet ranges, and hunting, fishing and hiking areas.
5. Utility facilities such as: flowage areas, transmission lines, (not including support towers), pipelines, water monitoring devices, and roadways (which do not require fill and not including bridges).
6. Barbed wire and split rail fence. Other types of fences such as wooden privacy and other solid screen types are allowed only if necessary for safety or security reasons provided the fence is specially designed to minimize impeding the flow of flood waters, accumulation of debris or being subject to being easily moved during flood periods. The Developer shall obtain a building permit for all fences. Fence designs which meet the above criteria, such as certain “breakaway” fencing or fencing with slatted design allowing water to pass through will be allowed if properly certified by a registered professional engineer as meeting the identified performance standards. *All fences in the floodway shall require a floodplain use permit.\**

**3-37-07-03 CERTIFICATE OF OCCUPANCY REQUIRED FOR FLOOD CONTROL OVERLAY ZONE DISTRICT ACTIVITIES**

A Certificate of Occupancy shall be applied for upon completion of any project construction or site preparation for which a floodplain use permit was granted, and the approved land use shall not commence until a Certificate of Occupancy is issued.

**3-37-07-04 CERTIFICATION OF ENGINEER REQUIRED**

The applicant shall submit a certification by a registered professional engineer indicating the finished fill and building floor elevations, floodproofing measures, or other flood protection factors were accomplished in compliance with the provisions of these standards and regulations. Only after the Director of Community and Economic Development has received such certification shall a Certificate of Occupancy be issued.

3-37-07-05 **GENERAL PERFORMANCE STANDARDS**

3-37-07-05-01 ***USE OF FLOOD CONTROL OVERLAY ZONE DISTRICT AS OPEN SPACE***

Development outside the urban developed areas of unincorporated Adams County shall maximize the use of Flood Control Overlay Zone District areas for open space and recreational/wildlife preservations uses, in accordance with policies of the Adams County Comprehensive Plan for use of Flood Control Overlay Zone District areas as open space corridors with minimal and no channelization of waterways allowed.

3-37-07-05-02 ***CHANNELIZATION IN URBANIZED AREAS\****

In those existing urbanized areas with utilities, streets, and nonconforming structures, channelization to remove these areas from the Flood Control Overlay Zone District in accordance with a major drainageway plan adopted by the Board of County Commissioners shall be encouraged subject to the following provisions:

1. Channelization and flow diversion projects shall appropriately consider issues of sediment transport, erosion, deposition, and channel migration and properly mitigate potential problems through the project as well as upstream and downstream of any improvement activity. A detailed analysis of sediment transport and overall channel stability should be considered, when appropriate, to assist in determining the most appropriate design.
2. Channelization projects that do not convey the entire base flood flow rate must evaluate the residual 100-year floodplain.
3. Any channelization or other stream alteration activity proposed by a project proponent must be evaluated for its impact on the regulatory floodplain and be in compliance with all applicable federal, state and local floodplain rules, regulations and ordinances.
4. Any stream alteration activity shall be designed and sealed by a Colorado Registered Professional Engineer or Certified Professional Hydrologist.
5. All activities within the regulatory floodplain shall meet all applicable federal, state and County floodplain requirements and regulations.
6. Stream alteration activities shall not be constructed unless the project proponent demonstrates through a floodway analysis and report, sealed by a Colorado Registered Professional Engineer, that there is not more than a 0.00-foot rise in the proposed conditions compared to existing conditions floodway resulting from the project. This requirement only applies on stream reaches with Base Flood Elevations established.

7. A CLOMR shall be obtained for all proposed channelization or other stream alteration activity that increases or decreases the established Base Flood Elevation in excess of 0.3 vertical feet in areas for which BFE have been established and without an established floodway.
8. A CLOMR shall be obtained for all proposed channelization or other stream alteration activity that increases the established BFE more than 0.00 vertical feet or decreases the established BFE in excess of 0.3 vertical feet
9. In areas without an established floodway, whenever channelization or other stream alteration activity is known or suspected to increase or decrease the established BFE in excess of 0.3 vertical feet, a LOMR showing such changes shall be obtained in order to accurately reflect the changes on FEMA's regulatory floodplain map for the stream reach.
10. In areas with an established floodway, whenever channelization or other stream alteration activity is known or suspected to increase the established BFE in excess of 0.00 vertical feet or decrease the established BFE in excess of 0.3 vertical feet, a LOMR showing such changes shall be obtained in order to accurately reflect the changes on FEMA's regulatory floodplain map for the stream reach.

**\*Adopted by the BoCC on June 27, 2011.**

### **3-37-07-06 PERFORMANCE STANDARDS IN FLOODWAY**

#### **3-37-07-06-01 MAINTENANCE OF ALTERED WATERCOURSES**

Watercourses may be realigned and reworked provided there is:

1. No decrease in the efficiency or the capacity of a channel or floodway of any river, stream, tributary, drainage ditch, or any other drainage facilities or systems.
2. No increase in the base flood elevation.

The Director of Community and Economic Development shall require maintenance to be provided within any altered or relocated portion of said watercourse so the resulting flood carrying capacity is not diminished over time.

A drainageway maintenance plan shall be submitted and approved as part of any floodplain use permit for the alteration of a watercourse. The maintenance plan shall meet the Adams County Engineering Design and Construction Standards and Specifications. The maintenance plan shall provide an enforcement mechanism for failure to maintain the watercourse to the

standards identified within the maintenance plan. The enforcement mechanism shall include penalties and reimbursement mechanisms to cover the costs of enforcement or maintenance for failure to maintain the watercourse. The enforcement mechanism shall be approved by the County Attorney prior to approval of the floodplain use permit.

**3-37-07-06-02      *NO REDUCTION IN FLOODWAY EFFICIENCY OR CAPACITY***

No new construction, substantial improvement, fill, (including fill for roads and levees), deposit, obstruction, storage of materials, or other floodplain uses which acting alone or in combination with existing or future floodway uses, shall be permitted which decreases the efficiency or the capacity of a channel or floodway of any river, stream, tributary, drainage ditch, or any other drainage facilities or systems.

**3-37-07-06-03      *NO INCREASE IN BASE FLOOD ELEVATION***

Encroachments within the floodway are prohibited, including fill, new construction, substantial improvements, and other development, unless certification by a registered professional engineer is provided demonstrating the cumulative effect of the proposed development, when combined with all other existing and anticipated development, shall not result in any increase in the base flood elevation.

**3-37-07-06-04      *NO NEW STRUCTURES OR SUBSTANTIAL IMPROVEMENTS TO STRUCTURES***

No new structures or substantial improvements to an existing structure designed for human occupancy shall be allowed in the floodway.

**3-37-07-06-05      *NO MANUFACTURED HOMES***

No manufactured homes (including such structures to be used for non-residential purposes) or any substantial improvement to a mobile home shall be allowed in the floodway.

**3-37-07-07      *PERFORMANCE STANDARDS IN FLOOD STORAGE AREA AND FLOODWAY (FLOOD CONTROL OVERLAY)***

**3-37-07-07-01      *FLOODPROOFING***

Any portion of a non-residential\* structure located less than one (1) foot above the base flood elevation shall be floodproofed so that the structure is watertight with walls impermeable to the passage of water and structural

components, capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

Floodproofing methods must be adequate to withstand the flood depths, pressures, velocities, uplift, and impact forces associated with the base flood as demonstrated by certification by a registered professional engineer. Possible floodproofing methods include: anchorage to resist flotation and lateral movement; installation of watertight doors bulkheads and shutters; reinforcement of walls to resist water pressures; use of paints, membranes or mortars to reduce seepage of water through walls; addition of mass or weight to structures to resist flotation; installation of pumps to lower water levels in structures; construction of water supply and waste treatment systems to prevent the entrance of flood waters; pumping facilities for subsurface drainage systems for buildings to relieve external foundation wall and basement floor pressures; construction to resist rupture or collapse, caused by water pressure or floating debris; cutoff valves on sewer lines or the elimination of gravity flow basement drains.

The only method of floodproofing allowed for residential structures is the elevation of the lowest floor to one (1) foot or more above the base flood elevation.\*

**3-37-07-07-02      *ANCHORING REQUIRED***

All new construction and substantial improvements within the Flood Control Overlay shall be anchored to prevent flotation, collapse or lateral movement of the structure, and be capable of resisting the hydrostatic and hydrodynamic loads.

**3-37-07-07-03      *CONSTRUCTION MATERIALS AND METHODS***

**3-37-07-07-03-01      *Materials and Equipment Resistant to Flooding***

All new construction and substantial improvements within the Flood Control Overlay shall be constructed with materials and utility equipment resistant to flood damage.

**3-37-07-07-03-02      *Mechanical Equipment and Service Facilities***

All new construction and substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, which are designed and/or located

to prevent water from entering or accumulating within the components during conditions of flooding.

**3-37-07-07-03-03      *Minimize Flood Damage***

All new construction and substantial improvements shall be constructed using methods and practices to minimize flood damage.

**3-37-07-07-03-04      *Below-Grade Crawlspace Construction***

New construction and substantial improvement of any below-grade crawlspace shall:

- a. Have the interior grade elevation below base flood elevation, no lower than two (2) feet below the lowest adjacent grade;
- a. Have the height of the below-grade crawlspace measured from the interior grade of the crawlspace to the top of the foundation wall, not to exceed four (4) feet at any point;
- b. Have an adequate drainage system to allow floodwaters to drain from the interior area of the crawlspace following a flood;
- c. Be anchored to prevent flotation, collapse, or lateral movement of the structure and be capable of resisting the hydrostatic and hydrodynamic loads;
- d. Be constructed with materials and utility equipment resistant to flood damage;
- e. Be constructed using methods and practices to minimize flood damage;
- f. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities, which are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and
- g. Be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
  1. A minimum of two (2) openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided;
  2. The bottom of all openings shall be no higher than one (1) foot above grade; and

3. Openings must be equipped with screens, louvers, or other coverings or devices and shall permit the automatic entry and exit of floodwaters.

**3-37-07-07-04 UTILITIES****3-37-07-07-04-01 Water Supply**

All new and replacement water supply systems within the Flood Control Overlay Zone District shall be designed to minimize or eliminate infiltration of flood waters into the system.

**3-37-07-07-04-02 Sanitary Sewer**

All new and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into flood waters.

**3-37-07-07-04-03 Individual Sewage Disposal**

Individual sewage disposal systems are prohibited within the Flood Control Overlay Zone District.

**3-37-07-07-05 ROADS, ACCESS, AND PARKING LOT CONSTRUCTION**

Private access drives and parking lots within a proposed development shall be built no lower than eighteen (18) inches above the base flood elevation. Public roads, bridges, and other access ways shall be built in accordance with the standards and regulations for storm drainage design.

**3-37-07-07-06 FILLS AND DEPOSITS****3-37-07-07-06-01 Beneficial Purpose**

Fills or deposits of materials shall have some beneficial purpose and the amount shall not be greater than is necessary to achieve the intended purpose. The plans submitted by the owner shall show the final dimensions of the proposed fill or other material and the specific use to which the filled land will be put.

**3-37-07-07-06-02 No Encroachment into Flow Areas**

The fill or deposit of materials shall not encroach on any portion of a Flood Control Overlay Zone District which would have significant flow



during the base flood, and which for that reason would help convey the flood waters (any filling which potentially reduces the hydraulic capacity requires appropriate hydraulic studies and a review of the urban impact of such reduction).

**3-37-07-07-06-03      *Not Restrict Flood Waters***

No fill shall restrict floodwaters from reaching the major watercourse in an area.

**3-37-07-07-06-04      *Fill Protected by Rip-Rap***

The fill or other materials shall be protected against erosion by riprap, strong vegetative cover or bulkheading.

**3-37-07-07-07      *STORAGE AND PROCESSING***

The storage or processing of materials which are buoyant, flammable, hazardous, explosive, or those materials defined as solid waste by the Colorado Health Department, or those materials in times of flooding could be injurious to human, animal, or plant life, shall be located at or above the base flood elevation.

**3-37-07-07-08      *RESIDENTIAL STRUCTURES (EXCEPT MANUFACTURED HOMES)***

The lowest floor, including basement, of any new residential construction or substantial improvement to any residential structure shall be elevated at least one (1) foot above the base flood elevation. A registered professional engineer shall certify to the Director of Community and Economic Development the lowest floor of the structure will be elevated to the base flood elevation prior to issuance of a floodplain use permit.

**3-37-07-07-09      *MANUFACTURED HOMES***

The following standards apply to all manufactured homes or those to be substantially improved on:

1. Sites located outside of a manufactured home park or subdivision.
2. Sites located in a new manufactured home park or subdivision.
3. Sites located in an expansion to an existing manufactured home park or subdivision.
4. Sites where a manufactured home has incurred substantial damage as the result of a flood.

**3-37-07-07-09-01      *Elevation***

All manufactured homes shall be elevated on a permanent foundation with the lowest floor of the manufactured home elevated at least one (1) foot above the base flood elevation.

**3-37-07-07-09-02      *Anchoring***

All manufactured homes shall be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:

1. Over-the-top ties are provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations. Manufactured homes more than fifty (50) feet long shall require one (1) additional tie per side.
2. Frame ties shall be provided at each corner of the home with, at minimum, five (5) additional ties per side at intermediate points. Manufactured homes more than fifty (50) feet long require, at minimum, four (4) ties per side.
3. All components of the anchoring system shall be capable of carrying a force of five thousand (5,000) pounds.

Any additions to the manufactured home shall be similarly anchored.

**3-37-07-07-10*****MANUFACTURED HOMES PLACED/REPLACED IN EXISTING  
MANUFACTURED HOME PARKS OR MANUFACTURED HOME  
SUBDIVISIONS DEVELOPED PRIOR TO MAY 1, 1990*****3-37-07-07-10-01      *Elevation***

All manufactured homes placed or replaced in a manufactured home park or subdivision developed prior to May 1, 1990 shall be elevated so that either the lowest floor of the manufactured home is at or above the base flood elevation or the manufactured home chassis shall be supported by reinforced piers or other foundation elements that are no less than thirty-six (36) inches in height above grade and are securely anchored to foundation to resist flotation, collapse, and lateral movement as certified by a registered professional engineer.

**3-37-07-07-10-02      *Anchoring***

All manufactured homes shall be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces. Specific requirements may be:

1. Over-the-top ties are provided at each of the four (4) corners of the manufactured home, with two (2) additional ties per side at intermediate locations. Manufactured homes more than fifty (50) feet long shall require one (1) additional tie per side.
2. Frame ties shall be provided at each corner of the home with, at minimum, five (5) additional ties per side at intermediate points. Manufactured homes more than fifty (50) feet long require, at minimum, four (4) ties per side.
3. All components of the anchoring system shall be capable of carrying a force of five thousand (5,000) pounds.

Any additions to the manufactured home shall be similarly anchored.

**3-37-07-07-11      *NON-RESIDENTIAL STRUCTURES***

**3-37-07-07-11-01      *Critical Facilities\****

The lowest floor, including basement for all new non-residential construction or substantial improvement of any non-residential structure shall be: (1) elevated at least two (2) feet above the base flood elevation; or (2) floodproofed so that all portions of the structure less than two (2) feet above the base flood elevation, including the attendant utility and sanitary facilities, are watertight. Walls shall be substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

**3-37-07-07-11-02      *Non-Critical Facilities\****

The lowest floor, including basement for all new construction of non-critical facilities or substantial improvement to any non-critical facility shall be:

- (1) Elevated at least one (1) feet above the base flood elevation; or

- (2) Floodproofed to an elevation one (1) foot above the base flood elevation, including all attendant utility and sanitary facilities. Floodproofed exterior walls shall be substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
- (3) Elevation to one (1) foot or more above the BFE is the only type of floodproofing allowed for residential structures.

A registered professional engineer shall certify to the Director of Community and Economic Development the design and methods of construction are in accordance with accepted standards of practice for meeting these standards prior to the issuance of a floodplain use permit.

**3-37-07-07-12****EXTRACTION/EXCAVATION OF SAND AND GRAVEL****3-37-07-07-12-01      *No Reduction in Flood Storage Capacity***

Gravel mining or grading/hauling/excavating operations shall meet the specific performance standards and guidelines described in the "Technical Review Guidelines for Gravel Mining Activities Within or Adjacent to 100 Year Floodplains" prepared by Wright Water Engineers, Inc., for Urban Drainage and Flood Control District dated December 1987, or shall meet comparable standards as recommended by the Executive Director of Urban Drainage and Flood Control District for unique situations not anticipated within the "Technical Review Guidelines" referenced above, but which accomplish the same purpose (to protect rivers and streams from erosion and degradation which may result from such operations).

**3-37-07-07-12-02      *No Encroachment into Flow Areas***

The storage or deposit of extracted materials, or site grading shall not encroach on any portion of a Flood Control Overlay Zone District which may have significant flow during the base flood, and which may subsequently help convey the flood waters (any filling that potentially reduces the hydraulic capacity requires appropriate hydraulic studies and a review of the urban impact of such reduction).

**3-37-07-07-12-03      *Not Restrict Flood Waters***

No storage or deposit of extracted materials, or site grading shall restrict floodwaters from reaching the major watercourse in an area.

**3-37-07-07-13      *SUBDIVISIONS***

All subdivision proposals shall be consistent with the need to minimize flood damage. For instance, all subdivisions approved for development shall have adequate land area within each lot for the type of development allowed by the underlying zone district as constrained by the requirements of the Flood Control Overlay Zone District. All subdivisions shall have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage. All subdivisions shall have adequate drainage provided to reduce exposure to flood damage. Base flood elevation data and floodplain delineation plans shall be provided for all subdivision proposals.

**3-37-07-07-14      *OTHER USES NOT IDENTIFIED***

The Director of Community and Economic Development may require any structure, use, or activity being conducted within the Flood Control Overlay Zone District to comply with such conditions and restriction deemed necessary to protect the public health, safety and welfare provided they are consistent with these standards and regulations.

**3-37-07-07-15      *NONCONFORMING USES WITHIN THE FLOODWAY OR FLOOD STORAGE AREA (FLOOD OVERLAY DISTRICT)***

The lawful use of an existing structure or premises not in conformity with the provisions of this section may be continued subject to the following provisions.

**3-37-07-07-15-01      *No Expansion of Nonconforming Uses***

No such use shall be expanded or enlarged except in conformity with the provisions of these standards and regulations.

**3-37-07-07-15-02      *Change in Nonconforming Use Limited***

Any substantial improvement to any nonconforming structure or use in the Flood Control Overlay Zone District shall require the structure or use be converted to a conforming use.

**3-37-07-07-15-03      *Discontinued Use***

If a nonconforming use is discontinued for six (6) consecutive months, any future use of the structure and land shall conform to these regulations and standards.

**3-37-07-07-15-04      *Public Nuisances***

Uses, or their accessory uses, in the Flood Control Overlay Zone District, which are public nuisances, shall not be permitted to continue as nonconforming uses.

**3-37-07-07-15-05      *Floodproofing of Alterations, Additions or Repairs***

Any alteration, addition, or repair to any existing nonconforming structure in a Flood Control Overlay Zone District shall be protected, where applicable, by approved floodproofing measures. Substantial improvements shall be subject to additional restrictions as described in the standards for new construction and improvements in a Flood Control Overlay

### **3-38 MINERAL CONSERVATION OVERLAY (MCO)**

#### **3-38-01 PURPOSE**

The purpose of this district is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and the County. In cases where the location of the district or use abuts other zoning or use of land, structures, excavation, and rehabilitation may be restricted to be compatible with and protect the adjoining area.

#### **3-38-02 MINERAL CONSERVATION AREA**

Pursuant to state law, those areas identified with resource classification "1" on maps contained in Special Publications 5A and 5B "Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties" (1975) prepared by the Colorado Geological Survey are designated to be within the Mineral Conservation Overlay District.

#### **3-38-03 AREAS EXEMPTED FROM THESE RESTRICTIONS**

##### **3-38-03-01 AREAS EXEMPTED BY THE DIRECTOR**

The Director of Community and Economic Development shall exempt lands meeting the following criteria from the restrictions of the Mineral Conservation Overlay District.

1. Any parcel of land intended for uses that were allowed in the underlying zone district prior to July 1, 1973.
2. Any parcels of land five (5) acres or less in size in existence as a separate parcel prior to July 1, 1973.
3. Any parcel of land in excess of five (5) acres where it can be demonstrated the mineral resource is not of commercial quality and quantity.

The Director of Community and Economic Development may require competent proof a lot meets these criteria, including a written opinion from the State Geological Survey, where deemed appropriate.

**3-38-03-02 AREAS EXEMPTED BY THE BOARD OF ADJUSTMENT**

The Board of Adjustment may exempt any lot from the restrictions of the Mineral Conservation Overlay District where a property owner can demonstrate the restriction would make it impossible to develop the land for any reasonable economic and compatible use in the area including gravel extraction.

**3-38-04 RESTRICTION ON USES**

For any land within the Mineral Conservation Overlay, no permanent structures or permanent uses may be allowed except:

1. Fences, not needed during excavation and rehabilitation, subject to the minimum requirements of the underlying zone district. For fencing requirements during excavation and rehabilitation see Section 3-38-06-12.
2. Structures within two hundred (200) feet of a public maintained and constructed road or an existing principal structure subject to the structures and use being in conformance with the requirements of the underlying zone district.
3. Non-permanent use of the land, provided such use is in conformance with the underlying zone district and would not prohibit the eventual extraction of commercial mineral deposits.

**3-38-05 EXCAVATION AND REHABILITATION**

The extraction of commercial mineral deposits with necessary accessory uses shall be allowed in all zone districts as a conditional use upon approval and in conformance with an approved excavation and rehabilitation plan.

**3-38-06 OPERATION AND REHABILITATION STANDARDS FOR ALL MINING OPERATIONS**

Mining and necessary accessory uses shall be subject to the restrictions contained in the approved excavation and reclamation plan. In addition, all mineral extraction operations shall comply with the following restrictions.

**3-38-06-01 MINING PERMIT REQUIRED**

All mining operations shall have a permit to excavate issued by the State of Colorado prior to beginning mineral extraction.



**3-38-06-02 EXCAVATION SETBACK FROM ADJACENT PROPERTY**

No excavation or deposit of overburden within twenty-five (25) feet of the boundary of adjacent property, easement, irrigation ditch or right-of-way is permitted unless written agreement of the owner(s) of such property, easement, irrigation ditch, or right-of-way is obtained by the mining operation.

**3-38-06-03 EXCAVATION SETBACK FROM NEARBY RESIDENCE**

No excavation within one-hundred-twenty-five (125) feet of any existing residence is permitted unless written agreement of the owners and occupants of such residence are obtained.

**3-38-06-04 ROCK CRUSHERS SETBACK FROM NEARBY RESIDENCE**

No excavation involving the use of rock crushers or other similar equipment shall take place within two-hundred-fifty (250) feet of a residence.

**3-38-06-05 HAULING ROADS**

Hauling roads within the premises shall be maintained in a reasonably dust free condition.

**3-38-06-06 HOURS OF OPERATION**

Mineral excavation, crushing, hauling, loading, sorting or similar operation shall only occur between the hours of 6:00 a.m. to 10:00 p.m. Shorter hours of operation may be imposed in urbanized areas, as part of conditional use approval.

**3-38-06-07 TWO FEET OF WATER BEARING STRATA**

All sand and gravel shall be excavated in such a manner as to have an average of two (2) feet of undisturbed sand and gravel to provide a water bearing strata, unless the reclamation plan provides for a permanent lake or a landfill.

**3-38-06-08 CUT SLOPES**

In no event shall a slope of less than 2:1 be left for dry pits, or a slope of 3:1 to a depth of ten (10) feet and 2:1 thereafter for a wet pit when operations are completed, except as provided herein.

**3-38-06-09 HAULING ROUTE**

The operator shall submit a route plan to the Director of Community and Economic Development and receive permission to use for haulage any public right-of-way not designated for such haulage by reason of load limit, dust, right-of-way or pavement width or other relevant factors. The Director of Community and Economic Development may place reasonable restrictions on such right-of-way use.

**3-38-06-10 EXCAVATION PIT FLOOR**

The floor of excavation pits whether wet or dry shall be left in a reasonably smooth condition.

**3-38-06-11 FLOODING AND DRAINAGE**

The operator shall not excavate, store overburden, or excavate materials or dike in such a manner as to increase any drainage or flooding on property not owned by the operator or damage to public facilities.

**3-38-06-12 FENCING**

Prior to starting excavation, the operator shall fence gravel pit operations with a "V" mesh or chain link fence to a height of seventy-two (72) inches topped with three strands of barbed wire canted to a forty-five (45) degree angle outward. Where the operation is adjacent to subdivided and/or developed commercial, residential, or industrial property (except I-3) a solid screen fence will be erected to prevent the visibility of the mining operation if deemed necessary by the Community and Economic Development Department. The operator may fence the entire area immediately, or fence only areas of excavation; however, no fence shall be removed until rehabilitation has been completed.

**3-38-06-13 NOISE**

All operations shall conform to noise, vibration, and other standards in the performance standards section of these standards and regulations.

**3-38-06-14 RECLAMATION OF SPENT AREAS NEAR EXISTING DEVELOPMENT**

Where the operation is adjacent to subdivided property and/or to developed commercial, residential or industrial (except I-3), once mining has been completed, said site is not to be used as an area to stockpile sand and gravel resources. The mining operator shall reclaim the area as soon as possible after mining has been completed to prevent soil erosion and nuisance conditions. In all

cases, reclamation shall occur no later than five (5) years after mining has been completed.

**3-38-06-15 AIR EMISSIONS**

All air emissions shall conform to standards established by the Colorado Department of Public Health and Environment.

**3-38-06-16 WATER QUALITY**

All water uses and discharges shall conform to standards established by the State Water Quality Control Commission and the water laws of the State of Colorado.

**3-38-06-17 SLOPE STABILIZATION**

All slopes shall be stabilized and land remaining in the natural water level must be revegetated in a manner compatible with the surrounding area, and subject to the approval of the Adams County Community and Economic Development Department.

**3-38-06-18 REVEGETATION**

The revegetation plan must meet the standards of the Colorado State University Extension Agency. After revegetation of an area, the area must be maintained for a period of three (3) years or until all vegetation is firmly established in the reclaimed area.

**3-38-06-19 RECLAMATION TIME FRAME**

A time limit for reclamation will be placed on each project. This time limit will be dependent upon the type of reclamation effort.

**3-38-06-20 ANNUAL RECLAMATION REPORT**

An annual report shall be submitted to the Community and Economic Development Department to ascertain whether the approved reclamation plan is progressing satisfactorily. This report shall be the same report as is submitted to the Land Reclamation Board.

**3-38-07 APPEAL OF MINERAL CONSERVATION DISTRICT BOUNDARIES**

The boundaries of the Mineral Conservation Overlay District may be appealed to the Board of Adjustment based on technical information

**3-38-08 RELATIONSHIP TO DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

All design requirements and performance standards for specific uses contained in Chapter 4 of these standards and regulations shall apply in a Mineral Conservation Overlay District unless inconsistent with a provision contained in Section 3-38, in which case the specific standard or requirement contained in Section 3-38 shall apply.

### **3-39 NATURAL RESOURCES CONSERVATION OVERLAY (NRCO) DISTRICT**

#### **3-39-01 PURPOSE**

The purpose of the Natural Resources Conservation Overlay is to (1) provide for the protection of natural, wildlife, agricultural, and cultural resources, which are an essential component of the community's economic base and establish the character of the community; and (2) preserve and enhance the quality of life for County residents.

#### **3-39-02 NRCO DISTRICT CREATED**

There is hereby established a Natural Resources Overlay District, which, in areas where it applies, shall overlay all other base zone districts established by these standards and regulations. Included within the NRCO District are: (1) important wildlife areas; (2) designated floodplains and associated riparian areas; and (3) important reservoir sites to provide wetlands and other habitat areas.

#### **3-39-03 NRCO DISTRICT MAP**

##### **3-39-03-01 GENERAL**

The general location of (1) important wildlife areas; (2) designated floodplains and associated riparian areas; and (3) important reservoir sites to provide wetlands and other habitat areas are identified on the Natural Resources Conservation Overlay (NRCO) District Map, which is incorporated herein by reference.

##### **3-39-03-02 GENERAL NRCO DISTRICT MAP/SITE SPECIFIC REVIEW IS REQUIRED**

The NRCO District Map is a general map, which identifies, on a general scale, the locations of those areas protected by the NRCO District. Its purpose is to place the landowner on notice the land may be within the NRCO District and to assist in the general administration of this Section. A site-specific Resources Review to determine whether land is included within the NRCO District is required, prior to review of the first development application for the land.

**3-39-04 DEVELOPMENT EXEMPTIONS IN THE NRCO**

In addition to all other standards required by these standards and regulations, all development within the NRCO shall comply with the standards of Section 3-39, unless exempted. Exemptions are as follows:

**3-39-04-01 REMODELING OR EXPANSION OF EXISTING STRUCTURES**

Remodeling or expansion of structures existing prior to the adoption date of these standards and regulations shall be exempt from the provisions of this subsection.

**3-39-04-02 AGRICULTURAL OPERATIONS**

Agricultural operations and uses shall be exempt.

**3-39-05 STANDARDS**

All development within the NRCO District shall comply with the following standards:

**3-39-05-01 SITE CAPACITY**

The maximum density of any use in any zone district is controlled by the maximum density set forth in the zone district. For lands located within the NRCO District, the density calculations are based on the net available land as determined by applying the Natural Resource Protection Factor to the protected resource area and subtracting the resulting land area from the total area of the property.

**3-39-05-02 METHODOLOGY FOR CALCULATING NATURAL RESOURCE CONSERVATION AREA**

All land area consisting of natural resources or natural features (i.e., floodplains, hydric soils, wetlands, riparian areas, lakes, and reservoirs) lying within a site proposed for development shall be measured. The total acreage of each resource type shall be multiplied by its respective natural resource protection factor to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. In conducting this calculation, if two (2) or more resources are present on the same area of land, only the most restrictive natural resource protection factor shall be used. For example, if floodplain and riparian area occupy the same space on a site, the resource protection standard would be 1.5, which represents the higher of the two standards.

3-39-05-02-01      ***NATURAL RESOURCE PROTECTION FACTORS***

The following natural resource protection factors shall be used to calculate natural resource conservation areas as noted above:

1. 100-Year Floodplains: 1.0
2. Riparian Areas: 1.5
3. Wetlands: 2.0
4. Lakes/Reservoirs: 1.5
5. Hydric Soils: .7

---

<sup>i</sup> Adopted by the BOCC on December 16, 2014

<sup>ii</sup> Adopted by the BOCC on December 16, 2014

# CHAPTER 4—DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS

## *Table of Contents*

<b>4-01</b>	<b>DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS .....</b>	<b><u>67</u></b>
<b>4-02</b>	<b>GENERAL PERFORMANCE STANDARDS.....</b>	<b><u>78</u></b>
<b>4-02-01</b>	<b>Change In Use* .....</b>	<b><u>78</u></b>
<b>4-02-02</b>	<b>Junk and Trash .....</b>	<b><u>78</u></b>
<b>4-02-03</b>	<b>Graffiti .....</b>	<b><u>89</u></b>
<b>4-02-04</b>	<b>Construction trailers.....</b>	<b><u>910</u></b>
<b>4-02-05</b>	<b>Sales / Office Trailers.....</b>	<b><u>1011</u></b>
<b>4-03</b>	<b>ACCESSORY USES PERFORMANCE STANDARDS.....</b>	<b><u>1213</u></b>
<b>4-03-01</b>	<b>General Provisions .....</b>	<b><u>1213</u></b>
<b>4-03-02</b>	<b>Accessory Uses, Agricultural .....</b>	<b><u>1213</u></b>
<b>4-03-03</b>	<b>Accessory Uses, Residential.....</b>	<b><u>1819</u></b>
<b>4-03-04</b>	<b>Accessory Uses, Commercial.....</b>	<b><u>2728</u></b>
<b>4-03-05</b>	<b>Accessory Uses, Industrial.....</b>	<b><u>3233</u></b>
<b>4-04</b>	<b>SPECIAL USES PERFORMANCE STANDARDS .....</b>	<b><u>3435</u></b>
<b>4-04-01</b>	<b>General Provisions .....</b>	<b><u>3435</u></b>
<b>4-04-02</b>	<b>Performance Standards for Specific Special Uses .....</b>	<b><u>3536</u></b>
<b>4-05</b>	<b>TEMPORARY USES PERFORMANCE STANDARDS .....</b>	<b>42</b>
<b>4-05-01</b>	<b>General Provisions .....</b>	<b>42</b>
<b>4-05-02</b>	<b>Performance Standards for Specific Temporary Uses .....</b>	<b>43</b>
<b>4-06</b>	<b>AGRICULTURAL USES PERFORMANCE STANDARDS.....</b>	<b>58</b>
<b>4-06-01</b>	<b>General Performance Standards.....</b>	<b>58</b>
<b>4-06-02</b>	<b>Performance Standards by Use Category.....</b>	<b>61</b>



4-07	<b>RESIDENTIAL USES PERFORMANCE STANDARDS .....</b>	<b>69</b>
4-07-01	General Performance Standards.....	69
4-07-02	Performance Standards by Use Category.....	74
4-08	<b>INSTITUTIONAL USES PERFORMANCE STANDARDS .....</b>	<b>90</b>
4-08-01	General Performance Standards.....	90
4-08-02	Performance Standards by Use Category.....	95
4-09	<b>COMMERCIAL USES PERFORMANCE STANDARDS .....</b>	<b>102</b>
4-09-01	General Performance Standards.....	102
4-09-02	Performance Standards by Use Category.....	107
4-10	<b>INDUSTRIAL USES PERFORMANCE STANDARDS .....</b>	<b>135</b>
4-10-01	General Performance Standards.....	135
4-10-02	Performance Standards by Use Category.....	138
4-11	<b>OTHER DESIGN STANDARDS AND CONSIDERATIONS ...</b>	<b><u>188187</u></b>
4-11-01	Open Space Residential Developments.....	<u>188187</u>
4-11-02	Natural, Agricultural, and Cultural Resources Protection.....	<u>191490</u>
4-12	<b>PARKING, LOADING, AND CURB CUT REQUIREMENTS</b>	<b><u>203202</u></b>
4-12-01	Applicability .....	<u>203202</u>
4-12-02	General Standards .....	<u>203202</u>
4-12-03	Single and Two Family Dwellings .....	<u>205204</u>
4-12-04	Multi-Family Residential and Non-Residential.....	<u>206205</u>
4-13	<b>OPERATIONAL STANDARDS .....</b>	<b><u>219218</u></b>
4-13-01	Lighting.....	<u>219218</u>
4-13-02	Vibration.....	<u>219218</u>
4-13-03	Noise .....	<u>219218</u>
4-13-04	Dust and Debris Control .....	<u>220219</u>
4-13-05	Electromagnetic and Electrical Interference.....	<u>221220</u>
4-13-06	Humidity, Heat, Glare, Smoke, or Radiation.....	<u>221220</u>
4-13-07	Odor .....	<u>221220</u>
4-13-08	Moving Buildings or Structures .....	<u>221220</u>

4-13-09 Moving and Culvert Installation Permit for Oil and Gas Wells [222221](#)

4-14 SIGNS AND OUTDOOR COMMERCIAL ADVERTISING DEVICES..... [224223](#)

4-14-01 Purpose..... [224223](#)

4-14-02 Applicability ..... [224223](#)

4-14-03 Exempted Signs ..... [224223](#)

4-14-04 Prohibited Sign Types..... [226225](#)

4-14-05 General Sign Requirements ..... [228227](#)

4-14-06 Types and Areas of Permanent Signs..... [231230](#)

4-14-07 Off-Site Directional Sign ..... [238237](#)

4-15 OFF-PREMISE ADVERTISING DEVICES (BILLBOARD) ... [240239](#)

4-15-01 Purpose..... [240239](#)

4-15-02 Applicability ..... [240239](#)

4-15-03 Maximum Number of Signs ..... [240239](#)

4-15-04 Maximum Size..... [240239](#)

4-15-05 Maximum Height and Minimum Clearance ..... [241240](#)

4-15-06 Electronic Sign Standards\* ..... [241240](#)

4-15-07 Other Limitations..... [242241](#)

4-15-08 Other Uses..... [242241](#)

4-15-09 Review Process ..... [243241](#)

4-15-10 Advertising Banner (Horizontal Billboard)..... [243242](#)

4-15-11 Location ..... [244242](#)

4-15-12 Maximum Size of an Advertizing Banner and Minimum Size of Property ..... [244243](#)

4-15-13 Maximum height of an Advertizing Banner..... [244243](#)

4-15-14 Other Limitations..... [244243](#)

4-15-15 Other Uses..... [245244](#)

4-16 LANDSCAPING ..... [246245](#)

4-16-01 Purpose..... [246245](#)

4-16-02 Applicability ..... [246245](#)

4-16-03 Existing Vegetation..... [247246](#)

4-16-04 Landscape Materials & Location ..... [247246](#)

4-16-05 Xeriscaping ..... [248247](#)

4-16-06 Bufferyards..... [249248](#)

4-16-07	Required Lot Landscaping.....	<u>251250</u>
4-16-08	General Performance Standards for All Uses .....	<u>254253</u>
4-16-09	Landscaping Performance Standards for Specific Uses.....	<u>255254</u>
4-16-10	Landscaping Plan Required.....	<u>262261</u>
4-16-11	Landscaping Installation and Certificate of Occupancy .....	<u>262261</u>
4-16-12	Landscaping Phasing .....	<u>263262</u>
4-16-13	Development Abutting Adams County Trail System .....	<u>263262</u>
4-16-14	Required Lot Landscaping.....	<u>263262</u>
4-16-15	Administrative Relief* .....	<u>263262</u>
4-16-16	Recommended Plant Materials.....	<u>266265</u>
4-17	WEEDS AND DANGEROUS TREES.....	<u>267266</u>
4-17-01	Weeds and Offending Vegetation .....	<u>267266</u>
4-17-02	Dangerous Trees.....	<u>267266</u>
4-18	MARIJUANA ESTABLISHMENTS.....	<u>268267</u>
4-19	SEXUALLY ORIENTED BUSINESSES .....	<u>274273</u>
4-19-01	Sexually Oriented Businesses By Zone District .....	<u>274273</u>
4-19-02	Misdemeanor Offenses .....	<u>274273</u>
4-19-03	Measurements and Distances.....	<u>274273</u>
4-19-04	Nonconforming Use .....	<u>275274</u>
4-19-05	The Provisions of This Section Regulating Nude Model Studios Do Not Apply To: .....	<u>275274</u>
4-20	SITE DESIGN CONSIDERATIONS.....	<u>276275</u>
4-20-01	Lot Design Standards .....	<u>276275</u>
4-20-02	Access .....	<u>277276</u>
4-20-03	Drainage.....	<u>277276</u>
4-20-04	Utilities .....	<u>278277</u>
4-20-05	Site Grading.....	<u>278277</u>
4-20-06	Pedestrian and Bicycle Amenities.....	<u>279278</u>

4-21	<b>OFF-ROAD UTILITY, DUMPSTER, RECYCLING, AND TRASH HANDLING FACILITIES.....</b>	<b><u>281280</u></b>
4-22	<b>ANIMAL KEEPING .....</b>	<b><u>282281</u></b>
4-22-01	Household Pets and Other Animals .....	<u>282281</u>
4-22-02	Guard Dogs.....	<u>282281</u>
4-22-03	Pigeon Keeping.....	<u>283282</u>
4-22-04	Private Kennels and Catteries .....	<u>283282</u>
4-22-05	Commercial Kennel and Catteries .....	<u>284283</u>
4-22-06	Non-Commercial animal feeding operation (AFO) and concentrated animal feeding operation (CAFO), livestock.....	<u>286285</u>
4-22-07	Non-Commercial animal feeding operation (AFO) and concentrated animal feeding operation (CAFO), chickens.....	<u>287286</u>
4-22-08	keeping of bees.....	<u>290289</u>
4-22-09	Tabulation of Animal Unit Densities.....	<u>293292</u>
4-23	<b>MANAGEMENT PLANS .....</b>	<b><u>302301</u></b>
4-23-01	Purpose.....	<u>302301</u>
4-23-02	Applicability .....	<u>302301</u>
4-23-03	Process.....	<u>302301</u>
4-23-04	Review Criteria .....	<u>303302</u>
4-23-05	Final Approval .....	<u>303302</u>
4-23-06	Amendments.....	<u>304303</u>
4-24	<b>NONCONFORMING CONDITIONS .....</b>	<b><u>305304</u></b>
4-24-01	Continuation of Use .....	<u>305304</u>
4-24-02	Repair, Maintenance and Reconstruction of Nonconforming Structures or Uses.....	<u>305304</u>
4-24-03	Extension or Enlargement of Nonconforming Conditions.....	<u>306305</u>
4-24-04	Change in Use.....	<u>311310</u>
4-24-05	Abandonment of Use and Discontinuance of Nonconforming Situation .....	<u>313312</u>
4-24-06	Nonconforming Lot.....	<u>313312</u>
4-24-07	Non-Conforming Uses, Structures, and Natural Objects Located Within the Aviation Influence Area .....	<u>313312</u>

**Chapter 4—DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

**4-01 DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS**

These regulations are applicable to all zone districts, including new and established districts, except as otherwise noted. In addition to compliance with other regulations imposed by these standards and regulations, all uses, structures, buildings, and accessory uses shall comply with the design requirements and performance standards required by this Chapter. Where a design requirement or performance standard for a specific use conflicts with a general design requirement or performance standard, the design requirement or performance standard for the specific use shall control. Where any design requirement or performance standard conflicts with another design requirement or performance standard, the more restrictive design requirement or performance standard shall control. Wherever residential use of adjacent property is related to restrictions or certain non-residential uses, determination of residential use shall be based on the classification of land by the County Assessor. All Variance requests are subject to Section 2-02-19 of the Adams County Standards and Regulations, excluding Sexually Oriented Businesses, Marijuana Establishments and Halfway Houses.<sup>1</sup> These regulations shall be subject to limitations regarding the number of marijuana establishments and/or the type of establishments as set forth by the BOCC in resolution.

**4-02 GENERAL PERFORMANCE STANDARDS****4-02-01 CHANGE IN USE\***

A change in use of property occurs whenever the essential character or nature of the activity conducted on a lot changes. All changes in use require zoning review and building permit approval. A change in use is required when:

1. Active and continuous operations are not carried on in a building or property during a continuous period of six (6) months.
2. The change is from one principally permitted use category to another.
3. If the property consists of multiple buildings/tenants:
  - a. The required amount of parking stalls is increased by twenty-five (25) percent or more.
  - b. The gross floor area is increased by fifty (50) percent or more.
4. As determined within the Nonconforming Conditions Section of Chapter 4.

**\*Adopted by the BoCC on December 13, 2010**

**4-02-02 JUNK AND TRASH****4-02-02-01 NO DUMPING**

No junk, materials, waste or trash shall be disposed of on any property or public right-of-way except in an authorized landfill or other approved waste or waste recovery facility.

**4-02-02-02 NO OUTDOOR STORAGE**

No junk or waste shall be stored outdoors except as otherwise authorized by these standards and regulations.

**4-02-02-03 TRASH IN THE FRONT YARD AND TRASH CONTAINERS**

No trash container, firewood, or other related waste or materials shall be located within the front yard of any dwelling for more than a 24-hour period. All trash containers shall be covered. The requirements of this section do not apply in the A-3 Zone District.

**4-02-02-04 TRASH CONTAINERS FOR CONSTRUCTION PURPOSES**

Containers for construction waste may be permitted in the front and side yards of a residential dwelling for no more than a 14-day period. All trash containers shall be covered. Containers shall not be located within the public right-of-way.

**4-02-02-05 STORAGE AND PARKING OF VEHICLES IN RESIDENTIAL DISTRICTS**

The storage and parking of motor vehicles shall meet the requirements of Section 4-03-03-02-12.

**4-02-02-06 SALE OF PRODUCTS FROM STANDS**

The sale of any products from a temporary stand, motor vehicle, or trailer is prohibited, except by Special Use Permit or as otherwise permitted by these standards and regulations.

**4-02-02-07 OBSTRUCTION OF VIEWS ALONG A PUBLIC RIGHT-OF-WAY**

The erection of any fence, tree, shrub, hedge or any object, which obstructs the view of traffic, authorized traffic control devices, or otherwise constitutes a hazard to drivers or pedestrians is prohibited. Should said obstruction occur, the Director of Public Works shall send a letter requiring the owner of the property abutting the right-of-way to trim or remove within ten (10) days, at the owner's expense, any object which constitutes a traffic hazard.

**4-02-02-08 STORAGE CONTAINERS**

Portable, movable, or temporary metal, wood and plastic storage containers greater than one hundred twenty (120) square feet for the purpose of outside storage, are not allowed. Any storage container less than one hundred twenty (120) square feet in size is allowed, but shall not exceed ten (10) days on any one property. **\*Adopted by the BoCC on December 13, 2010**

**4-02-03 GRAFFITI**

Graffiti as defined in Chapter 11 shall not be permitted. It shall be the responsibility of the property owner to remove, or conceal the graffiti. If the property owner chooses to conceal the graffiti, the same color of the original surface shall be used. **\*Adopted by the BoCC on December 13, 2010**

**4-02-04 CONSTRUCTION TRAILERS****4-02-04-01 BUILDING AND ELECTRICAL PERMIT REQUIRED**

Construction trailers intended to be in operation shall obtain Building and Electrical Permits from the Community and Economic Development Department.

**4-02-04-02 MINIMUM LOT AREA**

No construction trailer shall be located on a parcel of land less than one thousand (1,000) square feet in size.

**4-02-04-03 LOCATION**

The construction trailer shall be located within or adjacent to the development project the trailer is associated with and is only permitted for the duration of the project.

**4-02-04-04 PERIOD OF OPERATION**

A construction trailer shall expire one year from the date of approval, unless renewed. Renewals of construction trailers may only be issued for a maximum of one year at a time.

**4-02-04-05 NO ACCOMMODATIONS IN TRAILER**

The construction trailer shall contain no sleeping or cooking accommodations.

**4-02-04-06 SETBACK FROM OCCUPIED STRUCTURE**

Not applicable.

**4-02-04-07 OTHER SETBACKS**

The setbacks for the zone district shall apply.

**4-02-04-08 WATER AND SANITATION**

All construction trailers shall have adequate water and sanitation approved by Tri-county Health Department, which may include bottled water and/or portable toilet facilities.



**4-02-04-09 SIGNAGE**

All signs associated with Construction and/or Sales Office Trailers shall be consistent with Section 4-05-01-06. **\*Adopted by the BoCC on December 13, 2010, or as amended**

**4-02-05 SALES / OFFICE TRAILERS**

**4-02-05-01 BUILDING AND ELECTRICAL PERMIT REQUIRED**

Sales/office trailers intended to be in operation shall obtain Building and Electrical Permits from the Community and Economic Development Department.

**4-02-05-02 MINIMUM LOT AREA**

No office trailer shall be located on a parcel of land less than one thousand (1,000) square feet in size.

**4-02-05-03 LOCATION**

The office trailer shall be located within or adjacent to the development project the office or shed is associated with and is only permitted for the duration of the project.

**4-02-05-04 PERIOD OF OPERATION**

An office/sales trailer shall expire one year from the date of approval unless renewed. Renewals of construction trailers may only be issued for a maximum of one year at a time.

**4-02-05-05 NO ACCOMMODATIONS IN OFFICE**

The office trailer shall contain no sleeping or cooking accommodations.

**4-02-05-06 SETBACKS FROM OCCUPIED STRUCTURE**

Not applicable.

**4-02-05-07 OTHER SETBACKS**

The setbacks of the zone district shall apply.

**4-02-05-08 WATER AND SANITATION**

All offices shall have adequate water and sanitation approved by Tri-County Health Department, which may include bottled water and/or portable toilet facilities.

**4-02-05-09 SIGNAGE**

All signs associated with office/sales trailers shall be consistent with Section 4-05-01-06. **\*Adopted by the BoCC on December 13, 2010 or as amended.**

**4-02-05-10 COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT**

All office trailers shall comply with the regulations and requirements of the American with Disabilities Act.

## 4-03 ACCESSORY USES PERFORMANCE STANDARDS

### 4-03-01 GENERAL PROVISIONS

#### 4-03-01-01 INCIDENTAL TO MAIN USE

An accessory use shall be customarily incidental to a main use.

#### 4-03-01-02 LOCATED ON SAME LOT AS MAIN USE

An accessory use shall be located on the same lot or zoning lot as the main use, except as otherwise provided in this section.

#### 4-03-01-03 ACCESSORY STRUCTURES

Accessory structures shall meet the following requirements:

1. *Setbacks:* An accessory structure shall meet required setbacks for the zone district in which it is located.
2. *Percentage of Yards:* No accessory structure shall occupy more than fifty percent (50%) of the area of the rear yard.
3. *Height:* An accessory structure shall meet required height limitations for the zone district in which it is located.
4. *Compliance with Building Code:* Any accessory structure on residentially used property exceeding two hundred (200) square feet shall obtain a building permit. Any accessory structure on commercially or industrially used property exceeding one hundred and twenty (120) square feet shall obtain a building permit. All accessory structures shall comply with adopted Building Code, as amended.
5. *Construction of Accessory Structure:* No permit for construction of an accessory structure shall be issued prior to construction of a principal building except in the A-3 Zone District.

### 4-03-02 ACCESSORY USES, AGRICULTURAL

#### 4-03-02-01 GENERAL ACCESSORY USES PERMITTED

The following general accessory uses are permitted in Agricultural Districts:

1. Animal Keeping (see Section 4-212 Animal Keeping for detailed performance standards)
2. Animal Slaughter, for Individual Consumption
3. Barns (see Section 4-03-02-02-01 Accessory Uses, Agricultural for detailed performance standards)
4. Class Instruction (see Section 4-03-03 Accessory Uses, Residential for detailed performance standards)
5. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
6. Day Care Homes (see Section 4-03-03-02-02 Accessory Uses, Residential for detailed performance standards)
7. Family Foster Homes
8. Farm Employee Dwelling (see Section 4-03-02-02-03 Accessory Uses, Agricultural for detailed performance standards)
9. Garages (see Section 4-03-03-02-03 Accessory Uses, Residential for detailed performance standards)
10. Garage or Yard Sale (see Section 4-03-03-02-04 Accessory Uses, Residential for detailed performance standards)
11. Greenhouses, Private (see Section 4-03-03-02-05 Accessory Uses, Residential for detailed performance standards)
12. Home Occupations (see Section 4-03-03-02-06 Accessory Uses, Residential for detailed performance standards)
13. Household Pets (see Section 4-03-03-02-07 Accessory Uses, Residential for detailed performance standards)
14. Kennel, Private (see Section 4-03-03-02-08 Accessory Uses, Residential for detailed performance standards)
15. Parking (see 4-12 Parking and Loading for detailed performance standards)
16. Signs (see Section 4-01 Signs and Outdoor Commercial Advertising Devices for detailed performance standards)
17. Solar Energy Systems (see Section 4-03-03-02-10 Accessory Uses, Residential for detailed performance standards)
18. Stables (see Section 4-03-02-02-04 Accessory Uses, Agricultural for detailed performance standards)
19. Storage, Private (see Section 4-03-03-02-11 Accessory Uses, Residential for detailed performance standards)
20. Swimming Pools, Private (see Section 4-03-03-02-13 Accessory Uses, Residential for detailed performance standards)

21. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
22. Vending and Produce Stands (see Section 4-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
23. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Agricultural for detailed performance standards)
24. Accessory Dwelling Unit (see Section 4-03-04 Accessory Uses, Commercial for performance standards)
25. Other accessory uses approved by the Director of Community and Economic Development. The Director of Community and Economic Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

#### 4-03-02-02 PERFORMANCE STANDARDS FOR THE GENERAL ACCESSORY USES

##### 4-03-02-02-01 **BARNs**

1. *Setback from Residence on Property:* All barns shall be set back twenty-five (25) feet from any residence on the property.
2. *Setback from Adjacent Property:* All barns shall be set back one hundred (100) feet from any dwelling or pool on an adjacent property.
3. *Height Restrictions:* All barns shall meet the height restrictions for the zone district in which the barn will be located.

##### 4-03-02-02-02 **COMMUNICATION TOWER, NON-COMMERCIAL**

1. *Maximum Height:* Non-commercial communication towers shall be a maximum of ninety (90) feet in height.
2. *Maximum Number of Antennae:* A maximum of two (2) antennae may be mounted on a non-commercial communication tower.
3. *Setback Encroachment Prohibited:* No portion of the non-commercial tower or its antennae may encroach into the required front, side or rear setback. All towers shall be setback from all lot lines or zoning lot lines a minimum of the height of the tower.
4. *Marking of Cables and Wires:* Cables, ropes, or wires used to secure the tower shall be appropriately and conspicuously marked to prevent injury. No cables or wires shall cross any public rights-of-way or properties not owned by the same property owner as the property on which the tower is located.

**4-03-02-02-03 FARM EMPLOYEE DWELLING**

1. Mobile Home as Farm Employee Dwellings (Temporary or Seasonal)
  - a. *Permit Required:* A Special Use Permit shall be required for the use of a mobile home as a farm employee dwelling.
  - b. *Minimum Unit Size:* The mobile home shall be a minimum of six hundred (600) square feet in size.
  - c. *Condition:* All mobile homes shall be provided with potable water meeting the pressure requirements of the 1997 Uniform Building Code, as amended, and meeting the minimum drinking water quality standards established by the Colorado Department of Public Health and Environment. All homes shall be provided with sanitary sewer or an individual sewage disposal system meeting the requirements of the Tri-County Health Department. Mobile homes shall be in sound condition and shall be placed on a concrete pad, blocked, and properly anchored and skirted.
  - d. *Setbacks:* All mobile homes shall meet the setbacks for accessory structures.
2. Permanent Structures as Farm Employee Dwellings
  - a. *Permit Required:* A Conditional Use Permit approval shall be required for the use of an additional single family or multiple family dwelling as a farm employee dwelling.
  - b. *Compliance:* A single family dwelling intended as such must comply with the minimum requirements of the R-1-C District. All permanent structures shall meet the setbacks for accessory structures and the requirements of the 1997 Uniform Building Code, as amended.
  - c. *Provision of Water and Sewer:* Proof of adequate provisions for water, sewer, fire protection, other utilities and access shall be provided.
  - d. *Conformance to Subdivision and Zoning Code:* No farm employee dwelling shall be deeded, leased, or rented without conforming to Adams County subdivision and zoning standards and regulations.

**4-03-02-02-04 STABLES**

1. *Setback from Residence on Property:* All stables shall be set back twenty-five (25) feet from any residence on the property.
2. *Setback from Adjacent Property:* All stables shall be set back one hundred (100) feet from any dwelling or pool on an adjacent property.
3. *Maintenance:* All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department. When in use, stables shall be cleaned weekly.

4. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.
5. *Drainage:* Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution. Stables shall be well drained and dry, and shall not be located within or cross drainages whether intermittent or perennial.
6. *Care of Animals:* All animals shall be cared for in a humane and sanitary manner as approved by Adams County Animal Control.

**4-03-02-02-05      *VENDING AND PRODUCE STANDS***

1. *Minimum Lot Area:* No vending or produce stand shall be located on a parcel of land less than four hundred (400) square feet in size.
2. *Location:* The stand shall be located on a gravel, recycled asphalt, or paved parking lot or on agricultural land. The stand shall not block or be located within any right-of-way or public sidewalk.
3. *Period of Operation:* The stand shall operate for no more than ninety (90) days annually.
4. *Hours of Operation:* The stand shall limit its hours of operation to 7:00 AM to 7:00 PM.
5. *Setbacks:* The setbacks for the zone district in which the stand is located shall apply.
6. *Signage:* All signs shall be affixed to the stand. The total sign area shall not exceed sixteen (16) square feet in area.
7. *Parking:* Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of stand area.
8. *Access:* All vending and produce stands shall have highway, arterial, or collector road access.
9. *Other Requirements:* All temporary vending and produce stands shall also comply with the requirements of Section 4-05-02-07.

**4-03-02-02-06      *WIND POWERED GENERATORS***

1. *Maximum Height of Generator:* The height of the generator, including blades, shall not exceed the height limit of the zone district in which the generator is located, unless a height exemption is granted by the Board of Adjustment. The maximum height of the generator may be further restricted if located within an aviation zone district.
2. *Minimum Height of Blades Above Ground:* Twenty (20) feet.

3. *Minimum Setbacks:* No wind generator shall be located closer than the height of the generator from any property line, unless granted by the Board of Adjustment. **\*Adopted by the BoCC on December 13, 2010**
4. *Number of Generators Permitted:* Only one (1) generator per lot or parcel is permitted unless a Conditional Use Permit is approved.
5. *Location:* The generator serving the structure shall be located on the same lot as the structure it serves.
6. *Liability Coverage:* The County shall be provided with a copy of rider to owner's insurance showing coverage of liability prior to issuance of a building permit for construction of a wind powered generator.
7. *High Wind Mitigation:* The County shall be provided with assurance from the manufacturer all safety features to mitigate the effects of high wind conditions have been designed for the particular generator prior to issuance of a building permit for construction of a wind powered generator.
8. *Storage Batteries:* Storage batteries, if applicable, shall be housed in accordance with the following standards:
  - a. *Location:* The structure shall be accessory to and detached from the residence by a minimum of twenty (20) feet.
  - b. *Ventilation:* Adequate ventilation shall be provided in the structure to eliminate the accumulation of explosive gases.
9. *Noise Levels:* Permitted noise levels shall meet the performance standards of these standards and regulations.
10. *Electromagnetic and Electrical Interference:* No equipment shall be operated in such a manner as to adversely affect the operation of any off-premises electrical, radio or television equipment. No use may be made of land or water within the County, which will create electrical interference with navigational signals for radio communications between an aviation facility and aircraft.
11. *Manual Shut-off Required:* Any individual wind powered generator shall include a manual shut-off, which may be utilized by utility company personnel.
12. *Utility Company Approval:* The local utility provider of gas and electric service shall provide written approval prior to construction.



### 4-03-03 ACCESSORY USES, RESIDENTIAL

#### 4-03-03-01 GENERAL ACCESSORY USES PERMITTED

The following general accessory uses are permitted in Residential Districts:

1. Animal Keeping (see Section 4-21 Animal Keeping for detailed performance standards)
2. Barns (see Section 4-03-02-02-01 Accessory Uses, Agricultural for detailed performance standards)
3. Class Instruction (see Section 4-03-03 Accessory Uses, Residential for detailed performance standards)
4. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
5. Day Care Homes (see Section 4-03-03-02-02 Accessory Uses, Residential for detailed performance standards)
6. Family Foster Homes
7. Garages (see Section 4-03-03-02-03 Accessory Uses, Residential for detailed performance standards)
8. Garage or Yard Sale (see Section 4-03-03-02-04 Accessory Uses, Residential for detailed performance standards)
9. Greenhouses, Private (see Section 4-03-03-02-05 Accessory Uses, Residential for detailed performance standards)
10. Home Occupations (see Section 4-03-03-02-06 Accessory Uses, Residential for detailed performance standards)
11. Household Pets (see Section 4-03-03-02-07 Accessory Uses, Residential for detailed performance standards)
12. Kennel, Private (see Section 4-03-03-02-08 Accessory Uses, Residential for detailed performance standards)
13. Parking (see Section 4-12 Parking and Loading for detailed performance standards)
14. Signs (see Section 4-01 Signs and Outdoor Commercial Advertising Devices for detailed performance standards)
15. Solar Energy Systems (see Section 04-03-03-02-10 Accessory Uses, Residential for detailed performance standards)
16. Stables (see Section 04-03-02-02-04 Accessory Uses, Agricultural for detailed performance standards)

17. Storage, Private (see Section 04-03-03-02-11 Accessory Uses, Residential for detailed performance standards)
18. Storage, Vehicle and Machine (see Section 04-03-03-02-12 Accessory Uses, Residential for detailed performance standards)
19. Swimming Pools, Private (see Section 04-03-03-02-13 Accessory Uses, Residential for detailed performance standards)
20. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
21. Vending and Produce Stands (see Section 4-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
22. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Agricultural for detailed performance standards)
23. Accessory Dwelling Unit (see Section 4-03-04 Accessory Uses, Commercial for performance standards)
24. Other accessory uses approved by the Director of Community and Economic Development. The Director of Community and Economic Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

#### 4-03-03-02 PERFORMANCE STANDARDS

##### 4-03-03-02-01 CLASS INSTRUCTION

1. *Incidental Use:* The class instruction shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character of the dwelling.
2. *Indoor Activities:* All activities related to the class instruction shall be conducted entirely within a dwelling.
3. *Employees:* The class instruction shall be conducted by the inhabitants of the dwelling and shall have only one (1) additional employee.
4. *Exterior Advertising:* There shall be no exterior advertising other than identification of the class instruction with a sign not exceeding 6 square feet which must be located on the face of the home.
5. *No Sales on Premises:* There shall only be incidental sales of stocks, supplies or products conducted on the premises.
6. *No Outdoor Storage:* There shall be no exterior storage on the premises of material or equipment used as a part of the class instruction.

7. *No Offensive Impacts:* There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.

4-03-03-02-02      **DAY CARE CENTERS AND HOMES (ADULT\* AND CHILD)**

1. General

- a. *Licensing:* Day care facilities must be properly licensed by the State of Colorado.
- b. *Drop-Off/Pick-Up Areas:* Day care facilities must provide adequate drop-off and pick-up areas. The required area shall be based upon the maximum number of individuals cared for at a single time. Specifically, there shall be one-hundred-sixty (160) square feet of signed off-road drop-off/pick-up area for every eight individuals. All drop-off space shall meet the requirements of these standards and regulations and be approved by the Director of Community and Economic Development.
- c. *Outdoor Recreation Facilities:* Where outside recreation facilities are provided, a six-foot high sight-obscuring fence around the recreation area shall be required to be maintained and the recreation area shall be situated in the rear half of the site.
- d. *Residential Appearance:* Existing residential structures shall not be significantly modified in appearance.
- e. ~~Access: Day care centers shall be located on collector or arterial roads. Day Care Homes may be located on local roads.~~
- f. ~~New Construction in Residential Area:~~ Any new construction allowed in an agricultural or residential zone district for the operation of a day care center shall substantially resemble a conventional single-family dwelling.

2. Child Day Care Home

- a. *Maximum Number of Children not Attending School Fulltime:* The maximum number of children shall be twelve (12), including the caretaker's children under sixteen (16) years of age not attending full-day school.

3. *Adult Day Care Home* \*Adopted by the BoCC on December 13, 2010

- a. *Maximum Number of Adults:* Elderly day care homes shall be permitted as an accessory use, provided the maximum number of elderly persons receiving care, protection, and supervision in any such home shall not exceed four (4) at any given time.
- b. *Criminal Background Investigation:* The Adams County Sheriff's Office shall complete a Criminal Background Investigation and shall issue identification cards to all employees/operators.

- c. *Annual Reporting*: The applicant/operator shall provide an annual report for review by the Director of Community and Economic Development and the Adams County Sheriff's Office. Reports shall include recertification of any education requirements, revised Criminal Background Investigation, and issuance of identification cards to any new employees.

**4-03-03-02-03      *GARAGES***

1. *Maximum Height*: Twenty-four (24) feet unless otherwise restricted by the zone district.
2. *Maximum Rear Yard Coverage*: A garage may not occupy more than thirty percent (30%) of any rear yard.

**4-03-03-02-04      *GARAGE OR YARD SALES***

1. *Maximum Sales Permitted per Year*: No more than two (2) garage or yard sales shall be permitted per calendar year for any one residence.
2. *Period of Operation*: A garage or yard sale shall not exceed a period of three (3) consecutive days.
3. *Hours of Operation*: The garage or yard sale shall limit its hours of operation to 7:00 AM to 7:00 PM.
4. *Signage*: The total sign area shall not exceed sixteen (16) square feet in area. All signage shall be located on private property and not within the public right-of-way.

**4-03-03-02-05      *GREENHOUSES, PRIVATE***

1. *Location*: The greenhouse shall not be located in any front yard.
2. *Setback from Residential Zone*: Not applicable.

**4-03-03-02-06      *HOME OCCUPATIONS***

1. *Maximum Floor Area*: The area to be used for home occupation activities shall not exceed one-half (1/2) the floor area of the dwelling unit.
2. *Incidental Use*: A home occupation shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the character of the dwelling.
3. *Indoor Activities*: All activities related to a home occupation shall be conducted entirely within a dwelling, garage or other accessory building. If conducted in an accessory building, the building shall meet the accessory building requirements of these standards and regulations.

4. *Employees:* A home occupation shall be conducted by the inhabitants of the dwelling.
5. *Exterior Advertising:* There shall be no exterior advertising other than identification of the business with a sign not exceeding six (6) square feet which must be located on the face of the home.
6. *No Sales on Premises:* There shall only be incidental sales of stocks, supplies or products conducted on the premises.
7. *No Outdoor Storage:* There shall be no exterior storage on the premises of material or equipment used as a part of the home occupation.
8. *No Truck Storage:* There shall be no interior or exterior keeping, parking, or storage on the premises of any vehicles in excess of seven thousand (7,000) pounds Gross Vehicle Weight (G.V.W) , used for a commercial purpose in the Agricultural and Residential Zone Districts in conjunction with a home occupation.
9. *No Offensive Impacts:* There shall be no offensive noise, vibration, smoke, dust, odors, heat or glare noticeable at or beyond the property line.
10. *Permitted Home Occupations:* The following uses are examples permitted of home occupations:
  - a. Art Studio
  - b. Class Instruction (See Section 4-03-03-02-01 for detailed performance standards for class instruction)
  - c. Dressmaking or Millinery Work
  - d. Professional Office
  - e. Office for Insurance or Real Estate Sales
  - f. Teaching
11. *Uses Not Considered Home Occupations:* The following uses are not considered home occupations:
  - a. Animal Hospital
  - b. Long-Term Care Facility
  - c. Restaurant
  - d. Bed & Breakfast (A bed and breakfast is considered a principally permitted use.)
  - e. Group Living Facility (A group home is considered a principally permitted use, depending upon occupancy.)
  - f. Auto Painting, Repair, Sales, Service, or Storage
  - g. Truck Repair, Sales, Service, or Storage

**4-03-03-02-07      *HOUSEHOLD PETS***

1. *Permitted Number of Household Pets:* See the Animal Density in Section 4-20 to calculate the number of permitted household pets.
2. *Less than 35 Acre Parcel:* All household pets shall be penned or confined to their owner's property, except when on a leash and in the control of the owner.
3. *Conformance with Private Kennel Standards:* The keeping of more than ten (10) dogs and/or cats, shall conform to private kennel performance standards (See Section 4-03-03-02-08).
4. *Other Standards:* All animal keeping shall conform to Section 4-20 of these standards and regulations.

**4-03-03-02-08      *KENNELS, PRIVATE***

1. *Permitted Number of Dogs and/or Cats:* See the Animal Density in Section 4-21 to calculate the number of permitted household pets.
2. *Building Permit Required:* A building permit shall be obtained for all kennels, pens, shelters or other similar structures.
3. *Prohibited Animals:* Boarding dogs and/or cats other than those animals owned by the resident and/or owner and immediate family shall be prohibited.
4. **Minimum Space Requirements**
  - a. *Dogs:* Each dog shall be provided a minimum space equal to the following equation:
    - (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
    - (2) Length of Kennel = Width of Kennel + 2 feet.
    - (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.
  - b. *Cats:* Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
5. *Garbage Disposal:* All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
6. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.
7. *Drainage:* Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.

8. *Mixing of Dogs and Cats:* Dogs and cats shall not be housed in the same primary enclosure.
9. *Care of Animals:* All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Animal Control.
10. *Other Standards:* All animal keeping shall conform to Section 4-21 of these standards and regulations.

**4-03-03-02-09      *PIGEON AND ANIMAL KEEPING***

1. *Permitted Number of Pigeons or Animals:* See the Animal Density Table in Section 4-20 to calculate the number of permitted household pets.
2. *Loft Floor Space:* There shall be at least one (1) square foot of loft floor space for each mature pigeon.
3. *Loft Design:* The pigeon loft shall be of such sufficient size and design, and constructed of such material, so it can be easily maintained in a clean and sanitary condition.
4. *Loft Compliance:* The loft shall be in compliance at all times with all applicable Tri-County Health regulations.
5. *Setback from Residential Structure:* The loft shall be set back a minimum of twenty-five (25) feet from any residential structure.
6. *Lot Line Setbacks:* The loft shall be set back from all lot lines in accordance with the accessory setbacks for the zone district in which it is located.
7. *Pigeon Feed:* All pigeon feed shall be stored in such containers as to protect against intrusion by rodents and other vermin.
8. *Pigeon Feeding:* All pigeons shall be fed within the confines of the loft.
9. *Pigeon Release for Flying:* Pigeons will not be released for flying for four (4) hours after feeding.
10. *Pigeon Confinement:* All pigeons shall be confined to the loft, except for limited periods necessary for exercise, training and competition. At no time shall pigeons be allowed to perch or linger on the buildings or property of individuals other than the owner of the pigeons.
11. *Other Standards:* All pigeon and animal keeping shall conform to Section 4-20 of these standards and regulations.

**4-03-03-02-10      *SOLAR ENERGY SYSTEM, ACCESSORY***

1. *Site Plan:* A site plan shall be submitted with the building permit which demonstrates compliance with setback and height requirements.

2. *Lot coverage:* The area covered by ground-mounted solar energy systems, where the ground beneath is permeable or pervious, shall not be included in calculations for lot coverage for purposes of zoning.
3. *Location:* All solar panels and equipment (excluding fencing, poles, and wires necessary to connect to facilities of the electric utility) shall meet the minimum accessory structure setbacks for the applicable zone district or shall meet the minimum structure setbacks for the applicable zone district when an accessory structure setback is not specified. Additional setbacks may be required to mitigate noise and visual impacts, or to provide for designated road or utility corridors, as identified through the review process.
4. *Maximum Height:*
  - i. *Ground-mounted:* The height of ground-mounted solar energy systems shall be measured from the highest grade below each solar panel. In residential zone districts, solar panels shall not exceed fifteen (15) feet in height. In all other zone districts, solar panels shall not exceed twenty (20) feet in height.
  - ii. *Roof-mounted:* The height of roof-mounted solar energy systems shall not exceed the maximum permitted height of the structure type by more than five (5) feet.
  - iii. *Parking Lot or Parking Canopy:* The height of systems will be measured from the highest grade below each solar panel. Parking lot cover solar panels shall not exceed twenty (20) feet in height. Parking lot cover solar panels shall be no less than fourteen (14) feet in height to allow clearance for emergency vehicles.
5. *Signage:* For ground-mounted solar energy systems, clearly visible warning signs shall be placed on the fence, barrier, or facility perimeter to inform individuals of potential voltage hazards.
6. *Security:* Except parking lot or parking canopy solar energy systems, all solar panels and equipment (excluding poles and wires necessary to connect to facilities of the electric utility) shall be enclosed by a fence at least six (6) feet high. Wildlife-friendly fence options are encouraged.
7. *Lighting:* If lighting is provided at the site, lighting shall be shielded and downcast such that the light does not spill onto the adjacent parcel. Motion sensor control is preferred.
8. *Decommissioning:* Any solar energy system which is no longer producing energy or has been abandoned shall be removed. The owner or operator shall physically remove the installation within 150 days after the date of discontinued operations. The owner or operator shall notify the Adams County Community & Economic Development Department by certified mail of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:



- i. Physical removal of all solar energy systems, structures, and equipment from the site.
- ii. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
- iii. Stabilization or re-vegetation of the site as necessary to minimize erosion. Adams County may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

**4-03-03-02-11      *STORAGE, PRIVATE***

1. *Maximum Height:* Twenty-four (24) feet
2. *Maximum Rear Yard Coverage:* A storage structure may not occupy more than thirty percent (30%) of any rear yard.

**4-03-03-02-12      *STORAGE, AND PARKING OF VEHICLES***

1. *Prohibited Vehicles:* No vehicle in excess of seven thousand (7,000) pounds gross vehicle weight (G.V.W.) shall be kept, stored, or parked in a residential or agricultural zone district except by Conditional Use Permit. This shall include, but is not limited to, tractor trailers, over-the-road semi-trucks, road cleaners, motor graders, tow trucks, and similar maintenance or construction equipment. This prohibition does not apply to recreational vehicles, personal non-commercial vehicles, and agricultural equipment used for agricultural purposes.
2. *Storing and Parking Vehicles:* Vehicles that are allowed to be stored or parked in agricultural and residential zone districts, include but are not limited to boats, boat trailers, trailers, campers, fifth-wheel trailers, motor homes, stock cars, ski mobiles. The storage or parking of any vehicle in any zone district must meet the standards listed in this section.
3. *Total Number Vehicles Stored*
  - a. *Lots less than 1 Acre:* A total of two (2) vehicles, may be stored outdoors.
  - b. *Lots of 1 Acre or More:* A total of two (2) vehicles per acre, with a maximum of five (5) vehicles may be stored outdoors.
  - c. A vehicle is “stored” on a property when it is located on the same property for a period of seventy-two (72) hours or more.
4. *Vehicles Stored on or Attached to a Trailer:* Recreational vehicles stored on a trailer, and any vehicle attached to a trailer, shall be counted as one (1) vehicle.
5. *Inhabiting Recreational Vehicles:* Motor homes, trailers, 5<sup>th</sup> wheels, and other recreational vehicles may be inhabited one time for a maximum of thirty (30)

consecutive days within a calendar year. The use of a motor home, trailer, 5<sup>th</sup> wheel, or other recreational vehicle must be in conjunction with a residence.

6. *Right-of-Way Parking:* Recreational vehicles and any type of trailer may only be parked on any public right-of-way for a maximum period of twenty-four (24) hours. The same recreational vehicle or trailer may not be moved and re-parked within a five (5) mile vicinity for six (6) months. Unlicensed and inoperable vehicles may not be stored or parked on any public right-of-way for any time period.
7. *Inoperable and Unlicensed Vehicles:* Inoperable vehicles and unlicensed vehicles without a properly displayed and valid State Motor Vehicle Registration Certificate may not be stored or parked outdoors.
8. *Storage on an approved surface:* In residential zone districts, all storage of vehicles and machines listed in this section shall be located on an approved, hard surface of asphalt or concrete and no parking of vehicles is allowed in the back yard or any landscaped area. In the A-1 zone district, all storage of vehicles and machines listed in this section may be located on gravel or recycled asphalt and no parking of vehicles is allowed in the back yard or on any landscaped area. Gravel or recycled asphalt areas within the rear or side setback is not considered part of the back yard and parking is permitted.

#### 4-03-03-02-13 **SWIMMING POOL**

1. *Location:* No swimming pool shall be located in the area from the right-of-way to the front structure line.
2. *Fencing:* All swimming pools shall be completely enclosed by a fence not less than forty-eight (48) inches in height with no opening large enough to permit children to pass through other than gates or doors equipped with self-latching devices placed on the inside top of the gate.
3. *Pre-Existing Pools:* All pre-existing pools shall be completely enclosed by a fence no later than six (6) months following adoption of these standards and regulations.
4. *Wading Pools:* Wading pools with a maximum possible water depth of twenty (20) inches or less are not required to be fenced.

#### 4-03-04 **ACCESSORY USES, COMMERCIAL**

##### 4-03-04-01 **GENERAL ACCESSORY USES PERMITTED**

The following general accessory uses are permitted in Commercial Districts:

1. Accessory Dwelling Unit (see Section 4-03-04 Accessory Uses, Commercial for detailed performance standards)
2. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
3. Guard Dogs (see Section 4-03-04-02-02 Accessory Uses, Commercial for detailed performance standards)
4. Outdoor Storage, Loading and Garbage Areas (see Section 4-03-04-02-03 Accessory Uses, Commercial for detailed performance standards)
5. Parking (see Section 04-21 Parking and Loading for detailed performance standards)
6. Signs (see Section 4-01 Signs and Outdoor Commercial Advertising Devices for detailed performance standards)
7. Solar Energy Systems for use on Property (see Section 4-03-03-02-10 Accessory Uses, Residential for detailed performance standards)
8. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
9. Vending and Produce Stands (see Section 04-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
10. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Residential for detailed performance standards)
11. Other accessory uses approved by the Director of Community and Economic Development. The Director of Community and Economic Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.

#### 4-03-04-02 PERFORMANCE STANDARDS

##### 4-03-04-02-01 **ACCESSORY DWELLING UNIT (ADU)**

1. *Purpose:* The purpose of the accessory dwelling unit (ADU) provisions are to:
  - (1) provide homeowners with an opportunity for companionship and security;
  - (2) better utilize existing infrastructure and community resources;
  - (3) provide a housing type that responds to changing needs and lifestyles (e.g., small families, retirees, caretakers);
  - (4) add to the County's stock of affordable dwelling units; and
  - (5) protect neighborhood character and stability by ensuring that visible ADUs are compatible with surrounding land uses.

2. *Applicability:* One ADU on an existing legal lot is permitted as an accessory use to single family residential uses in any zoning districts, in addition to legal nonconforming single-family structures in those zones as allowed by these regulations. As the purpose of an ADU is to be an accessory use/structure to a primary dwelling, an ADU shall not be platted for individual sale through the condominium platting process.
3. *Process:*
  - a. New ADU. Subject to review, public notification and approval through a building permit and shall conform to all of the following standards.
  - b. Existing (Undocumented) ADUs. If an ADU was created without being part of a project for which a building permit was finalized, the County shall require a building permit and public notification to determine if the structure meets the requirements of this section and building code. Adherence to these development standards is required.
4. *Public Notification:* At time of review of building permit application, the County shall notify by mail residents and property owners directly adjacent to the property for which a complete building permit application has been submitted. Notified parties, and other interested parties, may comment on items concerning the required development and design standards for ADUs. The comment period shall close when the building permit application is resolved in issuance or denial.
5. *Development Standards:*
  - a. Building Type: ADU building types shall not include mobile or manufactured homes. Site built and modular construction is allowed.
  - b. Number: One ADU shall be allowed in each residential lot as a subordinate use in conjunction with any new or existing detached single-family dwelling unit,
  - c. Provision of Water and Sewer: Proof of adequate provisions for water, sewer, fire protection, other utilities and access shall be provided.
  - d. Size:
    - i. Attached or Internal. ADUs shall not exceed 40% of the principal dwelling unit's residential floor area in addition to the underlying development standards for the lot, including, but not limited to, lot coverage, height and setback requirements for the zone in which they reside.
    - ii. Detached. ADUs shall not exceed 1,500 square feet of the residential floor area or 40% of the primary dwelling unit's residential floor area, whichever is less.
  - e. Location: The ADU may be added to or included within the primary unit, or located in a detached structure on the same lot as the primary dwelling

unit. If detached, the ADU is required to meet all accessory structure setbacks for the zone district.

- f. **Parking:** One off-street parking space is required for an ADU in addition to the parking required for the primary dwelling unit. Parking spaces must be paved and may include private garages, carports, or all weather-surfaced, off-street areas reserved for vehicles. Tandem parking is allowed.
- g. **Home Occupations:** The ADU and/or primary residence may contain a home occupation if the home occupation is reviewed and approved per these regulations.
- h. **Other development standards:**
  - i. **Accessory Dwelling Units** shall meet all other development standards (e.g. setbacks, lot coverage etc.) for buildings in the zoning district, except in the following circumstances:
    - 1. The gross floor area of the ADU shall not count towards the maximum accessory building coverage, but rather the maximum principal structure.
    - 2. The height of a detached ADU shall not exceed twenty-five (25) feet.
    - 3. If detached the ADU shall be setback at least 10' to the rear of the front structure line of the principal dwelling unit.
  - ii. For legal nonconforming situations, ADUs shall also adhere to the following requirements:
    - 1. **Legal Nonconforming Primary Single-Family Uses:**
      - a. It is recognized that in some zones, an existing primary single-family use may be considered legal nonconforming. In the event that an existing, legal nonconforming, single family use requests an ADU per these standards, it shall be an allowed accessory use to the legal nonconforming use. If the legal nonconforming primary use ceases to exist, the ADU, shall also cease to exist.
      - b. Conformance with Section 4-24-03 Extension or Enlargement of Nonconforming Conditions applies to the primary use.
    - 2. **ADUs in Existence Prior to these Regulations:**
      - a. Existing ADUs shall meet the requirements of these regulations.

- b. A building permit is required for the Building Official to determine if the structure meets the adopted building code requirements. As-built information about the existing structure shall be required as part of the building permit submittal.
    - c. Additional improvements may be required by the applicant in order for the ADU to meet adopted building codes.
  3. Previously approved Caretaker Dwelling Units may be extended in accordance with Section 2-02-08 Conditional Use Permit.
6. *Design Standards:*
  - a. New Detached Structures, Exterior Alterations and Additions to Existing Structures: The development of a newly constructed detached ADU and exterior alterations and additions to existing structures for ADU development shall be designed consistent with the existing color, façade treatment, roof pitch, siding, lighting, and windows of the primary dwelling unit.

#### **4-03-04-02-02      *GUARD DOGS***

1. *Number of Guard Dogs Permitted:* See the Animal Density Table in Section 4-20 to calculate the number of permitted household pets.
2. *Confinement of Guard Dog(s):* The area being patrolled by a guard dog(s) shall be fenced with a minimum seventy-two (72) inch high chain link or solid screen fence.
3. *Notice of Guard Dog(s):* A sign warning of the presence of said dog(s) stating what hours the dog(s) is on patrol shall be posed in plain view of the public around the perimeter of the fenced area. The sign must also state the name of the owner and the handler of the dog(s), with a phone number where the handler can be reached.
4. *Garbage Disposal:* All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
6. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.
7. *Care of Animals:* All dogs shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Control.

**4-03-04-02-03      *OUTDOOR STORAGE, LOADING, GARBAGE, AND MECHANICAL EQUIPMENT AREAS***

1. *Location:* No outdoor storage, loading or garbage collection or compaction areas shall be located within twenty (20) feet of any public road, public sidewalk or pedestrian way.
2. *Incorporation into Overall Design:* Loading docks, truck parking, outdoor storage, utility meters, HVAC and other mechanical equipment, garbage collection, garbage compaction, and other service functions shall be incorporated into the overall design theme of the building and the landscape so the architectural design is continuous and uninterrupted by ladders, towers, fences and equipment.
3. *Screening:* All outdoor storage, loading or garbage collection or compaction areas shall be located and screened so the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public roads. No attention shall be attracted to these by use of screening materials different from or inferior to the principal materials of the principal structure and landscape. If areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the principal structure.
4. *Rooftop Equipment:* All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design to the maximum extent feasible.

**4-03-05      ACCESSORY USES, INDUSTRIAL**

**4-03-05-01      GENERAL ACCESSORY USES PERMITTED**

The following general accessory uses are permitted in Industrial Districts:

1. Communication Tower, Non-Commercial (see Section 4-03-02-02-02 Accessory Uses, Agricultural for detailed performance standards)
2. Guard Dogs (see Section 4-03-04-02-02 Accessory Uses, Commercial for detailed performance standards)
3. Outdoor Storage, Loading and Garbage Areas (see Section 4-03-04-02-03 Accessory Uses, Commercial for detailed performance standards)
4. Parking (see Section 4-21 Parking and Loading for detailed performance standards)
5. Signs (see Section 4-01 Signs and Outdoor Commercial Advertising Devices for detailed performance standards)

6. Solar Energy Systems for use on Property (see Section 4-03-03-02-10 Accessory Uses, Residential for detailed performance standards)
7. Temporary Use. All temporary uses shall meet the temporary use performance standards contained in Section 4-05 and shall be required to obtain a Special Use Permit unless the temporary use is a permitted principal use within the zone district in which it will be located.
8. Vending and Produce Stands (see Section 4-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
9. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Residential for detailed performance standards)
10. Other accessory uses approved by the Director of Community and Economic Development. The Director of Community and Economic Development may require the accessory use meet performance standards for similar uses permitted by these standards and regulations.



## 4-04 **SPECIAL USES PERFORMANCE STANDARDS**

### 4-04-01 **GENERAL PROVISIONS**

#### 4-04-01-01 **OBTAIN A SPECIAL USE PERMIT**

All special uses shall obtain a Special Use Permit prior to beginning operation. All special uses shall comply with the performance standards established by Section 4-04 for the special use. The permit issuing authority shall be the Board of Adjustment. Special uses shall also conform to all zone district standards contained in these standards and regulations.

#### 4-04-01-02 **DURATION OF SPECIAL USE**

No special use shall be permitted for a period exceeding five (5) years, unless otherwise noted. Renewals of special uses may be granted in one (1) year increments, following the same procedures as the original permit issuance. Temporary Use/ Special Use Permits may only be issued for maximum of ninety-days (90) days administratively. Any operation proposed to operate greater than ninety-days (90) shall be processed as a Special / Temporary Use Permit before the Board of Adjustment.

#### 4-04-01-03 **ZONE DISTRICT STANDARDS AND REQUIREMENTS APPLY**

Setbacks and all other standards and requirements of the zone district in which the special use is located shall apply to all structures connected with the special use.

#### 4-04-01-04 **NO UNDUE DISTURBANCE TO RESIDENTIAL NEIGHBORHOODS**

Lighting, activities, noise, or increased traffic associated with a special use shall not unreasonably disturb surrounding residential neighborhoods.

#### 4-04-01-05 **NO DISRUPTION TO COMMERCIAL OR INDUSTRIAL USES**

Lighting, activities, noise, or increased traffic associated with a special use shall not unreasonably disrupt the operation of nearby commercial or industrial uses.

**4-04-01-06 SIGNAGE**

Any signs associated with an approved Special Use Permit shall be considered a permanent sign and are required to obtain a sign permit and, if applicable, a building permit. **\*Adopted by the BoCC on December 13, 2010**

**4-04-02 PERFORMANCE STANDARDS FOR SPECIFIC SPECIAL USES**

**4-04-02-01 CONCRETE AND ASPHALT MIXING PLANTS**

**4-04-02-01-01 *SPECIAL USE PERMIT REQUIRED***

All concrete or asphalt mixing plants intended to be in operation shall obtain a Special Use Permit. However, concrete or asphalt mixing plants may be issued a Temporary Use Permit by the Community and Economic Development Department for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment. Industrial Zone Districts, which allow concrete or asphalt mixing plants may be allowed with a Building Permit only.

**4-04-02-01-02 *MINIMUM LOT AREA***

No temporary cement or asphalt mixing plants shall be located on a parcel of land less than one-half (½) acre in size.

**4-04-02-01-03 *LOCATION***

The use shall be located on the same property or right-of-way, or directly adjacent to the same property or right-of-way, as the construction project.

**4-04-02-01-04 *PERIOD OF OPERATION***

Temporary cement and asphalt mixing plants shall only be permitted as an accessory use to the construction of roads or other public improvements.

**4-04-02-01-05 *HOURS OF OPERATION***

The temporary cement and asphalt mixing plants shall limit the hours of operation to 7:00 AM to 7:00 PM.

**4-04-02-01-06 *SETBACK FROM OCCUPIED STRUCTURE***

Not applicable.

4-04-02-01-07      **USE AREA SETBACK**

Vehicle use areas, material storage areas, and structures shall be setback at least one hundred (100) feet from the property boundary.

4-04-02-01-08      **ACCESS**

All temporary mixing plants shall have highway, arterial, or collector road access.

4-04-02-01-09      **DUST CONTROL**

It is the responsibility of the temporary plant operator to control dust, dirt, and any other debris from blowing from the site on to other properties.

4-04-02-01-10      **ROAD DAMAGE**

Any road damage to the roads providing access to the site of the temporary plant shall be repaired by the temporary plant operator as deemed necessary by the Director of Public Works. The Director of Public Works shall require the plant operator to post a performance bond to cover all potential repair costs.

4-04-02-01-11      **TRUCKING**

Due to the magnitude of the use, the Director of Public Works may add additional standards regarding trucking routes and the size of loads to protect the general welfare of the citizens.

4-04-02-02      **INERT FILL OPERATIONS**

4-04-02-02-01      **SPECIAL USE PERMIT REQUIRED**

Inert fill operations intended to be in operation for more than six (6) months shall obtain a special use permit. Inert fill operations may be issued a Temporary Use Permit by the Community and Economic Development Department for a maximum of six (6) months. Importation of less than 10 cubic-yards of inert fill is exempt from the requirement to obtain a temporary use or special use permit. The exempted volume of fill material must meet inert fill for grading definition. *\*adopted by the BoCC on December 13, 2010*

4-04-02-02-02      **MAXIMUM FILL AREA**

No Special Use Permit for inert fill shall be issued if the area to be filled is greater than ten (10) acres. Any operation proposed to fill greater than ten (10) acres shall be processed as a Conditional Use Permit (see Chapter 2).

4-04-02-02-03 **MAXIMUM AMOUNT OF FILL MATERIAL**

A Conditional Use Permit (see Chapter 2) for inert fill is required if the amount of material is greater than five-hundred thousand (500,000) cubic yards. Any operation proposed to fill a site with less than five-hundred thousand (500,000) cubic yards may be processed as a Temporary Use/Special Use Permit, depending on the duration of the project.

4-04-02-02-04 **PERIOD OF OPERATION**

Special Use Permits for inert fill may only be issued for a maximum of five (5) years. Any operation proposed to operate less than six (6) months may be processed as a Temporary Use Permit. Any operation proposed to operate for greater than five (5) years shall be processed as a Conditional Use Permit (see Chapter 2). **\*Adopted by the BoCC on December 13, 2010**

4-04-02-02-05 **HOURS OF OPERATION**

The inert fill operation shall limit its hours of operation from 6:00 AM to 10:00 PM, unless otherwise restricted by the Board of Adjustment.

4-04-02-02-06 **SOURCE OF MATERIAL**

The site operator shall have sole discretion of the source of fill material and shall provide details of the source material with the permit application. Proof of clean, inert material may be provided by any one of the following:

1. A signed letter from the source providing the fill material certifying that the material is clean
2. Phase I environmental site assessment or due diligence report for the borrow site demonstrating no Recognized Environmental Conditions (REC)
3. Sampling and analysis of the material to be used as fill demonstrating the material does not contain contaminants in excess of respective EPA residential screening levels. Specifically, two composite samples each consisting of 3 discrete samples shall be collected from 1,000 cubic yards of material with one composite sample collected for each additional 1,500 cubic yards. Laboratory analysis of the following contaminants must be provided:
  - a. VOCs and SVOCs
  - b. 8 RCRA metals (As, Ba, Cd, Cr, Pb, Hg, Se, Ag)
  - c. Polycyclic Aromatic Hydrocarbons
  - d. PCB at the Director of Community and Economic Development's discretion
  - e. Pesticides at the Director of Community and Economic Development's discretion
  - a.—

4-04-02-02-07      **GROUNDWATER IMPACTS**

Fill material is not likely to contaminate ground water. **\*Adopted by the BoCC on December 13, 2010**

4-04-02-02-08      **TRAFFIC/HAUL ROUTE**

The haul route for the traffic to and from the fill operation shall be provided with the permit application and may be jointly reviewed and a recommendation forwarded to the Board of Adjustment for their consideration and decision.

4-04-02-02-09      **GRADING AND DRAINAGE**

The final grading and drainage plan shall be provided with the permit application and may be approved by the Community and Economic Development Department.

4-04-02-03      **TEMPORARY STRUCTURES (TENTS)\***

**\*Adopted by the BoCC on December 13, 2010**

4-04-02-03-01      **SPECIAL USE PERMIT REQUIRED**

A Special Use Permit shall be obtained for any temporary structure intended to be located on a property for more than ninety (90) days. Any structure intended to be used for less than ninety (90) days may obtain a Temporary Use Permit.

4-04-02-03-02      **PERIOD OF OPERATION**

Special Use Permits for temporary structures may only be issued for a maximum of two and a half (2.5) years.

4-04-02-03-03      **CODE REQUIREMENTS**

All Temporary Structures shall meet the building and fire code requirements prior to approval of any Temporary or Special Use Permit.

4-04-02-03-04      **MAXIMUM SIZE**

Temporary Structures shall not exceed a gross floor area of eight hundred (800) square feet per structure.

If multiple temporary structures are located on one site, all requirements of the Adams County Temporary Structures under Section 4-07-02-03 shall be followed.

**4-04-02-03-05      *LOCATION***

The temporary structure shall be located on gravel, recycled asphalt, or paved parking lot or on agricultural land. The structure shall not block or be located within any right-of-way or public sidewalk. The structure shall not be located within any required parking spaces. The structure shall meet all zone district requirements for which the structure is located.

**4-04-02-03-06      *HEIGHT***

The temporary structure shall not exceed the height limit of the zone district in which the structure is located.

**4-04-02-03-07      *EXITS***

Stands (wood-built structures)

Any stand measuring more than twenty-five (25) feet in length across the face shall have two (2) exits. Exit doors shall be a minimum of twenty (20) inches in width and six (6) feet in height and swing in the direction of egress. Stands with floor areas between three hundred (300) and four hundred (400) square feet must have three (3) exits.

Tents

All aisles within a tent shall measure no less than 48 inches in width. All tents shall have at least two sides of the tent open and unobstructed for use as an exit.

**4-04-02-03-08      *CONSTRUCTION MATERIALS***

All temporary structures shall be constructed of wood, metal, fire retardant tent as approved by the Community and Economic Development Department or other approved materials. Stands shall not have wheels or tires. Combustible construction materials shall be painted with a water based latex paint.

**4-04-02-03-09      *ANCHORING***

All temporary structures shall be properly anchored to the ground as approved by the Community and Economic Development Department.

**4-04-02-03-10      *WIRING***

Electrical wiring shall meet all requirements of the State of Colorado.

4-04-02-04     **VENDING AND PRODUCE STANDS**

4-04-02-04-01     ***SPECIAL USE PERMIT REQUIRED***

Vending and/or produce standards intended to be in operation shall obtain a Special Use Permit. However, vending and/or produce stands may be issued a Temporary Use Permit by the Community and Economic Development Department for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment.

No Special Use Permit shall be required for a produce stand located on agriculturally zoned land provided the stand is an accessory use and meets the performance standards in Section 4-03-02-02-05. In addition, no Special Use Permit shall be issued if the stand has been erected on the subject site without a Temporary Use Permit from the Community and Economic Development Department.

4-04-02-04-02     ***MINIMUM LOT AREA***

No vending or produce stand shall be located on a parcel of land less than four hundred (400) square feet in size.

4-04-02-04-03     ***LOCATION***

The stand shall be located on a gravel, recycled asphalt, or paved parking lot or on agricultural land. The stand shall not block or be located within any right-of-way or public sidewalk.

4-04-02-04-04     ***PERIOD OF OPERATION***

The stand shall operate for no more than ninety (90) days annually.

4-04-02-04-05     ***HOURS OF OPERATION***

The stand shall limit its hours of operation to 7:00 AM to 7:00 PM.

4-04-02-04-06     ***SETBACKS***

The setbacks for the zone district shall apply.

4-04-02-04-07     ***PARKING***

Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of stand area.

4-04-02-04-08      ***ACCESS***

All vending and produce stands shall have highway, arterial, or collector road access.



## 4-05 **TEMPORARY USES PERFORMANCE STANDARDS**

### 4-05-01 **GENERAL PROVISIONS**

#### 4-05-01-01 **OBTAIN A TEMPORARY USE PERMIT**

All temporary uses shall obtain a Temporary Use Permit prior to beginning operation. All temporary uses required by these regulations to obtain a Temporary Use Permit, shall comply with the performance standards established by Section 4-05 for the temporary use. Specified temporary uses may be issued by the Director of Community and Economic Development. Temporary uses shall also conform to all zone district standards contained in these standards and regulations. If a Temporary Use Permit is denied by the Community and Economic Development Department, an applicant may request a Special Use Permit from the Board of Adjustment.

#### 4-05-01-02 **DURATION OF TEMPORARY USE**

No temporary use shall be permitted for a period exceeding ninety-days (90), unless otherwise noted. Renewals of Temporary Use Permits may only be issued for a maximum of ninety-days (90) days administratively. Any operation proposed to operate greater than ninety-days (90) shall be processed as a Special Use Permit before the Board of Adjustment.

#### 4-05-01-03 **ZONE DISTRICT STANDARDS AND REQUIREMENTS APPLY**

Setbacks and all other standards and requirements of the zone district in which the temporary use is located shall apply to all structures connected with the temporary use.

#### 4-05-01-04 **NO UNDUE DISTURBANCE TO RESIDENTIAL NEIGHBORHOODS**

Lighting, activities, noise, or increased traffic associated with a temporary use shall not unreasonably disturb surrounding residential neighborhoods.

#### 4-05-01-05 **NO DISRUPTION TO COMMERCIAL OR INDUSTRIAL USES**

Lighting, activities, noise, or increased traffic associated with a temporary use shall not unreasonably disrupt the operation of nearby commercial or industrial uses.

4-05-01-06     **SIGNAGE**

Any sign associated with an approved Temporary Use Permit shall be depicted on the site plan and allowed for the duration of the permit. The maximum sign size shall be thirty-two (32) square feet. Signs shall be placed on private property, outside any right-of-way or easement and shall be placed to avoid any sight obstruction for motorists, cyclists and pedestrians. Signs shall not be illuminated. Signs for Temporary Use Permits do not require a sign permit, but may require a building permit. **\*Adopted by the BoCC on December 13, 2010**

4-05-02     **PERFORMANCE STANDARDS FOR SPECIFIC TEMPORARY USES**

4-05-02-01     **CARNIVAL OR CIRCUS**

4-05-02-01-01     ***TEMPORARY USE PERMIT REQUIRED***

All carnivals or circuses shall obtain a Temporary Use Permit before operating.

4-05-02-01-02     ***MINIMUM LOT AREA***

No carnival or circus shall be located on a parcel of land less than five (5) acres in size.

4-05-02-01-03     ***PERIOD OF OPERATION***

No carnival or circus shall be allowed to operate for a period exceeding fourteen (14) days, exclusive of a three (3) day period, before and after the operation, during which amusement rides, concessions, etc. are erected or removed from the site.

4-05-02-01-04     ***HOURS OF OPERATION***

The carnival or circus shall limit its hours of operation to 9:00 AM to 10:00 PM.

4-05-02-01-05     ***ACCESS***

All carnivals and circuses shall have highway or arterial road access.

4-05-02-01-06     ***SETBACK FROM RESIDENTIAL ZONE***

Not applicable.

4-05-02-01-07      ***PARKING***

Every carnival or circus shall provide either paved or dust treated off-road parking for not less than three hundred (300) automobiles per acre of area used for amusement purposes.

4-05-02-01-08      ***SIGNAGE***

All signs associated with a Carnival or Circus shall be consistent with Section 4-05-01-06. **\*Adopted by the BoCC on December 13, 2010**

4-05-02-02      **CHRISTMAS TREE SALES**

4-05-02-02-01      ***TEMPORARY USE PERMIT REQUIRED***

All Christmas tree sales lots shall obtain a Temporary Use Permit before operating and shall comply with the performance criteria of Section 4-05-02-02.

4-05-02-02-02      ***MAXIMUM LOT AREA***

The sales lot shall not occupy more than ten percent (10%) of a gravel, recycled asphalt, or paved parking lot on which the sales lot is located. In no case shall the sales area exceed ten thousand (10,000) square feet.

4-05-02-02-03      ***LOCATION***

Christmas tree sales lots shall be located on a gravel, recycled asphalt, or paved parking lot in a commercial zone district or on agricultural land. The sales area shall not block or be located within any right-of-way or public sidewalk.

4-05-02-02-04      ***PERIOD OF OPERATION***

Christmas tree sales shall not exceed a period of sixty (60) days.

4-05-02-02-05      ***HOURS OF OPERATION***

The Christmas tree sales lot shall limit its hours of operation to 7:00 AM to 7:00 PM.

4-05-02-02-06      ***SETBACKS***

The setbacks for the zone district shall apply.

4-05-02-02-07      ***SIGNAGE***

All signs associated with Christmas Tree Sales shall be consistent with Section 4-05-01-06. **\*Adopted by the BoCC on December 13, 2010**

4-05-02-02-08      ***PARKING***

Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of sales area.

4-05-02-02-09      ***ACCESS***

All Christmas tree lots shall have highway, arterial, or collector road access.

4-05-02-02-10      ***TREE DISPLAY RESTRICTIONS***

No Christmas tree shall be displayed within fifty (50) feet of an intersection of the curb line of any two (2) roads or within any sight distance triangle required to be maintained by these standards and regulations.

4-05-02-03      **CONCRETE AND ASPHALT MIXING PLANTS**

4-05-02-03-01      ***TEMPORARY USE PERMIT REQUIRED***

All concrete or asphalt mixing plants intended to be in operation shall obtain a Special Use Permit. However, concrete or asphalt mixing plants may be issued a Temporary Use Permit by the Community and Economic Development Department for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment. Industrial Zone Districts, which allow concrete or asphalt mixing plants may be allowed with a Building Permit only.

4-05-02-03-02      ***MINIMUM LOT AREA***

No temporary cement or asphalt mixing plants shall be located on a parcel of land less than one-half (½) acre in size.

4-05-02-03-03      ***LOCATION***

The use shall be located on the same property or right-of-way, or directly adjacent to the same property or right-of-way, as the construction project.

4-05-02-03-04      ***PERIOD OF OPERATION***

Temporary cement and asphalt mixing plants shall only be permitted as an accessory use to the construction of roads or other public improvements.

4-05-02-03-05      ***HOURS OF OPERATION***

The temporary cement and asphalt mixing plants shall limit the hours of operation to 7:00 AM to 7:00 PM.

4-05-02-03-06      ***SETBACK FROM OCCUPIED STRUCTURE***

Not applicable.

4-05-02-03-07      ***USE AREA SETBACK***

Vehicle use areas, material storage areas, and structures shall be setback at least one hundred (100) feet from the property boundary.

4-05-02-03-08      ***ACCESS***

All temporary mixing plants shall have highway, arterial, or collector road access.

4-05-02-03-09      ***DUST CONTROL***

It is the responsibility of the temporary plant operator to control dust, dirt, and any other debris from blowing from the site on to other properties.

4-05-02-03-10      ***ROAD DAMAGE***

Any road damage to the roads providing access to the site of the temporary plant shall be repaired by the temporary plant operator as deemed necessary by the Director of Public Works. The Director of Public Works shall require the plant operator to post a performance bond to cover all potential repair costs.

4-05-02-03-11      ***TRUCKING***

Due to the magnitude of the use, the Director of Public Works may add additional standards regarding trucking routes and the size of loads to protect the general welfare of the citizens.

4-05-02-03-12      ***SIGNAGE***

All signs associated with Concrete and Asphalt Mixing Plants shall be consistent with Section 4-05-01-06. **\*Adopted by the BoCC on December 13, 2010**

4-05-02-04      **CONSTRUCTION SITE FENCING**

4-05-02-04-01      ***TEMPORARY USE PERMIT REQUIRED***

A Temporary Use Permit shall be obtained before locating any construction site fencing and shall comply with the performance criteria of Section 4-05-02-04.

4-05-02-04-02      ***MAXIMUM HEIGHT***

The maximum height of construction site fencing shall be ninety-six (96) inches.

4-05-02-04-03      ***FENCING MATERIAL***

Land under development may be surrounded by a chain link fence or solid wood fence.

4-05-02-04-04      ***LOCATION***

Construction site fencing shall be installed within or along the property lines of the development.

4-05-02-04-05      ***SIGN POSTING***

Construction site fencing shall be posted with the name and phone number of the responsible party for emergency and trespassing purposes.

4-05-02-04-06      ***PERIOD OF PLACEMENT AND REMOVAL***

Construction site fencing may exist during the period of construction for the project. It shall be removed within thirty (30) days of issuance of a certificate of occupancy.

4-05-02-05      **PERMISSIBLE FIREWORKS STAND/TENT**

4-05-02-05-01      ***TEMPORARY USE PERMIT REQUIRED***

A Temporary Use Permit shall be obtained for each stand/tent before locating any permissible fireworks stand/tent and shall comply with the performance criteria of Section 4-05-02-06. Only the sale of “permissible fireworks”, as that term is defined by Colorado Revised Statutes, is permitted with temporary use permit for permissible fireworks stand/tent. Fireworks that do not meet the definition of “permissible fireworks” shall not be sold or stored at permissible fireworks stands/tents.

4-05-02-05-02      ***SUBMITTAL DEADLINE***

All Temporary Use Permit Applications for permissible fireworks stands/tents shall be submitted no later than the last business day in May. All applications shall be complete at the time of submittal.

4-05-02-05-03      ***INSURANCE***

The applicant shall submit to Adams County a certificate of insurance. The minimum coverage for the property damage and/or bodily injury is \$1,000,000.00.

4-05-02-05-04      ***MAXIMUM SIZE OF STAND/TENT***

If multiple stands/tents are located on one site, all requirements of the Adams County Permissible Fireworks Stands/Tents under Section 4-05-02-06 shall be followed.

Permissible Fireworks stands/tents shall not exceed a gross floor area of eight hundred (800) square feet per stand/tent.

4-05-02-05-05      ***PERIOD OF OPERATION***

Permissible fireworks stands/tents may be operated between June 15 and July 5.

4-05-02-05-06      ***DISMANTLE AND REMOVAL DATE***

All stands/tents shall be dismantled and removed no later than July 15.

4-05-02-05-07      ***HOURS OF OPERATION***

Permissible fireworks stands/tents shall limit their hours of operation to 7:00 AM to 10:00 PM.

**4-05-02-05-08 CLEAR AREA**

A clear area is a minimum area in which the permissible fireworks stand or tent shall be setback from property lines, fences, vehicles, detached firework storage, and all permitted banners. The clear area shall be measured from the supporting wall of the stand or from the anchor point of the tent.

**4-05-02-05-09 VEGETATION AND WEEDS WITHIN CLEAR AREAS**

Vegetation within the required clear areas shall be a maximum of two (2) inches above the ground with the exception of trees and shrubs.

**4-05-02-05-10 CLEAR AREAS AROUND STAND/TENT AND DETACHED PERMISSIBLE FIREWORKS STORAGE**

Front(s)	30 feet
Sides	30 feet
Rear	30 feet

**4-05-02-05-11 SEPARATION BETWEEN STANDS/TENTS AND DETACHED PERMISSIBLE FIREWORKS STORAGE**

A clear and unobstructed distance of thirty (30) feet is required between the stand/tent and detached fireworks storage.

**4-05-02-05-12 SETBACKS FROM PERMANENT BUILDINGS, FLAMMABLE LIQUIDS, AND FUEL DISPENSING OPERATIONS**

A clear and unobstructed distance of fifty (50) feet is required between the stands/tents and permanent buildings, flammable liquids, and fuel dispensing operations.

**4-05-02-05-13 EXITS**

1. Stands: Any stand measuring more than twenty-five (25) feet in length across the face shall have two (2) exits. Exit doors shall be a minimum of twenty (20) inches in width and six (6) feet in height and swing in the direction of egress. Stands with floor areas between three hundred (300) and four hundred (400) square feet must have three (3) exits.
2. Tents: All aisles within a permissible fireworks stand shall measure no less than 48 inches in width. All fireworks tents shall have at least two sides of the tent open and unobstructed for use as an exit.



4-05-02-05-14      ***“NO SMOKING” SIGNS***

“No Smoking” signs shall be conspicuously placed both inside and outside of the stand/tent.

4-05-02-05-15      ***CONSTRUCTION MATERIALS***

All stands/tents shall be constructed of wood, metal, fire retardant tent as approved by the Community and Economic Development Department or other approved materials. Stands shall not have wheels or tires. Combustible construction materials shall be painted with a water-based latex paint.

4-05-02-05-16      ***ANCHORING***

All tents and stands shall be properly anchored to the ground as approved by the Community and Economic Development Department.

4-05-02-05-17      ***WIRING***

Electrical wiring shall meet all requirements of the State of Colorado.

4-05-02-05-18      ***DISPENSING PERMISSIBLE FIREWORKS***

A person of twenty-one (21) years of age or older shall be present on the property at all times to provide supervision. It is illegal for any person under sixteen (16) years of age to purchase or vend any permissible fireworks. All permissible fireworks stands/tents shall operate in conformance with state law.

4-05-02-05-19      ***DISCHARGING FIREWORKS***

No fireworks shall be discharged within a three hundred (300) foot radius of a stand/tent or within one hundred (100) feet of the property line on which the stand/tent is located.

4-05-02-05-20      ***WHOLESALE FIREWORKS***

Sale of fireworks at wholesale shall not be conducted from stands/tents or portable, moveable, or temporary metal, wood, or plastic containers.

4-05-02-05-21      ***PENNANTS***

Strings of flags, pennants, and streamers are allowed to define the clear area or the parking area. Pennants shall not be attached to a stand or tent. Pennants shall be depicted on the site plan.

**4-05-02-05-22      *SIGNAGE***

All signs associated with a Permissible Firework Tent/Stand shall be consistent with Section 4-05-01-06.

**4-05-02-05-23      *TRASH***

The site shall be kept clean of trash and debris at all times. Trash dumpsters shall be utilized and located on the site during operations.

**4-05-02-06      *CHILE STAND/TENT \****

**\*Adopted by the BoCC on April 21, 2008**

**4-05-02-06-01      *TEMPORARY USE PERMIT REQUIRED***

A Temporary Use Permit shall be obtained for each stand/tent before locating any chile stand/tent and shall comply with the performance criteria of Section 4-05-02-07.

**4-05-02-06-02      *INSURANCE***

The applicant shall submit to Adams County a certificate of insurance. The minimum coverage for the property damage and/or bodily injury is \$400,000.00.

**4-05-02-06-03      *MAXIMUM SIZE OF STAND/TENT***

If multiple stands/tents are located on one site, all requirements of the Adams County Chile Stand/Tent under Section 4-05-02-07 shall be followed.

Chile stands/tents shall not exceed a gross floor area of eight hundred (800) square feet per stand/tent.

**4-05-02-06-04      *HOURS OF OPERATION***

Chile stands/tents shall limit their hours of operation to 7:00 AM to 10:00 PM.

**4-05-02-06-05      *CLEAR AREAS AROUND TENT/STAND***

A clear area is a minimum area in which the chile stand or tent shall be setback from property lines, fences, vehicles, propane tanks, burners, and all permitted banners. The clear area shall be measured from the supporting wall of the stand or from the anchor point of the tent.

**4-05-02-06-06      *CLEAR AREAS***

Front(s)            30 feet  
Sides                30 feet  
Rear                 30 feet

**4-05-02-06-07      *CLEAR AREAS AROUND PROPANE TANKS AND BURNERS***

A clear area is a minimum area in which the propane tanks and burners shall be setback from property lines, fences, vehicles, tents/stands, and all banners.

**4-05-02-06-08      *VEGETATION AND WEEDS WITHIN CLEAR AREAS***

Vegetation within the required clear areas shall be a maximum of two (2) inches above the ground with the exception of trees and shrubs.

**4-05-02-06-09      *ANCHORING***

All tents and stands shall be properly anchored to the ground as approved by the Community and Economic Development Department.

**4-05-02-06-10      *WIRING***

Electrical wiring shall meet all requirements of the State of Colorado.

**4-05-02-06-11      *PENNANTS***

Strings of flags, pennants, and streamers are allowed to define the clear area or the parking area. Pennants shall not be attached to a stand or tent. Pennants shall be depicted on the site plan\***Adopted by the BoCC on December 13, 2010**

**4-05-02-06-12      *SIGNAGE***

All signs associated with a Chile Tent/Stand shall be consistent with Section 4-05-01-06. \***Adopted by the BoCC on December 13, 2010**

**4-05-02-06-13      *TRASH***

The site shall be kept clean of trash and debris at all times. Trash dumpsters shall be utilized and located on the site during operations.

4-05-02-07 **INERT FILL OPERATIONS**4-05-02-07-01 **TEMPORARY USE PERMIT REQUIRED**

Inert fill operations shall obtain a Temporary Use Permit. A Temporary Use Permit for inert fill may be issued for a maximum of six (6) months. Importation of less than 10 cubic-yards of inert fill is exempt from the requirement to obtain a temporary use or special use permit. The exempted volume of fill material must meet inert fill for grading definition.\*adopted by the boce on december 13, 2010

4-05-02-07-02 **MAXIMUM FILL AREA**

No Temporary Use Permit for inert fill shall be issued if the area to be filled is greater than ten (10) acres. Any operation proposed to fill greater than ten (10) acres shall be processed as a Conditional Use Permit (see Chapter 2).

4-05-02-07-03 **MAXIMUM AMOUNT OF FILL MATERIAL**

No Temporary Use Permit for inert fill shall be issued if the amount of material is greater than five-hundred thousand (500,000) cubic yards. Any operation proposed to fill a site with more than five-hundred thousand (500,000) cubic yards shall be processed as a Conditional Use Permit (see Chapter 2).

4-05-02-07-04 **PERIOD OF OPERATION**

Temporary Use Permits for inert fill may only be issued for maximum of six (6) months. Any operation proposed to operate greater than six (6) months shall be processed as a Special Use Permit. Any operation proposed to operate greater than five (5) years shall obtain a Conditional Use Permit (see Chapter 2). **\*Adopted by the BoCC on December 13, 2010**

4-05-02-07-05 **HOURS OF OPERATION**

The inert fill operation shall limit its hours of operation from 6:00 AM to 10:00 PM, unless otherwise restricted by the Director of Community and Economic Development.

4-05-02-07-06 **SOURCE OF MATERIAL**

The site operator shall have sole discretion of the source of fill material and shall provide details of the source material with the permit application. Proof of clean, inert material may be provided by any one of the following:

1. A signed letter from the source providing the fill material certifying that the material is clean
2. Phase I environmental site assessment or due diligence report for the borrow site demonstrating no Recognized Environmental Conditions (REC)
3. Sampling and analysis of the material to be used as fill demonstrating the material does not contain contaminants in excess of respective EPA residential screening levels. Specifically, two composite samples each consisting of 3 discrete samples shall be collected from 1,000 cubic yards of material with one composite sample collected for each additional 1,500 cubic yards. Laboratory analysis of the following contaminants must be provided:
  - a. VOCs and SVOCs
  - b. 8 RCRA metals (As, Ba, Cd, Cr, Pb, Hg, Se, Ag)
  - c. Polycyclic Aromatic Hydrocarbons
  - d. PCB at the Director of Community and Economic Development's discretion
  - e. Pesticides at the Director of Community and Economic Development's discretion
  - a.—

4-05-02-07-07      ***GROUNDWATER IMPACTS***

Fill material is not likely to contaminate ground water. **\*Adopted by the BoCC on December 13, 2010**

4-05-02-07-08      ***TRAFFIC/HAUL ROUTE***

The haul route for the traffic to and from the fill operation shall be provided with the permit application and may be jointly reviewed and approved by the Community and Economic Development Department.

4-05-02-07-09      ***GRADING AND DRAINAGE***

The final grading and drainage plan shall be provided with the permit application and may be approved by the Community and Economic Development Department.

4-05-02-08      **TEMPORARY STRUCTURES (TENTS)\***

**\*Adopted by the BoCC on December 13, 2010**

**4-05-02-08-01      *TEMPORARY USE PERMIT REQUIRED***

A Temporary Use Permit shall be obtained for any temporary structure intended to be located on a property for up to ninety (90) days.

**4-05-02-08-02      *PERIOD OF OPERATION***

Temporary Use Permits for temporary structures may only be issued for a maximum of ninety (90) days. Any structure intended to be used for more than ninety (90) days shall obtain a Special Use Permit.

**4-05-02-08-03      *CODE REQUIREMENTS***

All Temporary Structures shall meet the building and fire code requirements prior to approval of any Temporary or Special Use Permit.

**4-05-02-08-04      *MAXIMUM SIZE***

Temporary Structures shall not exceed a gross floor area of eight hundred (800) square feet per structure.

If multiple temporary structures are located on one site, all requirements of the Adams County Temporary Structures under Section 4-05-02-09 shall be followed.

**4-05-02-08-05      *LOCATION***

The temporary structure shall be located on gravel, recycled asphalt, or paved parking lot or on agricultural land. The structure shall not block or be located within any right-of-way or public sidewalk. The structure shall not be located within any required parking spaces. The structure shall meet all zone district requirements for which the structure is located.

**4-05-02-08-06      *HEIGHT***

The temporary structure shall not exceed the height limit of the zone district in which the structure is located.

**4-05-02-08-07      *EXITS***

1. Stands (Wood built structures): Any stand measuring more than twenty-five (25) feet in length across the face shall have two (2) exits. Exit doors shall be a minimum of twenty (20) inches in width and six (6) feet in height and swing in the direction of egress. Stands with floor areas between three hundred (300) and four hundred (400) square feet must have three (3) exits.

2. Tents: All aisles within a tent shall measure no less than 48 inches in width. All tents shall have at least two sides of the tent open and unobstructed for use as an exit.

**4-05-02-08-08      *CONSTRUCTION MATERIALS***

All temporary structures shall be constructed of wood, metal, fire retardant tent as approved by the Community and Economic Development Department or other approved materials. Stands shall not have wheels or tires. Combustible construction materials shall be painted with a water based latex paint.

**4-05-02-08-09      *ANCHORING***

All temporary structures shall be properly anchored to the ground as approved by the Community and Economic Development Department.

**4-05-02-08-10      *WIRING***

Electrical wiring shall meet all requirements of the State of Colorado.

**4-05-02-08-11      *SIGNAGE***

All signs associated with a Temporary Structure shall be consistent with Section 4-05-01-06. **\*Adopted by the BoCC on December 13, 2010**

**4-05-02-09      *VENDING AND PRODUCE STANDS***

**4-05-02-09-01      *TEMPORARY USE PERMIT REQUIRED***

Vending and/or produce standards intended to be in operation shall obtain a Special Use Permit. However, vending and/or produce stands may be issued a Temporary Use Permit by the Community and Economic Development Department for a maximum of ninety-days (90) in advance of any hearing before the Board of Adjustment.

No Special Use Permit shall be required for a produce stand located on agriculturally zoned land provided the stand is an accessory use and meets the performance standards in Section 4-03-02-02-05. In addition, no Special Use Permit shall be issued if the stand, which is subject to the current permit has been erected on the subject site without a Temporary Use Permit from the Community and Economic Development Department.

4-05-02-09-02      **MINIMUM LOT AREA**

No vending or produce stand shall be located on a parcel of land less than four hundred (400) square feet in size.

4-05-02-09-03      **LOCATION**

The stand shall be located on a gravel, recycled asphalt, or paved parking lot or on agricultural land. The stand shall not block or be located within any right-of-way or public sidewalk.

4-05-02-09-04      **PERIOD OF OPERATION**

The stand shall operate for no more than ninety (90) days annually.

4-05-02-09-05      **HOURS OF OPERATION**

The stand shall limit its hours of operation to 7:00 AM to 7:00 PM.

4-05-02-09-06      **SETBACKS**

The setbacks for the zone district shall apply.

4-05-02-09-07      **SIGNAGE**

All signs associated with a Vending and Produce Stand shall be consistent with Section 4-05-01-06. **\*Adopted by the BoCC on December 13, 2010**

4-05-02-09-08      **PARKING**

Parking for the stand shall not block or be located within any right-of-way or public sidewalk. At least five (5) off-road parking spaces shall be provided per two hundred (200) square feet of stand area.

4-05-02-09-09      **ACCESS**

All vending and produce stands shall have highway, arterial, or collector road access.



## 4-06 **AGRICULTURAL USES PERFORMANCE STANDARDS**

### 4-06-01 **GENERAL PERFORMANCE STANDARDS**

#### 4-06-01-01 **PURPOSE**

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance to be applied to all agricultural development in Adams County. Any use specific performance standards contained in these standards and regulations shall also be applied. Where a use specific performance standard conflicts with a general performance standard, the use specific standard shall apply.

#### 4-06-01-02 **SUBSECTIONS**

The following general performance standards are included in this section:

1. Fencing and Walls

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-12)
2. Signage (See Section 4-01)
3. Landscaping (See Section 4-15-10)
4. Weeds and Offending Vegetation (See Section 4-17)
5. Site Design Considerations (See Section 4-20)
6. Operational Standards (See Section 4-13)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-21)
8. Off-Premise Signs (See Section 4-15)

#### 4-06-01-02-01 ***FENCING, WALLS AND SCREENING***

##### 4-06-01-02-01-01 ***Maximum Height***

The maximum height of fencing, walls, and screening shall be ninety-six (96) inches, which may include four (4) strands of barbed wire forming the top eighteen (18) inches. All fences and walls more than forty-two (42) inches in height require a building permit.

4-06-01-02-01-02      ***Fencing Material***

Fencing consisting of only barbed wire is permitted.

4-06-01-02-01-03      ***Retaining Wall***

Any retaining wall over four (4) feet in height shall require preparation by a professional engineer as a condition for a building permit, except where waived by the Director of Public Works.

4-06-01-02-01-04      ***Subdivided Agricultural Zone Districts***

In addition, the other standards contained in this Section, the following fence standards shall apply to subdivided agriculturally zoned lands:

1. *Maximum Fence Height:* Fifty-four (54) inches between the front setback line and a front property line.
2. *Fencing in the Front Setback:* All fencing between the front setback line and front property line greater than forty-two (42) inches shall not be screen fencing and shall adhere to sight distance requirements.
3. *External Boundary Electric Fence:* An external boundary electric fence shall require a Conditional Use Permit.

4-06-01-02-01-05      ***Traffic View Obstruction***

Traffic view obstruction, as outlined in these standards and regulations, is prohibited.

4-06-01-02-01-06      ***Screen Fencing***

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
  - a. Install heavy gauge PVC or vinyl inserts.
  - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
  - c. Color of the inserts is at the discretion of the applicant.

- d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall.
3. If the property is not feasible screened by a fence from an adjacent road due to topography, the property owner shall:
  - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
  - b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
  - a. Structural integrity and being functionally sound under the Uniform Building Code; and
  - b. Substantially the same condition as originally permitted or constructed.

4-06-01-02-01-07

***Garbage Area Screening***

Garbage area screening shall consist of a six (6) foot high minimum screen fence.

4-06-01-02-01-08

***Outdoor Storage Screening***

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

4-06-01-02-01-09

***Masonry Wall***

All walls specified to be masonry fencing shall be constructed out of a brick or stone material which does not permit the contents within the fenced area to be seen from the outside.

4-06-01-02-01-10

***Noise Barrier Fencing***

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed residential or commercial development the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Highways (Colorado Department of Transportation) and these standards and regulations.

4-06-01-02-01-11 ***Sidewalk Maintenance***

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access

4-06-01-02-01-12 ***Oil and Gas Well Waiver***

Where a new home is constructed within three hundred (300) feet of an existing oil or gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.

4-06-02 **PERFORMANCE STANDARDS BY USE CATEGORY**

The following specific performance standards are included in this section:

1. Agricultural Support Businesses and Services (See Section 4-06-02-01 for specific requirements)
  - a. Auction Yards, With Livestock (See Section 04-06-02-01-01 for specific requirements)
  - b. Biosolids Application (See Section 04-05-02-01-02 for specific requirements)
  - c. Commercial Livestock and Poultry Confinement Operations (See Section 04-06-02-01-03 for specific requirements)
  - d. Equestrian Arena, Commercial (See Section 4-06-02-01-04 for specific requirements)
  - e. Equestrian Arena, Personal (See Section 4-06-02-01-05 for specific requirements)
  - f. Farm Machinery Sales and Services (See Section 04-06-02-01-06 for specific requirements)
  - g. Fish Hatcheries (See Section 04-06-02-01-07 for specific requirements)
  - h. Livestock and Poultry Keeping (See Section 04-06-02-01-09 for specific requirements)
  - i. Railroad Yards (See Section 04-06-02-01-10 for specific requirements)
  - j. Truck Stops (See Section 04-06-02-01-11 for specific requirements)
2. Nurseries \*
3. Performance standards for residential uses, institutional uses, commercial uses and industrial uses permitted in an agricultural zone district may be found in Sections 4-07, 4-08, 4-09, and 4-10.

4-06-02-01      **AGRICULTURAL SUPPORT BUSINESSES AND SERVICES**

4-06-02-01-01      **AUCTION YARDS, WITH LIVESTOCK**

1. *Minimum Parcel Area:* One (1) acre
2. *Location:* All auction yards shall be located at least fifty (50) feet away from any on-property occupied residential structure, fifty (50) feet from any right-of-way and five hundred (500) feet from any off-property occupied residential structure.
3. *Sale of Livestock:* Livestock sale rings are permitted. However, all livestock sale rings and yards shall be located no less than one thousand (1,000) feet from any occupied residential structure.
4. *Animal Care:* All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture and the State Veterinarian's Office.
5. *Manure Handling:* Manure shall be handled and disposed of in a sanitary method, approved by Tri-County Health Department.

4-06-02-01-02      **BIOSOLIDS APPLICATION**

1. *Biosolids Regulations:* The applier must operate in compliance with the Colorado Department of Public Health and Environment Biosolids Regulations, Reg. No. 64.
2. *Monitoring Reports:* Monitoring reports (2 copies) are required as a condition of the State Permit and shall be forwarded to the Adams County Community and Economic Development Department as they are forwarded to the Colorado Department of Public Health and Environment.
3. *Conditions of Approval:* The applier shall operate in accordance with all approved plans and required conditions of approval as stated in the permit issued by Adams County.
4. *Sewage, Sewage Sludge, and Septage:* Land applications of sewage, sewage sludge, or septage are prohibited. **\*Adopted by the BoCC on December 13, 2010**

4-06-02-01-03      **COMMERCIAL LIVESTOCK AND POULTRY CONFINEMENT OPERATIONS**

1. *Minimum Parcel Area:* Ten (10) acres

2. *Location:* All such operations shall be located at least one hundred (100) feet away from any on-property occupied residential structure and two hundred (200) feet from any right-of-way.
3. *Setback from Residential Properties:* No new livestock or poultry confinement operation shall be permitted within one (1) mile of the lot line of a residential use except one which occurs in association with the livestock confinement operation and unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property.
4. *Animal Care:* All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture and the State Veterinarian's Office.
5. *Grazing:* Grazing lands shall be maintained in accordance with standards and specifications outlined by the United States Department of Agriculture and the local Soil Conservation Service.
6. *Conformance with "Confined Animal Feeding Operations Control Regulations":* All Operations shall comply with the "Confined Animal Feeding Operations Control Regulations" specified by the Colorado Department of Public Health and Environment.
7. *Environmental and/or Chemical and Scientific Controls:* Environmental and/or chemical and scientific controls shall be provided as approved by Tri-County Health Department.
8. *Manure Handling:* Manure shall be handled and disposed of in a sanitary method, approved by Tri-County Health Department.
9. *Drainage Facilities:* Drainage facilities or improvements, as approved by the Tri-County Health Department, shall be constructed to protect any adjacent rivers, streams or other bodies of water.
10. *Scraping, Grading, and Cleaning:* Adequate means of scraping, grading and cleaning shall be provided at all times as approved by the Tri-County Health Department.
11. *Tabulation of Animal Unit Densities:* To determine the maximum number of animals allowed on a given property, the types, and densities of animals allowed are detailed in Section 4-21.
12. *Combination of Animals:* Any combination of allowed animals may be kept, but at no time shall the maximum number of any specific type of animal be exceeded, nor shall the total maximum number of livestock be exceeded.
13. *Animals Not Categorized:* If an animal is not listed or does not clearly fall into one of the listed animal categories, the Director of Community and Economic Development shall determine the number permitted.

4-06-02-01-04      ***EQUESTRIAN ARENA, COMMERCIAL***

1. *Minimum Lot Size:* 35 acres
2. *Location:* The arena and related structures shall be located at least one hundred twenty (120) feet from any road right-of-way line.
3. *Setback from Residential Properties:* No commercial equestrian arena shall be permitted within one (1) mile of the lot line of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
4. *Development and Operating Plan:* A development and operating plan shall be submitted and approved with the Conditional Use Permit application. This plan shall include:
  - a. A site plan drawn to scale depicting activity areas, improvements, access, driveways, parking areas, and sanitary facilities;
  - b. A description of facilities for animals involved in activities on site.
  - c. The methods proposed to control dust, erosion, odor, noise, glare, waste disposal (manure, trash, etc.), and congestion;
  - d. A traffic control plan approved by Adams County;
  - e. The hours of operation;
  - f. Fees, admission, and other compensation paid or charged during activities;
  - g. The projected number of people on the property during activities;
  - h. A description of any items for sale during activities (liquor and other beverages, food, souvenirs, etc.)
  - i. Additional information as required by the Director of Community and Economic Development.

4-06-02-01-05      ***EQUESTRIAN ARENA, PERSONAL***

1. *Accessory Status:* The arena shall be accessory and incidental to the ranch, farm, or home site on which it is located.
2. *Construction of Equestrian Arena, Personal:* No permit for construction of an equestrian arena, personal shall be issued prior to construction of a principal building except in the A-3 Zone District where the parcel is at least (35) thirty-five acres in size and a principal structure is already constructed.

3. *Number of Guests Permitted:* The use of the arena is limited to the family and invited guests of the farmer/rancher/home occupant but shall not exceed twenty (20) people in addition to the inhabitants of the farm/ranch/home on the property.
4. *Conditional Use Permit Required:* A Conditional Use Permit shall be required if one or more of the following occurs:
  - a. More than twenty people in addition to the inhabitants of the property attend activities.
  - b. Monetary or other compensation is collected or exchanged for admittance or participation.
  - c. Food is bought or sold on the premises.
  - d. Alcohol is bought or sold on the premises.
  - e. Livestock is brought to the site from a provider for the purpose of hosting a rodeo.
5. *No Commercial Activities:* No commercial competition or commercial entertainment, user fees, dues or other compensation are permitted.
6. *No Offensive Impacts:* The arena shall be operated in such a manner so that there is no adverse impact on surrounding properties relating to dust, erosion, odor, noise, glare, off-site illumination (more than one foot candle of illumination measured at the property line), waste disposal, traffic or parking congestion. Neither a nuisance nor noxious activity shall be conducted on the property, which is caused by the use of the property as a personal equestrian arena.

## 4-06-02-01-06

**FARM MACHINERY SALES AND SERVICE**

1. *Maximum Lot Coverage:* The maximum lot coverage allowed is 80%.
2. *Display Area Setback:* The display area shall be set back a minimum of fifteen (15) feet from the road right-of-way and ten (10) feet from all other property lines.
3. *Setback from Residential Zone:* Not applicable.
4. *Indoor Activities:* All repair, parts storage, and work activities shall take place within a completely enclosed structure or screen yard enclosed by a six (6) foot high solid screen fence or wall.
5. *Storage of Vehicles:* All storage of vehicles awaiting repair shall be within the enclosed structure or within a compound yard enclosed by a six (6) foot high solid screen fence or wall, except for driveway openings.



**4-06-02-01-07 FISH HATCHERIES**

1. *Minimum Parcel Area:* Five (5) acres
2. *Setback from Residential Zoning:* Not Applicable.
3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building, with the exception of fish hatching ponds.

**4-06-02-01-08 LIVESTOCK AND POULTRY KEEPING**

1. *Drinking Facilities:* Adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property.
2. *New Shed Location:* Any new shed, shelter, pen or enclosure for livestock shall not be closer than one hundred (100) feet to any off-property residence or place of business and shall be setback twenty-five (25) feet from the side lot line and fifty (50) feet from the front lot line.
3. *Rodent Control:* All sheds or other shelter for livestock shall be kept reasonably free of rodents and insects and shall be kept in good repair.
4. *Drainage:* Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
5. *Parcels Under Five (5) Acres in Size:* On parcels less than five (5) acres in size, all livestock shall be kept within a fenced area.
6. *Colorado Confined Animal Feeding Regulations:* Adherence to the Colorado Confined Animal Feeding Regulations, promulgated by the Colorado Department of Public Health and Environment, Water Quality Control Commission shall be required.
7. *Manure Removal:* All manure shall be removed periodically or incorporated into the soil on a regular basis such that the manure does not draw flies, or other insects, or cause obnoxious odors.
8. *Feed Leftovers:* Spillage and leftovers from livestock feedings must be removed or so disposed of as to prevent fly, bird, or rodent propagation, or creation of odors.
9. **Number of Animals Permitted**
  - a. *Properties Greater than thirty-five (35) Acres:* The keeping of non-commercial livestock and poultry is not regulated, unless the number of animals classify the use as a Livestock Confinement Operation.
  - b. *Properties Less than thirty-five (35) Acres:* The keeping of non-commercial livestock and poultry is allowed in accordance with Section 4-

21. The maximum number of allowable livestock per lot does not apply to young animals below weaning age, or six (6) months of age, whichever is less.

**4-06-02-01-09 RAILROAD YARDS**

1. *Minimum Site Area:* Five (5) acres.
2. *Location:* All railroad yards shall be located at least one (1) mile from a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
3. *Access:* All railroad yards shall have arterial road or highway access.

**4-06-02-01-10 TRUCK STOP**

1. *Minimum Site Area:* Five (5) acres.
2. *Access:* All truck stops shall have arterial road or highway access.
3. *Pump Setbacks:* Pump islands may be located a minimum of one hundred (100) feet from all exterior property lines, and pump island canopies may project to within fifty (50) feet of property lines.
4. *Screening:* Truck stops shall be separated from residential uses or residentially zoned properties by five hundred (500) feet. The separation distance shall be measured from the lot line.
5. *Indoor Activities:* The changing of engine oil and filters; the lubrication of motor vehicle chassis; the cleaning of component parts; brake adjustment and replacement; mechanical or hand washing and detailing; front-end alignment; the sale or installation of batteries and minor automotive accessories; the sale or mounting and repair of tires; the testing, adjustment and replacement of parts, the servicing of air conditioners; the servicing of air pollution control devices; the sale of soft drinks, candy, ice and similar items.
6. *Outdoor Activities:* The dispensing of gasoline, oil, air, and water from pump islands; any testing or servicing of automobiles which necessitates a running engine; tire display; trash areas enclosed by walls; public telephones in a well-lighted location, visible from the road; the sale of soft drinks, candy, ice and similar items via vending machines.
7. *Painting and Body Work Prohibited:* Painting or other body work shall be prohibited at all truck stops in agricultural zone districts.

8. *Storage:* All products and merchandise shall be stored indoors with the exception of vending machines and tire display.

**4-06-02-02 NURSERIES \***

1. A nursery shall consist of living materials grown and/or kept on site. A nursery shall be allowed to contain up to ten (10) percent of the approved living nursery area for hardscape materials. The living area is calculated by the placement of living landscaping (trees, shrubs, flowers, etc.) which is no more than ten (10) feet from one another, or as determined by the Director of Community and Economic Development through a site plan review. Hardscape includes but is not limited to the storage of rock, soil, mulch, and other non-living landscape materials, and equipment.
2. All commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight and/or hardscape used for the nursery business shall be screened from any adjoining residentially zoned or used property with an eight (8) foot solid screen fence.
3. In all Agricultural Zone Districts no more than two (2) commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight used for the nursery business shall be allowed per acre with a maximum of five (5) unless otherwise permitted through a Conditional Use Permit.

**\*Adopted by the BoCC on December 13, 2010**

**4-07 RESIDENTIAL USES PERFORMANCE STANDARDS****4-07-01 GENERAL PERFORMANCE STANDARDS****4-07-01-01 PURPOSE**

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance that shall be applied to all residential development in Adams County. Any use specific performance standards contained in these standards and regulations shall also be applied. Where a use specific performance standard conflicts with a general performance standard, the use specific standard shall apply.

**4-07-01-02 SUBSECTION**

The following general performance standards are included in this section:

1. Project Compatibility
2. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-12)
2. Signage (See Section 4-01)
3. Landscaping (See Section 4-15-10)
4. Weeds and Offending Vegetation (See Section 4-17)
5. Site Design Considerations (See Section 4-20)
6. Operational Standards (See Section 4-13)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-21)

**4-07-01-02-01 PROJECT COMPATIBILITY****4-07-01-02-01-01 Purpose**

The purpose of this section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area.

4-07-01-02-01-02      ***Architectural Character***

New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door patterns, and /or the use of building materials which have color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

4-07-01-02-01-03      ***Structure Size, Height, Bulk, Mass, Scale***

New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

4-07-01-02-01-04      ***Structure Orientation***

To the maximum extent feasible, primary facades and entries shall face the adjacent road. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.

4-07-01-02-01-05      ***Building Materials***

1. *General:* Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
2. *Glare:* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.
3. *Windows:* Mirror glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

4-07-01-02-01-06 ***Front Width of Residence***

The width of the residence facing the front lot line should appear to be greater than the length of the residence parallel to the side lot line. This will be reviewed by examining whether the width of the residence, including additions to the main body such as garages, carports, utility or living rooms, is a minimum of thirty-five (35) feet in width facing the road frontage.

4-07-01-02-01-07 ***Land Use Transition***

When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.

4-07-01-02-01-08 ***Operational/Physical Compatibility Standards***

The following conditions may be imposed upon the approval of a Conditional Use Permit to ensure new, non-residential development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries;
2. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare;
3. Placement of trash receptacles;
4. Location and screening of loading and delivery zones;
5. Light intensity and hours of full illumination; and
6. Placement and illumination of outdoor vending machines

4-07-01-02-02 ***FENCING, WALLS, AND SCREENING***

4-07-01-02-02-01 ***Maximum Height***

Seventy-two (72) inches, except when a residential use is adjacent to existing or proposed arterial roads or state highway. Fences bordering such roads may be uniformly built higher with approval from the Director of Community and Economic Development. All fences more than forty-two (42) inches in height require a building permit.

4-07-01-02-02-02      ***Retaining Walls***

Any retaining wall over four (4) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the Director of Public Works.

4-07-01-02-02-03      ***Fences on Corner Lots***

In single family and duplex zone districts, fences up to seventy-two (72) inches in height may be permitted on the common road side of corner lots where houses are back to back with the approval of the Director of Community and Economic Development.

4-07-01-02-02-04      ***Prohibited Fences***

1. *Fencing Between Front Setback Line and Front Property Line:* No fence over seventy-two (72) inches in height shall be permitted between the front setback line and a front property line.
2. *Fencing in the Front Setback:* All fencing between the front setback line and front property line greater than forty-two (42) inches shall not be screen fencing and shall adhere to sight distance requirements.
3. *Barbed Wire and Electric Fences:* Barbed wire and electric fences are prohibited as an external boundary fence. Horse enclosures, where permitted, may be constructed of barbed wire or electric fence, but shall be setback from the property line a minimum of five (5) feet.

4-07-01-02-02-05      ***Traffic View Obstruction***

Traffic view obstruction as outlined in these standards and regulations is prohibited.

4-07-01-02-02-06      ***Fence Bottom***

The bottom of the fence shall be no more than six (6) inches above grade at any point.

4-07-01-02-02-07      ***Screen Fencing***

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following

criteria shall be following in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
  - a. Install heavy gauge PVC or vinyl inserts.
  - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
  - c. Color of the inserts is at the discretion of the applicant.
  - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall.
3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:
  - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
  - b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
  - a. Structural integrity and being functionally sound under the Uniform Building Code; and
  - b. Substantially the same condition as originally permitted or constructed.

4-07-01-02-02-08

***Outdoor Storage Screening***

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

4-07-01-02-02-09

***Masonry Wall***

All walls specified to be masonry fencing shall be constructed out of a brick or stone material which does not permit the contents within the fenced area to be seen from the outside.

4-07-01-02-02-10

***Noise Barrier Fencing***

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed residential development, the Director of Community



and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.

**4-07-01-02-02-11      *Sidewalk Maintenance***

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

**4-07-01-02-02-12      *Oil and Gas Well Waiver***

Where a new home is constructed within three hundred (300) feet of an existing oil or gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.

**4-07-02      PERFORMANCE STANDARDS BY USE CATEGORY**

The following specific performance standards are included in this section:

1. Dwelling, Detached Single-Family
2. Dwelling, Attached Single-Family
3. Dwelling, Townhouse
4. Dwelling, Multi-Family
5. Dwelling, Manufactured Home Park
6. Dwelling, Mobile Home Park

**4-07-02-01      DWELLING, DETACHED SINGLE-FAMILY**

**4-07-02-01-01      *MAXIMUM LOT COVERAGE***

1. *Principal Structure: 60%*
2. *Accessory Structures: 30%*
3. *Structures Combined: 75%*

4-07-02-01-02      **MANUFACTURED HOMES AS DETACHED SINGLE-FAMILY DWELLINGS**

4-07-02-01-02-01      ***Manufactured Home Location Criteria.***

A single manufactured home may be used as a single-family dwelling on an individual lot in any residential zone district, which allows single-family dwellings.

4-07-02-01-02-02      ***Manufactured Home Site Improvement Standards.***

A manufactured home being placed on an individual lot or parcel must comply with the following minimum site standards:

1. At the time of siting, the unit is no more than five (5) years old.
2. The unit is comprised of two (2) or more fully enclosed parallel sections not less than twelve (12) feet wide by thirty-six (36) feet long (producing a dwelling unit with a minimum of eight hundred sixty-four (864) square feet) or the minimum area permitted in the zone in which the manufactured home is to be placed, whichever is greater.
3. The unit was originally constructed with and now has a composition or wood shake or shingle, coated metal, or similar roof with a nominal pitch of 3:12.
4. The unit has exterior siding similar in appearance and quality to siding materials commonly used on conventional site-built Uniform Building Code single-family residences.
5. The unit is installed on the site by a certified manufactured home installer in accordance with the 1997 Uniform Building Code, as amended.
6. Compliance with the site plan which, drawn to scale, shows the exact footprint and exact location of the specific manufactured home to be placed on the site and the exact location of the required off-road parking spaces.
7. The off-road parking area and driveway are paved prior to occupancy.
8. Compliance with the approved landscape plan which, drawn to scale, indicates the types of plant material and their location. The minimum requirement under this subsection is a front lawn of grass. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after the manufactured home has been placed on the site. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.

9. During the time in which the permit application is being reviewed by County staff, the Director of Community and Economic Development shall certify, prior to placement on the site, the design of the manufactured home is compatible with the character of the neighborhood surrounding the lot or parcel upon which it is being placed, considering at a minimum the following features:
  - a. The architectural style;
  - b. The roof line;
  - c. The window placement;
  - d. The location of garages, carports or parking pads;
  - e. Front porches, if present on nearby structures; and
  - f. Landscaping, including the presence or absence of front yard fencing.
10. The tongue, axles, transporting lights, and removable towing apparatus are removed prior to occupancy.
11. The manufactured home is placed on foundation system footings, foundation system piers, foundation system plates and shims, foundation fascia and an anchoring system as defined in the 1997 Uniform Building Code, as amended, and complies with all weather and fire resistance requirements of the HUD code. The wood of the fascia is at least three (3) inches from the ground unless it is pressure-treated wood. Metal fasteners are galvanized, stainless steel, or other corrosive-resistant material. Ferrous metal members in contact with the earth, other than those, which are galvanized or stainless steel, are covered with an asphalt emulsion.
12. The manufactured home is hooked up to public water and sanitary sewer prior to occupancy, and extension of the pressure relief valve for the water heater is provided.
13. Every exit not at grade has a set of stairs, which complies with the 1997 Uniform Building Code requirements, as amended.
14. A used manufactured home has been inspected and certified by the Community and Economic Development Department prior to placement on the site to assure the unit is the one shown on the approved site plan and it complies with all requirements.
15. Title elimination shall occur within six (6) months of occupancy.
16. Placement on the site complies with all building setbacks, building coverage and height requirements of the zone district in which it is located.
17. Accessory uses for a manufactured home on an individual lot or parcel are subject to the accessory building setback requirements of the zone district

in which it is located, the provisions of the 1997 Uniform Building Code, and limited to the following:

- a. one (1) garage or one attached carport,
- b. one (1) hot tub,
- c. one (1) attached or detached storage room with an area of no more than one hundred fifty (150) square feet,
- d. one (1) swimming pool,
- e. decks provided they do not encroach into required yards or exceed forty-two (42) inches in height, in the required front yard,
- f. one (1) gazebo.

**4-07-02-01-03      *LANDSCAPING***

1. *Front and Side Setbacks:* The entire front and side setbacks shall be landscaped, except for driveways.
2. *Back Yard Setback:* A minimum thirty percent (30%) of the back yard shall be landscaped.
3. *Required Ground Cover:* A minimum of thirty percent (30%) of the required front and side landscape area must be covered by living ground material, such as low growing ground cover, shrubs, or grass, within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one-hundred-twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping. Single-family residential uses in eastern Adams County are not required to install landscaping or automatic irrigation systems.
4. *Required Trees and Shrubs:* A minimum of one (1) large tree and five (5) shrubs, or two (2) ornamental trees and five (5) shrubs, shall be required for each lot. Evergreens shall be considered ornamental.
5. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

**4-07-02-01-04 HOUSING MODEL VARIETY**

Any development with one hundred (100) or more single-family dwelling units shall have at least four (4) different types of housing models. Any development between three (3) and one hundred (100) single-family dwelling units shall have at least three (3) different types of housing models.

**4-07-02-01-05 DISTINGUISHING CHARACTERISTICS OF HOUSING MODELS**

Each housing model shall have at least three (3) characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.

**4-07-02-01-06 GARAGE DOORS**

Garage doors shall not comprise more than fifty percent (50%) of the ground floor road-facing linear building frontage. Corner lots are exempt from this standard.

**4-07-02-02 DWELLING, ATTACHED SINGLE-FAMILY**

**4-07-02-02-01 MAXIMUM LOT COVERAGE**

1. *Principal Structure: 70%*
2. *Accessory Structures: 25%*
3. *Structures Combined: 80%*

**4-07-02-02-02 LANDSCAPING**

1. *Front and Side Setbacks:* The entire front and side setbacks shall be landscaped, except for driveways.
2. *Back Yard Setback:* A minimum of thirty percent (30%) of the back yard shall be landscaped.

3. *Required Ground Cover:* A minimum of thirty percent (30%) of the required front and side landscape area must be covered by living ground material, such as low growing ground cover, shrubs, or grass, within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one-hundred-twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
4. *Required Trees and Shrubs:* A minimum of one (1) large tree and five (5) shrubs, or two (2) ornamental trees and five (5) shrubs, shall be required for each lot. Evergreens shall be considered ornamental.
5. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

**4-07-02-02-03      *HOUSING MODEL VARIETY***

Any development with one hundred (100) or more single-family dwelling units shall have at least four (4) different types of housing models. Any development between three (3) and one hundred (100) single-family dwelling units shall have at least three (3) different types of housing models.

**4-07-02-02-04      *DISTINGUISHING CHARACTERISTICS OF HOUSING MODELS***

Each housing model shall have at least three (3) characteristics which clearly distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.

4-07-02-03 **DWELLING, TOWNHOUSE**

4-07-02-03-01 **SITE COVERAGE**

1. *Principal and Accessory Structures*: Maximum 30%
2. *Paved Area (Driveways)*: Maximum 30%
3. *Open Space (Common and/or Public)*: Minimum 40%

4-07-02-03-02 **LANDSCAPING**

1. *Minimum Landscaped Area*: Not less than 30% of the site area shall be landscaped.
2. *Required Ground Cover*: A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
3. *Required Trees and Shrubs*: A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required for each increment of fifteen hundred (1,500) square feet in western Adams County and three thousand (3,000) square feet in eastern Adams County.
4. *Parking Lot Landscaping*: All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
5. *Required Tree Mix*: The selection of trees shall be a mix of large deciduous (30% - 70%) and ornamental (30% - 70%) trees. Evergreens shall be considered ornamental.
6. *Minimum Size Requirements*: Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

7. *Irrigation System Required:* A fully automatic irrigation system is required.

**4-07-02-03-03      *STRUCTURE SITING***

Structures shall be organized on the site in a clustered, efficient manner. There shall be a continuity of design in structure groupings. In larger projects, the unit type shall vary between groupings. Structures should be grouped in such a way to provide visual interest.

**4-07-02-03-04      *UTILITY SCREENING***

Group transformers with utility meters shall be used where possible. Utility appurtenances, including telephone pedestals, utility meters, irrigation system backflow preventers, transformers, and other similar utilities may be screened from adjacent properties, parking areas, public roads and pedestrian walkways where it is technically feasible.

**4-07-02-04      *DWELLING, MULTI-FAMILY***

**4-07-02-04-01      *MINIMUM UNIT SIZE***

Each apartment or condominium shall have a minimum of floor area as stated below:

- a.      *Efficiency:* Four-hundred-fifty (450) square feet
- b.      *One Bedroom:* Six hundred (600) square feet
- c.      *Two Bedroom:* Seven-hundred-fifty (750) square feet
- d.      *Three Bedroom:* Nine hundred (900) square feet
- e.      *Four Bedroom:* One thousand (1,000) square feet

**4-07-02-04-02      *SITE COVERAGE***

1. Apartment/Condominium Developments



- a. *Principal and Accessory Structures*: Maximum 40%
  - b. *Paved Area (including Driveways)*: Maximum 30%
  - c. *Open Space (Common and/or Public)*: Minimum 30%
2. Triplex and Fourplex Developments
- a. *Principal and Accessory Structures*: Maximum 50%
  - b. *Paved Area (Driveways)*: Maximum 20%
  - c. *Open Space (Common and/or Public)*: Minimum 30%

**4-07-02-04-03      LANDSCAPING**

1. *Minimum Landscaped Area*: Not less than thirty percent (30%) of the site area shall be landscaped.
2. *Required Ground Material*: A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
3. *Required Trees and Shrubs*: A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required for each increment of fifteen hundred (1,500) square feet in western Adams County and three thousand (3,000) square feet in eastern Adams County.
4. *Parking Lot Landscaping*: All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
5. *Required Tree Mix*: The selection of trees shall be a mix of large deciduous (10% - 50%) and ornamental (10% - 50%). Evergreens shall be considered ornamental.
6. Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall

Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

7. *Irrigation System Required:* A fully automatic irrigation system is required.

**4-07-02-04-04      *OPEN SPACE***

1. *Pedestrian Inclusion:* Open space may include pedestrian pavements and plazas, and any parking lot island greater than four hundred (400) square feet in size.
2. *Active Recreation Areas:* Active recreation areas shall be located where light and noise will not adversely impact adjacent properties.
3. *Coordination with Adjacent Properties:* Open space and trail design shall be coordinated with adjacent properties.

**4-07-02-04-05      *BICYCLE PARKING***

Bicycle parking shall be provided for all multi-family development. Bicycle parking areas shall be located near structure entries, but shall not encroach into pedestrian walkways.

**4-07-02-04-06      *STRUCTURE SITING***

Structures shall be organized on the site in a clustered, efficient manner. There shall be a continuity of design in structure groupings. In larger projects, the unit type shall vary between groupings. Structures should be grouped in such a way to provide visual interest.

**4-07-02-04-07      *UTILITY SCREENING***

Group transformers with utility meters shall be used where possible. Utility appurtenances, including telephone pedestals, utility meters, irrigation system backflow preventers, transformers, and other similar utilities may be screened from adjacent properties, parking areas, public roads and pedestrian walkways where it is technically feasible.

**4-07-02-05      *DWELLING, MANUFACTURED HOME PARK***

**4-07-02-05-01      *PURPOSE***

The manufactured home parks and manufactured home subdivisions performance and design standards are intended primarily to accommodate planned manufactured home developments in a desirable residential environment thereby providing a greater range and choice of housing types.

These developments are intended to accommodate individual manufactured homes either on their own individual plot of ground within a subdivision, or within a planned-unit manufactured home park on a condominium lot sale basis or lot rental or lease basis so the park remains in one ownership to comply with the conditions of development.

**4-07-02-05-02      *ESTABLISHMENT***

Manufactured home parks may be allowed in most residential zone districts by conditional use permit after a public hearing and examination of the development plans and the location thereof. A manufactured home park will only be allowed after finding it complies with the development standards of this section and the zone district in which it may be located, will not be unduly detrimental to surrounding properties, and will be reasonably compatible with the development or potential development of adjoining land.

The Board of County Commissioners may impose reasonable conditions necessary to protect surrounding properties. It is the intent to permit manufactured home parks under appropriate conditions and at locations within the County where they are reasonably compatible with existing and potential development of the properties in the vicinity. Sites selected should be such they can be developed in accordance with this code. Manufactured home parks should have adequate road access and utility services, including acceptable water and sewer services, and should provide the usual residential amenities of a planned unit development. Camping or recreational vehicles and/or trailers are not intended as dwellings in a manufactured home park, but may be permitted within areas of the park designed to meet the recreational vehicle park and campground standards, as permitted by this Section 4-07-02-05 subject to Conditional Use Permit approval.

**4-07-02-05-03      *REQUIREMENTS***

The following conditions and restrictions shall apply to all manufactured home parks:

1. A park must have a minimum area of ten (10) acres and be located where ample road access and utility services are available.
2. At least fifteen (15%) percent of the gross site area must be in open space or recreational areas available for use by all residents. Parking, driving and setback areas and small areas less than five thousand (5,000) square feet in area do not count in the required open space.
3. The density may not exceed seven (7) manufactured homes per gross acre nor shall the overall density exceed the density permitted within the zone district in which the park will be located.

4. A twenty (20) foot strip around the boundary must be landscaped to provide a visual screen. All open spaces and other unimproved areas must be suitably landscaped. All landscaping must be maintained and furnished with an automatic sprinkler system.
5. All manufactured homes, and extensions thereof, accessory structures and other buildings must be set back:
  - a. twenty (20) feet from the boundary of the park;
  - b. twenty (20) feet from a public way;
  - c. ten (10) feet from a private interior drive, walking or parking area; and
  - d. sixteen (16) feet from any other manufactured home.
6. One (1) freestanding identification sign may be erected along each major approach to the park so long as such sign:
  - a. does not exceed an area of fifteen (15) square feet;
  - b. does not exceed eight (8) feet in height;
  - c. sets back from the road at least eighteen (18) feet; and
  - d. is of low-intensity illumination and not flashing or animated.
7. Public roads to be dedicated must comply with the County's current specifications and standards. Private roads must be improved to the extent and in the manner acceptable to the Director of Public Works. Minimum paving widths for private roads are:
  - a. thirty-six (36) feet for entrances and all drives with guest parking on both sides;
  - b. twenty-nine (29) feet for two-way drives with parking on one side;
  - c. twenty-two (22) feet for two-way drives with no parking; and
  - d. eleven (11) feet for one-way drives with no parking.
8. Paved off-road parking must be provided at the ratio of two (2) spaces per manufactured home. At least one (1) space must be at the manufactured home space. Other spaces may be in a common parking area so long as each space is within two hundred (200) feet of the manufactured home space to which it relates. No space shall be located closer than eight (8) feet from any road. One (1) guest parking space shall be provided for each (8) manufactured homes in a common parking area.
9. Maps showing location of all parking spaces, buildable areas, and accessory commercial buildings and common buildings, and for all common open areas, shall be included with and made a part of the Conditional Use Permit approval.

10. The area for buildings, structures, manufactured homes, and accessory buildings shall be shown on a map for each site and hereafter called buildable areas. The maximum length and width of any manufactured home shall be shown on the map for each buildable area.
11. No manufactured home or accessory building may be located in any area in excess of the buildable areas indicated on the map.
12. All manufactured home parks shall be provided with safe, convenient paved vehicular access from abutting roads to each manufactured home space.
13. A manufactured home development shall have two (2) separated direct connections to public roads and shall be designed to allow free movement of traffic on such adjacent roads. Access to a manufactured home development shall not be through a residential area to reach a collector route.
14. No manufactured home site shall have direct frontage on a public road outside of the manufactured home park boundaries.
15. A manufactured home park shall have a minimum of one hundred (100) feet of frontage on a public road.
16. Each manufactured home space shall comply with the following:
  - a. The limits of each manufactured home space shall be marked on the ground by suitable means. Location space limits on the ground shall be the same as shown on the required map.
  - b. The manufactured home space shall be improved to provide adequate support for the placement and tie-down of the manufactured home.
  - c. Each manufactured home space shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area shall not be less than three hundred (300) square feet with at least one dimension of fifteen (15) feet. This area shall not be a part of the buildable area. The minimum area within each manufactured home space shall be four thousand (4000) square feet and the minimum space width shall be forty (40) feet.
17. Solid waste collection stands shall be provided for all waste containers. Such stands shall be so designed as to prevent containers from being tipped and minimize spillage and container deterioration and to facilitate cleaning of the area. Solid waste collection stands shall be screened adequately from view.
18. Storage areas shall be provided for the storage of boats, campers, utility trailers and extra vehicles at the following ratio: Three hundred (300) square feet for each four (4) manufactured home spaces. Each storage area shall be enclosed with a chain link or comparable fence six (6) feet in height and shall be screened from exterior view.

19. A properly designed manufactured home park located on a major highway or primary or secondary arterial County road may be designed to utilize a maximum of ten (10) percent of the manufactured home park site to accommodate travel trailers or similar recreational vehicles in accordance with standards for Recreational Vehicle Parks and Campgrounds.
20. All manufactured home parks shall be screened from any adjacent non-manufactured home park or public road with a masonry wall, adequate plantings, or solid material fence of six (6) feet in height.
21. There must be a paved system of walkways, which gives safe and convenient access to every manufactured home and all common facilities.
22. The park must be supplied by central water for domestic use and for fire protection satisfactory to the applicable fire district.
23. The park and each manufactured home must be connected to the central sanitary sewer system or some other system approved by the Director of Community and Economic Development and Tri-County Health Department. Individual sewage disposal systems are prohibited from serving manufactured home parks.
24. There must be a storm sewer system and drainage plan satisfactory to the Director of Community and Economic Development.
25. Utilities (distribution lines within subdivisions) must be underground. High voltage transmission lines are not required to be placed underground.
26. Each manufactured home must be securely installed upon a stand and must be skirted to conceal the undercarriage.
27. At least one-third of the manufactured home spaces in the park must be graded and served with utilities and roads before any units may be located on the site and every unit must be connected with the water and sewer systems before occupancy.
28. The following are allowed in a manufactured home park:
  - a. Manufactured homes, either on individual owned plots of ground, on a condominium basis, or on leased lots;
  - b. Accessory buildings, such as laundry, grounds maintenance shop, recreation, restroom and swimming pool; and
  - c. Those uses permitted in the C-1 zone, not including service stations intended to serve park residents and invited guests, so long as the aggregate floor area of such uses does not exceed the ratio of ten (10) square feet for every manufactured home. All commercial uses shall be approved within the Conditional Use Permit.

**4-07-02-05-04      *PLATTING***

A manufactured home park may be platted in accordance with the requirements for plats as provided for in the subdivision standards and regulations, remaining subject to the terms of the Conditional Use Permit. Any manufactured home development involving a subdivision of land into separately owned parcels or lots must be platted as provided in the subdivision standards and regulations. A manufactured home subdivision is subject to all of the requirements of the zone district in which it is located. Lots may be platted within a manufactured home park. All platted lots shall meet the following minimum dimensional requirements:

1. The minimum lot area is seven thousand (7,000) square feet; and
2. The minimum lot width is sixty-five (65) feet.

**4-07-02-05-05      *CERTIFICATION***

All manufactured housing shall be certified pursuant to the "National Manufactured Housing Construction and Safety Standards Act of 1974", 42 U. S. C. 5401 et. seq., as amended. Certification shall be demonstrated by a HUD label affixed to the home with a 3 (three) letter identifier (identifying the inspection agency), and 6 (six) digit HUD number. In the alternative the Director of Community and Economic Development Department may approve the equivalent data sheet for the home provided it is identical to the requirements for the State of Colorado or Adams County.

**4-07-02-06      *DWELLING, MOBILE HOME PARK***

**4-07-02-06-01      *NO NEW MOBILE HOME PARKS***

No new mobile home parks shall be permitted, except in the MH Zone District. Existing mobile home parks may be expanded and modified subject to a Conditional Use Permit where permitted and in accordance with these standards and regulations.

**4-07-02-06-02      *CONDITIONAL USE PERMIT REQUIRED***

A conditional use permit shall be required for all expansions or modifications to existing mobile home parks.

**4-07-02-06-03      *MINIMUM MOBILE HOME SIZE***

The minimum unit size of any new or replacement mobile home shall be six hundred (600) square feet.

**4-07-02-06-04      *LANDSCAPING***

A landscaping plan shall be submitted for review and approval. The setbacks of the development and any other area not covered by mobile homes, driveways, ingress and egress, or other structures, shall be landscaped.

**4-07-02-06-05      *OTHER STANDARDS***

Mobile home parks shall meet all design and performance requirements contained in Section 4-07-02-05 for manufactured home parks except a mobile home park shall not be required to meet the minimum area or certification requirements for manufactured home parks. Variations may be permitted as part of the conditional use permit approval where the requirement would unreasonably restrict the improvement or expansion of the mobile home park. The standards shall only be applicable to those areas of a park being modified or expanded. Areas of an existing mobile home park which are not being modified shall not be required to comply with the standards contained in Section 4-07-02-05.



## 4-08 **INSTITUTIONAL USES PERFORMANCE STANDARDS**

### 4-08-01 **GENERAL PERFORMANCE STANDARDS**

#### 4-08-01-01 **PURPOSE**

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance that shall be applied to all institutional development in Adams County. Any use specific performance standards contained in these standards and regulations shall also be applied. Where a use specific performance standard conflicts with a general performance standard, the use specific standard shall apply.

#### 4-08-01-02 **SUBSECTIONS**

The following general performance standards are included in this section:

1. Project Compatibility
2. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-12)
2. Signage (See Section 4-01)
3. Landscaping (See Section 4-15-10)
4. Weeds and Offending Vegetation (See Section 4-17)
5. Site Design Considerations (See Section 4-20)
6. Operational Standards (See Section 4-13)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-21)
8. Off-Premise Signs (See Section 4-15)

4-08-01-02-01      **PROJECT COMPATIBILITY**

4-08-01-02-01-01      **Purpose**

The purpose of this section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area.

4-08-01-02-01-02      **Architectural Character**

New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door patterns, and/or the use of building materials with color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

4-08-01-02-01-03      **Structure Size, Height, Bulk, Mass, Scale**

New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

4-08-01-02-01-04      **Structure Orientation**

To the maximum extent feasible, primary facades and entries shall face the adjacent road. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.

4-08-01-02-01-05      **Building Materials**

1. *General:* Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
2. *Glare:* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant

adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.

3. *Windows*: Mirror glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Clear glass shall be used for institutional front windows or doors. Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

**4-08-01-02-01-06**      ***Land Use Transition***

When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth in this Section regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.

**4-08-01-02-01-07**      ***Operational/Physical Compatibility Standards***

The following conditions may be imposed upon the approval of development applications to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries
2. Location of activities generating potential adverse impacts on adjacent uses such as noise and glare
3. Placement of trash receptacles
4. Location and screening of loading and delivery zones
5. Light intensity and hours of full illumination
6. Placement and illumination of outdoor vending machines

**4-08-01-02-02**      ***FENCING, WALLS, AND SCREENING***

**4-08-01-02-02-01**      ***Maximum Height***

The maximum height of fencing, walls, or screening shall be ninety-six (96) inches, which shall include no more than four (4) strands of barbed wire forming the top eighteen (18) inches or less of the fence, placed at a forty-five (45) degree angle.

4-08-01-02-02-02 ***Fence Bottom***

The bottom of the fence shall be no more than six (6) inches above grade at any point.

4-08-01-02-02-03 ***Electric and Barbed Wire Fencing Prohibited***

Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.

4-08-01-02-02-04 ***Screen Fencing***

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
  - a. Install heavy gauge PVC or vinyl inserts.
  - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
  - c. Color of the inserts is at the discretion of the applicant.
  - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall.
3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:
  - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
  - b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
  - a. Structural integrity and being functionally sound under the Uniform Building Code; and

- b. Substantially the same condition as originally permitted or constructed.

**4-08-01-02-02-05      *Garbage Area Screening***

Garbage area screening shall consist of a six (6) foot high minimum screen fence.

**4-08-01-02-02-06      *Outdoor Storage Screening***

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall be not allowed above the height of the fence.

**4-08-01-02-02-07      *Masonry Wall***

All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.

**4-08-01-02-02-08      *Noise Barrier Fencing***

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.

**4-08-01-02-02-09      *Retaining Walls***

Any retaining wall over four (4) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the Director of Public Works.

**4-08-01-02-02-10      *Traffic View Obstruction***

Traffic view obstruction as outlined in these standards and regulations by any fence, wall or screen is prohibited.

**4-08-01-02-02-11      *Sidewalk Maintenance***

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

**4-08-02 PERFORMANCE STANDARDS BY USE CATEGORY**

The following general performance standards are included in this section:

1. Crematory/Crematorium **\*Adopted by the BoCC on December 13, 2010**
2. Institutional Residential
3. Halfway House **\*Adopted by the BoCC on December 13, 2010**
4. Neighborhood Indoor Uses
  - a. Day Care Centers
  - b. Elementary and Secondary Schools
5. Outdoor Public Uses
  - a. Cemeteries
  - b. Picnic, Parks and Playgrounds
  - c. Swimming Pools, Public
6. Places of Worship
7. Public Services
  - a. Fire Stations
  - b. Police Stations and Post Offices
  - c. Utility Substations

**4-08-02-01 CREMATORY/CREMATORIUM \***

1. All structures used in conjunction with a crematorium shall be setback a minimum of twenty-five (25) feet from all property lines unless required to be greater by the Zone District.

**\*Adopted by the BoCC on December 13, 2010**

**4-08-02-02 INSTITUTIONAL RESIDENTIAL**

All institutional residential uses shall meet the following standards:

1. *Location:* No institutional residential facility shall be located within five hundred (500) feet of any other institutional residential facility.
2. *New Construction in Residential Area:* Any new construction allowed in a residential zone district for the operation of a group living facility shall substantially resemble a conventional single-family dwelling.

3. *No Administrative Activities on Premises:* No administrative activities of any private or public organization or agency shall be conducted on the premises of the group living facility.
4. *Residential Suites and Assisted Living Units:* Residential suites and assisted living units shall provide bathrooms but shall not provide cooking facilities.
5. *Density:* Residential suites and assisted living units shall be constructed at the same density as the density in the applicable zone district. If the group home has on-site common use dining, recreation, health care, or a convalescent center, the density for any associated multi-family units shall not exceed two (2) times the allowed multi-family base density for the zone district.
6. *Screened Parking:* Off-road parking for the guests shall be screened with landscaping meeting the requirements of a Type C Bufferyard (See Section 4-16-06).
7. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
8. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
9. *Drop-Off/Pick-Up Areas:* All institutional residential uses shall provide an off-road drop-off/pick-up area for patrons or clients. The area shall be provided at a rate of one (1) space per eight (8) individuals. The spaces shall be signed as loading areas and at least ten (10) by twenty (24) feet in area. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.

**4-08-02-03      HALFWAY HOUSE \***

**\*Adopted by the BoCC on December 13, 2010**

**\*\*Amended by the BoCC on January 7, 2013**

All halfway house uses shall meet the following standards:

1. *Licensing:* Halfway houses must be properly licensed by the State of Colorado.
2. *Location:* No halfway house shall be located within five hundred (500) feet of any other halfway house. Halfway houses shall be located within one (1) mile of an RTD bus or rail stop. The method of measurement shall be from property line a point roughly in the center of the bus or rail stop. Setbacks shall be established as of the date of application.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

4. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
5. *Drop-Off/Pick-Up Areas:* All halfway houses shall provide an off-road drop-off/pick-up area for patrons or clients. The area shall be provided at a rate of one (1) space per eight (8) individuals. The spaces shall be signed as loading areas and at least ten (10) by twenty (24) feet in area. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.
6. *Setbacks:* Halfway Houses shall be set back a minimum of one-thousand five hundred (1,500) feet from schools (pre-K through grade 12), residentially zoned property, residentially used property, and state licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the state of Colorado). The method of measurement shall be from property line to property line. Setbacks shall be established as of the date of application.
7. *Waiver from Residential Setback:* No halfway house shall be located within 1,500 of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within 1,500 feet and a disclosure document is recorded against the property. If a waiver cannot be obtained, the applicant may not proceed with a Conditional Use Permit for the subject property.
8. *Number of Occupants:* The number of occupants within the halfway house shall conform to all standards within the applicable state of Colorado rules and regulations, the applicable fire code, and the applicable building code that is in use by Adams County. In the event of a conflict between any state and county standard, the stricter standard shall apply.
9. *Alcohol and Substance Abuse Management Plan:* All halfway houses shall submit an alcohol and substance abuse management plan to the County.
10. *Legal Non-Conforming Halfway Houses:* Existing and legally permitted halfway houses that do not meet one or more of the standards within this section may continue to operate in accordance with the regulations for the duration of the Conditional Use Permit. Existing and legally permitted halfway houses may apply for a Major or Minor Amendment to the Conditional Use Permit without conformance to these standards and regulations. In the event that a Conditional Use Permit for an existing halfway house expires and/or is revoked, conformance with all standards within these standards and regulations shall be required and the use shall no longer be considered legal non-conforming.

**4-08-02-04 NEIGHBORHOOD INDOOR USES**

All neighborhood indoor uses shall meet the following standards.



4-08-02-04-01 **GENERAL**

1. *Screened Parking:* Off-road parking for the guests shall be screened with landscaping meeting the requirements of a Type C Bufferyard (See Section 4-16-06).
2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
3. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.

4-08-02-04-02 **DAY CARE CENTERS**

1. *Licensing:* Day care centers must be properly licensed by the State of Colorado.
2. *Drop-Off/Pick-Up Areas:* Day care centers must provide adequate drop-off and pick-up areas. The required area shall be based upon the maximum number of individuals cared for at a single time. Specifically, there shall be two-hundred-fifty (250) square feet of signed, off-road, drop-off/pick-up area for every eight (8) individuals. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.
3. *Outdoor Recreation Facilities:* Where outside recreation facilities are provided, a six-foot high sight-obscuring fence around the recreation area shall be required to be maintained and the recreation area shall be situated in the rear half of the site.
4. *Residential Appearance:* Existing residential structures in residential zone districts shall not be significantly modified in appearance.
- ~~5. *Access:* Day care centers shall be located on collector or arterial roads.~~
65. *New Construction in Residential Area:* Any new construction allowed in a residential zone district for the operation of a day care center shall substantially resemble a conventional single-family dwelling.

4-08-02-04-03 **ELEMENTARY AND SECONDARY SCHOOLS (PRIVATE)**

1. *Minimum Lot Size:* one thousand (1,000) square feet per student at maximum occupancy, or three (3) acres, whichever is less.
2. *Setbacks:* Five (5) feet for every foot of height of the structure, up to a maximum setback of seventy-five (75) feet.
3. *Access:* Schools shall be located on collector or arterial roads.

4. *Drop-Off/Pick-Up Areas:* All schools must provide adequate drop-off and pick-up areas. All drop-off/pick-up areas shall be approved by the Director of Community and Economic Development.
5. *Outdoor Recreation Facilities:* A six-foot high fence shall surround the outside recreation facilities of the school.

**4-08-02-05 OUTDOOR PUBLIC USES**

All outdoor public uses shall meet the following requirements.

**4-08-02-05-01 CEMETERIES**

1. *Minimum Lot Area:* The minimum lot area is ten (10) acres for a cemetery except for pet cemeteries, where the minimum lot area is three (3) acres.
2. *Height Limits:* Gravemarkers, tombstones, monuments, and memorials shall not exceed ten (10) feet in height. Buildings, including mausolea, columbaria, and crypts, shall not exceed thirty-five (35) feet in height.
3. *Screening:* The property may be screened from all adjacent properties by a sight-obscuring fence, hedge or wall. If the applicant or Community and Economic Development Department requires screening, all common property lines with an adjacent residential use or zone district shall be screened with landscaping meeting the requirements of a Type B Bufferyard (See Section 4-16-06).

**4-08-02-05-02 PICNIC AREAS, PARKS, AND PLAYGROUNDS**

1. *Setbacks:* Picnic areas, parks, and playgrounds shall be setback seventy-five (75) feet from all abutting residentially or commercially zoned properties unless designed as an accessory use to an adjacent use.
2. *Hours of Operation:* Outdoor activities shall not begin before 7:00 a.m. and shall conclude by 11:00 p.m. when abutting residentially zoned or used property.
3. *Lighted Facilities:* Not Applicable
4. *Lighting:* Lighting for all facilities shall be turned off by 11:15 p.m.
5. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
6. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.

**4-08-02-05-03 SWIMMING POOLS, PUBLIC**

1. *Setbacks:* Swimming pools shall be set back one hundred (100) feet from abutting residential and commercial zone districts and uses.
2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
3. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
4. *Certified Lifeguard:* At least one (1) certified lifeguard shall be on duty during all hours of operation.

**4-08-02-06 PLACES OF WORSHIP**

All places of worship shall meet the following standards.

1. *Vehicular Access:* When located in a residential district or on a lot contiguous to a residential district or use, a place of worship shall have its principal vehicular entrance and exit on an arterial or collector road or on a local road within one hundred (100) feet of the local road's intersection with an arterial or collector road.
2. *Belfries and Steeples Exempt from Height Limitations:* Belfries or steeples shall be exempt from any height requirements.
3. *Parcels less than 35 acres:* In the A-3 Zone District require Conditional Use Permit approval.

**4-08-02-07 PUBLIC SERVICE**

All public service facilities shall meet the following standards.

**4-08-02-07-01 GENERAL**

1. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area does not occupy more than twenty-five percent (25%) of the structure area and is screened in accordance with Section 4-08-01-02-02-05 of these standards and regulations.
2. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with Section 4-08-01-02-02-05 of these standards and regulations.

**4-08-02-07-02 FIRE STATIONS**

1. *Minimum Parcel Area:* one-half (½) acre

2. *Setback from Residential Zone*: Not Applicable.

4-08-02-07-03      **POLICE STATIONS AND POST OFFICES**

1. *Minimum Parcel Area*: one (1) acre
2. *Setback from Residential Zone*: Not Applicable.

4-08-02-07-04      **UTILITY SUBSTATIONS**

1. *Transmission Lines*: Transmission line rights-of-way shall be exempt from bufferyard requirements.
2. *Screening*: Transformers, electric substations, and outdoor storage yards shall be screened with screen fencing a minimum of six (6) feet high and landscaping meeting the requirements of a Type C Bufferyard (See Section 4-16-06).
3. *Setbacks*: Public utility stations or structures in residential areas shall maintain minimum setbacks in accordance with the National Electric Safety Code (NESC) for electrical lines or the U.S. Department of Transportation (USDOT) for gas lines, be fenced, and either be screened from view or assume a residential appearance.

## 4-09 **COMMERCIAL USES PERFORMANCE STANDARDS**

### 4-09-01 **GENERAL PERFORMANCE STANDARDS**

#### 4-09-01-01 **PURPOSE**

The purpose of the following general performance standards is to address elements of planning, design, operation, and maintenance that shall be applied to all commercial development in Adams County. Any use-specific performance standards contained in these standards and regulations shall also be applied. Where a use-specific performance standard conflicts with a general performance standard, the use-specific standard shall apply.

#### 4-09-01-02 **SUBSECTIONS**

The following general performance standards are included in this section:

1. Project Compatibility
2. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-12)
2. Signage (See Section 4-01)
3. Landscaping (See Section 4-15-10)
4. Weeds and Offending Vegetation (See Section 4-17)
5. Site Design Considerations (See Section 4-20)
6. Operational Standards (See Section 4-13)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-21)
8. Off-Premise Signs (See Section 4-15)
9. Sexually Oriented Businesses (See Section 4-19)

4-09-01-03     **PROJECT COMPATIBILITY**

4-09-01-03-01     ***Purpose***

The purpose of this section is to ensure the physical and operational characteristics of proposed structures and uses are compatible when considered within the context of the surrounding area.

4-09-01-03-02     ***Architectural Character***

New developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a complementary design. Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in structure mass and outdoor spaces, similar relationships to the road, similar window and door patterns, and/or the use of building materials with color shades and textures similar to those existing in the immediate area of the proposed development. Brick and stone masonry shall be considered compatible with wood framing and other materials.

4-09-01-03-03     ***Structure Size, Height, Bulk, Mass, Scale***

New structures shall either be similar in size and height, or if larger, be articulated and subdivided into massing proportional to the mass and scale of other structures in the immediate vicinity.

4-09-01-03-04     ***Structure Orientation***

To the maximum extent feasible, primary facades and entries shall face the adjacent road. Main entrances shall face a connecting walkway with a direct pedestrian connection to the road without requiring pedestrians to walk through parking lots or cross driveways.

4-09-01-03-05     ***Building Materials***

1. *General:* Building materials shall either be similar to the materials already being used in the immediate area or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure enough similarity exists for the structure to be compatible, despite the differences in materials.
2. *Glare:* Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal or reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact

on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.

3. Windows

- a. *Glass:* Mirror glass with a reflectivity or opacity of greater than sixty percent (60%) is prohibited. Clear glass shall be used for commercial storefront display windows or doors.
- b. *Location and Details:* Windows shall be individually defined with detail elements such as frames, sills, and lintels, and placed to visually establish and define the structure stories and establish human scale and proportion.

4-09-01-03-06 ***Land Use Transition***

When land uses with significantly different visual character are proposed adjacent to each other and where gradual transitions are not possible or not in the best interest of the community, the proposed structure shall, to the maximum extent feasible, achieve compatibility through compliance with the standards set forth in this Section regarding scale, form, materials, and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions.

4-09-01-03-07 ***Operational/Physical Compatibility Standards***

The following conditions may be imposed upon the approval of Conditional Use Permits to ensure new development will be compatible with existing neighborhoods and uses, including, but not limited to, restrictions on:

1. Hours of operations and deliveries.
2. Location of activities that generating potential adverse impacts on adjacent uses such as noise and glare.
3. Placement of trash receptacles.
4. Location and screening of loading and delivery zones.
5. Light intensity and hours of full illumination.
6. Placement and illumination of outdoor vending machines.

4-09-01-04 **FENCING, WALLS AND SCREENING**

4-09-01-04-01 ***Maximum Height***

The maximum height of fencing, walls and screening shall be ninety-six (96) inches, which may not include more than four (4) strands of barbed wire

forming the top eighteen (18) inches or less of the fence, placed at a forty-five (45) degree angle.

**4-09-01-04-02 Fence Bottom**

The bottom of the fence shall be no more than six (6) inches above grade at any point.

**4-09-01-04-03 Fences Prohibited In Landscaped Area**

No fence shall be permitted within any required landscaped area.

**4-09-01-04-04 Electric And Barbed Wire Fencing Prohibited**

Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.

**4-09-01-04-05 RELATIONSHIP TO STRUCTURE DESIGN**

Fencing shall relate to the principal architectural features of the building in design, location and the way in which it connects to the building.

**4-09-01-04-06 LONG RUNS OF FENCING DISCOURAGED**

Long runs of fencing parallel to public roads are discouraged. Where long runs cannot be avoided, the horizontal alignment of the fences shall be varied to create visual variety and to provide planting pockets between the fence and the road. In addition, periodic breaks in fences should be considered to facilitate pedestrian, bicycle, and transit use.

**4-09-01-04-07 SCREEN FENCING**

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
  - a. Install heavy gauge PVC or vinyl inserts.



- b. The inserts shall achieve a minimum of ninety (90) percent opacity.
  - c. Color of the inserts is at the discretion of the applicant.
  - d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight-foot solid wood fence or masonry wall.
3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:
  - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
  - b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
  - a. Structural integrity and being functionally sound under the Uniform Building Code; and
  - b. Substantially the same condition as originally permitted or constructed.

**4-09-01-04-08      *GARBAGE AREA SCREENING***

Garbage area screening shall consist of a six (6) foot high minimum screen fence.

**4-09-01-04-09      *OUTDOOR STORAGE SCREENING***

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

**4-09-01-04-10      *MASONRY WALL***

All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.

**4-09-01-04-11      *NOISE BARRIER FENCING***

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the Director of Community and Economic Development may require noise barrier fencing be

installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.

**4-09-01-04-12      *RETAINING WALLS***

Any retaining wall over four (4) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the Director of Public Works.

**4-09-01-04-13      *TRAFFIC VIEW OBSTRUCTION***

Traffic view obstruction as outlined in these standards and regulations, by any fence, wall or screen is prohibited.

**4-09-01-04-14      *SIDEWALK MAINTENANCE***

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

**4-09-02      PERFORMANCE STANDARDS BY USE CATEGORY**

**4-09-02-01      SUBSECTIONS**

The following specific performance standards are included in this section:

1. Airports, Landing Strips and Heliports
2. Animal Hospitals
3. Automobile Service Station
4. Bed and Breakfast Establishments
5. Campground, Commercial
  - a. RV Campground
  - b. Tent Campground
6. Communication Towers, Commercial
7. Commercial Retail
8. Drive-In Establishments
9. Golf Courses and Driving Ranges, Commercial
10. Heavy Retail and Heavy Services

- a. Automobile Dealership
  - b. Automobile Rental
  - c. Automobile or Bus Repair, Painting, and Body Work
  - d. Firewood Sales, Storage and Splitting
  - e. Flea Markets, Outdoor
  - f. Truck, Trailer and Horse Trailer Sales and Rental
  - g. Pawn Shops
11. Indoor Commercial Recreation/Entertainment
- a. Amusement Center, Video Arcade, Pool Arcade
  - b. Auditoriums, Assembly Halls, Movie Theaters
  - c. Bowling Alleys
  - d. Roller Skating Rinks
12. Kennel, Commercial
13. Lodging, Commercial
14. Massage Business
15. Office
16. Outdoor Commercial Recreation
- a. Amusement Parks
  - b. Drive-In Theaters
  - c. Gun and Archery Range
  - d. Ice Skating Rinks
  - e. Miniature Golf Courses
  - f. Water Slide Courses
17. Racing Facility
- a. Automobile and Truck
  - b. Dog and Horse Racing
18. Restaurants
- a. Bars and Cocktail Lounges
  - b. Drive-Thru Restaurants
19. Services

4-09-02-02 **AIRPORTS, LANDING STRIPS AND HELIPORTS**

1. *Private Airport Minimum Parcel Area:* Private airport minimum parcel area shall be thirty-five (35) acres.
2. *Private Heliports Minimum Parcel Area:* Private heliport minimum parcel area shall be two (2) acres.
3. *Access:* All airports, landing strips and heliports shall access collector or arterial roads or highways.
4. *Verification from the FAA:* A private airport or heliport must submit verification from the Federal Aviation Administration documenting the site does not present a hazard to air navigation.
5. *Approach Zone Restrictions:* Compliance with FAA Requirements:
  - a. *Approach Zone:* Any proposed runway or landing strip shall be situated so that any structures, high voltage power lines, towers, chimneys, and natural obstructions within the approach zones, comply with regulations for height restrictions in airport approach zones of the FAA, Division of Aeronautics, or a municipal or other airport authority qualified by law to establish hazard zoning regulations.
  - b. *Landing Strip Setbacks:* There shall be sufficient distance between the end of each usable landing strip and the airport boundary to satisfy the requirements of the FAA. If necessary, air rights or easements shall be acquired from the owners of abutting properties in which approach zones fall.
6. *Residential Areas:* No planned approach areas shall be permitted over existing residential areas.
7. *Setbacks:* All airport or heliport related structures shall be set back at least one hundred (100) feet from any property line.
8. *Buffering:* The Director of Community and Economic Development may require buffering in the form of berms around an airport, landing strip or heliport.
9. *Indoor Repair:* All repair of aircraft and machinery shall be done inside hangars.

4-09-02-03 **ANIMAL HOSPITAL**

1. *Minimum Space Requirements:*
  - a. *Dogs:* Each dog shall be provided a minimum space equal to the following equation:
    - (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
    - (2) Length of Kennel = Width of Kennel + 2 feet.
    - (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.

- b. *Cats*: Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
2. *Waste Disposal*: All animal and food wastes shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department. Animal wastes shall be removed from the site daily or as otherwise necessary to avoid the spread of objectionable odors, insects, pests, and objectionable surface drainage.
3. *Pest Control*: Environmental and/or chemical and scientific controls shall be provided for pest control.
4. *Drainage*: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
5. *Care of Animals*: All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Control. Household animals (specifically dogs and cats) boarded overnight shall be kept in climate-controlled, sound-proofed buildings. Where facilities are not sound-proofed, a partially or fully enclosed structure or fenced open area (runs, pens, etc.) shall be used to confine any animals and shall be setback one-hundred-fifty (150) feet from any property line.

#### 4-09-02-04 **AUTOMOBILE SERVICE STATIONS**

1. *Access*: All service stations shall front collector or arterial roads or highways unless the sites are part of a shopping center.
2. *Pump Setbacks*: Pump islands may be located a minimum of forty (40) feet from all exterior property lines, and pump island canopies may project to within twenty (20) feet of property lines. Islands shall not interfere with any sight distance triangles in accordance with these standards and regulations.
3. *Screening*: Service stations shall be separated from abutting residential properties by a six (6) foot high masonry wall and a Bufferyard as required in Section 4-16-06.
4. *Landscaping*: In addition to all other required landscaping, boundary landscaping is required for a minimum depth of ten (10) feet along all property lines abutting roads, except for the area required for road openings. Permanent irrigation facilities shall be provided for all landscaped areas.
5. *Indoor Activities*: The changing of engine oil and filters; the lubrication of motor vehicle chassis; the cleaning of component parts; brake adjustment and replacement; mechanical or hand washing and detailing; front-end alignment; the sale or installation of batteries and minor automotive accessories; the sale mounting and repair of tires; the testing, adjustment and replacement of parts, the servicing of air conditioners; the servicing of air pollution control devices; the sale of the sale of soft drinks, candy, ice and similar items.

6. *Outdoor Activities:* The dispensing of gasoline, oil, air, and water from pump islands; any testing or servicing of automobiles which necessitates a running engine; tire display; trash areas enclosed by walls; public telephones in a well-lighted location, visible from the road; the sale of soft drinks, candy, ice and similar items via vending machines.
7. *Painting and Body Work Prohibited:* Painting or other body work shall be prohibited at all service stations unless approved by Conditional Use Permit.
8. *Storage:* All products and merchandise shall be stored indoors with the exception of vending machines and tire display.
9. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls and Screening section of these standards and regulations.
10. *Restrooms:* One men's and one women's restroom shall be provided to the general public during all hours of operation. All restrooms with exterior entrances shall be located to the side or the rear of the building.

**4-09-02-05 BED AND BREAKFAST ESTABLISHMENTS**

1. *Owner Occupied:* A Bed and Breakfast shall be operated by the resident property owner.
2. *Maximum Number of Lodging Rooms:* The maximum number of lodging rooms in a bed and breakfast establishment shall be five (5) rooms.
3. *Location:* The establishment shall be located within a dwelling abutting a designated arterial or collector road, or within a dwelling designated in a historical site.
4. *Signage:* Signage shall meet the requirements of Section 4-01 except in a residential or agricultural zone district where a single sign, which may be lighted but not flashing, shall be permitted within ten (10) feet of the front lot line. The sign shall not exceed ten (10) square feet in area and shall not block sight distance triangles. The sign shall not exceed five (5) feet in height.
5. *Screened Parking:* Off-road parking for the guest rooms shall be screened with landscaping meeting the requirements of a Type C Bufferyard (see Section 4-16-06).
6. *Outdoor Storage:* Accessory outdoor storage is prohibited.
7. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls and Screening section of these standards and regulations.

4-09-02-06 **CAMPGROUNDS, COMMERCIAL**

1. *Minimum Parcel Area:* The minimum parcel area for commercial campgrounds shall be one (1) acre.
2. *Maximum Density:* A maximum density of fifteen (15) campsites per acre is permitted.
3. *Duration of Stay at Campground:* Visitors to a commercial campground shall stay for a maximum of sixty (60) days.
4. *Access:* Commercial campgrounds shall be located on properties with direct access to an arterial road or highway. No direct access from a public road to an individual campsite shall be permitted. Internal drives must be improved to the extent and in the manner acceptable to the Director of Community and Economic Development. Minimum paving widths for internal drives are:
  - a. thirty-six (36) feet for entrances and all drives with guest parking on both sides;
  - b. twenty-nine (29) feet for two-way drives with parking on one side;
  - c. twenty-two (22) feet for two-way drives with no parking; and
  - d. eleven (11) feet for one-way drives with no parking.

When in the opinion of the Director Community and Economic Development, paving is not required for a tent campground, paving may be waived. However, all internal drives shall be constructed of at least an approved all-weather surface approved by the Director of Community and Economic Development and the applicable fire district. In no case shall paving be waived in a recreational vehicle campground.

5. *Common Recreation Area:* Each campground shall have a common recreation area. One hundred (100) square feet of common recreation area shall be provided per campsite.
6. *Landscaping:* In addition to all other required landscaping, interior landscaping of the campground shall require at least one (1) tree and two (2) shrubs per campsite. Each tree shall be at least two (2) inch caliper in size when planted. Shrubs shall be a minimum of five (5) gallon size when planted.
7. *Tent Campgrounds:*
  - a. Each tent campsite shall be a minimum of five hundred (500) square feet. A ten (10) foot separation shall be maintained between tent campsites.
  - b. One (1) parking space, nine (9) feet by twenty (20) feet, shall be located on each site. No guest parking shall be required for a tent site. Parking spaces shall be provided with an all-weather surface approved by the Director of Community and Economic Development. Paving may be required where in the opinion of the Director of Community and Economic Development it is needed to control dust or water quality.

8. *Travel Trailer and Recreational Vehicle Campground:* All travel trailer and recreational vehicle campgrounds shall meet the following standards:
  - a. *Zoning:* Travel trailer and recreational vehicle campgrounds shall be located in permitted zone districts on property having direct access to an arterial road or highway.
  - b. *Minimum Area:* A travel trailer park shall consist of a minimum of one (1) acre for the parking of travel trailers for human occupancy only.
  - c. *Paving of Spaces and Drives:* All recreational vehicle and guest parking spaces and drives shall be paved with asphalt or concrete to the specifications contained in these standards and regulations.
  - d. *Tent Sites:* Freestanding tent sites may be permitted provided not more than fifteen (15%) percent of a travel trailer and recreational vehicle campground shall be used for tent sites.
  - e. *Area per Unit:* Each unit or site shall be improved with a minimum paved parking space for the travel trailer or recreational vehicle with a minimum area of ten (10) feet by twenty-five (25) feet in addition to the access driveway. Each recreational vehicle space shall be a minimum of twenty-five (25) feet in width and forty-five (45) feet in depth.
  - f. *Vehicle Parking:* One (1) paved parking space, nine (9) feet by twenty (20) feet, shall be located on each site. Guest parking, one (1) space for each ten (10) trailer sites, shall be provided off the interior drives.
  - g. *Utilities:* All public utilities shall be placed underground.
9. *Permitted Accessory Uses:* Recreational facilities, laundry buildings, service retail stores, manager's office and storage buildings, sanitary facilities, and fences, constructed in accordance with all the provisions of these standards and regulations and all other applicable County regulations may be permitted as accessory uses.
10. *Manager Housing:* One (1) manufactured home or single-family dwelling may be located in the campground for occupancy of the manager/operator.
11. *Garbage Collection:* At least one (1) garbage pick-up area shall be provided. The garbage pick-up area shall be screened from view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.

4-09-02-07

**COMMERCIAL MOBILE RADIO SERVICE (CMRS) TELECOMMUNICATION SITES**

1. *Design and Performance Criteria for all CMRS Telecommunication Sites:* The purpose of design review for CMRS telecommunications sites is to ensure the necessary antennae, equipment, and equipment shelters are sited and screened in a



to minimize visual and physical impacts on the surrounding area. The following design criteria and requirements shall apply to all CMRS telecommunication antennae, equipment, equipment shelters, and commercial communication towers:

- a. All CMRS telecommunication antennae, equipment, and equipment shelters shall be designed to be compatible with surrounding buildings and existing or planned uses in the area. This may be accomplished through the use of compatible architectural elements such as color, texture, scale, and character.
- b. Siting and installation of CMRS telecommunication antennae, equipment, and equipment shelters shall preserve or enhance the existing character of the topography and vegetation of a site. Existing vegetation, if any, and if suitable with natural features, should be preserved and/or improved to provide screening for the facility. If existing topography of the site does not adequately screen equipment from view, fencing may be required. Fencing should not be used exclusively but instead be supplemented with vegetation. Any security fencing should be of a design, which blends into the character of the existing environment, and meet the height limitation for the zone district in which the fencing is located.
- c. All CMRS antennae and equipment should be no taller than necessary for the efficient operation of the CMRS antennae and equipment.
- d. Applicants shall demonstrate the CMRS telecommunications site is a necessary component of the applicant's overall communication network and communication plan for the community. Such demonstration shall require the applicant to establish at least one (1) of the following criteria: (1) the site is necessary to provide appropriate signal coverage quality; (2) the site is made necessary pursuant to the applicant's FCC license; or (3) the site is necessary to handle increased capacity due to caller volume. In addition, the applicant shall demonstrate: (1) existing topography and/or structures in the surrounding area preclude other locations in the same area; and (2) technical and engineering factors require the site to be in the desired location in relation to other existing sites and system constraints such as frequency requirements, availability of electric power and interconnection to telephone land lines, and site access.
- e. All CMRS telecommunication antennae, equipment, and equipment shelters shall be sited, designed, and screened to minimize the visibility of such equipment from surrounding properties, public roads and neighborhoods.
- f. The colors of all CMRS telecommunication antennae, equipment, and equipment shelters shall minimize the visibility of the facility.
- g. To minimize the visual and physical impact on the surrounding area caused by freestanding and building mounted CMRS telecommunications facilities, the County encourages innovative and multiple use of building

and structures for the location of CMRS telecommunications facilities, antenna, and equipment.

2. *Design and Performance Standards for Structure or Building Mounted CMRS Telecommunications Facilities:* All structure or building mounted CMRS antennae and equipment shall be designed and constructed to blend with and enhance the architectural characteristics of the accompanying building or structure and shall be subject to building permit approval.

a. Panel Antennae Standards

(1) Panel antennae shall not protrude horizontally more than two (2) feet from the building wall and shall be painted or treated to match the building or structure to which the panel is attached.

(2) Panel antennae attached to the side of a building shall not exceed the height of the parapet or the roofline, whichever is greater.

(3) Panel antennae mounted on an existing penthouse or existing roof-top mounted service equipment for the building shall not exceed the height of the penthouse or service equipment to which the antennae is attached.

(4) Panel antennae shall not be mounted in a freestanding, sled, or rack-mounted fashion on the top of a building unless: (1) there exists unscreened service equipment on the roof which will be screened from view along with the panel antennae; (2) the screening of the antennae and equipment will be architecturally compatible with the building; and (3) a waiver is obtained from the Director of Community and Economic Development. The construction of artificial penthouses or artificial service equipment on a roof for the purpose of attaching CMRS telecommunication facilities is prohibited.

(5) No panel antenna shall exceed the maximum height limitation for the zone district in which the panel is located.

b. Whip Antennae Standards

(1) Single whip antennas shall not extend more than fifteen (15) feet above the building height.

(2) Where more than one (1) whip antenna is attached to one (1) building, such antennae shall maintain a minimum separation of fifteen (15) feet between antenna owned by different CMRS telecommunication providers.

(3) No whip antenna shall exceed the maximum height limitation for the zone district in which the antenna is located.

3. *Design and Performance Standards for Freestanding CMRS Telecommunication Facilities:* All freestanding CMRS telecommunications facilities shall be subject to an Administrative Review Permit Process as outlined in Section 2-02-02. The following design and performance standards shall apply to all freestanding CMRS telecommunication facilities:

- a. The height of any freestanding CMRS communication facility shall conform to the height limit of the zone district in which the facility is located unless a height exception is granted through the Administrative Review Permit Process.
- b. All freestanding CMRS telecommunications facilities shall meet the landscaping requirements set forth in these standards and regulations including screening of such facilities with vegetation. As a condition of approval of any freestanding CMRS telecommunication facility, the County may require the applicant to provide a performance bond or other surety to the County which is adequate to ensure the completion of all planned and required landscaping and screening associated with the approved CMRS telecommunication facility. A bond may also be required to ensure removal of the facility if it is abandoned or no longer needed. Where the CMRS telecommunications facility is located on a parcel of land leased by the applicant, and which is part of a larger parcel of land under single ownership, reasonable landscaping improvements in accordance with these standards and regulations may be required within the larger unleased parcel where such improvements will bring the facility into conformance with the requirements of these standards and regulations, mitigate the impacts of the telecommunication facility, or enhance the visual qualities and aesthetics of the larger parcel.
- c. A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than the height of the tower from any property line, unless a waiver from this requirement is obtained through the Administrative Review Permit Process.
- d. A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than one thousand (1,000) feet from any other freestanding CMRS telecommunications facility established or proposed by the same or another provider. Co-location of CMRS telecommunication facilities on the same freestanding facility is therefore strongly encouraged. No facility owner or lessee or employee thereof shall act to exclude or attempt to exclude any other provider from the same location. A service provider or lessee or employee thereof shall cooperate in good faith to achieve co-location or antennae with other providers. County staff can be used as a resource to facilitate this co-location. Should co-location not be acceptable to existing providers, the service provider wanting to locate on the existing facility shall be required to prove to the satisfaction of the Director of Community and Economic Development co-location is not feasible.
- e. During the Administrative Review Permit process, the applicant shall demonstrate: (1) the site is necessary to provide appropriate signal coverage quality; (2) the site is made necessary pursuant to the applicant's FCC license; (3) the site is necessary to handle increased capacity due to

caller volume; (4) existing topography and/or structures in the surrounding area preclude other locations in the same area; (5) technical and engineering factors require the site to be in the desired location in relation to other existing sites and system constraints such as frequency requirements, availability of electric power and interconnection to telephone land lines, and site access; (6) screening and design of the freestanding facility will make the site compatible with surrounding land uses; and (7) the structure will not block a significant view, including, but not limited to the Front Range of the Rocky Mountains, the South Platte River, the Rocky Mountain Arsenal Wildlife Refuge, Barr Lake, and other significant water bodies.

f. Non-Small Cell facilities are discouraged in the right-of-way. Applicants requesting approval of a new non-small cell facility shall apply for Administrative Review Permit pursuant to this chapter and demonstrate that:

1. There are exceptional circumstances which prohibit installation of a small cell facility; and
2. There are no feasible alternatives to locate the wireless facility outside the right-of-way.

g. Applications that do not meet the standards in this Chapter shall require a waiver. The Director of Community and Economic Development shall issue a waiver subject to the following criteria:

1. The waiver, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use of the development of adjacent property.
2. There are no reasonable design alternatives that would remove the need for the requested waiver or would reduce the amount of waiver required.
3. The waiver is warranted by the design incorporated in the proposal and the benefit of the County provided through the approval of the waiver.

4. *Design and Performance Standards for Small Cell Wireless Facilities:* All Small Cell Wireless Facilities shall be subject to an Administrative Review Permit Process as outlined in Section 2-02-02. The following design and performance standards shall apply to all freestanding CMRS telecommunication facilities:

a. Small Cell Wireless Facility Shall mean any of the following:

1. A wireless service facility that meets the following qualifications:
  - i. Each antenna is located inside an enclosure of no more than three cubic feet in volume or, in the case of an antenna that has exposed elements, the antenna and all

of its exposed elements could fit within an imaginary enclosure of no more than three cubic feet;

AND

- ii. Primary equipment enclosures are no larger than 17 cubic feet in volume as measured on the exterior surface of the enclosure. The following associated equipment may be located outside of the primary equipment enclosure and, if so located, is not included in the calculation of equipment volume: Electric meter, concealment, telecommunications demarcation box, ground-based enclosures, back-up power systems, grounding equipment, power transfer switch, and cut-off switch;

OR

- iii. A micro wireless facility

- b. Applicants shall work with the County and relevant third parties to locate small cell wireless facilities based on the following order of preference for location and deployment:

1. Small cell facilities shall be collocated and attached to existing and previously approved small cell facilities.
2. Small cell facilities shall be attached to or replace available structures previously approved in the County Right-of-Way (ROW).
3. New freestanding small cell facility poles shall be built in a manner that allows for collocation.

- c. Any new pole with an antenna must be architecturally consistent with the surrounding area by utilizing one of the following:

1. Replacing existing permitted facilities (including without limitation, traffic signals, light poles, or light standards) so that the presence of the small cell facility is not readily apparent;
2. Integrating the equipment in an architectural feature of an existing structure; integrating or attaching equipment to an outdoor fixture such as a traffic signal, light standard, utility pole or flagpole.

AND

3. Using a design which mimics or is consistent with the nearby natural or architectural features, this includes compatibility with color and shape of the proposed structure; and

4. Using a design that is consistent with the size and shape of the pole-mounted equipment installed by communications companies on utility poles within three hundred feet of the facility.
- d. The facility height shall not be more than:
    1. 30 feet when the facility is within 250 feet from a property, as measured from the property line, in Residential zone districts.
    2. 35 feet when the facility is within 250 feet of a property, as measured from the property line, in Agricultural zone districts, Public Lands, or Parks and Open Space.
    3. 40 feet in all other zone districts.
  - e. The facility shall be separated from all other freestanding wireless facilities within the right-of-way by a distance of at least 600 feet, unless the facility replaces an existing traffic signal, street light pole, or other similar structure as determined by the Director of Community and Economic Development. The Director of Community and Economic Development may reduce this requirement if the applicant demonstrates through technical network documentation that the minimum separation requirement cannot result in a feasible network or that the separation distance requested results in a facility that meets the following criteria:
    1. The separation distance will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property.
    2. The reduced distance is warranted by the design incorporated in the proposal and the benefit to the County provided though the reduced separation distance.
  - f. When placed near a residential property, the facility shall be placed adjacent to a common property line between adjoining residential properties, such that the facility minimizes visual impacts, unless landscaping, topography, other structures, or other considerations minimize visual impacts to a greater extent at a different location.
  - g. Poles and related appurtenances shall not interfere with traffic operations, legally permitted parking, or approved Traffic Control Devices.
  - h. Facilities shall be located in alignment with existing tress, utility poles, and streetlights whenever possible.
  - i. Facilities shall be located so as not to create a new obstruction or unreasonable visual blight to primary property sight lines beyond that expected of other legally permitted encroachments or utility infrastructure.

- j. Facilities shall not be located in traffic sight triangles at the intersections of roadways, alleys, or driveways.
  - k. Poles and related facilities shall not encroach into or interfere with pedestrian ways such as sidewalks, trails, or transit stops or facilities.
  - l. Small cells shall be located to ensure minimal impacts to view protection corridors such as: The Front Range of the Rocky Mountains, the South Platte River, The Rocky Mountain Arsenal Wildlife Refuge, Riverdale Regional Park, Barr Lake, and other significant water bodies.
  - m. Small cell wireless facilities must not conflict with the Adams County Comprehensive Plan goals, policies, and mapped features.
  - n. All small cell wireless facilities shall meet the current standards and regulations of the FAA, the FCC and any other agency of the federal government with the authority to regulate small cell facilities. If the standards and regulations are changed, then the owners shall bring the facilities into compliance with such revised standards and regulations within the time period mandated by the controlling federal agency.
  - o. No alternative tower structure may be located or maintained in a manner that causes unreasonable interference. Unreasonable interference means any use of the right-of-way that disrupts or interferes with its use by the County, the general public, or other person authorized to use or be present upon the right-of-way, when there exists an alternative that would result in less disruption or interference. Unreasonable interference includes any use of the right-of-way that disrupts vehicular or pedestrian traffic, any interference with public utilities, and any other activity that will present a hazard to the public health, safety, or welfare.
5. *Design and Performance Standards for CMRS Telecommunication Equipment Shelter:* All CMRS telecommunications equipment shelters shall be screened so they are not visible from any adjacent public roads or public areas.
- a. Equipment shelters associated with roof or building mounted CMRS antennae are encouraged to be located in one of the following areas, which are listed in order of preference from most (1) to least (7) preferred:
    - (1) Inside the building or structure to which the panel or whip antennae are attached.
    - (2) Inside an existing equipment penthouse on the roof of a building.
    - (3) Immediately adjacent to the exterior of an existing equipment or elevator penthouse if the shelter can be visually incorporated into the penthouse structure by the use of screening of similar style and color to the penthouse.
    - (4) If no penthouse exists, consideration may be given to the creation of a screen, which is deemed architecturally compatible with the associated

building by the Director of Community and Economic Development, screening both the equipment shelter and the existing service equipment associated with the building such as heating and air-conditioning equipment.

- (5) Outside of a penthouse on the roof of a building if a parapet exists taller than the CMRS equipment shelter. If the parapet is not taller than the CMRS equipment shelter, consideration will be given to increase the height of the parapet provided the building materials used are the same as those existing and if the design of the parapet is found acceptable to County standards and the parapet extension is architecturally compatible with the building.
  - (6) Painted or treated the same color and located in such a manner so that an additional protrusion is not created on the roof.
  - (7) On the ground and screened according to the design criteria for CMRS telecommunications facilities.
- b. *Equipment Shelters Associated with Freestanding CMRS Antennae:* CMRS telecommunications equipment shelters associated with freestanding CMRS telecommunications facilities shall:
- (1) Either be located in an enclosed building architecturally compatible with the surrounding environment; or
  - (2) Be screened completely with an architecturally compatible wall or fence so the shelter is not visible from adjacent properties, roads or public areas;
  - (3) In addition, all CMRS telecommunication equipment shelters associated with freestanding CMRS telecommunications facilities shall:
    - (a) Have enclosed buildings, walls, or fencing, the appearance of which is enhanced by vegetation;
    - (b) Be grouped as closely as technically possible to each other and the freestanding facility;
    - (c) Cover a surface area not to exceed four-hundred-fifty (450) square feet per provider;
    - (d) Use designs, materials, and colors compatible with structures and vegetation on the same parcel and adjacent parcels; and
    - (e) Not reduce the parking or landscaped areas below the minimum zone district requirements for other principal uses on the parcel.



4-09-02-08      **COMMERCIAL RETAIL**

4-09-02-08-01      **GENERAL**

1. *Setback from Residential Zone:* Not Applicable.
2. *Entrances:* The building elevation of principal structures shall have at least one (1) road-oriented entrance.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited, except temporary display of items for sale provided the display does not interfere with traffic or limit parking. Otherwise, all facilities for storage of supplies shall be located within a building in accordance with Section 4-03-04-02-03.

4-09-02-09      **DRIVE-IN ESTABLISHMENTS**

4-09-02-09-01      **GENERAL**

1. *Drive-In Lanes:* Drive-in lanes shall be separate from the circulation lanes needed for access and parking.
2. *Setback from Residential Zone:* Not Applicable.
3. *Landscaping:* Planting requirements for the drive-up window and access lanes shall be the same as those required for parking area landscaping in accordance with the Parking Performance Standards in Section **Error! Reference source not found.** of these standards and regulations.
4. *Communications Equipment:* None.
5. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

4-09-02-10      **GOLF COURSES AND DRIVING RANGES, COMMERCIAL**

1. *Setback from Residential Zone:* Not applicable.
2. *Driving Range Location:* Driving ranges shall be located so adjoining properties are not adversely affected by the activity due to noise, glare, traffic or other factors.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building in accordance with Section 4-03-04-02-03.
4. *Supporting Commercial Uses:* Supporting commercial activities shall be designed for patrons of the golf course or driving range only.

4-09-02-11 HEAVY RETAIL AND HEAVY SERVICES

4-09-02-11-01 GENERAL

1. *Entrances:* The building elevation of the principal structure shall have at least one (1) road-oriented entrance.
2. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section of these standards and regulations. **\*Adopted by the BoCC on December 13, 2010**
3. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.
4. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

4-09-02-11-02 AUTOMOBILE DEALERSHIP

1. *Maximum Lot Coverage:* The maximum lot coverage by parking, vehicle areas and buildings is seventy percent (70%).
2. *Access:* Automobile dealerships shall be located on properties with direct access to a collector or arterial road or highway.
3. *Display Area Setback:* The display area shall be set back a minimum of fifty (50) feet from the road right-of-way and fifteen (15) feet from all other property lines.
4. *Setback from Residential Zone:* Not applicable.
5. *Landscaping:* Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent watering facilities shall be provided for all landscaped areas.
  - b. *Noise Control:* No loud speaker or music shall be audible from adjacent properties.

4-09-02-11-03 AUTOMOBILE RENTAL

1. *Minimum Parcel Area:* two (2) acres
2. *Maximum Lot Coverage:* The maximum lot coverage by parking lots, vehicle areas, storage and buildings shall be seventy percent (70%).
3. *Access:* Automobile rental businesses shall be located on properties with direct access to a collector or arterial road or highway.

4. *Car Storage Area Setback:* The car storage area shall be set back a minimum of fifty (50) feet from the road right-of-way and fifteen (15) feet from all other property lines.
5. *Setback from Residential Zone:* Not applicable.
6. *Gas Pump Setbacks:* Gas pump islands may be located a minimum of twenty (20) feet from all exterior property lines, and pump island canopies may project to within ten (10) feet of property lines. Islands shall not interfere with any sight distance triangles in accordance with these standards and regulations.
7. *Landscaping:* In addition to all other landscaping, boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent watering facilities shall be provided for all landscaped areas.
8. *Noise Control:* No loud speaker or music shall be audible from adjacent properties.

**4-09-02-11-04      *AUTOMOBILE OR BUS REPAIR, PAINTING, AND BODY WORK***

1. *Outdoor Activities Prohibited:* All repair and work activities shall take place within a completely enclosed structure.
2. *Setback from Residential Zone:* Not applicable.
3. *Storage of Vehicles:* All storage of vehicles awaiting repair shall be within the enclosed structure or within a compound yard enclosed by a six (6) foot high solid fence or wall, except for driveway openings.
4. *Landscaping:* Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent irrigation facilities shall be provided for all landscaped areas.
5. *Exhaust Fumes and Odor Control:* Exhaust and odor shall be controlled and treated by filter, scrubbers, fans, or other means.
6. *Noise Control:* No loud speaker or music shall be audible from adjacent properties.

**4-09-02-11-05      *FIREWOOD SALES, STORAGE AND SPLITTING***

1. *Minimum Lot Size:* Five thousand (5,000) square feet
2. *Setback from Residential Zone:* Not applicable.
3. *Display of Firewood:* Firewood shall be stacked and displayed for sale in an organized fashion.

4. *Setbacks:* The area where firewood is cut and split must be set back twenty-five (25) feet from any property line.
5. *Sawdust and Debris Control:* Sawdust, woodchips, and any other debris shall be kept from blowing from the site on to other properties.

**4-09-02-11-06      *FLEA MARKETS, OUTDOOR***

1. *Minimum Lot Size:* one-half (1/2) acre
2. *Location:* Flea markets shall be located on vacant parcels or parking lots.
3. *Setback from Residential Zone:* Not applicable.
4. *Period of Operation:* Flea markets shall be permitted to operate on Saturdays and Sundays during the months of May through August. Additional hours may be permitted by Conditional Use Permit.

**4-09-02-11-07      *TRUCK, TRAILER AND HORSE TRAILER SALES AND RENTAL***

1. *Maximum Lot Coverage:* The maximum lot coverage by parking areas, vehicle areas and buildings is eighty percent (80%).
2. *Display Area Setback:* The display area shall be set back a minimum of fifteen (15) feet from the road right-of-way and ten (10) feet from all other property lines.
3. *Setback from Residential Zone:* Not applicable.
4. *Landscaping:* Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent watering facilities shall be provided for all landscaped areas.
5. *Noise Control:* No loud speaker or music shall be audible from adjacent properties.

**4-09-02-11-08      *PAWN SHOPS***

1. *Pawn Shops only allowed with a Conditional Use Permit:* Pawn shops are only permitted in the C-4 and C-5 Zone Districts after Conditional Use Permit approval by the Board of County Commissioners.
2. *Outdoor Activities Prohibited:* All activities shall be performed or carried out entirely within an enclosed building.
3. *Outdoor Display Prohibited:* The display of items outdoors is prohibited.
4. *Screened Loading Areas:* Loading areas shall be screened in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.

4-09-02-12 **INDOOR COMMERCIAL RECREATION/ENTERTAINMENT**

4-09-02-12-01 **GENERAL**

1. *Setback from Residential Properties:* Not applicable.
2. *Setback from School Properties:* No amusement shall be permitted within five hundred (500) feet of the lot line of a public or private school serving students in the 12th grade or under.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
4. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.
5. *Outdoor Activities Prohibited:* All activities shall be performed or carried out entirely within an enclosed building.
6. *Full-Time Management:* The owner of the premises shall maintain a full-time adult manager responsible for the premises during all hours of operation.
7. *Nuisance Violation:* Any place of indoor commercial recreation/entertainment which becomes the location of frequent or repeated violations of County regulations or public disturbance, shall be declared to be a nuisance, and may be cited for a nuisance violation under this section.

4-09-02-12-02 **AMUSEMENT CENTER, VIDEO ARCADE, POOL ARCADE**

1. *Location:* No amusement center shall be established within five hundred (500) feet of a public or private school serving students in the 12th grade or under.
2. *Hours of Operation:* An amusement center shall not be open to the public before 11:00 a. m. or after 11:00 p.m.
3. *Security:* The owner shall maintain one (1) full-time security guard for every twenty (20) coin operated amusement devices.

4-09-02-12-03 **EVENT CENTERS, MOVIE THEATERS**

1. *Minimum Parcel Area:* one-half (½) acre
2. *Security:* The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of event center or movie theater.

4-09-02-12-04 **BOWLING ALLEYS**

1. *Minimum Parcel Area:* one (1) acre

2. *Security*: The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of bowling alley.

4-09-02-12-05      **ROLLER SKATING RINKS**

1. *Minimum Parcel Area*: one (1) acre
2. *Security*: The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of roller skating rink.

4-09-02-13      **KENNEL, COMMERCIAL**

1. *Number of Dogs and/or Cats Permitted*: The maximum number of dog and/or cats permitted in a commercial kennel can be found in Section 4-22. The maximum number of dogs and/or cats allowed does not apply to offspring under five (5) months of age, belonging to one of the adult animals.
2. *Minimum Space Requirements*:
  - a. *Dogs*: Each dog shall be provided a minimum space equal to the following equation:
    - (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
    - (2) Length of Kennel = Width of Kennel + 2 feet.
    - (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.
  - b. *Cats*: Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
3. *Waste Disposal*: All animal and food wastes shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
4. *Pest Control*: Environmental and/or chemical and scientific controls shall be provided for pest control.
5. *Drainage*: Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
6. *Washroom*: A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers.
7. *Mixing of Dogs and Cats*: Dogs and cats shall not be housed in the same primary enclosure.
8. *Care of Animals*: All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Animal Control and Tri-County Health Department.
9. *Operator License Required*: All breeding and boarding kennel operators shall be licensed by the Colorado Department of Agriculture.

10. *Permanent Resident on Property Required:* A person responsible for the commercial kennel, whether the owner of the facility or an employee, shall reside permanently on the subject property. If a responsible party is not available on site, the name and phone number of a responsible party shall be posted on the front of the kennel, on the front door of the caretaker's residence, and in an area visible to any person initially entering the premises. Any dwelling unit constructed to house the owner or employee shall meet the applicable zone district requirements.

**4-09-02-14 LODGING, COMMERCIAL**

1. *Access:* The parcel shall be accessed by a collector or arterial road or highway.
2. *Setback from Residential Zone:* Not applicable.
3. *Entrances:* The building elevation of the principal structure shall have at least one (1) road-oriented entrance.
4. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
5. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.
6. *Accessory Uses:* Any accessory commercial activities such as restaurants and any outdoor recreational activities such as swimming pools shall not be located along the side of the property adjacent to a residential zone or use.

**4-09-02-15 MESSAGE BUSINESS**

**4-09-02-15-01 GENERAL**

1. *Required Education:* The applicant/operator shall demonstrate proof of 1,000 hours of completed training in massage therapy with major study in theory, method, profession or work of massage, which includes principles of anatomy and physiology. Employees are only required to complete 500 hours of completed training. Training shall be completed at a massage therapy school or equivalency program accredited by the state board of education or division charged with the responsibility to approving private occupational schools.
2. *Criminal Background Investigation:* The Adams County Sheriff's Department shall complete a Criminal Background Investigation and shall issue identification cards to all employees/operators.
3. *Zoning Required:* A Conditional Use Permit is required to operate a Massage Business in the C-0, C-1, C-2, C-3, C-4 or C-5 Zone District. Massage Businesses are prohibited in all other Zone Districts.

4. *Time Limitation:* Conditional Use Permits for Massage Businesses may only be issued for a maximum of five (5) years. Renewals shall be considered a Major Amendment and require approval by the Board of County Commissioners. Applications for renewals shall be made not less than ninety (90) days and not more than one-hundred-twenty (120) days prior to the date of expiration.
5. *Annual Reporting:* The applicant/operator shall provide an annual report for review by the Director of Community and Economic Development and the Adams County Sheriff's Department. Reports shall include re-certification of educational requirements, revised Criminal Background Investigation, and issuance of identification cards to any new employees.
6. *Location:* In determining compatibility with the surrounding area, the Board of County Commissioners may consider locating Massage Businesses meeting the following geographic criteria:
  - a. Adjacent to arterial roads as listed in the Adams County Transportation Plan;
  - b. Adjacent to medical offices or other health-related businesses; and
  - c. In commercial/business areas visible to the traveling public.
7. *Denial of a Conditional Use Permit:* Applicant/operator shall not be eligible for a Conditional Use Permit within one (1) year of a denial by the Board of County Commissioners for the same location.
8. *Failure to Comply with Requirements:* May necessitate a show cause hearing before the Board of County Commissioners where the action taken on the Conditional Use Permit may include, but is not limited to suspension or revocation.

4-09-02-16     **OFFICE**

4-09-02-16-01     **GENERAL**

1. *Access:* Entrances to the site shall be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
2. *Entrances:* The building elevation of the principal structure shall have at least one (1) road-oriented entrance.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
4. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.



5. *Outdoor Activities Prohibited:* All uses shall be performed or carried out entirely within an enclosed building.

4-09-02-17     **OUTDOOR COMMERCIAL RECREATION**

4-09-02-17-01     **GENERAL**

1. *Access:* All outdoor commercial recreation shall have collector or arterial road or highway access. No direct access points through a residential road or along a collector serving only residential areas shall be allowed.
2. *Residential Zone Setback:* Not applicable.
3. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
4. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls, and Screening section (See Section 4-09-01-04) of these standards and regulations.
5. *Full-Time Management:* The owner of the premises shall maintain a full-time adult manager responsible for the premises during all hours of operation.
6. *Nuisance Violation:* Any outdoor commercial recreation which becomes the location of frequent or repeated violations of County regulations or public disturbance shall be declared to be a nuisance.
7. *Noise Control:* No central outdoor loudspeakers shall be permitted.

4-09-02-17-02     **AMUSEMENT PARKS**

1. *Minimum Lot Area:* five (5) acres
2. *Hours of Operation:* The amusement park shall limit its hours of operation to 9:00 AM to 10:00 PM.
3. *Setback from Residential Properties:* No amusement shall be permitted within one (1) mile of the lot line of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver can not be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
4. *Security:* The owner shall maintain one (1) full-time security guard for every ten thousand (10,000) square feet of amusement.

4-09-02-17-03 **DRIVE-IN THEATERS**

1. *Minimum Parcel Size:* one (1) acre
2. *Maximum Screen Size:* fifteen hundred (1,500) square feet
3. *Projection Screen Visibility:* The projection screen shall not be visible from any public road within fifteen hundred (1,500) feet.
4. *Accessory Uses:* Accessory uses such as snack bars associated with the theater shall be designed for use by patrons of the drive-in theater only.
5. *Screening:* Vehicle parking areas shall be screened so lights will not shine onto adjacent property.
6. *Vehicle Stacking Lanes:* three hundred (300) foot vehicle stacking lanes shall be provided outside the theater entrance.
7. *Dust Control:* If the vehicle parking area is not paved, the theater owner shall spray the lot to control dust from blowing onto adjacent properties.
8. *Property for Daytime Uses:* The use of the theater property for day time uses, including but not limited to, flea markets, vending stands, and fireworks stands, shall require a Temporary Use Permit.

4-09-02-17-04 **GUN AND ARCHERY RANGES**

1. *Minimum Parcel Area:* two (2) acres
2. *Setback from Residential Properties:* No shooting range shall be located within one (1) mile of a residentially zoned or used property unless a waiver is obtained in writing from the residential property owner(s) within one (1) mile and a disclosure document is recorded against the residential property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
3. *Fencing:* The entire range shall be enclosed by a fence a minimum of six (6) feet high.
4. *Warning Signs:* Warning signs that read “Warning: Shooting Range” shall be posted every one hundred (100) feet on the fence.
5. *Bufferyard:* Two (2) Type D Bufferyards shall encircle the perimeter of the gun range to provide a natural noise barrier. A ten (10) foot berm shall be incorporated into the bufferyard around the site.
6. *Line of Fire:* Line of fire shall be as close to horizontal as possible, but never below horizontal.
7. *Certified Instructor:* The shooting range shall be supervised by a range officer or a National Rifle Association certified instructor.

**4-09-02-17-05      *ICE SKATING RINKS***

1. *Minimum Parcel Area:* one (1) acre
2. *Setback from Residential Properties:* Not applicable.

**4-09-02-17-06      *MINIATURE GOLF COURSES***

1. *Minimum Parcel Area:* one (1) acre
2. *Setback from Residential Properties:* Not applicable

**4-09-02-17-07      *WATER SLIDE COURSES***

1. *Minimum Parcel Area:* two (2) acres
2. *Setback from Residential Properties:* Not applicable.
3. *Certified Lifeguard:* One (1) certified lifeguard shall be on duty during all hours of operation.

**4-09-02-18      *RACING FACILITIES***

**4-09-02-18-01      *GENERAL***

1. *Minimum Parcel Area:* forty (40) acres
2. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.
3. *Setback from Residential Properties:* No racing facility shall be permitted within one (1) mile of the lot line of a residentially zoned or used property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
4. *Nuisance Violation:* Any racing facility which becomes the location of frequent or repeated violations of County regulations or public disturbance, shall be declared to be a nuisance, and may be cited for a nuisance violation under this section.

**4-09-02-18-02      *AUTOMOBILE AND TRUCK RACING***

1. *Location:* All automobile and truck racing facilities shall be located at least one (1) mile from any residentially used or zoned property. If night racing is proposed and the track will be lighted, the automobile and truck racing facility shall be located at least two (2) miles from any residentially zoned or used property. If a waiver cannot be obtained but every reasonable effort has been

made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.

2. *Screening:* All racing facilities shall be enclosed by an eight (8) foot high minimum screen fence or wall.

**4-09-02-18-03      *DOG AND HORSE RACING***

1. *Location:* All dog racing facilities shall be located at least one (1) mile from any residentially zoned or used property. If a waiver cannot be obtained but every reasonable effort has been made by the applicant to receive a waiver, the applicant may apply for a Variance from the Board of Adjustment. Proof shall be submitted in the form of copies of certified mail sent to the residents affected.
2. *Screening:* All racing facilities shall be enclosed by a six (6) foot high minimum screen fence or wall.
3. *Dog Kennels:* If kennels are provided on the premises, the kennels shall meet all requirements for a commercial kennel as established in these standards and regulations.

**4-09-02-19      RESTAURANTS**

**4-09-02-19-01      *GENERAL***

1. *Outdoor Storage:* Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building in accordance with Section 4-03-04-02-03.
2. *Garbage Storage:* Any garbage storage area located outside shall be screened from public view in accordance with the Fencing, Walls and Screening in Section 4-09-01-04 of these standards and regulations.
3. *Smoke and Odor Control:* Smoke and odor shall be controlled by kitchen exhaust fans, or other means.

**4-09-02-19-02      *BARS AND COCKTAIL LOUNGES***

1. *Effect of Bar or Cocktail Lounge on Neighborhood:* Operation of the establishment shall not be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood or be injurious to property or improvements in the area.
2. *Established Need:* The use shall serve public convenience and necessity.

3. *Liquor License Required:* A Liquor License is required from the Board of County Commissioners prior to operation pursuant to state law.

**4-09-02-19-03      *DRIVE-THRU RESTAURANTS***

1. *Limited Number of Establishments:* The use shall not contribute to a disproportionate number of drive-thru establishments in the area or contribute to a land use mix inconsistent with the specific purpose of the zone district in which it is proposed.
2. *Hours of Operation:* Drive-thru establishments within two-hundred-fifty (250) feet of any residentially zoned or used property shall be open for business no earlier than 6:30 AM and close no later than 12:00 AM.
3. *Drive-Thru Window Approval:* The Director of Community and Economic Development shall determine pedestrian safety, the welfare of the adjacent neighborhood, and maintenance of traffic circulation have been adequately addressed before approving the drive-thru window.
4. *Drive-Thru Lanes:* Drive-thru lanes shall be separate from the circulation lanes needed for access and parking.
5. *Drive-Thru Setbacks from residentially zoned or used property:* Not applicable.
6. *Landscaping:* Planting requirements for the drive-up window and access lanes shall be the same as those required for parking area landscaping.

**4-09-02-20      *SERVICES***

**4-09-02-20-01      *GENERAL***

1. *Access:* Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
2. *Entrances:* The building elevation of the principal structure shall have at least one (1) road-oriented entrance.

**4-09-02-20-02      *OUTDOOR ACTIVITIES PROHIBITED***

All uses shall be performed or carried out entirely within an enclosed building.

**4-09-02-20-03      *OUTDOOR STORAGE***

Accessory outdoor storage is prohibited. All facilities for storage of supplies shall be located within a building.

## 4-10 INDUSTRIAL USES PERFORMANCE STANDARDS

### 4-10-01 GENERAL PERFORMANCE STANDARDS

#### 4-10-01-01 PURPOSE

The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance to be applied to all industrial development in Adams County. Any use-specific performance standards contained in these standards and regulations shall also be applied. Where a use-specific performance standard conflicts with a general performance standard, the use-specific standard shall apply.

#### 4-10-01-02 SUBSECTIONS

The following general performance standards are included in this section:

1. Fencing, Walls and Screening

The following general performance standards are located in other sections of these standards and regulations:

1. Parking (See Section 4-12)
2. Signage (See Section 4-01)
3. Landscaping (See Section 4-16)
4. Weeds and Offending Vegetation (See Section 4-17)
5. Site Design Considerations (See Section 4-20)
6. Operational Standards (See Section 4-13)
7. Off-Road Utility, Dumpster, Recycling, and Trash Handling Facilities (See Section 4-21)
8. Off-Premise Signs (See Section 4-15)
9. Sexually Oriented Businesses (See Section 4-19)

### 4-10-01-03 FENCING, WALLS AND SCREENING

#### 4-10-01-03-01 *MAXIMUM HEIGHT*

Ninety-six (96) inches, which may include more than four (4) strands of barbed wire forming the top eighteen (18) inches or less of the fence, placed at a forty-five (45) degree angle.

**4-10-01-03-02      *FENCE BOTTOM***

The bottom of the fence shall be no more than six (6) inches above grade at any point.

**4-10-01-03-03      *FENCES PROHIBITED IN LANDSCAPED AREA***

No fence shall be permitted within any required landscaped area.

**4-10-01-03-04      *ELECTRIC AND BARBED WIRE FENCING PROHIBITED***

Electric fencing and fencing consisting only of barbed wire are prohibited as an external boundary fence.

**4-10-01-03-05      *RELATIONSHIP TO STRUCTURE DESIGN***

Fencing shall relate to the principal architectural features of the building in design, location and the way in which it connects to the building.

**4-10-01-03-06      *LONG RUNS OF FENCING DISCOURAGED***

Long runs of fencing parallel to public roads are discouraged. Where long runs cannot be avoided, the horizontal alignment of the fences shall be varied to create visual variety and to provide planting pockets between the fence and the road. In addition, periodic breaks in fences should be considered to facilitate pedestrian, bicycle, and transit use.

**4-10-01-03-07      *SCREEN FENCING***

Screen fencing is required to conceal outside storage from all adjacent road right-of-way and lesser intensity uses. Screening is not required between storage yards provided neither yard is visible from an adjacent road right-of-way. This section does not affect required landscaping along street frontages or buffering requirements contained in these regulations. In all practicable cases, the screen fencing addressed below shall be behind the required landscaping. The following criteria shall be followed in determining what form of screening is appropriate to accomplish visual buffering of outside storage yards in the County.

1. If the property is already developed and the proposed storage area is enclosed by an existing chain link fence, which has a useful life remaining, the property owner shall:
  - a. Install heavy gauge PVC or vinyl inserts.
  - b. The inserts shall achieve a minimum of ninety (90) percent opacity.
  - c. Color of the inserts is at the discretion of the applicant.

- d. If the existing fence does not have a remaining useful life, the property (or portion of the property affected) defaults to item 2.
2. If the property is not developed and is proposed for outside storage, the property owner shall conceal all outside storage with an eight foot solid wood fence or masonry wall.
3. If the property is not feasibly screened by a fence from an adjacent road due to topography, the property owner shall:
  - a. Install fast growing trees (preferably a mix of coniferous and deciduous) appropriately spaced to ensure complete screening at maturity.
  - b. A chain link fence may be constructed at the discretion of the applicant, but must be placed to the interior of the screening trees.
4. All fencing shall be maintained and kept in good condition at all times. Condition of fences shall be evaluated through a review of:
  - a. Structural integrity and being functionally sound under the Uniform Building Code; and
  - b. Substantially the same condition as originally permitted or constructed.

**4-10-01-03-08      *GARBAGE AREA SCREENING***

Garbage area screening shall consist of a six (6) foot high minimum screen fence.

**4-10-01-03-09      *OUTDOOR STORAGE SCREENING***

Outdoor storage area screening shall consist of a six (6) foot high minimum screen fence. Outdoor storage shall not be allowed above the height of the fence.

**4-10-01-03-10      *MASONRY WALL***

All walls specified to be masonry shall be solid and constructed out of a brick or stone material. The wall shall not permit the contents within the wall to be seen from the outside.

**4-10-01-03-11      *NOISE BARRIER FENCING***

Where existing and proposed arterial roads or state highways traverse, or are adjacent to areas of proposed commercial development, the Director of Community and Economic Development may require noise barrier fencing be installed by the developer. Such fencing shall meet the minimum standards of the Colorado Department of Transportation and these standards and regulations.



**4-10-01-03-12      *RETAINING WALLS***

Any retaining wall over four (4) feet in height shall require plans prepared by a professional engineer as a condition for a building permit except where waived by the Director of Community and Economic Development.

**4-10-01-03-13      *TRAFFIC VIEW OBSTRUCTION***

Traffic view obstruction as outlined in these standards and regulations, by any fence, wall or screen, is prohibited.

**4-10-01-03-14      *SIDEWALK MAINTENANCE***

The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting his property including snow removal for pedestrian access.

**4-10-02      PERFORMANCE STANDARDS BY USE CATEGORY**

**4-10-02-01      SUBSECTIONS**

The following specific performance standards are included in this section:

1. Business Park Uses
  - a. Research, Development and Testing
2. Extraction and Disposal Uses
  - a. Extraction Uses
  - b. Solid and Hazardous Waste Disposal
  - c. Oil and Gas Well Drilling and Production
3. Heavy Industrial
  - a. Auction Yards, With Livestock
  - b. Chemical, Petroleum and Explosive Manufacturing
  - c. Metal Industries, Automobile Manufacturing
  - d. Paper, Pulp and Saw Mills
  - e. Salvage Yards
  - f. Recycling Facilities, including Scrap Tire
  - g. Solid Waste Transfer Stations

- h. Outdoor Storage in excess of 100% of the building area
- 4. Light Industrial
  - a. Auction Houses, Without Livestock
  - b. Dry Cleaning Plants
  - c. Electronic, Fabric, Furniture, Medical Supply Production
  - d. Food Product Processing and Manufacturing
  - e. Landscape Contractor Storage Yard
  - f. Accessory Outdoor Storage (Not to Exceed 100% of the building area)
- 5. Energy Facilities
  - a. Solar Energy System
- 6. Moderate Manufacturing or Processing
  - a. Cement, cinder block, concrete, lime or plaster manufacturing

**4-10-02-02 BUSINESS PARK USES**

**4-10-02-02-01 GENERAL**

- 1. *Access:* Entrances to the site should be minimized and placed in such a way as to maximize safety, maximize efficient traffic circulation, and minimize the impact on any surrounding residential neighborhood.
- 2. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-10-01-03) of these standards and regulations. **\*Adopted by the BoCC on December 13, 2010**
- 3. *Garbage Storage:* Any garbage storage area located outside shall be screened from the view of the public.
- 4. *Outdoor Activities Prohibited:* All equipment, material storage, and uses shall be performed or carried out entirely within an enclosed building.

**4-10-02-02-02 RESEARCH, DEVELOPMENT AND TESTING**

- 1. *Minimum Parcel Area:* one (1) acre
- 2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine existing services provide adequate protection for citizens.
- 3. *Setback from Residential Zoning:* Not applicable.

4. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
5. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

#### 4-10-02-03      **EXTRACTION AND DISPOSAL USES**

##### 4-10-02-03-01      ***EXTRACTION USES***

1. *Compliance with Colorado Department of Natural Resources:* Requirements contained in this section shall not exempt the owner or operator of an extractive industry from compliance with the requirements of Colorado Department of Natural Resources. Prior to the approval of a Conditional Use Permit by the Board of County Commissioners, a reclamation contract shall be signed and approved by the owner or operator and the Colorado Department of Natural Resources.
2. *Site Size:* The site of an extractive industry shall be of sufficient size and dimensions to accommodate the proposed operations.
3. *Blasting Hours:* Operations utilizing explosive devices shall be restricted to Monday through Friday between the hours of 8:00 A.M. and 5:00 P.M.
4. *Stagnant Water:* Pockets and stagnant pools of water resulting from surface drainage shall either be:
  - a. Sprayed to eliminate breeding places for mosquitoes and other insects using methods and chemicals approved by the Colorado Department of Agriculture; or
  - b. Drained to prevent the creation of such breeding places.
5. *Plan for Development of the Site:* A plan for the Mining Phase and the Reclamation Phase shall be approved by the Director of Community and Economic Development.
6. *Standards of the MCO Zone District:* All other operation and rehabilitation standards of the Mineral Conservation Overlay (MCO) Zone District shall apply as outlined in Section 3-35-06.
7. *Recreational Prospecting in Creeks and Rivers:* In stream recreational prospecting using non-motorized equipment is not regulated by the County. It is incumbent upon the operator of a non-motorized in stream recreational prospecting site to notify and gain permission of the property owner. The use of motorized equipment for such an operation is considered mining. Any operation using motorized equipment is prohibited.

**4-10-02-03-02      *SOLID AND HAZARDOUS WASTE DISPOSAL***

1. *General Operating and Performance Standards:* The following General Operating and Performance Standards are applicable to all Solid Waste Disposal Sites and/or Processing Facilities:
  - a. *Compliance with Colorado Solid Waste Act:* Operators shall comply with the Colorado Solid Waste Act (C.R.S. 30-20-100 et. seq.), and all regulations promulgated pursuant to said Act by the Colorado Department of Public Health and Environment.
  - b. *Compliance with State Standards and Regulations:* Operators shall comply with all adopted State and Federal regulations, whether such regulations are adopted prior to, or after, approval of a Certificate of Designation under these standards and regulations.
  - c. *Performance Bond Required:* Prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County.
  - d. *Liability Insurance Required:* All solid waste disposal site and/or processing facility operators shall maintain adequate liability insurance in the amount of one million dollars and submit evidence of such insurance upon request from the Director of Community and Economic Development.
  - e. *Outdoor Processing Prohibited:* All solid waste processing facility operations shall take place completely enclosed within a building unless otherwise specifically provided for in the approved plan.
  - f. *User Service Charges Required:* All solid waste disposal site and/or processing facility operators shall collect service charges from users for the purpose of solid waste management in the County. Such charges shall be collected pursuant to the Board of County Commissioners Resolution of August 28, 1985, as amended.
  - g. *Uncovered Loads:* All uncovered loads shall be charged double the normal disposal rate.
  - h. *Waste Along Public Rights-of-Way Control:* Operators shall remove trash, or other waste material, disposed of or treated at their facility, along all public rights-of-way within one (1) mile of the facility and up to five (5) miles along the approved haul routes, or as otherwise specified.
  - i. *Odor Control:* At no time shall a waste disposal site or waste processing facility create malodorous conditions.
  - j. *Erosion Control:* At no time shall a waste disposal site or processing facility allow soil loss or erosion beyond that provided for in the erosion control measures approved in the design and operations plan.

- k. **Storage of Untreated or Unprocessed Waste:** Storage of authorized untreated or unprocessed waste shall not exceed the time limit described in the approved plan, conditions of approval required with the Certificate of Designation, or otherwise required by the Colorado Department of Public Health and Environment.
- l. **Outside Storage:** All allowed accessory outside storage shall be concealed by an eight (8) foot solid screen fence or other effective screening material as approved by the Director of Community and Economic Development.
- m. **Right-of-Way Screening:** All new facilities shall provide and maintain attractive visual screening from any public right-of-way from which the facility is visible.
- n. **Waste Minimization Program:** All operators shall conduct a waste minimization program both with the community and with generators, providing public information and assistance for waste reduction, recycling, and reuse programs.
- o. **Certification of Special Structures and Equipment:** Special structures not addressed in these standards and regulations, and processing equipment which has the potential to create external environmental impacts (through air emissions, groundwater impacts, etc.), shall be certified by a registered professional engineer or other qualified expert, as determined by the Director of Community and Economic Development, as to proper installation and construction in accordance with the approved design and operations plan prior to start of operations.
- p. **Quarterly Reports:** Operators shall submit quarterly reports no later than thirty (30) calendar days following the end of the calendar quarter to the Director of Community and Economic Development, Tri-County Health Department, and the Colorado Department of Public Health and Environment, summarizing:
  - (1) **Results of Monitoring Data:** The results of air and water monitoring data, monitoring of landfill gas, and other environmental monitoring data, as applicable, prepared by a qualified independent firm or other qualified professionals, including in-house certified staff and laboratories acceptable to the Director of Community and Economic Development.
  - (2) **Received Waste Figures:** Daily average and cumulative figures for the quantity and types of waste received. The cumulative figure shall be related to a percentage completion figure for the current phase of operation, or approved operating capacity.
  - (3) **Gross Quarterly Revenues:** Gross quarterly revenues for calculation of the County's Solid Waste Management Fee.

- q. Annual Reports: Operators shall submit annual reports to the Director of Community and Economic Development, Tri-County Health Department, and the Colorado Department of Public Health and Environment.
  - (1) Purpose of Annual Reports: The annual reports shall be used to determine if the amount of the performance bond is still adequate and whether timely progress is being made toward completion or closure, if applicable to the specific operation.
  - (2) Content of Annual Reports: The annual reports shall summarize the following information
    - (a) Waste Types and Volumes: The waste types and volumes handled throughout the year.
    - (b) Operation Completion: The percentage of operation completion to date.
    - (c) Monitoring Information: An interpretation of all monitoring information on a yearly basis.
    - (d) Reclamation Activities: A tabulation of reclamation activities to date.
    - (e) Operational Plans for Following Year: A description of operational plans for the following calendar year.
- 2. *Landfill Standards (required in addition to General Standards):*
  - a. Quality Assurance (QA) Program Required: All operators shall fund an independent quality assurance (QA) quality control program to ensure construction of synthetic or clay liners for cells meet required specifications in the approved design and operations plan. The QA program shall be performed by a qualified professional, approved by the Director of Community and Economic Development, representing the County. The expense shall be charged to the operator.
  - b. Radiation Monitoring Program: The landfill operator shall operate a radiation monitoring program in accordance with an approved plan.
  - c. Quantity of Paper Permitted: The quantity of paper permitted in a demolition and construction debris landfill is limited and is established by the Board of County Commissioners for each landfill. This standard shall be followed during operations.
- 3. *Incinerator Standards (required in addition to General Standards):*
  - a. Monitoring Program: The specific monitoring program approved by the County for on-site soils and air monitoring shall be followed.
  - b. Waste Minimization Program: The waste minimization program approved by the County shall be followed.

- c. Ash Transportation: All ash will be transported in a manner minimizing the release of fugitive dust.
  - d. Pollution Control Device Residue Collection: The program for residue collection from air pollution control devices approved by the County shall be followed.
  - e. Incinerator Operation: The incinerator shall be operated in accordance with the approved design and operations plan.
  - f. Radioactivity Monitoring: The operator shall operate a low level radioactivity monitoring program in accordance with an approved plan.
4. *Inert ~~landfill~~ Operation Standards (required in addition to General Standards):*
- a. *~~Screening of Loads~~ Materials Acceptance Plan:* Operators shall develop and implement a Materials Acceptance Plan detailing procedures for certifying incoming loads as inert, including material acceptance, load inspection, and load rejection procedures for all waste material brought to the fill site. ~~inspect and screen each load of material brought to the fill site. Trash~~ Loads containing trash, organic material, metal material, and other waste material not meeting the definition of inert ~~material fill for landfilling~~ shall be rejected and documentation of hauler, source, and haul date shall be kept onsite for at least one-year ~~removed from each load at the screening location.~~ A visual inspection ~~and screening~~ shall be made where loads are offloaded and incidental amounts of materials not meeting the definition of inert material shall be removed. All materials removed from the waste stream shall be disposed of at an approved waste disposal facility and records ~~of the transportation disposal shall be kept~~ kept of such disposal.
  - b. *Fencing:* An eight (8) foot solid screen fence or security fence, with additional screening material, as approved by the Director of Community and Economic Development, shall enclose all outside storage.
  - c. *Traffic Control Plan:* Provisions of the traffic control plan shall be followed.
  - d. *Nuisance Control Plan:* Provisions of the nuisance control plan detailed measures to mitigate those off-site impacts as specified in Section 4-13, General Operations, shall be followed.
  - e. *Appearance:* All sites shall maintain a clean, neat, and orderly appearance. Stockpiles of materials may only be placed as specified in the design and operation plan.
  - f. *Performance Bond:* Prior to commencing operations, and thereafter during the active life of the facility, and for five (5) years after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall

be \$2,000.00 per acre. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.

5. *Composting Operation Standards (required in addition to General Standards):*
  - a. *Removal of Trash from Right-of-Way:* Operators shall remove trash, or other waste material, of the type which is brought to the composting facility, along all public rights-of-way within one-half (1/2) mile of the facility.
  - b. *Performance Bond:* Prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. Said bond shall be sufficient to ensure compliance with operating conditions of the Permit, the amount of which shall be established by the Board of County Commissioners. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
  - c. *Environmental Bond:* Prior to commencing operations, and thereafter during the active life of the facility, and for five (5) years after closure, the operator shall post a bond sufficient to ensure compliance with the closure plan, and to effect remedial measures if environmental damage is found to be taking place.
  - d. *Traffic Control Plan:* Provisions of the approved traffic control plan shall be followed.
  - e. *Appearance:* All sites shall maintain a clean, neat, and orderly appearance. Litter, dust, and odors may not leave the boundaries of the site.
  - f. *Vehicle Parking:* Transfer vehicles may not be parked on public streets.
  - g. *Vector Controls:* All sites shall maintain vector controls as prescribed by the approved plan.
  - h. *CDPHE Regulations:* Colorado Department of Public Health and Environment Regulations 6CCR 1007-2, Section 14 are hereby incorporated in these Zoning Regulations.
6. Infectious Waste Disposal Site and/or Processing Facility Standards (required in addition to General Standards)



- a. Radiation Monitoring Program: The operator shall operate a radiation monitoring program in accordance with an approved plan.
  - b. General Monitoring Program: The general monitoring program, approved by the County for each infectious waste disposal and/or processing facility, shall be adhered to.
  - c. Temperature Operating Charts: Temperature operating charts from an infectious waste disposal and/or processing facility shall be retained for two (2) years for review by the Director of Community and Economic Development. The County may require additional monitoring if a facility has problems maintaining a temperature or other operational standard.
  - d. Truck Washing: All trucks shall be washed at least once a week with a detergent and disinfectant to minimize nuisance conditions, unless spills or leaks are detected which must be disinfected immediately. All wash water shall be properly controlled to prevent runoff.
  - e. Waste Incineration: Infectious waste incineration facilities shall be permitted to burn infectious waste only. Incineration of waste paper, contraband, or other materials is not permitted unless specifically approved as part of the wastestream.
7. *Hazardous Waste Disposal Site and Facility Standards*: All hazardous waste disposal sites and facilities shall meet the standards established by State and Federal regulatory requirements.

4-10-02-03-03

## **OIL AND GAS FACILITY**

4-10-02-03-03-01

### ***Purpose***

This Section is enacted to protect and promote the health, safety, values, convenience, order, prosperity and general welfare of the current and future residents of the County. It is the County's intent by enacting this Section to facilitate the development of oil and gas resources within the unincorporated area of the County while avoiding or mitigating potential land use conflicts between such development and existing, as well as planned, land uses. It is recognized that under state law the surface and mineral estates are separate and distinct interests in land and that one may be severed from the other. Owners of subsurface mineral interests have certain legal rights and privileges, including the right to use that part of the surface estate reasonably required to extract and develop their subsurface mineral interests from a consenting surface owner, subject to compliance with the provisions of this Section and any other applicable statutory and regulatory requirements. Similarly, owners of the surface estate have certain legal rights and privileges, including the right to have the mineral estate developed in a reasonable manner and to have adverse impacts upon their property, associated with the

development of the mineral estate, avoided or mitigated through compliance with this Section.

4-10-02-03-03-02

**Definitions**

Oil and Gas Facility means an oil and gas facility as defined by the rules and regulations of the Colorado Oil and Gas Conservation Commission.

For any other definition not listed in this section, the definitions listed in Chapter 11 of the Adams County Development Standards and Regulations and the COGCC's regulations shall govern. If there is a conflict between the definitions in Chapter 11 and the COGCC's definitions, the COGCC's definitions shall prevail. If the term is not found in the COGCC's definitions or in Chapter 11, the term shall have its common meaning along with the spirit and intent of the Development Standards and Regulations and may be subject to interpretation by the Director of Community and Economic Development or his or her designee.

4-10-02-03-03-03

**General Provisions**

1. Access: Oil and gas well installation shall be located to provide convenient access, shall accommodate the traffic and equipment related to the oil and gas operations and emergency vehicles, and shall comply with COGCC rules and Adams County Development Standards and Regulations. Oil and gas operations must avoid or minimize impacts to the physical infrastructure of the county transportation system.
2. Building Permit Required: For all new or substantially modified wells, a building permit is required for the installation of permanent electrical, pumps, tank batteries, and all other above-ground structures as well as any other applicable permits including, but not limited to, culvert permits, oversized-load permits, and floodplain use permit.
3. Setbacks: Oil and Gas Facilities shall be at least 1,000 feet from the property line of any existing residences or platted residential lots, schools or future school facilities, state licensed daycares, high occupancy building units, and environmentally sensitive areas.
  - a. Administrative Waiver from Setback Requirements: an administrative waiver may be obtained from the setback requirements if the Operator receives a written waiver from each primary resident and property owner located within the setback.
4. Fees and Permits: All applicable County fees adopted by the County, including postage fees and inspection fees, must be paid at time of application and prior to issuance of a building permit, including for all applicable permits required by the Adams County Development Standards and Regulations.
5. Oil and Gas Road Impact and Maintenance Fees:

- a. Operators must pay oil and gas road impact and maintenance fees, as approved by the Board of County Commissioners, for all proposed oil and gas wells and pads. This fee shall be paid at the time of issuance of an Oil and Gas Facilities Permit. Any person or entity required to pay the oil and gas road impact fee may elect to submit an independent study and fee calculation to demonstrate that the nature, timing, or location of the proposed oil and gas development is likely to generate impacts costing less to mitigate than the amount of the fee that would be generated by the use of the fee schedule. Any independent fee study for oil and gas development shall generally follow the methodology established in the Adams County Oil & Gas Traffic Impact Study.
    - i. The preparation of the independent fee calculation study shall be the sole responsibility of the electing party.
    - ii. Any person or entity who requests to perform an independent fee calculation study shall pay an application fee for administrative review. An administrative decision related to the independent study may be appealed to the Board of County Commissioners. The appeal shall be filed within 14 days of staff decision and shall follow the appeal process established for OGF Permit Waivers.
6. Safety Standards:
- a. Operator shall implement a safety management plan and maintain a safety management system applicable to all covered processes. Upstream facilities consisting of a standard, repeatable design may be covered with a single safety management plan. The safety management system shall provide for employees and systems to oversee implementation and periodic revision of the plan. The plan shall include the following elements and describe the manner in which each of the following elements will be applied to the covered processes:
    - ii. Process safety information. Compilation of written process safety information needed to conduct process hazard analysis. Process safety information shall include information pertaining to hazards of substances and chemicals used by the process, information pertaining to the technology of the process, information pertaining to the equipment used in the process, and information pertaining to the hazards of the substances or chemicals in the process. Documentation that equipment used in the process complies with recognized and generally accepted good engineering practices;

- iii. Operating procedures. Written operating procedures that provide clear instructions for safely conducting activities involved in each covered process consistent with the process safety information, and at least annual review of operating procedures to ensure they reflect current operating practices;
- iv. Employee participation. Plan for ensuring employee participation in conduct and development of process hazards analysis and access to process hazards analysis;
- v. Training. Written procedures detailing initial and refresher employee training requirements and documentation of employee training;
- vi. Mechanical integrity. Written procedures designed to maintain the on-going integrity of process equipment, ensure employees involved in maintenance are properly trained to ensure the ongoing integrity of process equipment, ensure that process equipment is tested and inspected in accordance with manufacturer specifications, correct deficiencies in equipment in a safe and timely manner, and ensure that new equipment is installed or constructed properly;
- vii. Management of change. Written procedures to manage changes to covered processes, technologies, equipment and procedures;
- viii. Pre-startup reviews. Written procedures regarding pre-startup safety reviews;
- ix. Compliance audits. Written procedures requiring an audit every five years to verify compliance with the procedures and practices developed under the safety management plan, and procedures requiring correction of any deficiencies identified in audit; operator will make results of audit available to inspector upon request;
- x. Incident investigation. Written procedures requiring investigations of all near-misses and incidents, including root cause analysis of all incidents resulting in fatalities or serious environmental harm, establishing a system to promptly address and resolve the incident, and requiring that all employees and contractors whose job tasks are relevant to the investigation of the near miss or incident review the investigation report.
- xi. Hot work. The facility shall ensure that all hot work complies with local and state fire prevention and protection requirements.

- xii. Contractors. Written procedures describing how operator screens, oversees, shares process safety and emergency response and preparedness information with contractors;
  - xiii. Process hazard analysis. Process hazard analysis for each covered process;
  - xiv. Incident history. List of all reportable safety events as defined by the COGCC rules and regulations that have occurred at the operator's facilities within the last five years, along with any investigation reports, root cause analysis and operational or process changes that resulted from the investigation of the accident;
  - xv. Safety culture assessment. Written procedures requiring operator periodically review safety culture, and at a minimum conduct such review after each major accident; and
  - xvi. Inherently safer systems analysis. Require analysis at least every five years, whenever a change is proposed at the facility that could result in an incident, after an incident if recommended by the investigation report or root cause analysis, and during the design of new processes, equipment or facilities.
  - xvii. Operator shall make available the safety management plan to Adams County at the County's request. Adams County may retain outside consultants to review safety management plan and may request modifications to safety management plan based on its review. Operator must reimburse County for any costs associated with retaining outside consultants.
- b. Automatic safety protective systems and surface safety valves. Operator is required to install automated safety system prior to commencement of production. Automated safety system shall include the installation, monitoring and remote control of a surface safety valve or a wellhead master control valve and shall be able to remotely shut in wells on demand. Surface safety valve or a wellhead master control valve shall be equipped to operate remotely via the automated safety protective system. Operator shall test automated safety system quarterly to ensure functionality and provide results of testing to County quarterly.
- c. Incident and accident reporting.
- i. Incidents. Within a week of any reportable safety event as defined by the COGCC, operator shall submit a report to the County including the following, to the extent available:

1. Fuel source, location, proximity to residences and other occupied buildings, cause, duration, intensity, volume, specifics and degree of damage to properties, if any beyond the facility, injuries to persons, emergency response, and remedial and preventative measures to be taken within a specified amount of time.
          - ii. County may require operator to conduct root cause analysis of any incidents or Grade 1 gas leaks, as defined by the COGCC.
          - iii. Operator shall keep a daily incident log that shall be made available to Adams County upon request. Any spill or release that is reportable to the COGCC shall be simultaneously reported to the County's LGD and applicable fire district.
          - iv. Notification to the County's LGD of all spills of one barrel or more that leaves the facility, all spills of any material on permeable ground at the facility that has a reportable spill quantity under any law and copies of any self-reporting submissions that operator provides to the COGCC.
          - v. Notification of the surface owner or the surface owner's tenant, and the water rights holder if applicable, of spills and releases in conformance with COGCC Rules.
        - d. Worker Training and Records
          - i. Workers at an OGF shall have nationally recognized certifications for the work they are performing. This includes, but is not limited to, Hazard Communications Training, Hazardous Waste Operations Certifications, heavy equipment operator training, and welding certifications per API 1104 and/or ASME Section 9.
          - ii. All workers at an OGF shall have completed a nationally recognized occupational safety and health training program.
          - iii. Upon request from the County, the Operator shall supply the County written procedures detailing employee training requirements and training records.
7. Spill Prevention and Containment. Oil and gas operations shall be in compliance with COGCC safety and spill and release requirements.
  - a. Requirements to minimize liquid spills and releases include the following:
    - i. Berms or other secondary containment devices around crude oil, condensate, and produced water storage tanks enclosing an area sufficient to contain and provide secondary containment for 110% of the largest single tank.

- ii. Berms or other secondary containment devices shall be sufficiently impervious to contain any spilled or released material.
  - iii. Inspection of all berms and containment devices at regular intervals, but not less than monthly. Berms shall be inspected within forty-eight (48) hours of a precipitation event of 1.0” or more, and Operator shall make necessary repairs as soon as possible, but not more than seventy-two (72) hours after the event.
  - iv. Maintain all berms and containment devices to ensure they are in good condition.
  - v. A prohibition on the storage or use of ignition sources inside the secondary containment area unless the containment area encloses a fired pressure vessel.
  - vi. Construction of containment berms using steel rings, designed and installed to prevent leakage and resist degradation from erosion or routine operation.
  - vii. Construction of secondary containment areas with a synthetic or engineered liner that contains all primary containment vessels and flowlines and is mechanically connected to the steel ring to prevent leakage.
  - viii. For locations within 500 feet and upgradient of a surface water body or ground water source , tertiary containment, such as an earthen berm, around oil and gas facilities. Alternatively, the County may require Operator to install retention ponds for stormwater management.
  - ix. Discharge valves shall be secured, inaccessible to the public and located within the secondary containment area. Open-ended discharge valves shall be placed within the interior of the tank secondary containment.
- b. Anchoring. Anchoring is required within floodplain or geological hazard areas, as needed to resist flotation, collapse, lateral movement, sinking, or subsidence, and in compliance with Federal Emergency Management Agency (FEMA). All guy line anchors left buried for future use shall be identified by a marker of bright color not less than four feet in height and not greater than one foot east of the guy line anchor.
8. Chemical Handling and Requirements
- a. The owner or operator of any installation that is required to prepare or have available a safety data sheet for a hazardous chemical under the Occupational Safety and Health Act of 1970, 29 U.S.C. 651 et seq.,

and regulations promulgated under that Act, shall submit both a safety data sheet (SDS) for each such chemical and an annual emergency and hazardous chemical inventory form to the Local Emergency Planning Commission (LEPC) and the local fire district. A comprehensive and universal listing of all hazardous chemicals stored, handled, and/or used on site must be maintained in an inventory list and must be made available to the County upon request. .

- b. Drilling and completion chemicals shall be removed at most sixty days after completion.
- c. Operator shall provide to the County a copy of the chemical disclosure registry form provided to the COGCC pursuant to the COGCC's "Hydraulic Fracturing Chemical Disclosure" rule prior to conducting hydraulic fracturing.
- d. The following toxic, including orally toxic chemicals shall not be added to the hydraulic fracturing fluid:
  1. Benzene
  2. Lead
  3. Mercury
  4. Arsenic
  5. Cadmium
  6. Chromium
  7. Ethylbenzene
  8. Xylene
  9. 1,3,5-trimethylbenzene
  10. 1,4-dioxane
  11. 1-butanol
  12. 2-butoxyethanol
  13. N,N-dimethylformamide
  14. 2-ethylhexanol
  15. 2-mercaptoethanol
  16. Benzene, 1, 1'-oxybis-,tetrapropylene derivatives, sulfonated, sodium salts
  17. Butyl glycidyl ether
  18. Polysorbate 80
  19. Quaternary ammonium compounds, dicoco alkyldimethyl, chlorides



20. Bis hexamethylene triamine penta methylene phosphonic acid
  21. Diethylenetriamine penta
  22. FD&C blue no 1.
  23. Tetrakis (triethanolaminato) zirconimum (IV) (TTZ)
9. Emergency Preparedness and Response
- a. In General. Oil and gas operations shall not cause unreasonable risks of emergency situations such as explosions, fires, gas, oil or water pipeline leaks, ruptures, hydrogen sulfide or other toxic gas or fluid emissions, and hazardous material vehicle accidents or spills.
  - b. Emergency Preparedness Plan. Each Applicant with an operation in the County is required to implement an emergency preparedness plan for each specific oil and gas facility. The plan shall be referred to the Office of Emergency Management (OEM), and the applicable fire district, filed with the County and updated on an annual basis or as conditions change (responsible field personnel change, ownership changes, etc.). The emergency preparedness plan shall consist of at least the following information:
    - i. Name, address and phone number, including 24-hour emergency numbers for at least two persons located in or near Adams County who are responsible for emergency field operations.
    - ii. An as-built facilities map in a format suitable for input into the County's GIS system depicting the locations and type of above and below ground facilities including sizes, and depths below grade of all oil and gas gathering and transmission lines and associated equipment, isolation valves, surface operations and their functions, as well as transportation routes to and from exploration and development sites, for emergency response and management purposes. The information concerning pipelines and isolation valves shall be held confidentially by the County's OEM , and shall only be disclosed in the event of an emergency. The County shall deny the right of inspection of the as-built facilities maps to the public pursuant to C.R.S. § 24-72-204.
    - iii. Detailed information addressing each potential emergency that may be associated with the operation. This may include any or all of the following: explosions, fires, gas, oil or water pipeline leaks or ruptures, hydrogen sulfide or other toxic gas emissions, or hazardous material vehicle accidents or spills. For each potential emergency, threshold / trigger levels shall be

- pre-identified that govern when an emergency state is declared by the Applicant.
- iv. The plan shall include a provision that any spill outside of the containment area or which has the potential to leave the facility or to threaten a water body shall be reported to the emergency dispatch and the Director immediately.
  - v. Detailed information identifying site access, evacuation routes as determined by first responders, impact zones for each emergency scenario identifying impacted facilities, and buildings and health care facilities anticipated to be used.
  - vi. Project specific emergency preparedness plans are required for any project that involves drilling or penetrating through known zones of hydrogen sulfide gas.
  - vii. The plan shall include a provision that obligates the Applicant to reimburse the appropriate emergency response service providers for costs incurred in connection with any emergency.
  - viii. Detailed information that the Applicant has adequate personnel, supplies, and funding to implement the emergency response plan immediately at all times during construction and operations. Supplies can include adsorption boom, granulated materials, and coordination of foam supplies with the local first responders.
  - ix. The plan shall include provisions that obligate the Applicant to keep onsite and make immediately available to any emergency responders the identification and corresponding Safety Data Sheets (SDS) of all products used, stored or transported to the site. The SDS sheets shall be provided immediately upon request to the Director, a public safety officer, or a health professional. In cases of spills or other emergency events, the plan shall include provisions establishing a notification process to emergency responders of potential products they may encounter, including the products used in the hydraulic fracturing fluids.
  - x. The plan shall establish a process for informing surrounding neighbors and schools identified as being within the emergency impact zone of applicable emergency response plan and procedures.
10. Recycle, Reuse and Disposal of Fluids:
- a. Operator shall recycle drilling, completion, flowback and produced fluids unless technically infeasible.

- b. Exploration & Production (E&P) Waste may be temporarily stored in tanks while awaiting transportation to licensed disposal or recycling sites.
  - c. Produced Water must be transported by pipelines unless economically or technically infeasible.
11. Stormwater Controls:
- a. Oil and gas operations shall be in compliance with COGCC rules related to stormwater management regulations and Adams County Stormwater Quality Regulations as contained in the Adams County Development Standards and Regulations / Ordinances and other applicable federal, state, and county requirements.
  - b. The Owner or Operator must provide a stormwater management plan that identifies possible pollutant sources that may contribute pollutants to stormwater, best management practices, sampling procedures (if required), and inspections that, when implemented, will reduce or eliminate any possible water quality impacts.
12. Water Bodies and Water Quality:
- a. General. Oil and gas operations shall not cause adverse impacts to surface or ground waters within Adams County. Operators shall comply with all Adams County rules, COGCC Rules, specifically with respect to spills and releases in floodplains and/or water bodies, and applicable water quality standards set by the Colorado Department of Public Health and Environment.
  - b. Water quality plan. Operators shall implement a water quality plan and make available to Adams County upon request. Such plan shall include details such as operator's plans for water quality testing, prevention of illicit or inadvertent discharges, stormwater discharge management, containment of pollutants, and spill notification and response as required by the County and federal and state agencies. The owner or operator shall provide the County with the information it provides to the COGCC ensuring compliance with the water quality protection standards contained in COGCC Rules. The owner or operator shall provide all water source test results to the county and maintain records of such results. The owner or operator shall make available to the County upon approval by the COGCC, its plans concerning downhole construction details and installation practices, including casing and cementing design selected to protect surface waters and source water aquifers from contamination..
  - c. Wastewater Injection Wells used for produced water disposal are prohibited in Adams County.
  - d. Floodplain. Any disturbance within a 100-year floodplain will be allowed if the Operator has obtained a Floodplain Use Permit from the

County and has complied with all of the County's legally adopted floodplain and engineering regulations. A "100-year floodplain" shall be, for purposes of this Section, a "Special Flood Hazard Area" as identified and mapped by the Federal Emergency Management Agency's National Flood Insurance Program and adopted by the County.

13. Well Plugging and Abandonment:

- a. An operator shall comply with all COGCC rules regarding well abandonment and reclamation, including, but not limited to, removal of all equipment from the location and restoring the surface of the land to its original state. Notice of well plugging and abandonment shall be submitted by the operator to the Community and Economic Development Department within forty-eight (48) hours. Notice shall include surveyed coordinates of the decommissioned well.
- b. Decommissioned oil and gas well assessment. Prior to any hydraulic fracturing, and at periods following hydraulic fracturing, the operator must perform assessment and monitoring of plugged and decommissioned or removed from use, and dry and removed from use oil and gas wells (abandoned wells) within one-quarter mile of the projected track of the borehole of a proposed well. The assessment and monitoring includes:
  - i. Identification of all abandoned wells located within one-quarter mile of the projected track of the borehole of a proposed well based upon examination of COGCC and other publicly available records,
  - ii. A Risk assessment of leaking gas or water to the ground surface or into subsurface water resources, taking into account plugging and cementing procedures described in any recompletion or plugged and abandoned (P&A) report filed with the COGCC.
  - iii. Notification to the County and COGCC of the results of the risk assessment of the plugging and cementing procedures.
  - iv. Permission from each surface owner who has an abandoned well on the surface owner's property to access the property in order to test the abandoned well. If a surface owner has not provided permission to access after thirty days from receiving notice, the applicant shall not be required to test the abandoned well.
  - v. Soil gas surveys from various depths and at various distances, depending on results of risk assessment, of the abandoned well prior to hydraulic fracturing

- vi. Soil gas surveys from various depths and at various distances, depending on results of risk assessment, of the abandoned well within ninety (90) days after completion, and then every year after production has commenced if initial survey results suggest increased risk of leaking gas or water from the abandoned well.
  - vii. Notification of the results of the soil gas survey to the County and the COGCC within three weeks of conducting the survey or advising the County that access to the abandoned wells could not be obtained from the surface owner.
  - viii. In the event that contamination is detected during any soils testing, no further operations may continue until the cause of the contamination is detected and resolved and the County has given its approval for additional operations to continue.
- c. Marking of plugged and abandoned wells. The operator shall permanently mark by a brass plaque set in concrete, similar to a permanent bench mark to monument the plugged and abandoned well's existence and location. Such plaque shall contain all information required by the COGCC and the County.
14. Noise. The Operator shall control noise levels as follows:
- a. Prior to operations operator will obtain a baseline noise study that encompasses at least three days, one of those days being a weekend.
  - b. Beginning with construction and up to production, the County may require continuous noise monitoring and may require that this be conducted by an approved third party consultant based on the location, nature, and size of the facility.
  - c. The Operator must follow COGCC Regulations for noise level.
  - d. The Operator shall post 24-hour, 7 days per week contact information to deal with all noise complaints arising from Operator's oil and gas facility. Such posting shall be visible from the public rights-of-way.
  - e. To ensure the Operator controls noise to the allowable levels set forth above, one or more of the following may be required based on the location, nature, and size of the facility:
    - i. Acoustically insulated housing or cover enclosing the motor or engine;
    - ii. Noise management plan identifying hours of maximum noise emissions, type, frequency, and level of noise to be emitted, and proposed mitigation measures;
    - iii. Obtain all power from utility line power or renewable sources;

- iv. Utilize the most current equipment to minimize noise impact during drilling, completions, and all phases of operation including the use of "Quiet Fleet" noise mitigation measures for completions;
  - v. Sound walls around well drilling and completion activities to mitigate noise impacts;
  - vi. Restrictions on the unloading of pipe or other tubular goods between 6:00 p.m. and 8:00 a.m.;
  - vii. Any abatement measures required by COGCC for high-density areas, if applicable.
  - viii. The use of electric drill rigs.
  - ix. Tier 4 or better diesel engines, diesel and natural gas co-fired Tier 2 or Tier 3 engines, natural gas fired spark ignition engines, or electric line power for hydraulic fracturing pumps.
  - x. Use of quiet design mufflers (also referred to as hospital grade or dual dissipative) or equivalent.
  - xi. The use of liquefied natural gas dual fuel hydraulic fracturing pumps.
15. Air Emissions: Air contaminant emission sources shall comply with the permit and control provisions of the state air quality control program (C.R.S. § 25-7-101 et seq.) and the rules and regulations promulgated by the State Air Quality Control Commission. The Operator shall employ the following control measures and operating procedures to avoid or minimize all emissions into the atmosphere.
- a. Air quality action days. Operator shall respond to air quality action day advisories posted by the CDPHE for the front range area by implementing suggested air emission reduction measures as feasible. Emissions reduction measures shall be implemented for the duration of an air quality action day advisory and may include measures such as:
    - i. Minimize vehicle and engine idling;
    - ii. Reduce truck traffic and worker traffic;
    - iii. Delay vehicle refueling;
    - iv. Suspend or delay use of fossil fuel powered ancillary equipment; and
    - v. Postpone construction or maintenance activities, if feasible.
    - vi. Postpone well maintenance and liquids unloading activities that would result in emission to the atmosphere.

- b. Leak Detection and Repair (LDAR). Operator shall develop and maintain an LDAR program using modern leak detection technologies for equipment used at the facility that complies with the following requirements:
  - i. Inspections must occur at least semi-annually; more frequent inspections may be required based on the nature, location and size of the facility.
  - ii. Any leaks discovered by operator, including any verified leaks that are reported to operator by a member of the public, shall be reported to the County no later than twenty-four hours after discovery. The operator shall maintain a weekly log of all reported leaks and shall make that log available upon request from the County.
  - iii. Operator shall repair leaks as soon as possible, but at least within seventy-two hours, unless technically or operationally infeasible. If the leak presents an imminent hazard to persons or property, the operator may not operate the affected component, equipment or pipeline segment until the operator has corrected the problem and notified the County of the successful repair. In the event of leaks that do not pose an imminent hazard to persons or property, if more than 48 hours repair time is needed after a leak is discovered, operator shall contact the County and provide an explanation of why more time is required.
  - iv. Plan shall include detailed recordkeeping of the inspections for leaking components.
  - v. At least once per year, the operator shall notify the County five business days prior to an LDAR inspection of its facilities to provide the County the opportunity to observe the inspection.
- c. Well Completions and Emissions Control
  - i. Operators shall utilize EPA Reduced Emission Completions for oil wells and gas wells.
  - ii. Operators must utilize closed loop, pitless drilling, completions systems without permanent on-site storage tanks for containment and/or recycling of all drilling, completion, and flowback fluids. Any emissions must be routed to and controlled by a flare or combustor operated with at least a 98% destruction removal efficiency.
- d. Combustion Devices

- i. For any flares or combustion devices used, manufacturer test or other data must be maintained and demonstrate that the device has a destruction removal efficiency of 98% for hydrocarbons.
- ii. To the extent used, all flares, thermal oxidizers, or combustion devices shall be designed and operated as follows:
  1. The flare and or combustor shall be fired with natural gas.
  2. The flare and or combustor shall be designed and operated in a manner that will ensure no visible emissions during normal operation. Visible emissions means observations of smoke for any period or periods of duration greater than or equal to one minute in any fifteen minute period during normal operation, pursuant to EPA Method 22. Visible emissions do not include radiant energy or water vapor.
  3. The flare and or combustor shall be operated with a flame present at all times when emissions may be vented to it.
  4. All combustion devices shall be equipped with an operating auto-igniter.
  5. If using a pilot flame ignition system, the presence of a pilot flame shall be monitored using a thermocouple or other equivalent device to detect the presence of a flame. A pilot flame shall be maintained at all times in the flare's pilot light burner. A telemetry system shall be in place to monitor pilot flame and shall activate a visible and audible alarm in the case that the pilot goes out.
  6. If using an electric arc ignition system, the arcing of the electric arc ignition system shall pulse continually and a device shall be installed and used to continuously monitor the electric arc ignition system.
- e. Well Liquids Unloading
  - i. Best management practices during liquids unloading activities are required including the installation of artificial lift, automated plunger lifts and at least 90% emissions reductions when utilizing combustion to control any venting.
  - ii. If manual unloading is permitted, operator shall remain onsite.
- f. General air quality protection measures.



- i. Operators should work to limit truck traffic to and from the site.
  - ii. Hydrocarbon emissions control of at least 98% or better for crude oil, condensate, and produced water tanks with uncontrolled actual emissions of Volatile Organic Compounds (VOCs) greater than two tons per year (TPY) VOCs.
  - iii. No venting other than if necessary for safety or during an emergency
  - iv. Operators should consolidate product treatment and storage facilities within a facility.
  - v. Operators should centralize compression equipment within a facility.
- g. Site-specific air quality protection measures. To eliminate or minimize air emissions, the County may require any or all of the following depending on the size, location and nature of the facility:
- i. Ambient Air Monitoring. An air monitoring plan that describes how the operator will conduct baseline monitoring within 500 feet of a proposed facility prior to construction and conduct monitoring during the drilling, completion and production phases of development. The plan may include monitoring for all potential emissions, including but not limited to, methane, VOCs, Hazardous Air Pollutants (HAPs), Oxides of Nitrogen (NOx), Particulate Matter (PM), and Fine Particulate Matter (PM 2.5). Operator shall pay for the baseline and ongoing monitoring. Baseline and continuous monitoring shall be done by a consultant approved of by the County. Any continuous monitoring system shall be able to alert the operator of increases in monitored air pollutant concentrations.
  - ii. Implementation of tankless production techniques.
  - iii. The use of zero emission dehydrators.
  - iv. Use of a pressure-suitable separator and vapor recovery unit (VRU) where applicable.
  - v. Pipeline infrastructure for produced water, natural gas, crude oil and condensate constructed and placed into service prior to the start of any fluid flow from any wellbore.
  - vi. The use of no-bleed continuous and intermittent pneumatic devices. This requirement can be met by replacing natural gas with electricity or instrument air, or routing the discharge emissions to a closed loop-system or process.
  - vii. Automated tank gauging.

- viii. Flaring shall be eliminated other than during emergencies or upset conditions; all flaring shall be reported to the county

16. Odors:

- a. Operator must implement and maintain and make available to the County upon request, an odor mitigation plan that demonstrates how operator will minimize odors from its operations and comply with Colorado Department of Public Health and Environment, Air Quality Control Commission, Regulation No. 2 Odor Emissions, 5 CCR 1001-4, Regulation No. 3, 5 CCR 1001-5, and Regulation No. 7, 5 CCR 1001-9 sections VII and VIII. The plan shall also provide a plan for timely responding to odor complaints from the community, and for identifying and implementing additional odor control measures to control odors emanating from the oil and gas facility.
  - b. Operator must notify the County’s LGD no later than 24 hours after receiving odor complaint.
  - c. Operator must prevent odors from oil and gas facilities from affecting the health and welfare of the public by proactively addressing and, to the fullest extent, resolving complaints filed by members of the community, in coordination with County and Tri-County Health Department staff.
  - d. To ensure compliance with the odor mitigation plan, the County may require the Operator to implement any of the following measures depending on the size, location and nature of the facility:
    - i. Adding an odorant which is not a masking agent or adding chillers to the mud systems.
    - ii. Using filtration systems or additives to minimize odors from drilling and fracturing fluids except that operator shall not mask odors by using masking fragrances.
    - iii. Enclose shale shaker to contain fumes from exposed mud, where safe and feasible
    - iv. Wipe down drill pipe each time drilling operation “trips” out of hole
    - v. Increasing additive concentration during peak hours provided additive does not create a separate odor. Additive must be used per manufacturer’s recommended level.
    - vi. Use of at a minimum low odor Category III drilling fluid.
17. Water source sampling and testing: Using records of the Colorado Division of Water Resources, the applicant will be required to identify and offer to sample all available water sources located within one-half mile of the proposed well

or facility. All sampling must be conducted by third-party consultant approved of by the County. Sampling requirements include:

- a. Initial baseline samples and subsequent monitoring samples.
- b. Initial collection and testing of baseline samples from available water sources shall occur within twelve months prior to the commencement of drilling a well, or within twelve months prior to the re-stimulation of an existing well for which no samples were collected and tested during the previous twelve months.
- c. Post-stimulation samples of available water sources shall be collected and tested pursuant to the following time frame:
  1. One sample within six months after completion;
  2. One sample between twelve and eighteen months after completion; and
  3. One sample between sixty and seventy-two months after completion.
  4. For multi-well pads, collection shall occur annually during active drilling and completion.
- d. Operator shall collect a sample from at least one up-gradient and two down-gradient water sources within a one-half mile radius of the facility. If no such water sources are available, operator shall collect samples from additional water sources within a radius of up to one mile from the facility until samples from a total of at least one up-gradient and two down-gradient water sources are collected. Operators should give priority to the selection of water sources closest to the facility.
- e. An operator may rely on existing groundwater sampling data collected from any water source within the radii described above, provided the data was collected within the twelve months preceding the commencement of drilling the well, the data includes measurement of all of the constituents measured in Table 1, and there has been no significant oil and gas activity within a one-mile radius in the time period between the original sampling and the commencement of drilling the well.
- f. The operator shall make reasonable efforts to obtain the consent of the owner of the water source. If the operator is unable to locate and obtain permission from the surface owner of the water source, the operator shall advise the CED Director that the applicant could not obtain access to the water source from the surface owner.
- g. Testing for the analytes listed in Table 1, and subsequent testing as necessary or appropriate.

- h. Standard industry procedures in collecting samples, consistent with the COGCC model Sampling and Analysis Plan, shall be followed.
- i. Reporting the location of the water source using a GPS with sub-meter resolution.
- j. Field observations. Reporting on damaged or unsanitary well conditions, adjacent potential pollution sources, odor, water color, sediment, bubbles, and effervescence.
- k. Test results. Provide copies of all test results described above to the County, the COGCC, and the water source owners within three months after collecting the samples.
- l. Subsequent sampling. If sampling shows water contamination, additional measures may be required including the following:
  - 1. If free gas or a dissolved methane concentration level greater than one milligram per liter (mg/l) is detected in a water source, determination of the gas type using gas compositional analysis and stable isotope analysis of the methane (carbon and hydrogen).
  - 2. If the test results indicate thermogenic or a mixture of thermogenic and biogenic gas, an action plan to determine the source of the gas.
  - 3. Immediate notification to the County , the COGCC, and the owner of the water source if the methane concentration increases by more than five mg/l between sampling periods, or increases to more than ten mg/l.
  - 4. Immediate notification to the County , the COGCC and the owner of the water source if BTEX and/or TPH are detected as a result of testing. Such detections may result in required subsequent sampling for additional analytes.
  - 5. Further water source sampling in response to complaints from water source owners.
  - 6. Timely production and distribution of test results, well location, and analytical data in electronic deliverable format to the CED Director, the COGCC and the water source owners.

Table 1. Water Quality Analytes

GENERAL WATER QUALITY	Alkalinity Conductivity & TDS Ph Dissolved Organic Carbon (or Total Organic Carbon)Bacteria Hydrogen Sulfide
-----------------------	-----------------------------------------------------------------------------------------------------------------------------

<p>MAJOR IONS</p>	<p>Bromide                  Chloride                  Fluoride                  Magnesium                  Potassium                  Sodium                  Sulfate                  Nitrate + Nitrite as N (total)</p>
<p>METALS</p>	<p>Arsenic                  Barium                  Boron                  Chromium                  Copper                  Iron                  Lead                  Manganese                  Selenium                  Strontium</p>
<p>DISSOLVED GASES AND VOLATILE ORGANIC COMPOUNDS</p>	<p>Methane                  Ethane                  Propane                  BTEX as                  Benzene, Toluene, Ethylbenzene, Xylenes                  Total Petroleum Hydrocarbons (TPH)</p>
<p>OTHER</p>	<p>Water Level                  Stable isotopes of water (Oxygen, Hydrogen, Carbon)                  Phosphorus</p>

18. Dust:

- a. Operator shall minimize dust pollution associated with onsite activities and traffic.
- b. No untreated produced water or other process fluids shall be used for dust suppression.
- c. The operator will avoid creating dust or dust suppression activities within 300 feet of the ordinary high-water mark of any water body, unless the dust suppressant is water.
  - i. Safety Data Sheets (SDS) for any chemical-based dust suppressant shall be submitted to the County prior to use.

19. Visual Aesthetics.

- a. Operator shall submit a visual mitigation plan in compliance with COGCC Rules, including but not limited to, a list of the proposed colors for the Facilities, regardless of construction date, which are observable from any public highway, providing for paint that is uniform, noncontrasting, nonreflective color tones (similar to the Munsell Soil Color Coding System), and with colors matched to but slightly darker than the surrounding landscape, a listing of the operations' equipment, proposed fencing, and screening. Plan shall indicate the location of all outdoor lighting on the site and any structures and include cut sheets of all proposed fixtures. Fencing shall be required around all well site equipment, including, but not limited to, storage tanks, well heads, and meters if the well site is visible from a subdivision west of Imboden Road. Such fencing shall screen equipment, provide safety precautions, and be compatible with the surrounding environment. Should fencing apply to a well site, the design and construction of such fencing shall be approved by the Community and Economic Development Department prior to the construction of any site. If a chain link fence is required to achieve safety requirements set by the COGCC, then landscaping and other screening mechanisms shall be required that comply with the County's Development Standards and Regulations and the Operator's safety requirements. Operator shall be responsible for obtaining consent by surface owner allowing any required fencing.
- b. Operator shall submit landscaping and berming plan that includes maintenance and irrigation requirements for planted vegetation throughout the duration of operations, including production. Operator shall be required to provide maintenance funding through bonding to ensure funds are available for upkeep. Weed control is required at the facility and along access roads until final reclamation and abandonment. Required sound walls shall be included in the visual mitigation plan and shall comply with the color scheme approved by the County, blending with natural background. All landscaping shall be in compliance with County requirements and in compliance with the safety requirements of the Operator. Existing vegetation shall be minimally impacted. Motorized equipment shall be restricted to the well sites and access roads to the well sites. Operator is responsible for obtaining consent by surface owner allowing landscaping as well as automatic irrigation for landscaping in urban mitigation areas and/or parks/recreation areas. All plant materials shall be kept in a healthy growing condition at all times.
- c. Operator shall submit lighting mitigation plan for all phases of development and operation, which adheres to best management practices to minimize light escaping the facility including making all lighting downward-facing and fully shielding bulbs to prevent light

emissions above a horizontal plane drawn from the bottom of the fixture. Operator shall conduct a photometric study prior to start of construction to indicate impact on surrounding properties and measure the lumens emitted from the facility outside of the walls.

- d. Site access and security. Site shall be properly secured, including, but not limited to, security fencing or barriers to prevent unauthorized access to site. Site shall be properly secured prior to the start of drilling. Proposed fencing, barriers, and screening shall be included in the visual mitigation plan.
20. Flammable material. The area twenty-five feet around anything flammable shall be kept free of dry grass or weeds, conform to COGCC safety standards and applicable fire code. The operator's conceptual review application and application shall be reviewed by the serving fire district.
  21. Mud tracking. Operator shall take all practical measures to prevent mud and dirt tracking onto public right of ways and shall remove tracked mud and dirt within a reasonable time not to exceed two hours.
  22. Private Roads. The Operator shall construct (unless already constructed) and maintain an access road designed to meet County and fire district standards and support an imposed load of 75,000 pounds that will accommodate emergency response vehicles such as, but not limited to, law enforcement, emergency command vehicles (cars/SUVs), ambulances, hazardous materials response vehicles, water tenders, and fire apparatus during construction and operation of new tank batteries, new drilling activity and reworks or recompletions of existing wells, unless a local fire department or fire district agrees to a different or lesser standard or waived by the County. With respect to new roads to new tank batteries, the Operator agrees to construct access roads at least twenty (20') feet wide (unless waived by the local fire district and the County's Public Works Department) with a Class 6 road base, or as approved by the local fire district, at least nine inches (9") thick. Best efforts will be made to improve inadequate access to existing tank battery sites identified by the fire district or County, based on service calls and demonstrated problems of accessing the site. Operator and County agree that spot inspections of access roads may be done by the County and/or appropriate emergency response agency, at such County or agency's sole risk and expense, to ensure that emergency access in accordance with this section is maintained. Operator is required to maintain and repair any damaged roads within ten (10) days of County notice. Operator will assure that temporary access roads are reclaimed and revegetated within sixty days of discontinued use. Erosion shall be controlled in accordance with the Erosion and Sediment Control Plan while the roads are in use.
  23. Public Roads. Operator shall utilize existing roads and access points where practical and apply for and obtain access permits for its oil and gas facilities from the County's Public Works Department. Requirements for the access permit may include the following: a) access location providing for a safe

entrance/exit and utilization of main roadways to minimize impact /conflict with residents on local roadways; b) haul route and traffic data; c) pre/post inspection of roadways used by the Operator; d) collateral or bond to insure that road damage caused by the Operator is repaired; e) dust control (material used for dust control must be pre-approved by the County); f) road maintenance agreement during drilling phase; and g) payment of all applicable fees. Operator shall exercise reasonable efforts to minimize heavy truck traffic on local roads within residential neighborhoods between the hours of 9 p.m. and 6 a.m., and shall work with and show written evidence that the applicable school district(s) has been consulted to minimize traffic conflicts with school buses when schools are in session. Operator shall obtain any legally valid and applicable oversize and/or overweight moving permit from the County's Public Works Department. for all vehicles that exceed legal vehicle dimensions or weights as specified by the Colorado Department of Transportation and the County's Development Standards and Regulations.

24. Removal of debris. All excess debris shall be removed during construction activities. Site shall remain free of debris and excess materials at all times during operations. Burning of debris and other materials is strictly prohibited at all times.
25. Removal of equipment. No permanent storage of equipment. When no longer used, equipment shall be removed within thirty days unless a Temporary Use Permit for said storage is obtained from the County.
26. Maintenance of machinery. Routine field maintenance of equipment involving hazardous materials within 300 feet of any water body is prohibited. All fueling shall occur over impervious material and shall not be done during storm events. Operator shall operate and maintain all equipment in accordance with manufacturer specifications. Regular maintenance checks are required for all equipment.
27. Burning. No open burning of trash, debris or other flammable materials.
28. Chains. Traction chains shall be removed from heavy equipment on public streets.
29. Off-location flow lines and crude oil transfer lines
  - a. Off-location flow lines and crude oil transfer lines regulated by the COGCC shall be sited to avoid areas containing existing or proposed residential, commercial, and industrial buildings; places of public assembly; surface water bodies; and designated open space.
  - b. Without compromising pipeline integrity and safety, applicant shall share existing pipeline rights-of-way and consolidate new corridors for pipeline rights-of-way to minimize impact.
  - c. Setbacks from residential, commercial, or industrial buildings, places of public assembly, the high-water mark of any surface water body and sensitive environmental features will be determined on a case-by-case basis in consideration of the size and type of pipeline proposed and features of the proposed site.



- d. Operator must conduct leak detection inspections or pressure testing in order to identify flowline leaks or integrity issues.
- e. Operator must make available to County upon request all records required to be kept by COGCC
- f. Buried pipelines shall have a minimum of four feet cover.

30. Gathering Lines

- a. Gathering lines shall be sited to avoid areas containing existing or proposed residential, commercial, and industrial buildings; places of public assembly; surface water bodies; and designated open space.
- b. Without compromising pipeline integrity and safety, Operator shall share existing pipeline rights-of-way and consolidate new corridors for pipeline rights-of-way to minimize impact.
- c. Setbacks from residential, commercial, or industrial buildings, places of public assembly, the high-water mark of any surface water body and sensitive environmental features will be determined on a case-by-case basis in consideration of the size and type of pipeline proposed and features of the proposed site.
- d. Operator must make available to County upon request all records submitted to the Pipeline and Hazardous Materials Safety Administration (PHMSA) or the Public Utilities Commission (PUC) including those related to inspections, pressure testing, pipeline accidents and other safety incidents.
- e. Well Connects. Well connects do not require a separate permit as long as the well connect was permitted under the original permit for the Oil and Gas Facility. Well connects are defined as a pipeline, 10” or less inside diameter and 2 miles or less in length, laid running from the custody transfer point or production facility for a new well(s) to an existing gathering line connection point.

31. Temporary surface water lines

- a. Operator shall use temporary surface water lines, unless infeasible.
- b. Operator may use County Road Right-of-Way, and County drainage culverts for the laying and operation of temporary water lines on the surface and in accordance with Adams County Standards and Regulations, unless infeasible.
- c. Operator will bury temporary water lines at existing driveway and gravel road crossings, or utilize existing culverts, if available, with County approval.

32. Financial Assurance.

- a. Operators shall be required to maintain environmental liability insurance to cover gradual pollution events.
  - b. Operator shall be required to file and maintain financial assurance as determined on a site-specific basis prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. Should any corrective actions be required by the County in order to protect the health, safety, welfare, and the environment which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
33. Mapping Information. Operator shall agree to provide coordinates and/or exact location of well sites to the County's GIS Department within forty-eight (48) hours of final completion of a well site in a format acceptable to the County. Any subsequent changes to a well site location shall also be provided to the County within forty-eight (48) hours of such changes.

**4-10-02-03-03-04*****INSPECTION AND ENFORCEMENT***

1. Inspection: In recognition of the potential impacts associated with oil and gas facilities, all wells and accessory equipment and structures may be examined by the inspectors of the County at reasonable times to determine compliance with applicable provisions of this chapter, the International Fire Code, the International Building Code, and all other applicable standards in these Regulations.. The County reserves the right in its discretion to make spot inspections or to inspect without notice in the event of an issue potentially involving an immediate risk to public health, safety, welfare, the environment, or wildlife, or damage to the property of another. For the purpose of implementing and enforcing the provisions of this chapter, the inspector and other authorized personnel have the right to enter upon private property. The County may use the information collected on the inspections to enforce the requirements of this chapter. The County may also report this information to appropriate state and federal officials, including but not limited to information regarding alleged violations of state and federal rules. Operator shall make available to County, upon request, all records required to be maintained by these regulations or to show compliance with these regulations, and the rules and regulations promulgated by the COGCC and the CDPHE, including permits, Air Pollutant Emission Notices (APENs) and other documents required to be maintained by the COGCC, CDPHE and these regulations. The County shall charge a yearly inspection fee for all Oil and Gas Facilities in the County. Fees for Oil and Gas Facility inspections shall be assessed according to the County's adopted fee schedule.

2. State Notification of Violations: Adams County will cooperate fully with the State of Colorado by notifying the Oil and Gas Conservation Commission of any and all violations of the Colorado Laws and Regulations.
3. Delinquent Taxes: One condition of any oil and gas well building permit is that all taxes as provided by statute, shall be paid.
4. Penalties and Fines: The County has authority under C.R.S. § 29-20-104, as amended, to impose fines for leaks, spills, and emissions.<sup>1</sup> The following table summarizes the fine schedule for violations of these Development Standards and Regulations:

---

<sup>1</sup> Violations of Section 4-10-02-03-03-03(15) are capped at \$300/day per violation in accordance with the State Air Pollution Control Act, C.R.S. § 25-7-128.

		<i>Rule Classification</i>		
		Class 1: Paperwork other ministerial regulations, a violation of which presents no direct risk of harm to public health, safety, welfare, and the environment.	Class 2: Regulations related at least indirectly to promoting the public health, safety, welfare, and the environment and wildlife resources, a violation of which presents a possibility of distinct, identifiable actual or threatened adverse impacts to those interests	Class 3: Regulations directly related to protecting public health, safety, welfare, the environment, and wildlife resources, a violation of which presents a significant probability of actual or threatened adverse impacts to those interests.
<i>Degree of threatened or actual impact to public health, safety, welfare, the environment, or wildlife</i>	<u>Major:</u> Actual significant adverse impacts	\$5,000	\$10,000	\$15,000
	<u>Moderate:</u> Threat of significant adverse impacts, or moderate actual adverse impacts	\$1,500	\$5,000	\$10,000
	<u>Minor:</u> No actual adverse impact and little or no threat of adverse impacts	\$200	\$2,500	\$5,000

6. County Violations: In addition to the fines outlined above, the County has authority to cite violations under its control pursuant to Section 1-05-06 Criminal Remedies and Enforcement.
7. Legal Non-conforming: Adams County recognizes that there are oil and gas operations that were legally established prior to the effective date of these regulations that may or

- may not conform to these regulations. These operations may continue, provided the facility is not substantially modified.
8. Hearing, Enforcement and Appeal Procedures for Air Quality Violations
    - a. **Hearings:**
      - i. Operators of OGFs may request a hearing in front of the BOCC to contest any alleged violations of the provisions contained in the Air Quality section of these Development Standards and Regulations or to contest permitting decisions involving the provisions contained in the Air Quality section of these Development Standards and Regulations. The BOCC shall grant request for a hearing within 15 days of receipt of such request.
      - ii. Hearing date must be set within 90 days
      - iii. Notice must be printed in a newspaper of general circulation in the area where the OGF is located.
      - iv. Director of CED shall appear as a party in all hearings adjudicating decisions of the CED.
      - v. The Director of CED shall have the same right to judicial review as other parties.
      - vi. All testimony must be under oath or affirmation.
      - vii. A full and complete record of proceedings and testimony presented shall be taken and filed.
      - viii. Information related to secret processes or methods of manufacture or production must be kept confidential. The person seeking to keep information confidential has the burden of proof. Except as provided in the Clean Air Act, information claimed to be related to secret processes or methods of manufacture or production which is emissions data may not be withheld as confidential; except such information may be submitted under a claim of confidentiality and the County shall not disclose such information unless required under the Clean Air Act
      - ix. Any person who is affected and not adequately represented shall have an opportunity to be a party upon prior application to and approval by the BOCC in its discretion; such party shall have the right to be heard and cross-examine witnesses
      - x. BOCC shall make a decision within 30 days of completion of the hearing
      - xi. Burden of proof is on Director of CED with respect to any hearings involving alleged violations.
      - xii. Where the Operator requests a hearing before the BOCC on a Permit involving provisions contained in the Air Quality section of these Development Standards and Regulations, the permit applicant bears burden of proof with respect to justification therefor and information, data, and analysis supportive thereof or required with respect to the application
    - b. **Judicial Review:**
      - i. Final orders or determinations of the Community and Economic Development Director or the BOCC are subject to judicial review

- ii. Any party may move the court to remand the case to the CED Director or the BOCC in the interests of justice for purpose of adducing additional evidence and findings; such party shall show reasonable grounds for failure to adduce such evidence previously
- iii. Any proceeding for judicial review shall be filed in the district court in which the OGF is located
- c. **Injunctions:**
  - i. If any person fails to comply with a final order of the CED Director or the BOCC that is not subject to a pending administrative or judicial review, or in the event of a violation of an emission control regulation, or term or condition of a permit, the CED Director or the BOCC may request the District Attorney for the district court in which the air pollution source is located to bring suit for an injunction
  - ii. In proceedings brought to enforce an order of the of the CED Director or BOCC, a temporary restraining order or preliminary injunction, if sought, shall not issue if there is probable cause to believe granting such order or injunction will cause serious harm to the affected person or any other person and; (1) that the alleged violation or activity will not continue or be repeated; or (2) the granting of such temporary restraining order or preliminary injunction would be without sufficient corresponding public benefit.
- d. **Coordination with the Air Quality Control Commission**
  - i. Pursuant to section 25-7-128(4), C.R.S., upon the issuance of any enforcement order or granting of any permit, the County shall transmit to the AQCC a copy of the order or permit. Pursuant to section 25-7-128(6), C.R.S., the County shall confer and coordinate its activities regarding efforts to control or abate air pollution consistent with that provision.

4-10-02-03-03-05

***RESIDENTIAL CONSTRUCTION Standards***

1. **Residential Construction Standards:** The Director of Community and Economic Development may impose any one (1) or more of the following standards on a specific site basis as a condition of subdivision approval and/or building permits on platted or unplatted land:
  - a. The oil and gas well location shall include a two-hundred-fifty (250) foot buffer in the form of an easement on the Final Plat. No structures may be constructed within the buffer area.
  - b. Access to the oil and gas well location shall be provided by a public street or recorded easement for private access.
  - c. The Final Plat shall include notice to prospective buyers of the location of the oil and gas well and associated easements.

- d. All oil and gas well flow lines and/or easements shall be graphically depicted on the Final Plat.
  - e. All surface and subsurface agreements shall be noted on the Final Plat by the recorded book and page number.
  - f. Pursuant to Section 4-06-01-02-01-12, where a new home and/or other permanent structure with plumbing is constructed within three hundred (300) feet of an existing oil and gas well, the property owner shall submit a signed waiver acknowledging the existence of the facility.
2. **Plugged and Abandoned, and Former Oil and Gas Production Sites:** This Section is enacted to protect and promote the health, safety, morals, convenience, order, prosperity, or general welfare of the present and future residents of the County. These regulations are based upon the land use authority of the County.
- a. Prior to submittal of a final plat or site-specific development plan, each plugged and abandoned well shall be located and surveyed. The plugged and abandoned well shall be permanently marked by a brass plaque set in concrete similar to a permanent benchmark to monument its existence and location. Such plaque shall contain all information required on a dry hole marker by the Colorado Oil and Gas Conservation Commission and the County.
  - b. As a condition of review of any final plat or site specific development plan which contains a plugged and abandoned well or former oil and gas production site or is within 200 feet of such well or site, the owner shall submit a location diagram of the location of the well.
  - c. On every final plat or site-specific development plan which contains a plugged and abandoned well, there shall be dedicated a well maintenance and workover setback depicted on the plat, the dimensions of which shall be not less than fifty feet in width and 100 feet in length. No structures shall be located within this setback. The plugged and abandoned well shall be located in the center of the setback. There shall be public access for ingress and egress to the setback of a width of not less than twenty feet.
  - d. Every final plat and site specific development plan which contains a plugged and abandoned well or a site specific development that includes a property that is less than 200 feet from a plugged and abandon well, shall include the following notation: "The owner shall disclose to prospective purchasers of lots within a radius of 200 feet of

the plugged and abandoned well of (1) the location of the plugged and abandoned well, (2) the location of the maintenance and workover setback, and (3) the purpose for the well maintenance and workover setback.”

- e. As a condition of building permit review, no dwelling shall be constructed within fifty (50) feet of a plugged and abandoned well.
- f. Prior to issuance of a grading permit within a development containing a known reserve pit site, the reserve pit site shall be tested for expansive soils. Reserve pits containing expansive soils in locations proposed for buildings shall be subject to the provisions of the International Building Code.
- g. No utility lines shall be installed within ten feet of any plugged and abandoned well.

4-10-02-03-03-06

**COGCC AND COUNTY APPROVALS REQUIRED**

Development of the OGF shall not commence unless and until applicant receives an approved OGF Permit, including any approved waiver(s), and receives all required approvals and permits from COGCC.

4-10-02-04

**HEAVY INDUSTRY**

4-10-02-04-01

**GENERAL**

1. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-10-01-03) of these standards and regulations. **\*Adopted by the BoCC on December 13, 2010**
2. *Garbage Storage:* Any garbage storage area located outside shall be screened from the view of the public in accordance with the Fencing, Walls, and Screening section of these standards and regulations.
3. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

4-10-02-04-02

**AUCTION YARDS, WITH LIVESTOCK**

1. *Minimum Parcel Area:* one (1) acre



2. *Location:* All auction yards shall be located at least fifty (50) feet away from any on-property residence, fifty (50) feet from any right-of-way and five hundred (500) feet from any off-property residence.
3. *Operation in Accordance to County Tax Regulations:* The yard shall operate in accordance with the County Sales and Tax Department Regulations.
4. *Animal Care:* All animals shall be cared for in a humane and sanitary manner as approved by the Colorado Department of Agriculture and the State Veterinarian's Office.
5. *Manure Handling:* Manure shall be handled and disposed of in a sanitary method, approved by Tri-County Health Department.

**4-10-02-04-03      *CHEMICAL, PETROLEUM AND EXPLOSIVE MANUFACTURING***

1. *Minimum Parcel Area:* three (3) acres
2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine existing services provide adequate protection for citizens.
3. *Setback from Residential Properties:* Not applicable.
4. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
5. *Security Fence and Fireproof Building:* The use shall be totally enclosed by a security fence or wall at least eight (8) feet high and enclosed within a fireproof building.
6. *Prohibited Accessory Uses:* Service stations, dwellings, or research laboratories are not considered accessory uses involved in the manufacture and storage of chemicals, petroleum products, or explosives.

**4-10-02-04-04      *METAL INDUSTRIES, AUTOMOBILE MANUFACTURING***

1. *Minimum Parcel Area:* three (3) acres
2. *Setback from Residential Properties:* Not applicable.
3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.
4. *Security Fence:* The use shall be totally enclosed by a security fence or wall at least eight (8) feet high.

**4-10-02-04-05      *PAPER AND PULP AND SAWMILLS***

1. *Minimum Parcel Area:* two (2) acres
2. *Setback from Residential Properties:* Not applicable.

3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

**4-10-02-04-06      *SALVAGE YARDS***

1. *Screening:* The salvage operations and yards shall be enclosed by a screen fence at least eight (8) feet high, measured from the lowest point of grade. The fence shall be maintained in good condition. No stored materials shall be visible from ground level immediately outside the fence.
2. *Stored Materials:* The applicant shall demonstrate the stored materials will not pose a danger to surrounding properties or residents, due to noise, runoff, animal or insect populations or other factors.
3. *Setback from Residential Properties:* Not applicable.
4. *Additional Conditions:* The Director of Community and Economic Development may add additional conditions in order to protect the general welfare of citizens.

**4-10-02-04-07      *RECYCLING FACILITIES, INCLUDING SCRAP TIRE***

1. *Fencing:* An eight (8) foot solid screen fence or security fence, with additional screening material, as approved by the Director of Community and Economic Development, shall enclose all outside storage.
2. *Traffic Control Plan:* Provisions of the traffic control plan shall be followed.
3. *Nuisance Control Plan:* Provisions of the nuisance control plan shall be followed.
4. *Appearance:* All sites shall maintain a clean, neat, and orderly appearance. Stockpiles of materials may only be placed as specified in the design and operation plan.
5. *Recordkeeping:* All operators shall maintain records showing amounts of stockpiled materials both processed and unprocessed that are consistent with the amounts allowed in the Permit. In addition, records containing customer lists and records showing amounts of recycled material shipped off site shall be maintained.
6. *Performance Bond:* Prior to commencing operations, and thereafter during the active life of the facility, and for one (1) year after closure, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. The amount of said bond shall be \$3.00 per tire including unprocessed and processed tire amounts allowed in the Permit for tire recycling facilities and the amount necessary to remove materials from recycling facilities for disposal at an appropriate disposal facility. The amount of the bond shall be calculated to include removal, tipping fees, and transportation costs. Should any corrective actions be required by the County

in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.

7. *Removal of Trash from Right-of-Way:* Operators shall remove trash, or other waste material, of the type which is brought to the facility, along public rights-of-way within one-half (1/2) mile of the facility.

**4-10-02-04-08      *SOLID WASTE TRANSFER STATIONS***

1. *Removal of Trash from Right-of-Way:* Operators shall remove trash, or other waste material, of the type which is brought to the transfer station, along all public rights-of-way within one-half (1/2) mile of the facility.
2. *Performance Bond:* Prior to commencing operations, and thereafter during the active life of the facility, the operator shall post and maintain a performance bond or other approved financial instrument with Adams County. Said bond shall be sufficient to ensure compliance with operating conditions of the Permit, the amount of which shall be established by the Board of County Commissioners. Should any corrective actions be required by the County in order to protect the health, safety, and general welfare which result from failure of the operator to follow any regulations, standards, or conditions of approval, the performance bond shall be forfeited in an amount sufficient to defray the expense of said actions, including staff time expended by Adams County involved in such corrective actions.
3. *Environmental Bond:* Prior to commencing operations, and thereafter during the active life of the facility, and for five (5) years after closure, the operator shall post a bond sufficient to ensure compliance with the closure plan, and to effect remedial measures if environmental damage is found to be taking place.
4. *Traffic Control Plan:* Provisions of the approved traffic control plan shall be followed.
5. *Fencing:* Eight (8) foot solid screen fencing or other screening material as approved by the Director of Community and Economic Development shall enclose all transfer stations.
6. *Appearance:* All sites shall maintain a clean, neat, and orderly appearance. Litter, dust, and odors may not leave the boundaries of the site.
7. *Vehicle Parking:* Transfer vehicles may not be parked on public streets.
8. *Vector Controls:* All sites shall maintain vector controls as prescribed by the approved plan.

9. *Storage of Solid Waste:* All solid wastes not transferred within 24 hours shall be stored in closed containers or in totally enclosed buildings. In no case may solid waste be stored longer than seven (7) days.
10. *CDPHE Regulations:* Colorado Department of Public Health and Environment Regulations 6CCR 1007-2, Section 7 are hereby incorporated in these Zoning Regulations.
11. *Non-Conforming Facilities:* All trash transfer stations in existence, or approved through a public hearing process specifically to operate a trash transfer station, prior to the adoption of this amendment, are considered legally non-conforming. Existing trash transfer station owners and operators meeting said specification will not be required under these regulations to obtain a Conditional Use Permit to continue operations.

4-10-02-04-09

***OUTDOOR STORAGE IN EXCESS OF 100% OF THE BUILDING AREA***

1. All outdoor storage shall be screened in accordance with the fencing, walls, and screening section (see Section 4-09-01-03) of these standards and regulations.
2. All outdoor storage shall not exceed the height of the fence, unless specifically approved by the board of county commissioners as part of the conditional use permit.
3. All outdoor storage shall consist of non-hazardous materials as determined by the Colorado Department of Public Health and Environment.
4. All outdoor storage shall be designed with adequate access areas and shall meet all requirements of the local fire district.
5. Outdoor storage in excess of 100% of the building area within the Industrial-2 and Industrial-3 zone districts shall meet the following:
  - A. Outdoor storage in excess of eighty percent (80%) of the entire lot or 10 acres shall require an approved conditional use permit.
  - B. Outdoor storage consisting of less than eighty percent (80%) of the entire lot or 10 acres shall be considered a use-by-right in the I-2 and I-3 zone district and shall meet the above criteria.

**\*Adopted by the BoCC on December 13, 2010**

4-10-02-05     **LIGHT INDUSTRY**

4-10-02-05-01     **GENERAL**

1. *Outdoor Activities Prohibited:* All equipment, material storage, and uses shall be performed or carried out entirely within an enclosed building.
2. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-10-01-03) of these standards and regulations. **\*Adopted by the BoCC on December 13, 2010**
3. *Garbage Storage:* Any garbage storage area located outside shall be screened from the view of the public.
4. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

4-10-02-05-02     **AUCTION HOUSES, WITHOUT LIVESTOCK**

1. *Minimum Parcel Area:* one (1) acre
2. *Setback from Residential Properties:* All auction houses shall be located at least fifty (50) feet away from any on-property residence, fifty (50) feet from any right-of-way and two hundred (200) feet from any off-property residence.

4-10-02-05-03     **DRY CLEANING PLANTS**

1. *Minimum Parcel Area:* one (1) acre
2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine the existing services provide adequate protection for citizens.
3. *Setback from Residential Zoning:* Not applicable.
4. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

4-10-02-05-04     **ELECTRONIC, FABRIC, FURNITURE, AND MEDICAL SUPPLY PRODUCTION**

1. *Minimum Parcel Area:* one (1) acre
2. *Setback from Residential Properties:* Not applicable.
3. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

4. *Smoke and Odor Control:* Smoke and odor shall be controlled by filter, scrubbers, fans, or other means.

**4-10-02-05-05      *FOOD PRODUCT PROCESSING AND MANUFACTURING***

1. *Minimum Parcel Area:* one (1) acre
2. *Fire District Review:* All plans shall be reviewed by the applicable fire district prior to approval in order to determine the existing services provide adequate protection for citizens.
3. *Setback from Residential Zoning:* Not applicable.
4. *Outdoor Activities Prohibited:* All equipment, materials and uses shall be performed or carried out entirely within an enclosed building.

**4-10-02-05-06      *LANDSCAPE STORAGE YARD \****

1. *Outdoor Storage:* Outdoor storage of rock, soil, mulch, and other non-living landscaping materials, and equipment, is permitted. Equipment and material storage areas must be screened from view from adjacent parcels and road right-of-way by an eight-foot high minimum screen fence. Only products, materials, and equipment owned and operated by the landscape business may be stored on the site.
2. Any nursery which contains ten (10) percent or more of the approved living nursery area for hardscape materials shall be classified as a Landscape Storage Yard. Hardscape includes but is not limited to the storage of rock, soil, mulch, and other non-living landscape materials and equipment.
3. All commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight and/or hardscape used for the landscape storage yard business shall be screened from any adjoining residentially zoned or used property with an eight (8) foot solid screen fence in accordance with the approved landscape plan.
4. In all Agricultural Zone Districts no more than two (2) commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight used for the landscape storage yard business shall be allowed per acre with a maximum of five (5) unless otherwise permitted through a Conditional Use Permit.

**\*Adopted by the BoCC on December 13, 2010**

**4-10-02-05-07      *ACCESSORY OUTDOOR STORAGE (NOT TO EXCEED 100% OF THE BUILDING AREA)***

1. All outdoor storage shall be screened in accordance with the Fencing, Walls, and Screening section (See Section 4-10-01-03) of these standards and regulations.
2. All outdoor storage shall not exceed the height of the fence, unless specifically approved by the Board of County Commissioners as part of the Conditional Use Permit.
3. All outdoor storage shall consist of non-hazardous materials as determined by the Colorado Department of Public Health and Environment.
4. All outdoor storage shall be designed with adequate access areas and shall meet all requirements of the local fire district.

**4-10-02-06      ENERGY FACILITIES**

***4-10-02-06-01      SOLAR ENERGY SYSTEM, PRINCIPAL***

1. *Site Plan:* A site plan review is required for large-scale solar energy systems prior to building permit approval. Site Plan documents shall include:
    - a. Property lines and physical features, including roads, for the project site;
    - b. Proposed changes to the landscape of the site, grading, vegetation clearing and planting, exterior lighting, screening vegetation or structures;
    - c. Blueprints or drawings of the solar energy system showing the proposed layout of the system, the distance between the proposed solar collector and all property lines, and the tallest finished height of the solar collector;
    - d. Name, address, and contact information for proposed system installer; and
    - e. Name, address, phone number and signature of the project proponent, as well as all co-proponents or property owners, if any;
- Lot Coverage: The area covered by ground-mounted solar energy systems, where the ground beneath is permeable or pervious, shall not be included in calculations for lot coverage for purposes of zoning.

2. *Location:* All solar panels and equipment (excluding fencing, poles, buried cables, and wires necessary to connect to facilities of the electric utility) shall meet the minimum setbacks for the applicable zone district. Additional setbacks may be required to mitigate noise and visual impacts, or to provide for designated road or utility corridors, as identified through the review process.
3. *Maximum Height:* The height shall be measured from the highest grade below each solar panel. Ground-mounted solar energy systems shall not exceed twenty (20) feet in height.
4. *Signage:* Clearly visible warning signs shall be placed on the fence, barrier, or facility perimeter to inform individuals of potential voltage hazards.
5. *Security:* All solar panels and equipment (excluding poles and wires necessary to connect to facilities of the electric utility) shall be enclosed by a fence at least six (6) feet high. Wildlife-friendly fence options are encouraged.
6. *Landscape Requirements:* Ground-mounted solar energy systems shall be evaluated on a site-specific basis and landscaping may be required. Native grasses and wildflower mixes are encouraged.
7. *Fire Code:* The solar energy system shall conform to all requirements of the currently adopted fire code. Landscape requirements per this section are in addition to any fire break requirements of the adopted fire code.
  - a. *Vegetation Management Plan:* A site-specific plan will be provided by the operator that outlines how vegetation will be kept to minimum levels on the perimeter of the facility. This may include treatment, mowing, and/or other methods of fuel-reduction.
8. *Lighting:* If lighting is provided at the site, lighting shall be shielded and downcast such that the light does not spill onto the adjacent parcel. Motion sensor control is preferred.
9. *Stormwater/Erosion Mitigation Plans:* For ground mounted systems, regardless of size, applicant must provide plan(s) showing what measures or best management practices will be used to prevent and/or contain erosion under the drip line of the solar panels.
10. *Wildlife Corridors:* For Medium and Large Energy Systems, wildlife corridors shall be maintained within natural drainages by leaving those areas open and free of obstruction.
11. *Decommissioning:* Any solar energy system which is no longer producing energy or has been abandoned shall be removed, not including a temporary cease in production for maintenance or force majeure. The owner or operator shall physically remove the installation within 150 days after the date of discontinued operations. The owner or operator shall



notify the Adams County Community & Economic Development Department by certified mail within 30 calendar days of the proposed date of discontinued operations and plans for removal. Decommissioning shall consist of:

- a. Physical removal of all solar energy systems, structures, and equipment from the site.
- b. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
- c. For ground-mounted solar energy systems, stabilization or re-vegetation of the site as necessary to minimize erosion. Adams County may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

#### 4-10-02-07 MODERATE MANUFACTURING AND PROCESSING

##### 4-10-02-07-01 ***CEMENT, CINDER BLOCK, CONCRETE, LIME OR PLASTER MANUFACTURING***

1. *Outdoor Activities:* Manufacturing shall be performed or carried out entirely within an enclosed building. If an accessory outdoor storage permit is obtained, no more than ten percent (10%) of that area may be used for assembly of products. Any outdoor assembly area must be screened in accordance with the Fencing, Walls and Screening section (See Section 4-10-01-03) of these standards and regulations. When this use is located in an Industrial-2 or Industrial-3 zone district, the manufacturing does not need to be performed or carried out entirely within an enclosed building.
2. *Outdoor Storage:* Materials may be stored outdoors, provided the storage area is consistent with the zone district allowances. All outdoor storage shall be screened in accordance with the Fencing, Walls and Screening section (See Section 4-10-01-03) of these standards and regulations. Separate permits are required for accessory outdoor storage.
3. *Garbage Storage:* Any garbage storage area located outside shall be screened from the view of the public.
4. *Dust and other off-site impacts:* Dust, noise and other off-site impacts must be appropriately mitigated to reduce the effects on adjacent parcels.
5. *Lighting:* Lighting shall be shielded and downcast such that the light does not spill onto adjacent parcel(s) or rights-of-way.

6. *Hours of operation:* When abutting residentially zoned or used property, hours of operation shall be restricted to 7:00 a.m. to 7:00 p.m.
7. *Conditional use permit required in the I-1 zone district:* When cement, cinder block, concrete, lime or plaster manufacturing cannot meet any of the items 1-5 above in the I-1 zone district, then a conditional use permit shall be required. If items 1-5 above can be met in the I-1 zone district, then the use shall be a permitted use.

## 4-11 OTHER DESIGN STANDARDS AND CONSIDERATIONS

### 4-11-01 OPEN SPACE RESIDENTIAL DEVELOPMENTS

#### 4-11-01-01 DESIGN STANDARDS

In order to preserve open space, tree cover, scenic views and other natural features, the Board of County Commissioners may permit a property owner to increase the density of development of an area by as much as fifty percent (50%) and allow a reduction in the minimum size of lots by not more than fifty percent (50%) provided the development conforms to all applicable regulations for residential subdivisions and the following requirements. This reduction is implemented as part of a P.U.D.

#### 4-11-01-02 OPEN SPACE/CONSERVATION AREA REQUIRED

The owner shall commit a minimum of thirty percent (30%) of the property to open space or conservation. No lot committed to open space/conservation shall be less than two (2) acres in area.

#### 4-11-01-03 ACCEPTABLE OPEN SPACE/CONSERVATION AREA

No open area may be accepted as common open space or conservation area within an open space residential development unless it meets the following requirements:

1. The location, size, and character of the common open space/conservation area is suitable for the residential development or agricultural use;
2. The common open space/conservation area is for preservation of natural flora and fauna, amenity or recreational purposes, or agricultural use; and
3. The uses authorized within the open space/conservation area are appropriate to the scale and character of the development, considering its size, density, expected population, topography and the number and type of dwellings provided, or appropriate for agricultural use.

#### 4-11-01-04 IMPROVEMENT OF OPEN SPACE

Common open space will be suitably improved for its intended use, except that common open space containing natural features worthy of preservation may be left unimproved. The buildings, structures and improvements to be permitted in the common open space are those appropriate to the uses, which are authorized for the common open space.

**4-11-01-05 USE OF OPEN SPACE/CONSERVATION AREAS**

No more than twenty-five percent (25%) of the minimum required open space shall be designated for active recreation purposes in order to preserve a reasonable proportion of natural areas on the site. The purposes for which open space areas are proposed shall be documented.

Conservation areas zoned Conservation (CO) may be used based on the use restrictions in said zone district.

**4-11-01-06 CONCENTRATION OF OPEN SPACE/CONSERVATION AREAS**

Where practical, open space/conservation areas shall be concentrated in large usable areas.

**4-11-01-07 CONTIGUITY OF OPEN SPACE/CONSERVATION AREAS**

Where possible, open space/conservation areas shall connect to adjacent off-site open space areas and designated greenways. Where the intended use of the conservation area is agricultural, the conservation area shall be connected to adjacent off-site agricultural area.

**4-11-01-08 PRIORITIZATION OF OPEN SPACE TYPES**

The following list represents the relative desirability of different types of open space/conservation areas, and should be used as the basis for determining the optimum location for open space/conservation areas within a proposed Open Space Subdivision:

1. Critical areas including riparian areas and floodplain.
2. Pastures and farmland currently or traditionally used for agriculture.
3. Trails and greenways.
4. Significant stands of trees.
5. Mature vegetation on ridgelines.

**4-11-01-09 CALCULATION OF OPEN SPACE/CONSERVATION AREA**

The calculation of open space/conservation areas shall include all common public or privately held open space/conservation areas, but shall exclude all right-of-way for public roads and the easement width for private roads, and storm water facilities. Individual private residential lot areas shall not be included in the open space/conservation area calculation.

**4-11-01-10 OWNERSHIP OF OPEN SPACE**

Land shown on the final plat as common open space, and landscaping and/or planting contained therein, shall be permanently maintained by and conveyed to one of the following:

1. An association of owners shall be formed and continued for the purpose of maintaining the common open space. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the common open space acceptable to the County in providing for the continuing care of the space.
2. A public agency or district, which agrees to maintain the common open space and any buildings, structures or other improvements which have been placed on it.

**4-11-01-11 OWNERSHIP AND ZONING OF CONSERVATION AREAS**

Land shown in the final plat as a conservation area shall be rezoned Conservation (CO) and shall be maintained by and conveyed to one of the following:

1. An association of owners shall be formed and continued for the purpose of maintaining the conservation area. The association shall be created as an association of owners under the laws of the state and shall adopt and propose articles of incorporation or association and bylaws, and adopt and improve a declaration of covenants and restrictions on the conservation area acceptable to the County in providing for the continuing care of the space.
2. A public agency or district, which agrees to maintain the conservation area and any buildings, structures or other improvements, which have been placed on it.

The conservation area may be held in private ownership where the intended purpose of the conservation area is agricultural use. The maintenance of the conservation area in private ownership shall be approved by the Board of County Commissioners based on the appropriateness of the land's continued agricultural use and the adequacy of the proposed maintenance plan.

**4-11-01-12 MAINTENANCE OF OPEN SPACE/CONSERVATION AREAS**

A maintenance plan shall be submitted and approved as part of the Open Space Subdivision process. The maintenance plan shall meet the landscape and open space/conservation maintenance requirements contained in Section 4-23. Where the Conservation Area is intended to be used for agriculture, the maintenance plan shall be approved by the Conservation District and shall meet the requirements of Section 4-23.

**4-11-01-13 RELATIONSHIP TO PARKS AND OPEN SPACE REQUIREMENTS**

All Open Space Subdivisions shall also meet the parkland dedication requirements of the Adams County Subdivision Regulations. Open space/conservation areas established for the purpose of meeting the requirements of this Section shall not be counted toward the parkland dedication requirements contained in the Adams County Subdivision Regulations.

**4-11-02 NATURAL, AGRICULTURAL, AND CULTURAL RESOURCES PROTECTION**

**4-11-02-01 PURPOSE**

The purpose of the Natural, Agricultural, and Cultural Resources Protection standards is to: (1) provide for the protection of natural, wildlife, agricultural, and cultural resources, which are an essential component of the community's economic base and establish the character of the community; and (2) preserve and enhance the quality of life County residents enjoy.

**4-11-02-02 OVERVIEW**

There are four (4) subsections to accomplish the purpose of this Section.

1. Resources Review
  - a. *Purpose:* The purpose of this subsection is to coordinate the application of all resource protection standards, the standards of the Natural Resources Conservation Overlay (NRCO), and agricultural and cultural resources preservation objectives.
  - b. *Methodology:* This subsection specifies the types of projects for which a Resources Review must be performed, the content of the Resources Review, and the procedure by which projects requiring a Resources Review are processed.
2. Natural Resources Protection and Natural Resources Conservation Overlay (NRCO)
  - a. Individual Protected Resources
    - (1) *Purpose:* The purpose of this subsection is to protect the following individual natural resources:
      - (a) Waterbodies
      - (b) One Hundred (100) Year Floodplains
      - (c) Wetlands

(2) *Methodology*: The above listed resources and their subcategories are specifically defined by these standards and regulations. The subsection specifies the mechanisms used to protect the identified resources.

b. Natural Resources Conservation Overlay (NRCO) District

(1) *Purpose*: The purpose of the Natural Resources Conservation Overlay District (NRCO) is to protect areas of identified exceptional environmental value, such as wildlife habitat areas, or areas hazardous for development, such as floodplains. The overlay zone district is established as a means of assuring these lands are treated in a particularly sensitive manner so as to protect the associated natural resources.

(2) *Methodology*: The NRCO District specifies the mechanisms used to protect the identified resources. Specifically, the standards are established to help assure natural resources are identified and adequate mitigation is implemented in association with development to assure the long-term protection of important habitat for wildlife as a cohesive and functional system throughout the County. Development is to be designed to protect the areas wildlife needs to survive; therefore, development is to be kept outside of the NRCO, as much as possible.

(3) *Mapping*: The areas within the NRCO District are shown on the Adams County Zoning Map, which has been adopted as part of these standards and regulations. These boundaries are approximate due both to the scale of the map and the difficulty in identifying vegetation and other land characteristics for a large area.

3. Cultural Resources Preservation

a. *Purpose*: The purpose of this subsection is to identify and protect important cultural resources in association with proposed development.

b. *Methodology*: This subsection describes what cultural resources are significant and a series of mechanisms and their objective of cultural resources protection.

4. Agricultural Preservation:

a. *Purpose*: The purpose of this subsection is to identify the mechanisms in these standards and regulations and otherwise utilized by Adams County for the purpose of promoting agricultural preservation.

b. *Methodology*: This subsection describes the following mechanisms and their objective of agricultural preservation. These mechanisms include agricultural district zoning, conservation district zoning, land uses permitted in agricultural zone districts, exemptions for regulations for agricultural uses, and open space subdivision standards.

4-11-02-03 **RESOURCES REVIEW**

4-11-02-03-01 **PURPOSE**

This subsection establishes a Resources Review to coordinate the application of all resource protection standards, the standards of the Natural Resources Conservation Overlay District (NRCO), and agricultural and cultural resource preservation objectives. This subsection further defines the methodology and standards for conducting the Resources Review. The review shall identify the natural, scenic, cultural, and agricultural resources defined in these standards and regulations, and describe how the proposed development will be designed in order to preserve these resources and to meet the standards of this subsection.

4-11-02-03-02 **APPLICABILITY**

All development proposals subject to the provisions of the NRCO District, and any activity, including subdivisions, which disturb an area of one (1) acre or more, shall comply with the provisions of this subsection unless specifically exempted below.

4-11-02-03-03 **EXEMPTIONS**

The following activities and development shall be exempt from this subsection.

1. *Agriculture*: Activities conducted for agricultural purposes.
2. *Development within an Approved Project*: All development pursuant to a project approval already received from Adams County.
3. *Single-Family Home*: Development of a single-family home provided:
  - a. The location proposed for the single-family home is not within the NRCO;
  - b. The single-family home is the only residence on the individual lot or parcel or the density on the site is less than or equal to one (1) dwelling unit per thirty-five (35) acres of base site area; and
  - c. The application for development demonstrates compliance with all setback/buffer standards specified in the Individual Protected Resources and NRCO District subsections of these standards and regulations.
4. *Expansion*: Expansion of an existing building or the addition of an accessory structure to a residential single-family dwelling.

4-11-02-03-04 **METHODOLOGY**

1. *General Content*: A Resources Review shall describe the existing conditions of the property, describe the development proposal and the rationale for the



location of proposed open space, if applicable, and a description of how the proposal meets all the applicable standards and objectives of this Section and the Adams County Comprehensive Plan.

2. *Site Specific Content:* A Resources Review for all proposed developments not otherwise exempted, shall contain the following components, as applicable to the property proposed for development and the proposed project.
  - a. *Individual Protected Resources Component:* The Resources Review for property containing protected resources shall contain an individual protected resources component including maps and/or plans depicting the location of water bodies, one hundred (100) year floodplains, and wetlands. This component also shall describe the level to which all resources are either conserved or developed, depict the setbacks/buffers of all resources for which setbacks/buffers are required, and contain a mitigation plan, if applicable.
  - b. *NRCO Component:* A Resources Review shall contain a NRCO component including a site specific review identifying the location of areas used by wildlife as habitat or migration routes and any area protected by the NRCO District, and plans identifying how the proposed development on the land complies with the standards of the NRCO District.
  - c. *Cultural Resources Component:* A Resources Review shall contain a cultural resources component including a written review of the proposed development, depicts the locations of all cultural resources and includes plans identifying how the proposed development on the land complies with the standards of the Cultural Resources subsection.
  - d. *Agricultural Component:* A Resources Review shall contain an agricultural component identifying the location of agricultural land and describes related agricultural operations, such as irrigation practices, occurring on the land.
3. *Recommendations:* A Resources Review shall contain recommendations for mitigating any negative impacts of the proposed development on the natural, cultural and agricultural resources. The review also shall contain recommendations for resolving conflicting objectives when the Resources Review identifies areas where such conflicts exist.
4. *Priorities:* In reviewing and approving, approving with conditions, or denying an application containing lands regulated by more than one (1) resource category, the Standards for Development in the NRCO District shall be achieved to the maximum extent practical first. The requirements of the individual protected resources shall generally receive second priority but may receive first priority in instances where the individual protected resource would be greatly damaged by development and the damage can be avoided by a change in development design creating a minimal impact to the NRCO.

5. *Professional Consultant(s) Required:* The Resources Review shall be prepared by one (1) or more professionals who have been certified as "qualified" by the Community and Economic Development Department. Individuals may be certified to prepare one (1) or more components of a Resources Review depending upon their qualifications. Each professional shall be deemed qualified by the Department of Community and Economic Development based on education, professional certifications, experience in the field, and their understanding of these standards and regulations, and the Adams County Comprehensive Plan. The Department of Community and Economic Development may form a multi-departmental committee to assist in the certification of consultants.
6. *Selection of Consultant(s):* The County shall maintain a list of qualified professional consultants. The developer of a project requiring a Resources Review shall select one (1) or more individuals from the list of certified consultants to prepare the review. The County also can select a consultant from the same list to review the work of the developer's consultant. In these instances, the County's consultant shall be paid by the County.

4-11-02-03-05      **PROCEDURE**

The Resources Review shall be consolidated and considered with the review necessary to obtain the first development permit for the proposed development for which the review is conducted.

4-11-02-04      **INDIVIDUAL PROTECTED RESOURCES AND NRCO DISTRICT**

4-11-02-04-01      **PURPOSE**

Waterbodies and wetlands provide critical functions in controlling flood waters, providing wildlife habitat, cleansing water resources and contributing to the special scenic quality of Adams County. Reserving the one hundred-year (100) year floodplain protects against the loss of life and property during flood events. The purposes of this Section are to define critical resources, and establish protection standards for waterbodies, floodplains and wetlands.

4-11-02-04-02      **INDIVIDUAL PROTECTED RESOURCES (WATERBODIES, ONE HUNDRED (100) YEAR FLOODPLAINS, AND WETLANDS)**

1. *Purpose:* This Section establishes the protection standards for waterbodies, floodplains, and wetlands, in order to protect the community as a whole from potential negative impacts caused by development which may affect these resources or their functions. This Section prohibits development on and within a certain distance of these resources.

2. Resource Definitions

- a. *Waterbodies*: "Waterbodies" means natural features or manmade reservoirs (i.e., rivers, streams, lakes), which convey or contain surface water.
  - b. *River*: "River" means the South Platte River and Clear Creek.
  - c. *Stream*: "Stream" means a body of running water which is neither one of the identified rivers nor an irrigation ditch, and has one (1) or more of the following characteristics:
    - (1) Has an average annual flow of three (3) cfs or greater including return water from subirrigation practices.
    - (2) Provides a habitat area for one (1) or more species of fish or waterfowl.
  - d. *Natural Lake/Pond*: A "natural lake/pond" means a body of standing water, usually at least six (6) feet deep, which was created by natural processes.
  - e. *Riparian Plant Community*: Riparian plant communities associated with watercourses in Adams County shall be delineated using "Riparian Community Type Classification of Colorado", USDA Forest Service, 1990.
  - f. *Floodplains*: "Floodplains" means land adjacent to a watercourse which is subject to flooding as a result of the occurrence of the 100-year or one percent (1%) frequency flood of a watercourse. Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.
  - g. *Wetlands*: "Wetlands" means an area where water is at, near, or above the land surface long enough to support aquatic or hydrophytic vegetation and which has soils indicative of wet conditions. Delineation of wetlands in the County shall be according to the 1989 Army Corps of Engineers definition of jurisdictional wetlands. This definition excludes irrigation induced wetlands.
3. *No Development or Setbacks/Buffers Required*: Due to the risk of severe negative impacts on the community at large, if waterbodies, floodplains, and wetlands are wholly or partially developed, and the necessity to protect the natural functions of these resources, development of these resources is prohibited in most cases and a setback/buffer is required.
4. *Development Prohibited*: Development in waterbodies, the one hundred (100) year floodplain, wetlands, and significant wildlife habitat is prohibited except for essential facilities as specified below.

- a. Setback/Buffers Required
    - (1) *Measurement*: Setbacks shall be measured from the mean high water or top of bank, whichever is farthest from the thread of the watercourse or the center of the waterbody.
  - b. Setback/Buffer Definitions
    - (1) *Buffer*: The area protected by the setback is the "buffer" and shall remain free from development, parking, open storage of vehicles, refuse, or any other material. Terrain disturbance for bona fide agricultural purposes, flood protection, wildlife habitat enhancement, or pathways are permitted in the buffer upon receipt of applicable permits.
5. *Minimum Setback/Buffer Required*: All development is required to be setback from specified resources as follows:
- a. *Rivers*: Minimum one-hundred-fifty (150) feet.
  - b. *Streams*: Along streams, development shall be located out of the riparian plant community, but in no case shall the required setback be less than fifty (50) feet nor more than one hundred-fifty (150) feet.
  - c. *Natural Lake/Pond*: Adjacent to natural lakes or ponds, development shall be located out of the riparian plant community, but in no case shall the required setback be less than fifty (50) feet nor more than one hundred-fifty (150) feet.
  - d. *Wetlands*: Minimum fifty (50) feet.

4-11-02-04-03

#### **DEVELOPMENT OF ESSENTIAL FACILITIES**

1. *Essential Facilities in or Adjacent to Waterbodies and Floodplains*: Certain water dependent uses must be located in or adjacent to waterbodies and/or in floodplains. These may be permitted provided all structures meet the following requirements:
  - a. *Flood Control, Irrigation, or Essential Crossings*: Only structures, which are essential to flood control, irrigation or essential road or utility crossings, shall be permitted.
  - b. *Not for Human Habitation*: Structures in the floodplain shall not be intended or designed for human habitation.
  - c. *Elevation of Structures and Utilities*: Any generally horizontal element not part of the support structure shall be at least one (1) foot above the one hundred (100) year flood elevation. All service and utility connections, such as electrical and heating equipment, water, sewer, electric, or gas, shall be similarly located.

- d. *Floodway*: Except for crossings for access, no structures shall intrude into the floodway.
  - e. *Minimum Obstruction of Flood Waters*: Structures constructed in the flood fringe shall not cause any rise more than one-half (1/2) foot in the 100-year water surface elevation and structures constructed in the floodway shall cause zero (0) feet of rise. Should a development cause more rise than allowed, a Conditional Letter of Map Revision (CLOMR) shall be submitted. Any increase in flood height shall be confined to the subject property and shall cause no increase in the flood height on adjacent properties.
  - f. *Compliance with Floodplain Overlay District*: All development within the floodplain shall comply with the Adams County Floodplain Overlay District standards. In the event of a discrepancy between the Floodplain Overlay District standards and these standards, the more stringent standard shall control.
  - g. *Minimize Negative Impacts on Wildlife*: All development shall be designed to minimize negative impacts on wildlife.
  - h. *Fill in Floodplains*: Fills or deposition of materials in floodplains may be allowed provided the following standards are met:
    - (1) Fill shall be allowed only for essential crossings, water dependent uses, or flood control.
    - (2) No fill shall be in the floodway or within twenty (20) feet of the floodway.
    - (3) Fill or other materials shall be protected against erosion by riprap, vegetative cover, sheet piling, or bulkhead sufficient to prevent erosion.
    - (4) Fill shall be clean and compacted to minimize erosion potential.
2. *Essential Facilities in or Adjacent to Wetlands*: Wetlands may be developed under the following circumstances. Notwithstanding, receipt of a local permit for developing wetlands does not absolve a developer from obtaining all other State or Federal permits necessary to develop wetlands.
- a. *High-Intensity Use Degrades Wetland/Wetland Agriculture-Induced*: Where the intensity of adjoining uses causes the retained wetlands to become degraded habitats and the wetland area is suitable for development due to planning, location, and other factors, or where the wetland is induced by agricultural irrigation, a wetland may be developed.
  - b. *Necessary to Reshape Wetland to Provide Building Site*: Where, due to parcel shape and interaction with topography, it is necessary to reshape the wetland boundary to provide a building envelope, a wetland may be

redeveloped. Filling up to five (5) percent of the wetland on the parcel, not to exceed one (1) acre, is permitted.

- c. *No Alternate Site*: Development shall be permitted only where it is demonstrated the proposed activity cannot be practically located at an alternative, non-wetland site.
- d. *Practical Measures to Reduce Impact*: It shall be demonstrated reasonable project modification measures have been taken to reduce wetland loss and degradation.
- e. *On-Site Mitigation Wherever Possible*: On-site mitigation shall be provided wherever possible. On-site mitigation shall be at a ratio of one and one-half (1.5) acres of new wetland for every one (1) acre of wetland filled. All off-site mitigation shall be at a ratio of two and one half (2.5) acres of new wetland for every one (1) acre filled. It shall also be demonstrated these new wetlands will restore lost wetland functions and values.
- f. *Wetland Replanting*: The new wetland area shall be planted with a hydric tolerant mix of seeds in suitable areas, wetland plants, and suitable seed bank soils. A wetlands biologist, or other professional with experience in wetland creation, shall certify the planting plan.
- g. *Persistence*: It shall be demonstrated the created or restored wetland will be at least as persistent as the impacted wetland system it replaces.
- h. *Buffers*: Buffers shall be provided around wetlands created pursuant to this subsection.

4-11-02-04-04      **NATURAL RESOURCES CONSERVATION OVERLAY (NRCO)  
DISTRICT**

See Chapter 3 for NRCO District standards and open space requirements.

4-11-02-05      **AGRICULTURAL RESOURCES PRESERVATION**

4-11-02-05-01      **PURPOSE**

Ranching and farming are agricultural uses, which formed the original basis for the communities in Adams County. In all areas of the County, the agricultural industry is threatened by residential development and urbanization. Paradoxically, much of the attraction for residents of Adams County is the open space created by agricultural operations, the very operations threatened by increasing urbanization. The purpose of this Section is to identify the mechanisms in these standards and regulations, which have been adopted for the purpose of promoting agricultural preservation.

4-11-02-05-02      **SUMMARY OF MECHANISMS TO PROMOTE AGRICULTURAL PRESERVATION**

The following mechanisms are available through application of these standards and regulations as incentives for land in Adams County to be maintained in agricultural production.

1. *Agricultural Assessment*: By Colorado Statute, agricultural uses in Adams County do not pay property taxes on the market value of land upon which they are located. If they did, agriculture in Adams County would have disappeared long ago. Agricultural assessments are a conscious decision in order to retain agriculture for as long as possible.
2. *Open Space Subdivisions and P.U.D.s*: Developments in the Agricultural Districts are required to cluster homes and to provide either thirty percent (30%) or sixty percent (60%) open space. If the property proposed for development has an existing agricultural operation, or a landowner wishes to establish an agricultural operation on the portion of the property proposed as open space, agriculture is an accepted and encouraged use of the required open space.
3. *Agricultural Zoning Density*: Developments in the Agricultural Districts are kept at a low density. Residential development and agriculture are generally incompatible. The more the permitted form of development can either prevent or mitigate such conflicts, the more likely it is that agricultural operations can continue. Low development densities can help to mitigate some conflicts.
4. *Agricultural Land Uses*: Certain uses generally compatible with agricultural uses have been permitted in the Agricultural Districts in order to provide opportunities for agricultural families to diversify their income base, yet retain their primary way of life--agriculture. The following uses have been permitted in the Agricultural Districts, in many cases, specifically to promote agriculture: Agricultural employee housing, mobile home, nurseries, bed and breakfasts, agricultural support and service uses, produce stands, campgrounds, outdoor recreational uses, home businesses, cottage industries including small food manufacturing operations, etc.

4-11-02-05-03      **STANDARDS**

Any conversion of agricultural land shall comply with the following standards.

1. *Site Evaluation*: Farm and ranch lands shall be assessed according to the USDA Agricultural Soil Capability Classifications. The site shall be mapped and the soils with the lowest classifications shall be developed first.
2. *Agricultural Connectivity and Efficiency*: Agricultural lands or operations proposed for development shall be reviewed to determine what impacts

the proposed development will have on the continued agricultural use of the undeveloped portions of the tract. Development shall be located so as to ensure the agricultural continuity is maintained and the remaining agricultural tracts are able to be used efficiently.

**4-11-02-06 CULTURAL RESOURCES PRESERVATION**

**4-11-02-06-01 PURPOSE**

The purpose of this subsection is to identify and protect important cultural resources in association with proposed development.

**4-11-02-06-02 METHODOLOGY**

A survey for important cultural and historic resources meeting the criteria of the Colorado State Historic Preservation Office (SHPO) shall be conducted in all cases where more than five (5) acres will be disturbed. The survey shall meet the requirements of the SHPO and be conducted by a professional approved to conduct historic and cultural resource surveys by the SHPO Office.

**4-11-02-06-03 STANDARDS**

1. *No Development or Setbacks/Buffers Required:* Due to the risk of severe negative impacts to cultural resources from development, and the necessity to protect these historic resources for future generations, development which would destroy the historic and cultural significance of these resources is prohibited in most cases and a setback/buffer is required.
2. *Development Prohibited:* Development of a site, which would result in the destruction of a cultural or historic resource, is prohibited except as specified below.
  - a. *Use Degrades Value:* Where the intensity of adjoining uses causes the retained resource to be placed at significant risk or to become degraded, the resource may be relocated or excavated pursuant to a plan approved by the SHPO.
  - b. *Necessary to Reshape the Land to Provide Building Site:* Where, due to parcel shape and interaction with topography, it is necessary to remove the resource in order to develop the remainder of the site, the resource may be relocated or excavated pursuant to a plan approved by the SHPO.
  - c. *Practical Measures to Reduce Impact:* It shall be demonstrated all reasonable project modification measures have been taken to reduce the chance of loss and degradation.



3. *Setback/Buffers Required:* A setback from all identified resources shall be provided.
  - a. *Measurement:* Setbacks shall be measured from the boundaries of the resource identified.
  - b. *Setback/Buffer Definitions*
    - (1) *Buffer:* The area protected by the setback is the "buffer" and shall remain free from development, parking, open storage of vehicles, refuse, or any other material.
  - c. *Minimum Setback/Buffer Required:* All development is required to be setback from identified cultural resources by at least one hundred (100) feet unless an alternative setback is justified by the Resource Review Recommendations.
  - d. *Setback Standards from Section Lines and Section Line Roads:* Setbacks from Section Lines and Section Line Roads shall be one hundred (100) feet from the right-of-way centerline or the Section Line where a road right-of-way is not established. The Section Line and Section Line Road setback may be varied at the discretion of the Director of Community and Economic Development where the Director of Community and Economic Development determines:
    - (1) A new Section Line Road could not be reasonably aligned within one hundred (100) feet of the Section Line;
    - (2) The existing Section Line Road can be reasonably expanded within the existing right-of-way;
    - (3) The existing right-of-way is adequate for construction of a new Section Line Road; or
    - (4) Due to the prevailing development pattern, future road construction or expansion is generally precluded such that the setback would have limited or no effect on future road expansion or construction options.

In no case shall the Director of Community and Economic Development reduce the setback below the minimum right-of-way setback required within the applicable zone district.

## 4-12 **PARKING, LOADING, AND CURB CUT REQUIREMENTS**

### 4-12-01 **APPLICABILITY**

Off-road parking and loading requirements in all new developments shall comply with the general access, circulation, and parking standards set forth in this Section.

### 4-12-02 **GENERAL STANDARDS**

#### 4-12-02-01 **SAFETY BARRICADES**

A curb, rail, fence, guard, or other continuous safety barricade of a height or design sufficient to retain vehicles within the parking area shall be provided except for single-family residences and duplexes.

#### 4-12-02-02 **COMMERCIAL AND INDUSTRIAL PARKING LOT SCREENING/FENCING REQUIRED**

For each boundary line of a commercial or industrial parking area abutting directly on a residential lot a wall, fence, or screen planting of a year-round nature shall be installed at least forty-eight (48) inches high to serve as a barrier for passage of persons and waste material, to conceal glare from headlights, and to reduce noise, fumes, and pavement heat.

#### 4-12-02-03 **PLANTINGS PROTECTED**

Wheel or bumper guards shall be located so no part of any vehicle extends beyond the boundary lines of the parking area or comes in contact with walls, fences, plantings, or any other structures.

#### 4-12-02-04 **PARKING AREA LANDSCAPING REQUIREMENTS**

Parking areas are required to meet standards for landscaping within the parking area and around the perimeter of the parking area. Landscaping requirements are found in Section **Error! Reference source not found.** of these standards and regulations.

#### 4-12-02-05 **SURFACE OF PARKING AREA**

Except for agricultural areas, off-road parking areas shall be surfaced and maintained with a portland or asphalt concrete surface, or other suitable surface as determined by the

Director of Community and Economic Development. Drainage shall be subject to the approval of the Director of Community and Economic Development.

The surface of the parking area shall be maintained with the following minimum requirements:

1. Potholes shall not exceed six (6) inches deep or six (6) inches wide.
2. Cracks shall not exceed three (3) inches in width.
3. The parking area shall be maintained in a weed free condition pursuant to Section 4-16.
4. All striping shall be evident at the property line.

#### **4-12-02-06 DESIGN AND LAYOUT OF PARKING LOTS**

Parking stall designs, driveways, and other details of a plan for parking shall be subject to the approval of the Director of Community and Economic Development.

#### **4-12-02-07 LIGHTING**

Any lighting used to illuminate required off-road parking areas shall be arranged in conformance with the following:

1. Lights shall be shielded so directly emitted light shall not shine directly onto surrounding properties;
2. Light shall be arranged so neither direct nor reflect light may create a traffic hazard and no color light(s) may be used in a manner which would be confused with traffic control devices;
3. No blinking, flashing, rotating or otherwise animated lights shall be permitted except temporary holiday lighting displays or safety devices required by federal, state, county or local regulations;
4. The maximum lighting level shall not exceed one (1.0) foot-candle for parking areas and twenty (20.0) foot-candle in loading areas and unloading platforms; and
5. Light levels measured twenty (20) feet beyond the property line shall not exceed one-tenth (0.1) foot-candle as a direct result of on-site lighting.

#### **4-12-02-08 SIGNS**

Only signs indicating entrances and exits or designating conditions of use, direction, or identification shall be maintained within a parking area. Signs indicating entrances, exits, or conditions of use shall not exceed four (4) square feet in area, nor shall there be more than one (1) such sign for each entrance or exit.

**4-12-02-09 ENTRANCES AND EXITS, CURB CUTS, CURB RETURNS:**

All curb cuts are subject to approval of the Director of Community and Economic Development or the Colorado Department of Transportation for State Highways and are not a use by right. Their placement, size, use, signing, and construction shall conform (at the developer's expense) to the Director of Community and Economic Development written requirements. An Access Permit for all entrances, curb cuts, and curb returns shall be obtained from the Director of Community and Economic Development.

**4-12-02-10 EXPANSION OR ENLARGEMENT OF USE**

Whenever any building or use is enlarged in height or in ground coverage, off-road parking for said expansion or enlargement shall be in accordance with the requirements of these standards and regulations.

**4-12-03 SINGLE- AND TWO-FAMILY DWELLINGS**

**4-12-03-01 GENERAL**

Off-road parking for one- and two-family dwellings shall be designed to meet the following objectives:

1. Provide an adequate number of parking spaces for the use.
2. Minimize conflicts with traffic on adjacent roadways.

**4-12-03-02 AMOUNT OF PARKING REQUIRED**

One- and two-family dwellings shall provide a total of two (2) off-road parking spaces per dwelling unit.

**4-12-03-03 ACCESS TO PARKING**

Access to the off-road parking shall comply with the provision of these standards and regulations, including but not limited to, the following:

1. Obtaining an Access Permit.
2. Limiting the number and spacing of accesses based on the functional classification of the roadway.

**4-12-03-04 PAVED PARKING REQUIRED**

Whenever an access to off-road parking spaces is adjacent to a paved road, the access shall be paved with asphaltic concrete, concrete, or similar material from the edge of the roadway to the right-of-way line for the roadway.

**4-12-03-05 ADDITIONAL PARKING SPACES**

Any area used to park vehicles on a single-family or duplex lot, shall be clearly delineated, improved with concrete, asphalt, stone pavers, or minimum ¾" rock (provided the installation is sufficient to support the vehicles), maintained free of weeds, and display no visible dirt surface. Parking vehicles or trailers behind the house or on any landscape is prohibited. At least 30% of the front and side yards must be covered in living material and may not be used for parking (4-16-09-01-02(3)). Access permits may be required if a new driveway from the right-of-way is created (8-01-10).

**4-12-04 MULTI-FAMILY RESIDENTIAL AND NON-RESIDENTIAL**

**4-12-04-01 GENERAL**

Off-road parking for multi-family and non-residential developments shall be designed to meet the following objectives:

1. Provide for the safe and convenient movement of vehicles, bicycles, and pedestrians to and from the site and through the site.
2. Efficiently provide an adequate number of parking spaces for the site.
3. Minimize the interference of drive-in facilities and loading zones with access and circulation within the site.

**4-12-04-02 ACCESS STANDARDS**

Parking areas shall be designed with clearly defined and unobstructed points of ingress and egress rather than continuous access from an adjacent roadway. No parking space or lot will be permitted which would require a vehicle to back into the roadway to exit the space or lot.

Entrances and exits to the parking lot shall be sited with the objectives of minimizing disruption to traffic flows on the access road. When a parking lot is adjacent to both an arterial road and a road of lower functional classification such as a collector, access shall be from the lower classification road to avoid interfering with the primary function of the arterial road, which is to move traffic rather than to provide access.

When entrances and exits must be located off of higher classification roads, they shall be sited so as to create the least interference with intersections and to preserve the traffic

carrying capacity of the road. Speed change lanes or auxiliary lanes shall be provided if required by the Director of Public Works. Wherever possible, entrances and exits shall be separated from intersections per the criteria set forth in Chapter 8 of these regulations.

Entrances and exits to the parking lot should also be sited with the objective of minimizing conflicts within the parking lot and encouraging efficient circulation patterns. The property owner is responsible for all maintenance of the access to and from a public right-of-way.

In cases where there are adjacent and compatible land uses, parking areas shall be designed with circulation between the uses in mind, providing internal connections between the parking areas for the adjacent uses.

**4-12-04-03 SPACES REQUIRED**

In connection with every institutional, commercial, and industrial use, there shall be provided, at the time any building or structure is erected, enlarged, or increased in capacity, off-road parking spaces in accordance with the following requirements:

<b>Use</b>	<b>Minimum Required Off-Road Parking Spaces</b>
Art galleries	1 space for each 300 sq. ft. of gross floor area
Auto repair shops	2 spaces for each service bay
Banks and other financial institutions	1 space for each 200 sq. ft. of gross floor area used by general public and 1 space for each 600 sq. ft. not used by general public
Bed and breakfast inns	1 space per rental unit and 1 space per 4 employees
Boarding houses	1 space for each rental unit
Car wash, automatic or self-service	5 spaces per bay automatic and 2 for self-service
Churches	See "Places of worship"
Clubs and lodges	1 space for 200 sq. ft. of gross floor area used by the general public or membership and 1 space for every 600 sq. ft. not used by the general public or membership
Colleges and universities	as determined by Director of Community and Economic Development
Commercial dormitory	1 space for each rental unit
Contractor's offices	1 space for each 10,000 sq. ft. of gross floor area
Contractor's yards, building	1 space for each 10,000 sq. ft. of yard materials, storage
Convalescent centers	1 space per 4 beds plus 1 space for each 2 staff members
Correctional facilities	Sufficient spaces to supply 1 space for each employee per shift and 1 space for every 5 occupants. The requirement may be modified with the use permit.

Use	Minimum Required Off-Road Parking Spaces
Day care facility	1 space for each employee on a major shift, plus 2 drop off spaces for patrons
Dormitories, fraternity, and sorority houses	1 space for each 2 beds
<b>Dwellings</b>	
Single family	2 spaces for each dwelling unit
Two-family	2 spaces for each dwelling unit. The Planning Commission may require up to 1 space for every 2 units for visitor parking.
<b>Multifamily</b>	
Studio/ Efficiency	0.75 spaces per unit type
1 Bedroom	1.0 spaces per unit type
2 Bedroom	1.5 spaces per unit type
3+ Bedroom	2.0 spaces per unit type
Visitor	Minimum of 15% of the required parking shall be provided for visitors in addition to the minimum required off-road parking
Efficiency units	1 per unit
Retirement communities, elderly housing	1 space for every 2 multi-family units plus 1 space for each 4 staff members whose work is associated with the units or with the occupants of the units. 1 space for each single-family unit
Event Center	1 space for each 4 seats or 1 space for each 40 sq. ft. of gross floor area available for the accommodation of movable seats in the event center, whichever is greater.
Fairgrounds	1 space for each 600 sq. ft. of gross floor area
Funeral homes	1 space for each 4 seats in chapel
Golf courses	Based on review by the Director of Community and Economic Development considering site size, topography and supporting facilities
Government buildings	Based on review by the Director of Community and Economic Development considering site size, topography and supporting facilities
Hospitals	1 space for every 2 beds; 1 space for each doctor and nurse; and 1 space for every 4 additional employees
Hotels	1 space per rental unit
Junk yards	1 space plus 1 space for each 10,000 sq. ft. of yard
Laboratories, research	1 space per 1,000 sq. ft. of floor and area facilities
Manufacturing, processing, assembly, distribution, bottling works, machine	1 space for each 1,000 sq. ft. of floor area

shop, metal, wood-working, plumbing, electrical, printing shop, roofing shop	
Medical, dental and similar offices	4 spaces for each doctor or nurse and 1 space for each employee
Meeting rooms, exhibit halls	1 space for each 4 seats or 1 space for each 40 sq. ft. of floor area available for the accommodation of movable seats or exhibits
Mobile home park	2 spaces for each mobile home site
Motels	1 space per rental unit
Museums	1 space for each 300 sq. ft. of gross floor area
Night clubs	1 space for each 3 seats
Offices	1 space for each 300 sq. ft. of gross floor area
Nursing homes	See: "Convalescent center"
Places of worship	1 space for every 5 seats
Radio, TV recording studio	1 space for each 300 sq ft of gross floor area

Recreation, indoor	Based on review by the Planning Commission considering site size, topography and type of use
Recreation, outdoor	Based on review by the Planning Commission
Restaurants, cafeterias, dining rooms including drive-up windows	1 space for every 3 seats
Retail spaces or other unspecified	See: "Service establishments"
Schools	
Kindergarten, elementary	1 space for each classroom and 1 space per 300 sq. ft. of administrative office space
High school, college, vocational, business	6 spaces for each classroom and 1 space per 300 sq. ft. of administrative office space
Service establishments and retail	
Dealing infrequently with public such as furniture repair, secretarial services.	1 space for each 600 sq. ft. of gross floor area
Dealing frequently with public such as barber shops, beauty shops, laundromats, video stores, drug stores, groceries, etc.	1 space for each 200 sq. ft. of gross floor area
Transportation terminals	
Freight	1 space per 1,000 sq. ft. of gross floor space
Passenger	1 space per 200 sq. ft. of gross floor space
Veterinary establishments	4 spaces for each doctor and 1 for each employee



Warehouses	1 space for each 5,000 sq. ft. of gross floor area
Wholesale establishments	1 space for each 900 sq. ft. of gross floor area

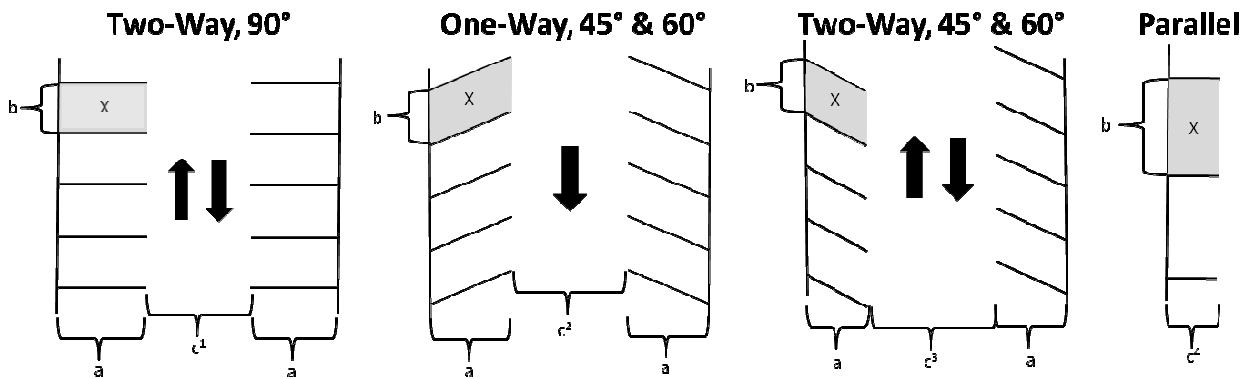
**4-12-04-04      PARKING LOT LAYOUT**

1. In general, surface parking lots shall be beside or behind the land use they serve. Circulation patterns around parking lots can be established using various stall types, angled parking, one or two-way drive aisles, signing, or pavement marking.
2. Parking Stall Options by Type. Required parking may choose the following mix of parking stalls types and sizes:
  - a. Standard stalls: up to 100% of total required parking;
  - b. Compact stalls: up to 20% of total required parking;
  - c. Micro stalls: up to 5% of total required parking.
3. Fraction: If the calculation of the number of vehicular parking spaces in the Table 8.10-1 Table of Vehicular Parking Spaces contains a fraction, such number shall be rounded up or down to the next whole number:
  - a. Fractions less than one-half (.5) shall be rounded down to the whole number; and
  - b. Fractions which are one-half (.5) and greater shall be rounded up to the next higher whole number.
4. Motorcycle stalls: Automobile parking requirements may be reduced one (1) space for every four (4) motorcycle spaces, provided up to a maximum five (5) percent of the total required automobile spaces.
5. Tandem Stalls.
  - a. Tandem parking may be permitted for up to fifty percent (50%) of the total residential parking requirement of multifamily developments if all of the following criteria are met:
    - i. Each residential unit may have only one (1) tandem parking stall (equaling two (2) parking spaces) for each multifamily dwelling unit requiring two (2) parking spaces.
    - ii. Ingress and egress for the tandem parking stalls do not interfere with the safety of residents or adjacent property owners, and the functionality of adjacent parking.
  - b. For calculating the percentages of allowed parking stall options: Tandem parking is equivalent to two (2) standard parking spaces.
  - c. Design Standards.

- i. Tandem parking stalls are permitted when their size equals two (2) standard stall dimensions (9 feet by 37 feet), and when storage space is provided in the garage area for items which typically occupy garage space (e.g. bicycles, garbage cans and other gear).
    - ii. Parking spaces are assigned to each unit in the development.
    - iii. Adequate visitor parking is provided.
    - iv. Tandem parking shall not be used for the storage of boats, trailers, recreational vehicles, or materials.
6. Parking Stall Length in Surface Parking or Non-Parallel Parking. Parking stalls which have low landscape or additional hardscape (such as a raised walkway) at the head of the stall, may reduce the paved portion of the stall length by two (2) feet as long as the vehicle can hang into the landscape or hardscape by two (2) feet without reducing or impacting pedestrian walkway widths or the proposed landscape. Vehicle overhang must be indicated on all construction drawings using this technique.
7. Location Criteria.
  - a. Head-in Compact and Micro stalls may not be located on a fire lane unless their length is equivalent to a Standard stall;
  - b. Single loaded parking stall lengths and the fire lane widths are equal to at least thirty-seven (37) feet with two (2) lanes that are a minimum of nine (9) feet wide;
  - c. Double loaded parking stall lengths and fire lane widths are equal to at least fifty-six (56) feet with two (2) lanes that are a minimum of nine (9) feet wide; or, as otherwise approved by the Director.
  - d. Parking spaces which are closest to the building's entrances shall not be Compact spaces.
  - e. Motorcycle spaces shall be located according to the same criteria and standards that are applicable to Micro parking spaces.
  - f. Visitor parking shall be provided in a location that is convenient to visitors and shall be accessible at all times. Visitor parking shall not be located within a secured private or common parking garage that requires a key, handset, or other electrical or mechanical device to gain access to such spaces.

#### 4-12-04-05 **PARKING SPACE SIZE**

Standard parking spaces shall conform to the dimensions shown on the following table:



Stall Type <sup>1</sup>	Angle	Stall Size (x)	Stall Length (a)	Stall Width (b)	Automobile Drive Aisle Width <sup>2,3</sup>			
					Two-Way, 90° (c <sup>1</sup> )	One-Way (c <sup>2</sup> )	Two-Way, Angled (c <sup>3</sup> )	Parallel (c <sup>4</sup> )
Standard	90°	18.5' x 9'	18.5'	9'	24'	-	-	-
	60°	18.5' x 9'	20.5'	7'	-	18'	22'	-
	45°	18.5' x 9'	19.5'	6.5'	-	18'	20'	-
Compact	90°	16' x 8'	16'	8'	22'	-	-	-
	60°	16' x 8'	18'	7'	-	18'	20'	-
	45°	16' x 8'	17'	5.5'	-	18'	20'	-
Micro	90°	12' x 7'	12'	7'	18'	-	-	-
	60°	12' x 7'	14'	6'	-	16'	18'	-
	45°	12' x 7'	13.5'	5'	-	16'	18'	-
Parallel	-	20' x 7'	-	20'	-	-	-	7'
Motorcycle	-	8' x 4'	-	-	Shall meet Automobile Drive Aisle Width			

<sup>1</sup> When wheelstops are provided, they shall be positioned eighteen (18) inches into the parking stall. Wheelstops shall not be used in conjunction with curbs.

<sup>2</sup> The automobile drive aisle width is based on the largest stall type and its required drive aisle width when a mix of stall types is utilized along a drive aisle.

<sup>3</sup> Drive aisle widths may be modified for emergency access as required by the adopted Fire Code.

**4-12-04-06 PARKING FLEXIBILITY OPTIONS AND ADJUSTMENTS**

The intent of providing flexible standards and adjustments to parking requirements in order to provide methods, incentives and techniques that will enable development to decrease the reliance on the automobile, diminish the percentage of land dedicated to parking and reduce the amount of parking needed to support the development while providing adequate parking for the its uses and users in order to minimize spillover into adjacent neighborhoods.

**4-12-04-06-01      *PARKING FLEXIBILITY***

The total or a portion of the required off-road parking spaces may be provided through alternative measures including:

1. **Off-Site Parking.** Required parking may be provided by off-street parking within six hundred (600) feet of the development for which the parking is required. Off-site parking may be shared between multiple uses if those uses meet the parking requirements associated with each use and the Shared Parking requirements in this Section.
2. **Shared Parking.** Required parking may be shared between uses if the all of the following requirements are met:
  - a. **Shared parking will only be permitted if principal operating hours do not overlap, or if the overlap is less than one-half hour.** Principal operating hours are defined as the time span during which a business or facility has its highest level of activity from employees, clients, customers and/or other users.
  - b. **Spaces Required.** If the businesses have non-overlapping principal operating hours, the property owner(s) shall provide parking spaces equal to those required for each use for which parking is being shared.
  - c. **Location.** The location of the parking facilities must be:
    - 1) Within a reasonable walking or sight distance or otherwise associated with the uses involved in the shared parking contract. The location may not be more than six hundred (600) feet from the property line of the business it is serving; and
    - 2) The parking facilities are a permitted use in the applicable zoning district.
  - d. **Pedestrian Connection.** A convenient pedestrian connection shall be provided between the shared uses and the parking facilities. This pedestrian connection shall be designed as barrier free and built with appropriate lighting and safety considerations.
  - e. **Shared Parking Contract.** A contract is enacted, signed by all the owners/operators of the shared uses and the County, which provides for County enforcement. The shared parking contract shall:
    - 1) Provide that the land comprising the required shared parking facilities shall not be encroached upon, used, sold, leased, or conveyed for any purpose except in conjunction with the building or use which the required parking serves, so long as the shared parking facilities are needed. The contract terms shall be for as long as any of the shared uses continues in existence;
    - 2) Indicate Prime Hours of Operation for shared uses;
    - 3) Assign maintenance provisions for the parking facilities and landscaping;

- 4) The parking contract approved by the Director shall be filed with the deed of the parcels involved, so that the agreement is binding upon successors; and
  - 5) Changes to the contract, redrafting of the original enacted contract or termination of the contract shall be reviewed and approved by the Director.
3. Electric Vehicle Charging Parking. For every electric vehicle charging station provided, the required number of parking spaces may be reduced by an equivalent number, provided the total reduction does not exceed five percent (5%) of the total required parking spaces.
  4. Other Parking Measures. The Director may consider and approve other parking measures that fulfill the intent and purpose of the parking code such as Vertical Stacking Spaces and Family Friendly parking (priority parking after ADA parking, for pregnancy, young children, etc.)

**4-12-04-06-02      *PARKING ADJUSTMENTS***

1. Transportation Demand Management Study. The Development may receive additional reductions in required parking by providing a Transportation Demand Management Study (Study) that reviews multiple comparable projects in the region. The Study must be prepared by a traffic or parking professional. Additional parking reductions up to 25% of the total required off-road parking as recommended by the Study may be approved by the Director, based on the following criteria:
  - a. Demonstrable pedestrian, bicycle, or mass transit facilities, including train stations and Park & Ride facilities, or services provided to encourage and promote use by employees, residents or customers which replaces single occupant automobile use, including:
    - i. On-site Car and Bike Sharing
    - ii. Van Pool service
    - iii. Shuttle service
    - iv. Transit passes
    - v. Transit-supportive site design, including the provision of one of the following to improve transit access:
      - 1) Bus stops adjacent to the development;
      - 2) Loading space on-site for transit;
      - 3) Transit information centers;
      - 4) Enhanced pedestrian routes within one-half (1/2) mile of a Park & Ride or Rail Station, where all of the following requirements shall apply:
        - i. Generally continuous weather protection (50% of property frontage not including crossings of vehicular routes);

- ii. Continuous, direct sidewalks or walks to/from the Park & Ride or Rail Station;
- iii. Generally continuous street lighting; and, minimized and/or enhanced pedestrian crossings of vehicular routes.
- b. Density of more than 14 dwelling units per acre;
- c. Presence or provision of basic daily uses within 1,300 feet (i.e. ¼ mile) such as grocery/corner store, drug store, and childcare; and/or weekly uses such as bank, convenience store, restaurant, or theater;
- d. Other criteria accepted by the Director as supported by the Study and the intent of this Section.

**4-12-04-07 HANDICAP PARKING SPACES**

Each parking lot shall contain at the least, the minimum number of handicap spaces shown in the following table:

<b>Total Parking Spaces in Lot</b>	<b>Minimum Number of Accessible Spaces Required</b>
Less than 25	1
26-50	2
51-75	3
76-100	4
101-450	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1000	2 percent of total spaces
Greater than 1000	20 spaces plus 1 space for every 100 spaces or fraction thereof over 1000

Parking spaces for the physically handicapped shall have a stall width of thirteen (13) feet unless the space is parallel to a pedestrian walkway. All other dimensions for the space shall be the same as those for standard parking spaces.

Handicap parking spaces shall be located as close as possible to the nearest accessible building entrance using the shortest accessible route of travel. Whenever possible, the accessible route should not cross lanes for vehicular travel.

Each handicap space shall be clearly designated as being reserved for the use of the physically handicapped with the appropriate signing and/or pavement marking.

**4-12-04-08 SETBACKS**

Parking lots shall be setback from road rights-of-way and from side and rear lot lines in accordance with the approved landscaping plan. **\*Adopted by the BoCC on December 13, 2010**

**4-12-04-09 PEDESTRIAN FACILITIES**

Parking lots shall be designed to minimize conflicts between vehicles or bicycles and pedestrians. Pedestrian routes, which provide direct and convenient access through the site, should be identified and incorporated into the layout of the parking lot. To the extent practical, pedestrian improvements shall be provided within the parking lot, which collect and channel pedestrians safely through the lot, minimizing the need to use driving aisles for walkways.

Pedestrian routes shall be highly visible, incorporating design elements such as grade separation, special paving, pavement marking, or other means to clearly delineate the routes for both pedestrians and vehicles. Where pedestrian routes cross driving aisles, consideration should be given to providing pedestrian refuge areas.

Pedestrian drop-off areas shall be provided where needed, particularly for land uses serving children and the elderly. Pedestrian drop-off areas shall not be sited in any rights-of-way for public roads.

**4-12-04-10 BICYCLE FACILITIES**

A minimum number of bicycle parking spaces shall be provided, equal in number to five percent (5%) of the total number of automobile parking spaces provided, but not less than one (1) space. However, this requirement for bicycle parking spaces may be reduced by the Director of Community and Economic Development for sites which are unlikely to be accessed by bicycles.

Bicycle parking spaces shall be located near building entrances, but not so close as to interfere with pedestrian or automobile traffic near the entrances.

Bicycle parking facilities shall be designed to allow the bicycle frame and both wheels to be securely locked to the parking structure, which shall be of permanent construction materials such as heavy gauge tubular steel permanently attached to the pavement.

**4-12-04-11 DRIVE-IN FACILITIES**

Drive-in facilities shall be designed to minimize interference with access and circulation on public roadways and within the parking lot. In order to accomplish this, drive-in facilities shall be located on separate routes off of the primary circulation routes for vehicles, bicycles and pedestrians, such as the sides or rear of the parking lot. Drive-in facilities shall be clearly signed and marked to provide efficient flow through the facility.

Drive-in facilities shall provide adequate stacking spaces for automobiles entering and exiting the facility.

#### 4-12-04-12 **LOADING ZONES**

Loading zones and service areas shall be designed to minimize interference with access and circulation on public roadways and within the parking lot. When possible, loading zones and service areas shall be located on separate routes off of the primary circulation routes for vehicles, bicycles and pedestrians, such as at the sides or rear of the building.

Accesses to parking lots, which will also be used by delivery and service vehicles, shall be designed to minimize conflicts with the movements of other vehicles, bicycles, and pedestrians. Loading zones shall meet the following requirements:

1. *Location:* No loading spaces shall be located within thirty (30) feet of road intersections nor in any required yard space.
2. *Surfacing:* All open off-road loading areas shall be surfaced with an all-weather material such as concrete or asphalt designed to carry the heaviest vehicle loads commonly expected. Consideration should be given to the weight of fire and sanitation equipment as well as delivery vehicles.
3. *Repair and Service:* No motor vehicle repair work or service of any kind shall be permitted in conjunction with loading facilities provided in any zone district.
4. *Utilization:* Space allocated to any off-road loading space, accessory drives, or aisles, shall not be used to satisfy the space requirements for any off-road parking or trash handling facilities.
5. *Ingress and Egress:* Each required off-road loading space shall be provided with a means of unobstructed ingress and egress to an alley or onto a public road wide enough to accommodate expected vehicles. Where such ingress and egress is made into a public road, it shall be through driveways or openings, which meet required standards. Permanent wheel stops or curbing shall be provided to prevent any vehicle using the loading area from encroachment either on the required front yards, side yards, or adjacent property.
6. *Off-Road Loading Requirements:* Loading spaces shall be required for uses which normally handle large quantities of goods, including but not limited to, industrial plants, wholesale establishments, warehouses, freight terminals, hospitals and retail establishments. Off-road loading spaces may be either inside or outside the building and on the same or adjoining premises. The loading spaces shall be of sufficient size and number to allow normal loading and unloading operations appropriate to the property to be served. In no case shall the loading space hinder the movement of traffic or pedestrians. The loading spaces shall be indicated on site plans submitted for approval. The Director of Community and Economic Development may require one (1) or more additional loading areas if the magnitude of the use would anticipate the need for more loading or standing space. Loading berths shall be ten (10) feet by twenty-five (25) feet with fourteen



(14) feet of vertical clearance. The size may be modified by the Director of Community and Economic Development where site or use conditions warrant changes to this standard. Generally, one (1) loading space shall be provided for every twenty-five thousand (25,000) square feet of gross floor area.

7. *Landscaping Requirements:* Loading areas shall be screened from public roads and adjacent residential property in accordance with the screening requirements of Section 4-15-10.
8. *Vehicle stacking requirements:* Vehicle stacking is the minimum required length of an on-site drive aisle necessary to allow for the movement of vehicles within a parking lot to a drive-up window service or other drive-through services without impeding the flow of traffic on-site and off-site. Stacking distance shall be measured from the point of service within a designated drive aisle. The required stacking distance may be distributed between accesses serving the site, provided a minimum stacking distance of twenty (20) feet is provided at each access point. The minimum required stacking distances shall be as follows:

Type of Facility	Stacking Distance
Drive-up bank	120 feet per window
Drive-up restaurant	200 feet per window
Drive-up liquor store	60 feet per window
Drive-up cleaners	60 feet per window
Automatic car wash	200 feet per wash line
Self-service car wash	60 feet per wash line
Service station	50 feet per service position

## 4-13 OPERATIONAL STANDARDS

These operational standards are designed to limit or eliminate conditions, which may negatively impact the environment and use of surrounding properties. These standards shall apply in all zone districts and to all uses of lands in Adams County.

### 4-13-01 LIGHTING

1. *Position of Lighting Facility:* Lighting facilities shall be arranged and positioned so no direct light or reflection creates a nuisance or hazard on any adjacent property or right-of-way. Exterior lighting shall be compatible with that of adjacent properties.
2. *Consideration of Pilots:* No lighting facility shall make it difficult for pilots to distinguish airport lights from others, result in glare in the eyes of the pilots using an aviation facility, impair visibility in the vicinity of an aviation facility or, in any way create a hazard or endanger the landing, take-off, or maneuvering of aircrafts intending to use an aviation facility.
3. *Lighting Fixtures:* All lighting fixtures shall be located so as to shield direct rays from adjoining properties. Luminaries shall be of a low level, indirect, diffused type and shall not exceed a height of greater than twenty (20) feet above finished grade.
4. *Upward Lighting:* Upward lighting for architectural, landscape or decorative purposes, shall have at least ninety percent (90%) of the total distribution pattern within the profile of the illuminated structure. Light fixtures used to illuminate flags, statues, or any other object mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light not to extend beyond the illuminated object.

### 4-13-02 VIBRATION

Every use shall be so operated so the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the property on which the use is located except those activities typically performed as part of an agricultural operation in an Agricultural Zone District, which shall be exempt.

### 4-13-03 NOISE

1. The maximum permissible sound pressure levels of any continuous source of sound are established for a time period within each zone district listed. Sound pressure levels shall be measured at the property line or boundary of a public right-of-way, at a height of at least four (4) feet above the immediate surrounding surface, on a sound level meter of standard design and operated on the “A” weighting network.

<i>Zone District</i>	<i>Day 7 AM–10 PM</i>	<i>Night 10 PM–7 AM</i>
Residential Estate (RE) Residential-1-A (R-1-A) Residential-1-C (R-1-C) Residential Two-Family (R-2) Residential Moderate Density (R-3) Residential High Density (R-4) Mobile Home Dwelling (MH) Commercial-0 (C-0) Conservation (CO) Public Lands, Parks, Open Space, and Facilities (PL)	55	50
Commercial-1 (C-1) Commercial-2 (C-2) Commercial-3 (C-3) Commercial-4 (C-4) Commercial-5 (C-5) Industrial-1 (I-1)	60	55
Agricultural-3 (A-3) Agricultural-2 (A-2) Agricultural-1 (A-1) Industrial-2 (I-2) Industrial-3 (I-3)	80	75
Other Overlay Zones	Same as Underlying Zone District	Same as Underlying Zone District
Aviation (AV) Denver International Airport (DIA)	None	None

2. *Limits of Construction Activities:* No person shall engage in outdoor construction activities in any zone district between the hours of 10 PM and 6 AM. Construction projects shall be limited to a maximum permissible noise level of 80 dBA in all zone districts. Construction activities directly connected with abatement of an emergency are excluded from this time restriction. Any construction activity which will be performed outdoors between the hours of 10 PM and 7 AM shall be required to obtain a special use permit.

**4-13-04 DUST AND DEBRIS CONTROL**

1. *Prohibition of Blowing Dust and Debris:* The blowing of dirt, sand, or debris from one property to an adjacent, or surrounding property, or right-of-way is not permitted.

Agricultural operations in Agricultural Zone Districts are exempt from this prohibition.

2. *Prevention of Blowing Dust and Debris:* The prevention of blowing of dirt, sand, or debris may be accomplished by oiling, placement of base course, asphaltting, application of calcium chloride, watering and wetting down the area, installation of a snow fence or barrier, chiseling the ground, and/or other effective means. Agricultural operations in Agricultural Zone Districts while exempt from this requirement generally may be required to take actions where blowing dust is determined by the Tri-County Health Department or the Director of Public Works which constitutes a hazard to motorists or the public health.

**4-13-05 ELECTROMAGNETIC AND ELECTRICAL INTERFERENCE**

No equipment shall be operated in such a manner as to adversely affect the operation of any off-premises electrical, radio or television equipment. No use may be made of land or water within the County, which will create electrical interference with navigational signals for radio communications between an aviation facility and aircraft.

**4-13-06 HUMIDITY, HEAT, GLARE, SMOKE, OR RADIATION**

Every use shall be operated so it does not emit any offensive, harmful, hazardous, or annoying amount of heat, glare, humidity, smoke, or radiation at any point on any boundary line of the lot on which the use is located.

**4-13-07 ODOR**

Every use shall be operated so it does not create a malodorous condition except those odors, which may typically be associated with an agricultural operation in an Agricultural Zone District.

**4-13-08 MOVING BUILDINGS OR STRUCTURES**

**4-13-08-01 PERMIT REQUIRED**

No building or structure shall be moved into, within, or set down in the unincorporated area of Adams County or transported upon any public right-of-way within said area until a moving permit and a building permit have been obtained.

**4-13-08-02 INSPECTION AND CONFORMANCE REQUIRED**

Buildings or structures proposed to be moved shall meet all the regulations of Adams County and shall be compatible in size, structure, age, value, and general architectural design to the neighborhood in which they are proposed to be moved. A building proposed to be moved, is required to be inspected prior to being moved.

**4-13-09 MOVING AND CULVERT INSTALLATION PERMIT FOR OIL AND GAS WELLS**

**4-13-09-01 PERMIT REQUIRED**

A Moving and Culvert Installation Permit must be obtained each time a County road is used for the transportation of a drilling rig. The names of both the Operator and Mover shall appear on the application for the permit. The Director of Public Works must be notified of the day and time of the move prior to commencing the move. The Oil and Gas Well Inspector may temporarily postpone moves due to inclement seasonal weather conditions where road or bridge damage might occur. If a move is temporarily postponed due to inclement seasonal weather conditions, the life of the permit shall be extended for the number of days during which the move was temporarily postponed.

**4-13-09-02 PERMIT WITHHELD**

A Moving and Culvert Installation Permit shall be withheld unless a copy of the drilling permit issued by the State of Colorado Oil and Gas Conservation Commission and evidence of insurance is submitted by both the Operator and Mover meeting the following requirements and are submitted to the Director of Public Works:

1. A policy of liability insurance obtained by each of the parties named on the application wherein the County shall be named as an insured party. The endorsement of Adams County as an insured party shall be obtained by each applicant. The policy shall specify damage to County roads, bridges, and other property of the County is an insured item, with a minimum liability coverage of \$100,000 to guarantee payment for damage to any County roads, bridges, and/or property of Adams County during any moving operations and under all Moving and Culvert Installation Permits issued hereunder.
2. In lieu thereof, the applicant may request the County to substitute a letter of indemnity or self-insurability in place of a liability policy. If in the determination of the Board of County Commissioners, a letter of indemnity or self-insurability provides sufficient coverage for damages, which might occur, the substitution shall be allowed.
3. No policy or liability insurance shall be permitted to lapse, be canceled, or be withdrawn unless ten (10) days written notice from the insurance company is given to Adams County prior to any lapse, cancellation, or withdrawal. In the event of any

such lapse, cancellation, or withdrawal, the Moving and Culvert Installation Permit shall be deemed canceled and no further moves shall be allowed until reinstatement of this policy of liability or letter of indemnity. The policy or letter of indemnity shall be kept valid and in force as long as the drilling rig remains in the County and until such rig leaves the County.

## 4-14 SIGNS AND OUTDOOR COMMERCIAL ADVERTISING DEVICES

### 4-14-01 PURPOSE

The purpose and intent of these sign standards are to provide each property owner an opportunity for effective identification while limiting the number and area of all signs permitted and maintaining the visual appearance of scenic corridors and all other areas of Adams County by avoiding clutter.

### 4-14-02 APPLICABILITY

These sign standards apply to all signs and attractive devices of whatever nature and wherever located, within the unincorporated portions of Adams County except off-premise signs which are regulated by Section 4-15 of these Development Standards and Regulations. All signs or attractive devices not specifically permitted or excepted by this Section are prohibited.

Provided any sign or attractive device complies with all standards in this Section and allows on-premise commercial messages, the sign or attractive device shall also be permitted to allow non-commercial messages to the same extent.

In conjunction with these Development Standards and Regulations, the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. seq, and the Colorado Rules and Regulations promulgated there under by the Colorado Department of Transportation shall be adhered to. Nothing in these Standards and Regulations shall be construed to allow advertising devices which are prohibited, or otherwise non-conforming with the Colorado Outdoor Advertising Act.

### 4-14-03 EXEMPTED SIGNS

The provisions of this Section do not apply to the following, which are therefore excepted from obtaining a sign permit.

1. *Art*: Works of art not used in connection with a commercial promotion or as an advertising device.
2. *Merchandise*: Merchandise or models of products or services, which are incorporated as an integral part of an indoor window display. Merchandise includes photographic window displays of real estate available for sale, lease or rental from a licensed real estate broker.
3. *Signs on Vehicles*: Signs displayed on motor vehicles or trailers which are being operated or stored in the normal course of business, such as signs indicating the name of the owner or business which are located on delivery trucks, trailers and the like; provided, the primary purpose of such vehicles is not for the display of

signs, and provided such vehicles are parked or stored in areas appropriate to their use as vehicles.

4. *Cornerstones*: Cornerstones, tablets, and the like which identify the name of the building or the date of erection, when carved into stone, concrete, bronze or other permanent material and are made an integral part of a building or structure.
5. *Menu Display Boxes*: One (1) menu display box of up to two (2) square feet is allowed for each restaurant, bar and lounge for the purpose of displaying menus. A permit shall be obtained for menu display boxes larger than two (2) square feet, and the exceeding two (2) square feet shall be counted against the total allowable sign area.
6. *Small Signs*: Signs not legible beyond the boundaries of the lot or parcel upon which they are located, or from any public right-of-way.
7. *Interior Signs*: Signs displayed within the interior of a building, which are not legible from the exterior of the building.
8. *Address Numbers*: Address numbers, provided they do not exceed five (5) square feet in area.
9. *Single-family and Two-Family Residential Signs*: Non-illuminated wall-mounted signs for single-family and two-family uses which do not exceed three (3) square feet in area and non-illuminated freestanding signs no more than five (5) feet in height and three (3) square feet in area.
10. *Pennants*: Strings of flags, pennants, and streamers shall be permitted and shall not require a sign permit for properties in the C-4 and C-5 Zone Districts which have frontage on a road in the state highway system, excluding the interstate system.
11. *Official Notices and Warning Signs*: Official notices erected by the government, public utility companies, or construction companies to warn of danger or hazardous conditions, including signs indicating the presence of underground cables, gas lines, or similar devices. These signs shall not be legible from the property line unless required to be larger by Federal, State, or local laws. This includes signs in the right-of-way which comply with the current Manual on Uniform Traffic Control Devices (MUTCD) published by the Federal Highway Administration to control traffic, identify roads, warn of danger, or are otherwise required by Federal, State, or local laws.
12. *Temporary Signs*: All temporary signs shall meet the following requirements:
  - a. Temporary Signs:
    - i. The maximum sign size shall be thirty-two (32) square feet.
    - ii. One (1) temporary sign may be displayed for a period not to exceed fourteen (14) consecutive days, a maximum of two times per calendar year for each lot or parcel. For properties with more than one unit or tenant, each unit or tenant may



- display one (1) temporary sign for a period not to exceed fourteen (14) consecutive days, a maximum of two times per calendar year. For properties with more than one unit or tenant, no more than five (5) temporary signs shall be displayed on a property at any given time.
- iii. Signs shall be placed on private property, outside any right-of-way or easement and shall be placed to avoid any sight obstruction for motorists, cyclists and pedestrians.
  - iv. Banners, balloons and/or flags may be used for a period of time not to exceed fourteen (14) consecutive days in any calendar year to promote a special event.
  - v. Signs associated with an approved Temporary Use Permit shall be allowed for the duration of the permit. Signs associated with a Special Use Permit shall be considered permanent signs and are required to obtain a sign permit and a building permit.
  - vi. Shall not be illuminated.
13. Changing copy on the face of a sign, display encasement, marquee, or maintenance where no structural changes are made, or changing the interchangeable letters on signs designed for use of interchangeable letters does not require a sign permit.
14. Notices posted by governments for public hearings do not require a sign permit.

#### 4-14-04 PROHIBITED SIGN TYPES

Any sign or attractive device not specifically authorized by this Section ~~4-014-14~~ is prohibited unless required by law. The following are examples of signs, conditions, and other attractive devices which are prohibited:

1. Any sign or attractive device located within, on, or projecting over a property line which borders a public or private road, highway, alley, lane, parkway, avenue, road, sidewalk, easement, or other right-of-way, except as provided in this Section 4-14.
2. Any sign which would create a sight obstruction for traffic or create a hazard for motorists, cyclists, or pedestrians.
3. Any sign or attractive device attached to any public utility pole or structure, road light, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, or other location on public property, except as provided herein.
4. Any sign or attractive device placed, which by reason of its location, will obstruct the view of any authorized traffic sign, signal or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device.

5. Any sign or attractive device which is placed so as to prevent or inhibit free ingress to or egress from any door, window, or any exit way required by the building and fire codes as adopted by Adams County.
6. Any sign or attractive lighting device, whether on the exterior of the building, or on the inside of a window which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, scintillating, blinking, or strobe light illumination.
7. Any sign or attractive lighting device with exposed incandescent, metal halide, fluorescent light bulbs, or other exposed light source.
8. Any sign or attractive device which emits audible sound, odor, smoke, steam, laser or hologram lights, or other visible matter, including any sign which employs any stereopticon, or motion picture projection.
9. Any sign which includes animated images or graphics, scrolling messages, or video moving images similar to television images.
10. Any sign or attractive device animated by any means, including fixed aerial displays, balloons, pennants, including strings of flags, streamers or devices affected by the movement of the air, and inflatable signs or inflated devices, except as provided for in Sections 4-05 and 4-14-03 of these Development Standards and Regulations.
11. Any sign or attractive device with movement of the sign body such as rotating, moving up and down or any other type of action involving a change in position of the sign body or segment thereof, whether by mechanical or any other means.
12. Any banner, temporary, or portable sign or attractive device including, but not limited to: sandwich, A-frame, tire rim or hand-held sign, animated sign or costumed character, stuffed animal, vehicle used as a sign or sign structure, string of lights arranged in the shape of a product, an arrow, or any commercial message with the exception of holiday decorations except as provided for in this Section 4-14.
13. Any sign or attractive device mounted, attached or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on the public right-of-way or private premises in a manner intended to attract attention of the public for advertising purposes.
14. Any sign or attractive device painted, attached or mounted on fuel tanks, outdoor storage containers and/or solid waste receptacles or their enclosures.
15. Any roof sign or roof mounted attractive device.
16. Any sign or attractive device which includes search lights or beacons.
17. Auditory commercial messages or music.
18. Any sign or attractive device unlawfully erected or maintained.

19. Any sign considered graffiti pursuant to the definition in Chapter 11.

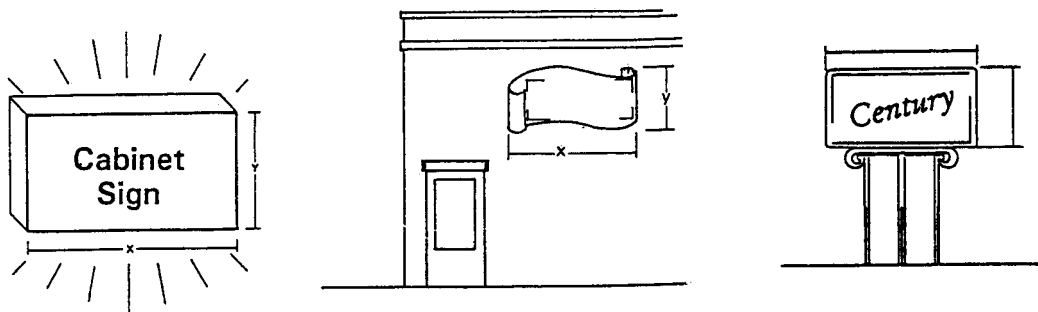
**4-14-05 GENERAL SIGN REQUIREMENTS**

**4-14-05-01 SIGN AREA MEASUREMENT**

The area of a sign face (which is also the sign area of a wall sign or other sign with only one face) shall be computed by means of the smallest square, circle, rectangle, triangle, or combination thereof which will encompass the extreme limits of the writing, representation, emblem, or other display, together with any material or color forming an integral part of the background of the display or used to differentiate the sign from the back drop or structure against which it is placed, but not including any supporting framework, bracing, or other decorative fence or wall when such fence or wall otherwise conforms to these regulations and is clearly incidental to the display itself. For canopy signs, if the canopy is back-lit, the entire canopy area shall be used to determine sign area.

**4-14-05-01-01 SIGN COPY WITH BACKGROUND**

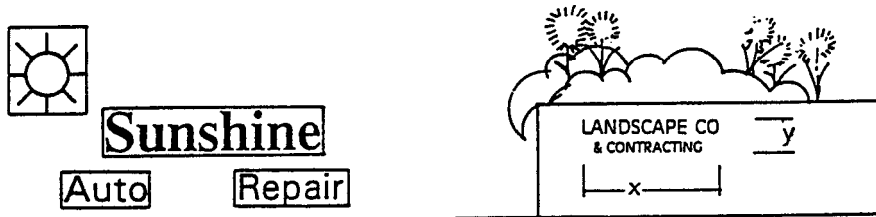
Sign copy mounted, affixed, or painted on a background panel or area distinctively painted, textured, or constructed as a background for the sign copy, is measured by the area contained within the sum of the smallest rectangle(s) which will enclose both the sign copy and the background.



**4-14-05-01-02 INDIVIDUAL LETTERS**

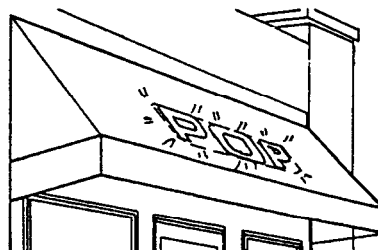
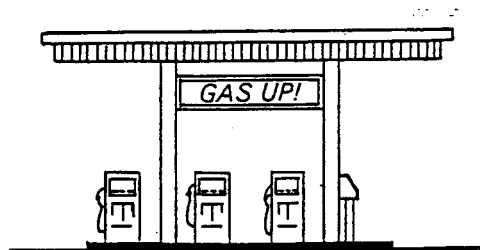
Sign copy mounted as individual letters or graphics against a wall, fascia, mansard, or parapet of a building or surface of another structure, that has not been painted, textured, or otherwise altered to provide a distinctive background for a sign copy, is measured as a sum

of the smallest rectangle(s) which will enclose each word and each graphic in the total sign.



4-14-05-01-03 **ILLUMINATED SIGNS**

Sign copy mounted, affixed, or painted on an illuminated surface or illuminated element of a building or structure, is measured as the entire illuminated surface or illuminated element, which contains sign copy. Such elements may include, but are not limited to lit fascia signs, spanner board signs, and/or interior lit awnings.

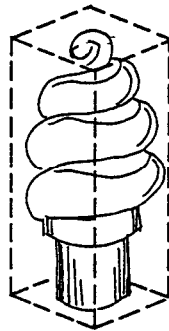


**4-14-05-01-04      *MULTI-FACED SIGNS***

Multi-faced signs are measured as a total of all sign faces. However, when two (2) sign faces are placed back to back so that both faces cannot be viewed from any one (1) point at the same time, and when such sign faces are part of the same sign structure and are not more than twenty-four (24) inches apart, the sign area shall be computed by the measurement of one (1) of the faces. If the sign area of the faces is not equal, computation will be based on the larger of the two (2) sign faces.

**4-14-05-01-05      *SCULPTURAL SIGNS***

Spherical, free-form, sculptural, or other non-planar sign areas are seventy-five percent (75%) of the sum of the areas using only the four (4) vertical sides of the smallest four-sided polyhedron which will encompass the sign structure. Signs with greater than four (4) faces are prohibited.

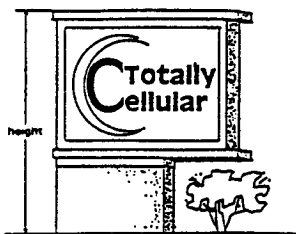


**4-14-05-02      *SIGN HEIGHT MEASUREMENT***

The height of a sign shall be computed as the distance from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be construed to be the lower of (1) existing grade prior to construction or (2) the newly established grade after construction, exclusive of any filling, berming, mounding, or excavating solely for the purpose of locating the sign. In cases in which the normal grade cannot reasonably be determined, sign height shall be computed based on the elevation of the base of the sign being equal to the elevation of the nearest point of the crown of the adjacent public road or the grade of the land at the principal entrance to the principal structure on the lot, whichever is higher.

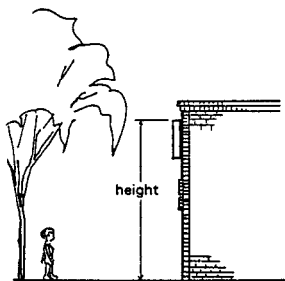
**4-14-05-02-01      *FREESTANDING SIGNS***

Sign height is the distance measured from grade at the base of a sign to the topmost portion of a sign, excluding decorative embellishments. The height of any monument sign base or other structure erected to support or adorn the sign is measured as part of the sign height.



**4-14-05-02-02      *BUILDING MOUNTED SIGNS***

The height of wall, fascia, mansard, parapet or other building mounted signs is the vertical distance measured from the base of the wall on which the sign is located to the top of the sign or sign structure.



**4-14-06      *TYPES AND AREAS OF PERMANENT SIGNS***

**4-14-06-01      *SIGN PERMIT AND BUILDING PERMIT REQUIREMENTS***

A sign permit shall be required to display, erect, relocate, or alter any sign. All applications for sign permits to display, erect, relocate, or alter any sign shall be submitted to the Director of Community and Economic Development on an application form published by the Director of Community and Economic Development. The application shall be accompanied by an elevation drawing of the sign as well as a site plan depicting the location of the sign on the property and applicable fees.

A building permit shall be required to display, erect, relocate, or alter any sign in accordance with the building code as adopted by Adams County. All applications for building permits to display, erect, relocate, or alter any sign shall be submitted to the Director of Community and Economic Development Department on an application form published by the Community and Economic Development Department. The application shall be accompanied by all required submittals including, but not limited to, those materials required by the building code as adopted by Adams County.

#### 4-14-06-02 **CRITERIA FOR ISSUANCE OF A SIGN PERMIT**

Any application for a sign permit to place or construct a sign may be issued only upon finding the sign meets the following criteria:

1. The size, height, design, location, duration, and characteristics of each sign shall comply with the standards in this Section 4-14.
2. Any light used to illuminate a sign shall be arranged to reflect light away from nearby residential properties and away from the vision of passing motorists. Internal illumination is encouraged.
3. The sign or attractive device provides for on-premise commercial advertising or other non-commercial messages. The sign or attractive device does not permit off-premise commercial advertising, see section 4-15.
4. All signs shall be located completely within an enclosed sign cabinet (except individual letters or graphics against a wall, fascia, or parapet of a building or surface of another structure as allowed by these regulations, that has been painted, textured, or otherwise altered to provide a distinctive background for a sign copy) or other approved method by the Director of Community and Economic Development.

#### 4-14-06-03 **ELECTRONIC SIGN STANDARDS\***

##### 4-14-06-03-01 ***DEFINITION OF ELECTRONIC SIGN\****

An electronic sign is a sign which displays electronic static images, static graphics, or static pictures, with or without textual information. Such a sign may be changed or altered by electronic means on a fixed display screen composed of a series of lights including light emitting diodes (LED's), fiber optics, light bulbs, or other illumination devices within the display area where the message is displayed.

All electronic on-premise signs shall only contain information and/or advertising for goods and services specifically available on site. Any

advertising for goods and services not located on the site shall conform to the off-premise (billboard) regulations.

**4-14-06-03-02      *ELECTRONIC SIGN RESTRICTIONS\****

An electronic sign is permitted to be incorporated into a permanent freestanding or permanent wall sign subject to the following restrictions:

1. *Duration of Message:* Each message displayed shall remain motionless for a minimum of four (4) seconds, with ten (10) seconds optimal. All such signs shall have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion.
2. *Transition of Message:* Each message shall transition to the next message instantaneously.
3. *Prohibited Electronic Signs:* Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sound, employs stereopticon, or includes motion picture projection. Any sign or attractive device which displays its message or portion thereof for less than four (4) seconds before a change occurs shall be considered flashing or intermittent.
4. *Brightness / Luminance:* Electronic signs shall be equipped with and employ the use of light monitors and controls that allow sign brightness to automatically adjust to outside conditions. Electronic signs shall not exceed a maximum of ~~150~~0.3 foot-candles ~~during nighttime hours from sunset to sunrise~~over ambient lighting conditions when measured at the required distance. A foot-candle is a unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot. The required distance shall be calculated using the following formula:~~A foot candle is a unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot. Foot candles shall be measured a maximum of two hundred (200) feet from the sign.~~

$$\begin{aligned} & \text{distance measuring maximum brightness in linear feet} \\ & = \sqrt{(\text{sign area in square feet} \times 100)} \end{aligned}$$

\*Electronic Sign Regulations were adopted by the Board of County Commissioners on May 3, 2010



4-14-06-04 **FREESTANDING SIGN STANDARDS**

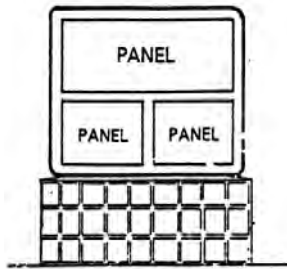
4-14-06-04-01 **DEFINITION OF FREESTANDING SIGN**

A freestanding sign is a sign which is erected or mounted on its own self-supporting permanent structure or base detached from any supporting elements of a building.

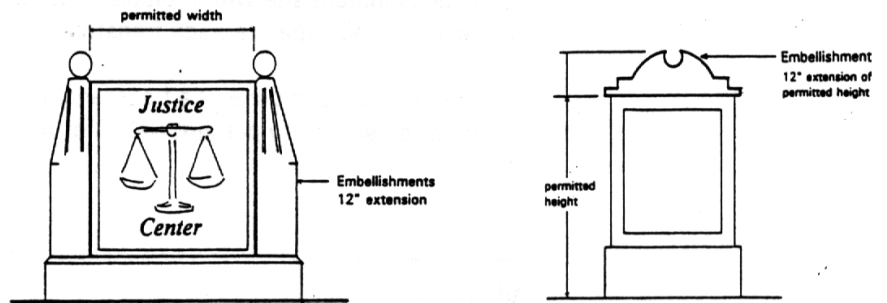
4-14-06-04-02 **FREESTANDING SIGN RESTRICTIONS**

Freestanding signs are permitted subject to the following restrictions:

1. *Number of Freestanding Signs:* One (1) freestanding sign is permitted for lots or parcels with zero (0) feet to four hundred ninety-nine (499) feet of street frontage; one (1) additional freestanding sign is permitted for lots or parcels with five hundred (500) feet of street frontage or more. Additional freestanding signs may be permitted at the discretion of the Director of Community and Economic Development at permitted accesses to enhance wayfinding.
2. *Sign Design:* The permanent sign base of a freestanding sign shall be reviewed at the time of a sign and/or building permit submittal.
3. *Sign Landscaping:* A landscaped area located around the base of the sign equal to two and one-half (2.5) square feet for each square foot of sign area, is required for all freestanding signs. The landscaped area shall contain living landscape material consisting of shrubs, and/or perennial ground cover plants placed throughout the required landscaped area having a spacing of not greater than three (3) feet on center. Where appropriate, deciduous or evergreen trees shall be planted in a manner, which frames or accents the sign structure.
4. *Number of Sign Panels:* A freestanding sign may consist of more than one (1) sign panel provided all such sign panels are consolidated into one common integrated sign structure. In the event a sign is installed which does not utilize the maximum sign area permitted, any supplemental additions shall conform within, and be compatible with the existing sign structure.



5. *Embellishments:* Freestanding sign structures may extend above the allowable height and/or permitted horizontal dimension for the purposes of sign structure enhancement or embellishment, provided such extension does not exceed a maximum of twelve (12) inches on any side.



6. *Setback:* The leading edge of any freestanding sign is required to be set back a minimum of eight (8) feet from the front property or right-of-way line, and a minimum of fifteen (15) feet or the height of the sign from any side or rear lot line, whichever is greater.
7. *Sign Height:* The maximum height of any freestanding sign shall be twenty-four (24) feet for signs in the C-0, C-1, C-2, C-3, C-4, C-5, I-1, I-2, and I-3 Zone Districts, and twelve (12) feet for signs in the R-E, R-1-A, R-1-C, R-2, R-3, R-4, A-1, A-2, A-3, M-H, CO, and PL Zone Districts. For uses permitted by Conditional Use Permit, Special Use Permit, Temporary Use Permit or legal, non-conforming uses, the Director of Community and Economic Development shall determine which sign height allowance best suits the use. In making this determination, the Director of Community and Economic Development shall find one or more of the following: 1) The proposed sign height is compatible with the surrounding area; 2) The type of use and associated sign height is more consistent with a different Zone District; or 3) The Zone District where the use is a principally permitted use is more consistent for the basis of sign height.

8. *Sign Area:* The maximum area of any freestanding sign face shall be one-hundred-sixty (160) square feet for signs in the C-3, C-4, and C-5 Zone Districts, one hundred (100) square feet for signs in the A-1, A-2, A-3, C-0, C-1, C-2, I-1, I-2, and I-3 Zone Districts, and forty (40) square feet for signs in the R-E, R-1-A, R-1-C, R-2, R-3, R-4, M-H, CO, and PL Zone Districts. For uses permitted by Conditional Use Permit, Special Use Permit, Temporary Use Permit, or legal, non-conforming uses, the Director of Community and Economic Development shall determine which sign area allowance best suits the use. In making this determination, the Director of Community and Economic Development shall find one or more of the following: 1) The proposed sign area is compatible with the surrounding area; 2) The type of use and associated sign area is more consistent with a different Zone District; or 3) The Zone District where the use is a principally permitted use is more consistent for the basis of sign area.
9. *Clearance:* No freestanding sign shall project over any sidewalk, private drive, parking lot, or public road.
10. *Sight Distance Triangle:* Freestanding signs are prohibited in the sight distance triangle as calculated in Chapter 7 of these regulations.
11. *Subdivision Signs:* Permanent subdivision or neighborhood identification signs for neighborhoods which have adopted an Adams County Neighborhood Plan shall be constructed of brick, or other approved material by the Director of Community and Economic Development and reviewed as part of a new subdivision and/or sign permit request. Subdivision or neighborhood identification sign(s) shall not exceed forty (40) square feet in area and shall not exceed twelve (12) feet in height. All subdivision or neighborhood identification signs shall be setback a minimum of eight (8) feet from the front property line and a distance equal to the height of the sign from the side and rear property lines. All subdivision or neighborhood identification signs on the same side of a road or highway shall be separated by a minimum of one thousand three hundred twenty (1,320) linear feet. All subdivision or neighborhood identification signs shall be maintained by a homeowners association, lot owners association, or other County approved management entity. Permanent subdivision or neighborhood identification signs shall also conform to the sign landscaping, clearance, and sight distance triangle provisions of this Section 4-14-06-~~0304~~-02.

**4-14-06-05 BUILDING MOUNTED SIGNS****4-14-06-05-01 DEFINITION OF BUILDING MOUNTED SIGN**

A building mounted sign is a sign, which is attached to any supporting elements of a building. Building mounted signs include canopies, marquees, projecting, suspended, wall, and window signs.

**4-14-06-05-02 BUILDING MOUNTED SIGN RESTRICTIONS**

Building mounted signs are permitted subject to the following restrictions:

1. *Total Number of Signs:* No more than one (1) building mounted sign shall be permitted per frontage or commercial/industrial user in the A-1, A-2, A-3, **R-E, R-1-A, R-1-C, R-2**, R-3, R-4, M-H, C-0, C-1, C-2, C-3, C-4, C-5, I-1, I-2, I-3, CO, and PL Zone Districts.
2. *Projecting and Suspended Signs:* Projecting and suspended signs which extend less than four (4) feet and are hung at least six (6) inches away from the building, and clear the sidewalk by at least eight (8) feet in height are permitted. Such signs are permitted to be placed perpendicular to the building face or corner of the building. Projecting and suspended signs are limited to one (1) sign not to exceed sixteen (16) square feet per business and do not count against the total number of permitted building mounted signs. Projected and suspended signs are counted against the total building mounted sign area.
3. *Building-Mounted Sign Placement:* No building mounted signs are permitted at a location higher than the cornice line of any building. Sign copy on decorative awnings on second story windows shall not be permitted.
4. *Awning/Canopy Signs:* Awning/canopy signs may be used in lieu of projecting signs, and may be used in coordination with flush mounted wall signs. Awning and canopy signs shall be counted as a building mounted sign and shall be limited in area as a building mounted sign.
5. *Building Wall Painting:* Graphics painted directly on the building when the wall surface already has been painted and is presently painted in a uniform manner, are permitted. Signs proposed on unpainted rock or brick are not permitted. Historic ghost graphics shall not be defaced or obscured. Building wall painted signs are counted against the total building mounted sign area.

6. *Sign Area:* The maximum total area of all building mounted signs shall be fifteen percent (15%) of the building wall area on which the sign(s) is(are) placed for signs in the C-3, C-4, and C-5 Zone Districts, five percent (5%) of the building wall area on which the sign(s) is(are) placed for signs in the A-1, A-2, A-3, C-0, C-1, C-2, I-1, I-2, and I-3 Zone Districts, and forty (40) square feet for signs in the R-E, R-1-A, R-1-C, R-2, R-3, R-4, M-H, CO, and PL Zone Districts. For uses permitted by Conditional Use Permit, Special Use Permit, Temporary Use Permit or legal, non-conforming uses, the Director of Community and Economic Development shall determine which sign area allowance best suits the use. In making this determination, the Director of Community and Economic Development shall find one or more of the following: 1) The proposed sign area is compatible with the surrounding area; 2) The type of use and associated sign area are more consistent with a different Zone District; or 3) The Zone District where the use is a principally permitted use is more consistent for the basis of sign area.
7. *Window Signs:* Window signs shall not exceed fifteen percent (15%) of the total window area per building face. Window signs are counted against the total building mounted sign area. Window signs or attractive devices shall be placed so as not to prevent or inhibit free ingress to or egress from any window, door, or any exit way required by the building and fire codes as adopted by Adams County.
8. *Clearance:* Building mounted signs shall be located so there is a minimum of nine (9) feet of vertical clearance over any sidewalk, private drive, or parking lot and twelve (12) feet of vertical clearance over any public road.

#### ~~4-14-07 OFF-SITE DIRECTIONAL SIGN~~

##### ~~4-14-07-01 PERMITTED BY SPECIAL USE PERMIT~~

~~An off site directional sign may be established to advertise a business, commodity, service, campaign, drive, residential development, or special event located within one thousand (1,000) feet of the property on which the sign is placed upon the issuance of a Special Use Permit, sign permit, and building permit.~~

~~4-14-07-02~~ — **LIMITATIONS**

All off-site directional signage shall meet the following requirements:

- ~~1. *Support:* All off-site directional signage shall be wall-mounted or supported by not more than one (1) pole or support.~~
- ~~2. *Maximum Size and Use Categories Allowed:* Off-site directional signage shall be limited to twenty (20) square feet per face in the commercial and industrial use categories.~~
- ~~3. *Maximum Height:* Off-site directional signage shall be limited to twenty (20) feet above the grade of the right-of-way on which the sign fronts.~~
- ~~4. *Number of Signs:* Off-site directional signage shall be limited to one (1) single or double-faced sign per lot.~~
- ~~5. *Separation:* The minimum distance between each off-site directional sign on the same side of a road or highway shall be eight hundred (800) linear feet. The minimum distance between an off-site sign and any other permitted sign shall be one hundred (100) feet.~~
- ~~6. *Setbacks:* The minimum setback requirements shall be consistent with minimum setback requirements for all signs in the commercial and industrial use categories.~~
- ~~7. *Number per Business:* A maximum of two (2) off-site directional signs are allowed for the business being advertised via the off-site directional signage. These two (2) signs shall not be located on the same lot.~~
- ~~8. *Illumination:* Off-site directional signs may be illuminated.~~
- ~~9. *Counted Toward Allowable Signage:* Off-site directional signs shall be counted towards the maximum number of freestanding signs permitted on the lot on which it is located.~~
- ~~10. *Permits Required:* Before any off-site directional sign is erected, a Special Use Permit and a sign permit shall be issued by the Director of Community and Economic Development and a building permit shall be issued by the Building Safety Division.~~

## 4-15 OFF-PREMISE ADVERTISING DEVICES (BILLBOARD)

### 4-15-01 PURPOSE

The Purpose of this section is to advance the County’s legitimate and substantial interest in limiting the number and area of off-premise advertising devices permitted to maintain the visual appearance of scenic corridors, avoid clutter, and protect the health, safety, and welfare of the citizens of Adams County by mitigating traffic distractions.

### 4-15-02 APPLICABILITY

Off-premise advertising devices are permitted with an approved Conditional Use Permit in the C-5 and industrial zone districts. All off-premise advertising devices shall meet the standards contained in this Section 4-15.

A Conditional Use Permit or a Major Amendment to an existing Conditional Use Permit or Planned Unit Development shall be required to display, erect, relocate, or alter any off-premise advertising device excluding indirect lighting traditionally used and attached to a sign, but not internally located.

Provided any Off-Premise Advertising Device complies with all standards in this Section and allows off-premise commercial messages, the Off-Premise Advertising Device shall also be permitted to allow non-commercial messages to the same extent.

In conjunction with these Development Standards and Regulations, the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. seq, and the Colorado Rules and Regulations promulgated thereunder by the Colorado Department of Transportation shall be adhered to. Nothing in these Standards and Regulations shall be construed to allow advertising devices which are prohibited, or otherwise non-conforming with the Colorado Outdoor Advertising Act.

### 4-15-03 MAXIMUM NUMBER OF SIGNS

Only one (1) two-faced off-premise advertising device shall be permitted per lot.

### 4-15-04 MAXIMUM SIZE

No off-premise advertising device shall exceed three hundred (300) square feet per face.

**4-15-05 MAXIMUM HEIGHT AND MINIMUM CLEARANCE**

No off-premise advertising device shall exceed forty (40) feet in height. Height shall be determined as the distance from the grade of the right-of-way on which the sign fronts to the top of the sign including all projections. If located within one thousand (1,000) feet of an intersection of two (2) or more public rights-of-way, the lowest point of the sign face(s) shall be at least eight (8) feet above the ground.

**4-15-06 ELECTRONIC SIGN STANDARDS\***

**4-15-06-01 DEFINITION OF ELECTRONIC SIGN\***

An electronic sign is a sign which displays electronic static images, static graphics, or static pictures, with or without textual information. Such a sign may be changed or altered by electronic means on a fixed display screen composed of a series of lights including light emitting diodes (LED's), fiber optics, light bulbs, or other illumination devices within the display area where the message is displayed.

**4-15-06-02 ELECTRONIC SIGN RESTRICTIONS\***

An electronic sign is permitted to be incorporated into an off-premise sign subject to the following restrictions:

1. *Duration of Message:* Each message displayed shall remain static for a minimum of four (4) seconds, with ten (10) seconds optimal. All such signs shall have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion.
2. *Transition of Message:* Each message shall transition to the next message instantaneously.
3. *Prohibited Electronic Signs:* Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sound, employs stereopticon, or includes motion picture projection. Any sign or attractive device which displays its message or portion thereof for less than four (4) seconds before a change occurs shall be considered flashing or intermittent.
4. *Brightness / Luminance:* Electronic signs shall be equipped with and employ the use of light monitors and controls that allow sign brightness to automatically adjust to outside conditions. Electronic signs shall not exceed a maximum of ~~150~~ 0.3 foot-candles during nighttime hours from sunset to sunrise. ~~A foot-candle is a unit of measure of the intensity of light falling on a surface, equal to one~~



~~lumen per square foot. Foot candles shall be measured a maximum of two hundred (200) feet from the sign. A foot-candle is a unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot. The required distance shall be calculated using the following formula:~~

$$\begin{aligned} & \text{distance measuring maximum brightness in linear feet} \\ & = \sqrt{(\text{sign area in square feet} \times 100)} \end{aligned}$$

#### 4-15-07 OTHER LIMITATIONS

All off-premise signs shall meet the following requirements:

1. All off-premise signs on the same side of a road or highway shall be separated by a minimum of two thousand (2,000) linear feet.
2. The minimum right-of-way and property line setback requirements shall be equal to the height of the billboard as measured from the leading edge of the ~~base of the sign pole~~ sign face. Variations in the setback requirement may be granted with the issuance of a Conditional Use Permit.
3. Setbacks from residentially zoned or used property: Not applicable.
4. All off-premise signs may be illuminated.
5. Off-premise signs which contain, include, or are illuminated by a changeable message including electronic, digital, LED, fiber optics, light bulbs, or other illumination devices are allowed and shall remain motionless for periods not less than four (4) seconds, with ten (10) seconds optimal. A Conditional Use Permit, Major Amendment to an existing Conditional Use Permit or Planned Unit Development shall be required prior to installing any electronic means to any off-premise sign.
6. Where an off-premise sign has two (2) faces ~~these faces shall be~~ that are designed to be back-back-to-back, the faces -and- shall not be more than three and one half (3.5) feet from one another. Where an off-premise sign has two (2) faces arranged in a V-shape, the faces shall be: a maximum of 45 degrees at the interior angle, or a maximum of 15 feet apart at its widest point, whichever is less.
7. Before any off-premise sign is erected, a building permit must be approved and issued by the Director of Community and Economic Development.

\*Electronic Sign Regulations were adopted by the Board of County Commissioners on May 3, 2010

#### 4-15-08 OTHER USES

An off-premise sign may be classified as a principal or accessory use on the property.

**4-15-09 REVIEW PROCESS**

The review process for an off-premise sign is as follows:

1. The applicant submits a Conditional Use Permit application to the Adams County Community and Economic Development Department.
2. If the Conditional Use Permit is approved by the Board of County Commissioners, the applicant submits a sign permit application and a Roadside Sign Permit Application from the Colorado Department of Transportation, if applicable, to the Adams County Community and Economic Development Department.
- ~~3.~~ The Adams County Community and Economic Development Department reviews the sign permit application for compliance with the Development Standards and Regulations and executes the local jurisdiction approval section of the Roadside Sign Permit Application.
- ~~3.~~
- ~~4.~~ If approved by Adams County, the applicant submits the issued sign permit as well as the executed Roadside Sign Permit Application to the Colorado Department of Transportation.
- ~~4.~~
- ~~5.~~ ~~5.~~ Once the Colorado Department of Transportation has issued a Roadside Advertising Permit, the applicant returns the sign permit and Roadside Advertising Permit to Adams County for review, approval, and issuance of a building permit.
- ~~5.~~

**4-15-10 ADVERTISING BILLBOARD (HORIZONTAL BILLBOARD)**

~~6.—Advertising Banner (Horizontal Billboard)~~

An Advertising Banner is an ‘off-premise sign’, horizontal to the ground and of sufficient size to be seen by air passengers either landing or departing Denver International Airport. It must not be legible to the general public at ground level and is solely intended to be viewed by air passengers.

All Advertising Banners shall meet the standards contained in this Section 4-15.

Advertising Banner may be approved by issuance of an approved Conditional Use Permit (CUP) by the Board of County Commissioners. In addition to the general performance standards for Advertising Banners the Board of County Commissioners may impose additional condition, and/or conditions precedent in order to mitigate

negative externalities associated with the location or operation of the advertising banner to ensure compatibility with the surrounding area.

#### ~~4-15-104-15-11~~ LOCATION

Advertising Banners are permitted with an approved Conditional Use Permit in the A-3, agriculture zone district. Advertising Banners are permitted within a five (5) mile perimeter of Denver International Airport. In addition, advertising banners may be located within the area delineated by the Adams County Board of County Commissioners. All Advertising Banners shall be separated by a minimum of two thousand (2,000) linear feet.

#### ~~4-15-114-15-12~~ MAXIMUM SIZE OF AN ADVERTIZING BANNER AND MINIMUM SIZE OF PROPERTY

The area of an Advertising Banner shall be a maximum of ten (10) acres. An Advertising Banner shall not be located on A-3 zoned property which is less than two and a half (2.5) acres in size.

#### ~~4-15-124-15-13~~ MAXIMUM HEIGHT OF AN ADVERTIZING BANNER

The maximum height of an Advertising Banner shall be a maximum of six (6) feet.

#### ~~4-15-134-15-14~~ OTHER LIMITATIONS

All Advertising Banners shall meet the following requirements:

1. The minimum setback requirements for Advertising Banners shall be consistent with the minimum setback requirements of the A-3 Zone District.
2. An Advertising Banner shall not be legible from adjacent public roadways, freeways or adjacent properties. Where the property on which an Advertising Banner is located fronts a public roadway and the Advertising Banner is attached to the ground, the Advertising Banner shall be screened from the public roadway by a wood or brick screen fence, a minimum of six (6) feet high, along the portion of the Advertising Banner that is adjacent to the public roadway. No Advertising Banner may be located within five hundred (500) feet of a residentially zoned or used property (measured from the property line to the leading edge of an Advertising Banner) unless a waiver is obtained from the affected property owner(s) and the waiver is recorded with the Adams County Clerk and Recorder.
3. Advertising Banners may be illuminated provided that such illumination (1) shall not present a hazard to pilots of any type of aircraft, (2) is not directed

upward, and (3) has been approved by the County. The FAA and DIA will be important referral agencies and their comments will be considered by the Board of County Commissioners in their decision regarding the issuance of a Conditional Use Permit.

4. Before any Advertising Banner is erected, a building permit and a sign permit must be approved and issued by the County.
5. Advertising Banners shall be made of a non-reflective, flame- retardant material (i.e. mesh) as approved by the County. The FAA and DIA will be important referral agencies and their comments will be considered by the Board of County Commissioners in their decision regarding the issuance of a Conditional Use Permit.
6. Advertising Banners shall be securely fastened to the ground and/or an appropriate support structure shall be constructed to County specifications.
7. Advertising Banners shall be constructed of material which does not allow collection of rainwater or other significant amounts of precipitation which may cause a nuisance to aircraft pilots.

#### ~~4-15-144-15-15~~ OTHER USES

Once an Advertising Banner is established on a lot, all other use or accessory use of the lot shall cease and no use or accessory use shall be established until such Advertising Banner is removed from the property.

## 4-16 LANDSCAPING

### 4-16-01 PURPOSE

The purpose of this Section is to provide landscaping and performance standards which:

1. Enhance and promote a unique image for Adams County.
2. Protect the public health, safety and welfare by:
  - a. Increasing parking lot traffic safety by guiding the circulation of cars and people and lowering traffic speeds;
  - b. Minimizing noise, air, water and visual pollution;
  - c. Screening and buffering incompatible land uses;
  - d. Reducing the amount of reflected glare and heat absorbed in and around developments;
  - e. Breaking up large expanses of parking lots;
  - f. Preserving property values and neighborhood characteristics by lessening the impacts of potentially incompatible uses; and
  - g. Providing screening from wind.
3. Conserve water resources by:
  - a. Promoting the use of xeriscaping and drought-tolerant native plantings; and
  - b. Promoting the utilization of stormwater detention as an irrigation source.
4. Ensure landscaping is an integral part of the site design and development process.

### 4-16-02 APPLICABILITY

Development which satisfies one (1) of the following criteria shall be exempt from this section:

1. Agricultural uses.
2. Submitted or approved plans, building permits and/or development existing prior to the effective date of this Section shall comply with the regulations which were in effect at the time of approval.

The provisions of this article shall apply to development, which meets one (1) of the following and is not exempt:

1. All new development which has not applied for a building permit before the effective date of this Section; or
2. Existing development which requires a change in use permit as determined within the Change in Use Section of Chapter 4. **\*Adopted by the BoCC on December 13, 2010**

When there is a change in use, as determined within the Change in Use Section of Chapter 4\*, all of the applicable landscape requirements that can reasonably be complied with shall be complied with. Compliance is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure on a permanent foundation. Mere financial hardship caused by the cost of meeting the landscaping requirement does not constitute grounds for finding compliance is not reasonably possible. **\*Adopted by the BoCC on December 13, 2010**

The Screening and Fencing Standards of Chapter 4, as amended, determine additional standards and regulations for screening and fencing performance standards.

#### **4-16-03 EXISTING VEGETATION**

Existing valuable trees, shrubs and grasses shall be preserved within natural drainage areas and areas not needed for development. Healthy, mature trees and younger plants, which would normally succeed older plants, shall be preserved. Trees, which are decayed, diseased, or reaching the end of their natural life span should not be preserved. If valuable trees are destroyed by the development, new trees shall be installed to replace the destroyed trees. Existing vegetation, which is retained as part of the development, may be counted as part of the landscaping requirement, unless prohibited by Section 4-17, Weeds and Dangerous Trees, of these standards and regulations.

#### **4-16-04 LANDSCAPE MATERIALS & LOCATION**

##### **4-16-04-01 LANDSCAPE MATERIALS**

All landscape materials shall conform to these standards and regulations. All landscape materials shall be healthy and compatible with the local climate and the site soil characteristics, drainage, and water supply.

No artificial trees, plants, or turf shall be used as a landscape material. If an applicant is interested in using artificial turf in their development, they shall meet the minimum standards for required plant materials and submit a request for an alternative turf

design with drainage specifications to the Director of Community and Economic Development. Areas for cultivation of crops or pasture shall not be considered landscaped. No noxious weeds, as defined by the Colorado Department of Agriculture, will be permitted in any area designated for landscaping.

#### 4-16-04-02 **LANDSCAPE LOCATION**

Landscaped areas shall not be enclosed by a fence, which limits its visibility. If a sight obscuring fence is required, it shall be set back from the landscaped area. This will have the effect of having the landscaped area adjacent to the right-of-way and the fence will be located behind the landscaped area.

All landscaping shall be located so it does not interfere with utilities, easements, road lighting or fire hydrants.

#### 4-16-05 **XERISCAPING**

Xeriscaping is encouraged in all areas of the county. When xeriscaping is proposed, the xeriscape landscape plans shall be developed to assure a successful, low water and low maintenance landscape. The following fundamental principles should be followed in proposing a xeriscape landscape plan:

1. *Planning and Design:* In addition to aesthetics and function of plants, the soils, drainage patterns, exposure to heat and wind, and the manner in which the site is irrigated, must be considered.
2. *Limited Turf Areas:* Where feasible, use less water demanding materials, such as ground covers, low water usage plants, or mulches instead of turf, and locate turf only in areas where it provides functional benefits.
3. *Turf Species:* Areas close to the building or where uniform turf is desired are best planted with fine-bladed, sod-forming turf varieties such as Buffalo grass or Bluegrass. Outlying areas, where soil cover is needed, but foot traffic is limited, can be planted with various coarse grasses such as Tall Fescue, Smooth Brome, and Wheatgrasses. Species of grass, which grow with the average rainfall received by Adams County per year, include Tall Fescue, Smooth Brome Fairway Crested Wheatgrass, Ephraim Crested Wheatgrass, Buffalograss, Blue Gramma, and others. Some varieties of Bluegrass, which are relatively drought tolerant, include Majestic, America, and Merion. The above listed drought tolerant grasses need water to become established. They also need occasional irrigation during a prolonged dry spell. The key to drought tolerance is deep root development. This is brought about by deep, thorough soil preparation and deep, infrequent watering.

4. *Soil Improvements:* Soil improvement allows for better absorption of water and improved water-holding capacity of the soil. Soils with organic matter also provide nutrients to plants. Improve the soil prior to planting and installation of any irrigation system by digging in a minimum of three (3) cubic yards of organic matter per one thousand (1,000) square feet to be planted. Organic matter could include aged manure, sphagnum peat moss, humus, compost or aged sawdust.
5. *Efficient Irrigation:* When used, well-planned sprinkler systems can save water. For efficient water use, irrigate turf areas separately from other plantings. Landscape plantings should be grouped according to similar water needs. Turf areas are best watered with sprinklers. Trees, shrubs, and groundcovers can be watered efficiently with low volume drip or spray systems.
6. *Mulches:* Mulched planting beds are an ideal replacement for turf areas. Mulches cover and cool the soil, minimize evaporation, reduce weed growth and slow erosion. Mulches also provide landscape interest. Mulches should be placed over geo-textile fabric (filter fabric) where ground cover or shrubs are to be used in order to allow water and air to pass through the fabric and discourage weed growth.
7. *Low Water Use Plants:* Low water use plants can serve nearly every landscape function. Section 4-16-14 includes recommended guides on xeriscape plants for the Front Range area.

**4-16-06 BUFFERYARDS**

**4-16-06-01 BUFFERYARDS**

The exterior boundaries of the lot which do not abut a public road right-of-way shall meet the bufferyard requirements shown below, depending upon the adjacent land use. All lesser intensity uses shall be buffered from higher intensity uses with a plant material bufferyard. If the adjacent land use is a vacant building or ground, then the zoning shall be used in place of the land use. Plant material used for bufferyards between uses differing in intensity is in addition to the total landscaping requirement.

The following bufferyards and plantings shall be required between the identified land uses at the time of occupancy:



Land Use	Existing Residential Uses	Existing Commercial Uses	Existing Industrial Uses	Existing Institutional Uses	Existing Agricultural Uses
New Residential Uses	A	C	D	A	A
New Commercial Uses	C	A	B	B	C
New Industrial Uses	D	B	none	D	D
New Institutional Uses	A	B	D	A	A

**Note: If a use does not conform to one (1) of the above categories, the Director of Community and Economic Development shall determine which category best matches the use.**

Bufferyard Classification Requirements:

1. **Bufferyard A:** Five (5) foot minimum bufferyard width with one (1) tree per eighty (80) linear feet of lot line.
2. **Bufferyard B:** Ten (10) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line.
3. **Bufferyard C:** Fifteen (15) foot minimum bufferyard width with two (2) trees per eighty (80) linear feet of lot line and six (6) foot high sight obscuring fence or wall located on the interior line of the bufferyard.\*
4. **Bufferyard D:** Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard.\*

\*A continuous hedge may be substituted for the required fence or wall in Bufferyards C and D, as long as it has a minimum height at installation of three (3) feet and will reach six (6) feet or more at maturity.

**4-16-06-02 SPECIAL BUFFERYARDS**

Any new development abutting any portion of the designated Adams County Trail System, a public park, or limited access highway, shall be buffered from the trail, or park, using a Type C Bufferyard, unless increased or decreased by the Director of Community and Economic Development.

#### 4-16-07 REQUIRED LOT LANDSCAPING

In addition to the required bufferyards and bufferyard landscaping, the following site landscaping shall also be required:

1. *Minimum Landscape Area:* All developments shall be required to landscape a minimum of ten (10) percent of the lot area. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public rights-of-way, excluding alleys and drives.
2. *Other Requirements:* The placement and design of the landscaping shall be at the discretion of the developer, but shall be approved by the Director of Community and Economic Development. In addition to the plantings required under this Section, both Section 4-16-08, Off-Road Parking Lot Landscaping, and Section 4-16-06, Bufferyards, shall apply. The bufferyard landscaping requirements and the required landscaping adjacent to the front of a lot are required even if the 10% lot coverage is exceeded. The landscape area depth is measured from the property line (generally, the right-of-way line) inward. In eastern Adams County, no shrubs shall be required.
3. All applicants not able to meet the landscaping requirements may submit an Appeal from Administrative Decision. **\*Adopted by the BoCC on December 13, 2010**
4. The applicant/owner of land where landscaping is placed with or without County approval is responsible for relocation, alteration, and/or removal if required by the County at the owner's expense. Any landscaping within the right-of-way will not be used in the assessment of the land as part of right-of-way acquisition.

#### 4-16-07-01 STREET FRONTAGE LANDSCAPING

The area along any property line abutting a public road right-of-way shall be landscaped using one (1) or any combination of the following landscape options:

- a. *Option 1:* Install a twenty-five (25) foot wide area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.
- b. *Option 2:* Install a twenty (20) foot landscape area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.
- c. *Option 3:* Install a ten (10) foot landscape area along the road right-of-way. Within the landscape area, two (2) trees and five (5)

shrubs shall be planted per forty (40) linear feet of frontage. Drive aisles shall be counted as zero (0) feet in depth.

- d. *Option 4:* Install a five (5) foot landscape area along the road right-of-way. Within the landscape area, one (1) tree and two (2) shrubs shall be placed per forty (40) linear feet of frontage. A thirty (30) inch high decorative wall or the building shall be located between the parking area and the road frontage. Drive aisles shall be counted as zero (0) feet in depth.
- e. *Option 5:* Install a landscape berm with a two (2) foot minimum average height. The berm shall have a slope of no greater than one (1) foot of rise to every four (4) feet of run. Within the landscape area, one (1) tree and five (5) shrubs shall be planted per sixty (60) linear feet of frontage.

**\*Adopted by the BoCC on December 13, 2010**

**4-16-07-02 OFF-ROAD PARKING LOT LANDSCAPING**

The following landscaping requirements can be used to satisfy the 10% total lot landscaping requirement and shall be consistent with the following: **\*Adopted by the BoCC on December 13, 2010.**

- 1. *Trees:* There shall be one (1) tree provided for every ten (10) parking stalls.
- 2. *Internal Landscape Area:* Depending on the number of spaces, the following square feet of landscaped area must be placed within the vehicle use areas. The required landscaped area shall be "stepped" up based on the number of stalls, which will be provided. For example, a parking lot with fifty-two (52) stalls shall provide twenty-five (25) square feet per stall.

<i>Number of Parking Stalls</i>	<i>Required Landscaped Area</i>
0-9	None required
10-25	15 sq. ft. per stall
26-50	18 sq. ft. per stall
51-99	25 sq. ft. per stall
100 or more	35 sq. ft. per stall

- 3. *Distance to Landscaping:* No parking stall shall be more than one-hundred-twenty (120) feet from a required internal landscaped area.

4. *Terminal Islands:* The developer is encouraged to utilize landscaped terminal islands at the end of parking rows and/or divider strips between parking rows to help disperse the required landscaping throughout the entire parking lot.
5. *Curbs:* Landscaped areas within parking lots or along the perimeter of the property must be protected from vehicular traffic through the use of continuous concrete curbs, extruded asphalt or other approved permanent barriers.
6. *Clear Vision Area:* Clear vision areas within the off-road parking area must be established at road intersections by maintaining a maximum height for shrubs and ground cover of thirty (30) inches. Within a clear vision area, tree branches must be trimmed up eight (8) feet from the ground.
7. *Minimum Landscape Islands:* The minimum width or length of any landscaped area shall be five (5) feet, however the recommended minimum size is eight (8) feet. All of the required landscaped areas must contain a minimum of seventy-five (75) percent living landscaping material, with a maximum of twenty-five (25) percent nonliving landscaping material. In eastern Adams County, the percentages of living landscaping material may be reduced to fifty (50) percent. Sidewalks abutting public rights-of-way are not counted toward the nonliving landscape material percentage.
8. *Splitting Parking Lots:* Parking lots containing between 200-750 parking stalls are required to be divided into two (2) or more lots, separated by a landscaped strip which may be counted toward the required off-road parking landscaping area. Parking lots with more than 750 stalls are required to divide the lot into at least two parking lots with a landscaped strip separating them. The minimum width of these landscaping strips shall be ten (10) feet.
9. *Sidewalks Counted:* A landscaped divider strip within a parking lot which separates either parking rows or parking lots shall be allowed to count a sidewalk located within this divider strip toward a part of the required off-road parking lot landscaping. The intent of this sidewalk is to help facilitate safe pedestrian movement. This sidewalk must meet the following criteria if it is to be counted toward the required landscaping:
  - a. The sidewalk has a five (5) foot wide walking path and shall add two (2) feet for vehicle overhang, if the sidewalk abuts a parking stall.
  - b. The sidewalk runs the entire length of the divider strip.
  - c. The sidewalk is bordered on at least one (1) side by landscaping, of which the sidewalk cannot account for more than fifty percent (50%) of the area of the divider strip.

10. *Other Vehicle Areas:* Areas used for vehicle service, parking, and business transactions such as areas adjacent to gasoline pumps (even if under a canopy) and areas for drive up service, shall be considered parking areas and shall comply with the parking lot landscaping requirements. Drive areas shall be calculated at a rate of one (1) parking space per two hundred (200) square feet of vehicle service area.
11. *Vehicle Sales Lots:* Vehicle sales lots shall provide trees at the rate of one (1) tree per one hundred (100) lineal feet, and shrubs at the rate of one (1) shrub per ten (10) lineal feet of display area fronting a public right-of-way. Plants may be grouped together, provided at least two-hundred-fifty (250) square feet of contiguous growing area, not encroached upon by shrubs or impervious surfaces, surrounds each planted tree.

**4-16-08 GENERAL PERFORMANCE STANDARDS FOR ALL USES**

**4-16-08-01 COVER IN LANDSCAPED AREAS**

All required landscaped areas and bufferyards must contain a minimum of seventy-five percent (75%) organic landscaping material, with a maximum of twenty-five percent (25%) non-living landscaping materials. All required landscaped areas and bufferyards shall be irrigated, maintained and kept free of weeds, debris and litter. In eastern Adams County, the percentages of living landscaping material shall be reduced to fifty percent (50%) and an automatic irrigation system is not required. Eastern Adams County is defined as that portion of Adams County outside the definition of Urban Adams County as defined in Chapter 11. In eastern Adams County, single-family residential land uses are not required to install landscaping and no landscaping is required for commercial and industrial land uses, which are serviced exclusively by wells and which are restricted by the Colorado Division of Water Resources to inside use only. In addition, xeriscaping is encouraged in all areas of the County.

**4-16-08-01-01 MINIMUM SIZE REQUIREMENTS FOR TREES AND SHRUBS**

Landscaping materials shall comply with the following minimum size standards at the time of planting, with caliper measurements taken six (6) inches above grade.

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Size at Planting</i>
Ornamental	Less than 20'	1" to 1-1/2" cal.
Large Deciduous	Over 20'	2" to 2-1/2" cal.
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gal. container
Upright Shrubs	3' to 10'	5 gal. container

**4-16-08-01-01 GRADING STANDARD**

The following grading standard shall apply to all new landscaping and buffering areas:

<i>Landscaping</i>	<i>Maximum Slope</i>	<i>Minimum Slope</i>
Lawn and grassed areas	4:1	100:1
Berms and Mounds		
Grassed	4:1	20:1
Non-Maintenance	2:1	N/A

**4-16-08-02 MAINTENANCE STANDARDS**

All landscaping and required buffering shall be continually maintained including irrigation if applicable, weeding, pruning and replacing in a substantially similar manner as originally approved. The following survival standards shall apply to all landscaping and required buffering:

1. *Living Ground Covers:* Living ground covers must be fifty percent (50%) established after the first growing season, and ninety percent (90%) established thereafter.
2. *Non-Living Ground Covers:* Non-living ground covers, such as rock or mulch must be one hundred percent (100%) intact after one (1) year and eighty percent (80%) intact thereafter.
3. *Trees and Shrubs:* Trees and shrubs must have a one hundred percent (100%) survival rate after one (1) year and a ninety percent (90%) survival rate thereafter.

**4-16-09 LANDSCAPING PERFORMANCE STANDARDS FOR SPECIFIC USES**

**4-16-09-01 RESIDENTIAL USES**

**4-16-09-01-01 SINGLE FAMILY DWELLING LANDSCAPING**

1. *Front and Side Setbacks:* The entire front and side setbacks shall be landscaped, except for driveways.
2. *Back Yard Setback:* A minimum thirty percent (30%) of the back yard shall be landscaped.
3. *Required Ground Cover:* A minimum of thirty percent (30%) of the required front and side landscape area must be covered by living ground material, such as low growing ground cover, shrubs, or grass, within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one-hundred-twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping. Single-family residential uses in eastern Adams County are not required to install landscaping or automatic irrigation systems.
4. *Required Trees and Shrubs:* A minimum of one (1) large tree and five (5) shrubs, or two (2) ornamental trees and five (5) shrubs, shall be required for each lot. Evergreens shall be considered ornamental.
5. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

**4-16-09-01-02 SINGLE FAMILY ATTACHED LANDSCAPING**

1. *Front and Side Setbacks:* The entire front and side setbacks shall be landscaped, except for driveways.
2. *Back Yard Setback:* A minimum of thirty percent (30%) of the back yard shall be landscaped.

3. *Required Ground Cover:* A minimum of thirty percent (30%) of the required front and side landscape area must be covered by living ground material, such as low growing ground cover, shrubs, or grass, within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one-hundred-twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.
4. *Required Trees and Shrubs:* A minimum of one (1) large tree and five (5) shrubs, or two (2) ornamental trees and five (5) shrubs, shall be required for each lot. Evergreens shall be considered ornamental.
5. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

**4-16-09-01-03 DWELLING, TOWNHOUSE LANDSCAPING**

1. *Minimum Landscaped Area:* Not less than 30% of the site area shall be landscaped.
2. *Required Ground Cover:* A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.



3. *Required Trees and Shrubs:* A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required for each increment of fifteen hundred (1,500) square feet in western Adams County and three thousand (3,000) square feet in eastern Adams County.
4. *Parking Lot Landscaping:* All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
5. *Required Tree Mix:* The selection of trees shall be a mix of large deciduous (30% - 70%) and ornamental (30% - 70%) trees. Evergreens shall be considered ornamental.
6. *Minimum Size Requirements:* Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

7. *Irrigation System Required:* A fully automatic irrigation system is required.

**4-16-09-01-04 DWELLING, MULTI-FAMILY LANDSCAPING**

1. *Minimum Landscaped Area:* Not less than thirty percent (30%) of the site area shall be landscaped.
2. *Required Ground Material:* A minimum of one-third (1/3) of the required landscape area must be covered by living ground material within one (1) year following occupancy and thereafter. If the required landscaping cannot be completed prior to occupancy, then a bond in the amount of one hundred twenty-five percent (125%) of the cost of the landscaping, as established by a local landscaping firm, must be filed with the Director of Community and Economic Development to guarantee completion of the landscaping within one (1) planting season after occupancy. If the landscaping has not been completed within one (1) planting season, the County may proceed against the bond to complete the landscaping.

3. *Required Trees and Shrubs:* A minimum of one (1) large tree and two (2) shrubs, or two (2) ornamental trees and two (2) shrubs, shall be required for each increment of fifteen hundred (1,500) square feet in western Adams County and three thousand (3,000) square feet in eastern Adams County.
4. *Parking Lot Landscaping:* All parking lots which consist of thirty (30) spaces or more must be designed to include landscaped islands between rows. This landscaping shall be credited toward the total landscaped area required.
5. *Required Tree Mix:* The selection of trees shall be a mix of large deciduous (10% - 50%) and ornamental (10% - 50%). Evergreens shall be considered ornamental.
6. Minimum size requirements for trees and shrubs shall be:

<i>Plant Type</i>	<i>Maturity Height</i>	<i>Minimum Plant Size at Planting</i>
Ornamentals	Less than 20'	1" to 1-1/2"
Large Deciduous	Over 20'	2" to 2-1/2"
Evergreens (Sm.)	Less than 20'	5' tall
Evergreens (Lg.)	Over 20'	6' tall
Low Shrubs	1' to 3'	5 gallon
Upright Shrubs	3' to 10'	5 gallon

7. *Irrigation System Required:* A fully automatic irrigation system is required.

**4-16-09-01-05      *DWELLING, MANUFACTURED HOME PARK***

A twenty (20) foot strip around the boundary must be landscaped to provide a visual screen. All open spaces and other unimproved areas must be suitably landscaped. All landscaping must be maintained and furnished with an automatic sprinkler system.

**4-16-09-01-06      *DWELLING, MOBILE HOME PARK***

A landscaping plan shall be submitted for review and approval. The setbacks of the development and any other area not covered by mobile homes, driveways, ingress and egress, or other structures, shall be landscaped.

4-16-09-02 **COMMERCIAL USES**

4-16-09-02-01 ***AUTOMOBILE SERVICE STATIONS***

1. *Screening*: Service stations shall be separated from abutting residential properties by a six (6) foot high masonry wall and a Bufferyard as required in Section 4-16-06.
2. *Landscaping*: In addition to all other required landscaping, boundary landscaping is required for a minimum depth of ten (10) feet along all property lines abutting roads, except for the area required for road openings. Permanent irrigation facilities shall be provided for all landscaped areas.

4-16-09-02-02 ***BED & BREAKFAST ESTABLISHMENTS***

1. *Screened Parking*: Off-road parking for the guest rooms shall be screened with landscaping meeting the requirements of a Type C Bufferyard.

4-16-09-02-03 ***CAMPGROUNDS, COMMERCIAL***

In addition to all other required landscaping, interior landscaping of the campground shall require at least one (1) tree and two (2) shrubs per campsite. Each tree shall be at least two (2) inch caliper in size when planted. Shrubs shall be a minimum of five (5) gallon size when planted.

4-16-09-02-04 ***DRIVE-IN ESTABLISHMENTS, INCLUDING DRIVE-THRU RESTAURANTS***

1. *Landscaping*: Planting requirements for the drive-up window and access lanes shall be the same as those required for parking area landscaping in accordance with the Parking Performance Standards in Section **Error! Reference source not found.** of these standards and regulations.

**4-16-09-02-05      *AUTOMOBILE DEALERSHIPS; AUTOMOBILE RENTAL;  
AUTOMOBILE OR BUS REPAIR, PAINTING, AND BODY  
WORK; AND TRUCK TRAILER AND HORSE TRAILER  
SALES AND RENTAL***

**4-16-09-02-06      *AUTOMOBILE DEALERSHIPS***

Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent watering facilities shall be provided for all landscaped areas.

**4-16-09-02-07      *AUTOMOBILE RENTAL***

In addition to all other landscaping, boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent watering facilities shall be provided for all landscaped areas.

**4-16-09-02-08      *AUTOMOBILE OR BUS REPAIR***

Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent irrigation facilities shall be provided for all landscaped areas.

**4-16-09-02-09      *TRUCK TRAILER AND HORSE TRAILER SALES AND RENTAL***

Boundary landscaping is required for a minimum depth of fifteen (15) feet along all property lines abutting roads, except for the area required for road openings. Permanent watering facilities shall be provided for all landscaped areas.

**4-16-09-02-10      *GUN AND ARCHERY RANGES***

Two (2) Type D Bufferyards shall encircle the perimeter of the gun range to provide a natural noise barrier. A ten (10) foot berm shall be incorporated into the bufferyard around the site.

**4-16-10 LANDSCAPING PLAN REQUIRED**

A landscaping plan shall be required as a condition of building permit approval. The Director of Community and Economic Development shall determine if the plan meets the requirements of these standards and regulations. At a minimum, a landscaping plan shall contain the following items:

1. Scale - written and graphic;
2. North arrow;
3. Label the zoning of subject property and adjacent properties;
4. Label the current land use of subject property and all adjacent properties;
5. Existing plant material, if applicable;
6. Plants to be removed or relocated, if applicable;
7. Existing and proposed structures, overhangs, and pavings, if applicable;
8. Planting details specifying mulching materials;
9. Details of berms, walls, or any other structural buffering device if required by these standards and regulations;
10. Title block with name of project, name of person preparing plan and date;
11. A written statement describing type of irrigation system proposed - detail the proposed irrigation system or method of irrigation;
12. Plant schedule showing the following:
  - a. Number and location of plants of each species; and,
  - b. Plant name (common name, botanical name and variety name); and,
  - c. Size and condition of plants - size be expressed in terms of size of container, height of plant, or caliper of tree; condition to be expressed in terms of size of container, ball and burlap, and/or bare root plant division (list shall be divided according to trees, shrubs and ground covers, and turf types); and,
13. Cost estimate including materials and cost of installation, when installation of landscaping is deferred.

**4-16-11 LANDSCAPING INSTALLATION AND CERTIFICATE OF OCCUPANCY**

All required landscaping and buffering shall be installed prior to issuance of a Certificate of Occupancy. If weather conditions necessitate a delay in installation of landscaping, a Certificate of Occupancy may be issued only if collateral is filed with

the County in an amount designated by the Director of Community and Economic Development, along with a schedule of completion, and a development agreement. The amount of the collateral will reflect one-hundred-twenty five percent (125%) of the estimated cost of purchasing and installing the landscaping. In eastern Adams County, single-family residential land uses are not required to install landscaping and no landscaping is required for commercial and industrial land uses, which are serviced exclusively by wells and which are restricted by the Colorado Division of Water Resources to inside use only.

**4-16-12 LANDSCAPING PHASING**

A development agreement will be accepted in partial lieu of landscape if the applicant chooses to install landscape in phases. In the case of phased landscaping, a Certificate of Occupancy may be issued only if collateral is filed with the County in an amount designated by the Director of Community and Economic Development, along with a schedule of completion, and a development agreement. The amount of the collateral will reflect one-hundred-twenty five percent (125%) of the estimated cost of purchasing and installing the landscaping. All landscape phasing shall be approved at the discretion of the Director of Community and Economic Development.

**4-16-13 DEVELOPMENT ABUTTING ADAMS COUNTY TRAIL SYSTEM**

Any new development abutting any portion of the designated Adams County Trail System, a public park, or limited access highway, shall be buffered from the trail, or park, using a Special Bufferyard (Type C), unless increased or decreased by the Director of Community and Economic Development.

**4-16-14 REQUIRED LOT LANDSCAPING**

In addition to the required bufferyards and bufferyard landscaping, the following site landscaping shall also be required:

**4-16-15 ADMINISTRATIVE RELIEF\***

Administrative relief is provided to add flexibility in the application of the landscaping regulations in this Section 4-16 when a standard is inapplicable or inappropriate to a specific use or design proposal. However, the granting of administrative relief should not always mean a requirement is reduced without mitigation – be it landscaping combined with urban design elements (i.e. architectural elements within a parking lot that screen parking to provide shade pavement,

sidewalk/tree lawn area, gathering space or plaza, or natural areas), concentrated/denser plant material within a reduced buffer yard width, or demonstrations of concepts that are equal to or superior in fulfilling the purpose of the landscaping requirements).

A written request for administrative relief shall be submitted to the Director of Community and Economic Development either before or in conjunction with the building permit review process. The written request shall:

1. Include a justification in terms of the findings necessary to grant administrative relief; and
2. The written request shall close with a section for the Director of Community and Economic Development's use, which will include a block for the decision of approval/denial, the Director of Community and Economic Development's signature, and decision date.

The written request with decision shall be attached to the plan or retained in the applicable file, as appropriate. An example of this written request shall be available from the Director of Community and Economic Development.

The Director of Community and Economic Development must make all of the following findings in order to grant administrative relief:

1. The strict application of the regulations in question is unreasonable given the development proposal or the measures proposed by the applicant or the property has extraordinary or exceptional physical conditions or unique circumstances which do not generally exist in nearby properties in the same general area and such conditions will not allow a reasonable use of the property in its current zone in absence of relief;
2. The intent of the landscaping section and the specific regulations in question is preserved, and;
3. The granting of the administrative relief will not result in an adverse impact upon surrounding properties.

The Director of Community and Economic Development shall render a decision on the request within ten (10) working days of receipt of the request and all required information.

An appeal of the decision of the Director of Community and Economic Development may be made to the Board of Adjustment within ten (10) days after the decision. At this time, the appeal will be placed on the agenda for the next Board of Adjustment meeting. The Landscape Appeal shall be processed in the same manner as a Variance request.

The Board of Adjustment shall grant the appeal, modify the administrative decision, or deny the appeal based on consideration of the staff report, the evidence from the public hearing, and compliance with the criteria for approval.

Policies:

1. The County recognizes the specific landscape requirements in this Section cannot and do not anticipate all possible landscape situations. In addition, the County recognizes there may be landscape proposals that conform to the purpose, intent and objectives of the landscape standards, but were not anticipated in the specific regulations. Therefore, the County may grant administrative relief in the event of these situations and proposals.
2. The County recognizes a proposed development of a relatively small commercial or industrial lot, which was created prior to the current landscape requirements, or the expansion or remodeling of an existing commercial site may present unusual difficulties in complying with the current requirements. Therefore, the County may grant administrative relief in the event of these situations and proposals.
3. The County shall attempt to balance the reasonable use of such a lot with the provisions of required landscaping. This balance will be affected by the site's characteristics, as well as the proposed development plan.
4. The County recognizes in order to allow reasonable development; there should be an upper limit to the amount of the site, which is required to be landscaped. As a general guideline for relatively small commercial or industrial lots (such as one (1) acre or less), the requirements should not exceed twenty-five (25) percent of the site.

The reasonable development of a site may require the granting of administrative relief to some of the requirements. Although all of the categories of landscape requirements are considered important, the County generally assigns the following priorities for compliance with the landscape requirements:

1. Adjacent residential uses should be buffered;
2. An attractive appearance of the project should be provided along adjacent roads by landscaped setbacks and trees, and;
3. The parking areas and building elevations which form major public views of the project should be visually softened and enhanced by trees and other plantings.

Compliance with the requirements, such as the third priority above, should not be “forced” into a site design. For both visual effect and ease of maintenance, relatively few, but larger landscaped areas, which are integrated with the other elements of the site design, are generally encouraged. In addition, relatively numerous and smaller landscaped areas, which are not integrated with the other elements of the site design, are generally discouraged.

**\*Adopted by the BoCC on December 13, 2010**



**4-16-16 RECOMMENDED PLANT MATERIALS**

The following is a reference list of agencies and local jurisdictions that have plant material recommendation lists that are most compatible with the Adams County area:

- Denver Water Wise Landscape Handbook (Denver Water)
- Colorado Native Plant Society Low-Water Native Plants for Colorado Gardens: Front Range & Foothills (West Adams County)
- Colorado Native Plant Society Low-Water Native Plants for Colorado Gardens: Prairie and Plains (Central and East Adams County)
- Colorado State University Extension Office Publications
- A Plant Select guide to plants for smart, stunning, successful western gardens (partnership with CSU and Denver Botanic Gardens)

**4-17 WEEDS AND DANGEROUS TREES****4-17-01 WEEDS AND OFFENDING VEGETATION**

1. *Duty to Control Weeds:* It is the duty of every owner or occupant to abate weeds and offending vegetation on all premises.
2. *Maximum Height of Weeds:* Weeds and offending vegetation greater than twelve (12) inches in height, on all premises, shall be cut to and maintained at a height of six (6) inches or less according to the following:
  - a. In Residential (except RE), Commercial, and Industrial Zone Districts, within the entire lot or parcel.
  - b. In the A-1 and RE Zone Districts, within the established front building setback and within the required side and rear setback for principal dwellings. If no structure exists on the property, then the minimum required principal dwelling setbacks. In the A-2 and A-3 Zone Districts, within the required or established principal dwelling setbacks. In all Agricultural and the RE Zone Districts a minimum of a twenty (20) foot perimeter around the existing principal dwelling and all accessory structures.
  - c. In CO, PL, AV, and DIA Zone Districts, no requirements.
  - d. Notwithstanding the forgoing, any weeds classified as noxious by the State of Colorado or Adams County must be completely abated in accordance with the requirements of the State of Colorado or Adams County, as applicable.

**4-17-02 DANGEROUS TREES**

1. *Duty to Control Dangerous Trees:* Any owner or occupant of a lot shall cause to be cut or removed any dangerous trees located on the lot which may be considered troublesome, a hindrance to the general public, or which in any way endangers the security and usefulness of any public road, highway, aviation facility, alley, utility, sidewalk, or bicycle trail.
2. **Tree Branch Clear Height**
  - a. *Roads, Alleys, and Highways:* All trees located on a lot shall be trimmed to a clear height of twelve (12) feet above the surface of public roads, alleys or highways when the branch extends into the established right-of-way or existing roadway.
  - b. *Public Sidewalks and Bicycle Trails:* All trees shall be trimmed to a clear height of eight (8) feet above public sidewalks or bicycle trails when the

branch extends into or over the sidewalk or trail. All tree limbs shall be trimmed so as not to interfere with sight distance triangles in accordance with these standards and regulations.

3. *Duty to Control Interfering Roots:* Dangerous trees upon a lot whose roots are causing interference with public sidewalks or utilities shall be controlled or removed.

4-18

## MARIJUANA ESTABLISHMENTS<sup>ii</sup>

1. The purpose of the following general performance standards is to address elements of planning, design, operation and maintenance to be applied to all marijuana establishments in Adams County. Any use-specific performance standards contained in these standards and regulations shall also be applied. Where a use-specific performance standard conflicts with a general performance standard, the use-specific standard shall apply.
2. Prior to the operation of any marijuana establishment, a license must be obtained from the state of Colorado, and either a building permit or a change-in-use permit must be obtained from Adams County, as applicable.
3. Uses established pursuant to this section shall at all times be in complete compliance with the terms and conditions of its marijuana establishment license for licenses issued by the state of Colorado. In the event Adams County requires a local license, then every applicable marijuana establishment shall submit and receive approval of the license prior to operation. Marijuana establishments in operation prior to the establishment of a local licensing authority in Adams County shall submit and receive approval of a local license from the local licensing authority within 90 days of the anniversary of initial certificate of occupancy and/or final inspection.
4. No marijuana establishment shall be allowed as a home occupation use.
5. Distances are measured from property line to property line.
6. Where a medical marijuana center and a medical marijuana optional premises cultivation operation or where a retail marijuana store and a retail marijuana cultivation facility are located on the same site in a commercial zone district, the cultivation operation / facility shall be no more than twice the size of the center / store.
7. No marijuana establishment shall be located in a residentially zoned or used building, or in a movable or mobile structure.

8. All marijuana establishment activities shall occur indoors.
9. All marijuana establishments shall develop properties in harmony with the surrounding area, and shall enhance design elements of buildings and properties accordingly.
10. Inspections of marijuana establishments may occur at any time with or without notice.
11. Best industrial practices to mitigate odor, noise, lights, vapors, fumes, and dust, such as scrubbers and filters, shall be utilized and functioning at all times.
12. These standards and regulations recognize the protections afforded by article xviii, section 14 of the Colorado constitution, and desires to affirm the ability of patients and primary caregivers to otherwise be afforded the protections of article xviii, section 14 of the Colorado constitution and §25-1.5-106, C.R.S. (2009).
13. These standards and regulations shall in no way limit application and enforcement of any statutes of the state of Colorado.

**4-18-01**

**MEDICAL MARIJUANA CENTER**

1. Permitted Zone District: Medical Marijuana Centers are only permitted in the C-3, C-4, C-5, I-1, I-2, and I-3 zone districts.
2. Location: No Medical Marijuana Center shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, and public housing facility.
3. Location: No Medical Marijuana Center shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
4. Location: No Medical Marijuana Center shall be located within 50 feet of any residentially zoned or used property.
5. Location: No Medical Marijuana Center shall be located within 750 feet of any other Medical Marijuana Center or Retail Marijuana Store.

**4-18-02**

**RETAIL MARIJUANA STORE**

1. Permitted Zone District: Retail Marijuana Stores are only permitted in the C-3, C-4, C-5, I-1, I-2, and I-3 zone districts.

2. Location: No Retail Marijuana Store shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, and public housing facility.
3. Location: No Retail Marijuana Store shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
4. Location: No Retail Marijuana Store shall be located within 50 feet of any residentially zoned or used property.
5. Location: No Retail Marijuana Store shall be located within 750 feet of any other Retail Marijuana Store or Medical Marijuana Center.

**4-18-03**

**MEDICAL MARIJUANA INFUSED PRODUCTS MANUFACTURER**

1. Permitted Zone District: Medical Marijuana Infused Products Manufacturers are permitted in the I-1, I-2, and I-3 zone districts.
2. Location: No Medical Marijuana Infused Products Manufacturer shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
3. Location: No Medical Marijuana Infused Products Manufacturer shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
4. Location: No Medical Marijuana Infused Products Manufacturer shall be located within 50 feet of any residentially zoned or used property.

**4-18-04**

**RETAIL MARIJUANA PRODUCT MANUFACTURING FACILITY**

1. Permitted Zone District: Retail Marijuana Product Manufacturing Facilities are permitted in the I-1, I-2, and I-3 zone districts.

2. Location: No Retail Marijuana Product Manufacturing Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based information provided to the County by the State of Colorado), playground, park, and public housing facility.
3. Location: No Retail Marijuana Product Manufacturing Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
4. Location: No Retail Marijuana Product Manufacturing Facility shall be located within 50 feet of any residentially zoned or used property.

4-18-05

### **MEDICAL MARIJUANA OPTIONAL PREMISES CULTIVATION OPERATION**

1. Permitted Zone District: Medical Marijuana Optional Premises Cultivation Operations are permitted in the C-3, C-4, and C-5 zone districts for dual operations, the I-1, I-2, and I-3 zone districts for stand-alone operations, and the A-3 zone district on parcels of at least 35 acres in size for indoor stand-alone operations west of Imboden Road from the northern border of Adams County south to the intersection of Imboden Road and E. 56<sup>th</sup> Avenue; then south of E. 56<sup>th</sup> Avenue between Imboden Road and Pass-Me-By Road; then west of Pass-Me-By Road from E. 56<sup>th</sup> Avenue to the southern border of Adams County.
2. Location: No Medical Marijuana Optional Premises Cultivation Operation shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
3. Location: No Medical Marijuana Optional Premises Cultivation Operation shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
4. Location: No Medical Marijuana Optional Premises Cultivation Operation shall be located within 50 feet of any residentially zoned or used property.

4-18-06

### **RETAIL MARIJUANA CULTIVATION FACILITY**

8. Permitted Zone District: Retail Marijuana Cultivation Facilities are permitted in the C-3, C-4, and C-5 zone districts for dual operations, the I-1, I-2, and I-3 zone districts for stand-alone operations, and the A-3 zone district on parcels of at least 35 acres in size for indoor stand-alone operations west of Imboden Road from the northern border of Adams County south to the intersection of Imboden Road and E. 56<sup>th</sup> Avenue; then south of E. 56<sup>th</sup> Avenue between Imboden Road and Pass-Me-By Road; then west of Pass-Me-By Road from E. 56<sup>th</sup> Avenue to the southern border of Adams County.
9. Location: No Retail Marijuana Cultivation Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.
10. Location: No Retail Marijuana Cultivation Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
11. Location: No Retail Marijuana Cultivation Facility shall be located within 50 feet of any residentially zoned or used property.

4-18-07

**RETAIL MARIJUANA TESTING FACILITY**

1. Permitted Zone District: Retail Marijuana Testing Facilities are permitted in the I-1, I-2, and I-3 zone districts.
2. Location: No Retail Marijuana Testing Facility shall be located within 1,000 feet of any existing public or private elementary, middle, junior high or high school, state-licensed daycare homes and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, park, and public housing facility.

3. Location: No Retail Marijuana Testing Facility shall be located within 100 feet of any existing place of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house or correctional facility.
4. Location: No Retail Marijuana Testing Facility shall be located within 50 feet of any residentially zoned or used property.



## 4-19 **SEXUALLY ORIENTED BUSINESSES**

### 4-19-01 **SEXUALLY ORIENTED BUSINESSES BY ZONE DISTRICT**

A person commits a misdemeanor if he operates or causes to be operated a Sexually Oriented Business outside of the C-4, C-5, I-1, I-2, or I-3 Zone Districts.

### 4-19-02 **MISDEMEANOR OFFENSES**

#### 4-19-02-01 **A PERSON COMMITS A MISDEMEANOR IF HE OPERATES OR CAUSES TO BE OPERATED A SEXUALLY ORIENTED BUSINESS WITHIN FIFTEEN HUNDRED (1,500) FEET OF:**

1. Any church;
2. Any school meeting all requirements of the compulsory education laws of the state;
3. The boundary of any residential district;
4. A dwelling unit (single or multiple);
5. A public park adjacent to any residential district; or
6. Another sexually oriented business.

#### 4-19-02-02 **A PERSON COMMITS A MISDEMEANOR IF HE CAUSES OR PERMITS THE OPERATION, ESTABLISHMENT, OR MAINTENANCE OF MORE THAN ONE SEXUALLY ORIENTED BUSINESS WITHIN THE SAME BUILDING, STRUCTURE, OR PORTION THEREOF.**

### 4-19-03 **MEASUREMENTS AND DISTANCES**

For purposes of this Section, distance between any two (2) sexually oriented businesses or between a sexually oriented business and any church, school, public park, dwelling unit (single or multiple) or residential district shall be measured in a straight line, without regard to intervening structures or objects, from the nearest property line of the property on which the sexually oriented business is conducted, to the nearest property line of the premises of another sexually oriented business, a church, school, or dwelling unit (single or multiple), or the nearest boundary of an affected public park, or residential district.

**4-19-04 NONCONFORMING USE**

1. Any sexually oriented business lawfully operating on February 1994 that is in violation of this Section will be deemed a nonconforming use as provided for in Chapter 5 (Nonconforming Conditions) of these Regulations.
2. A sexually oriented business lawfully operating is not rendered in violation of this Section by the subsequent location of a church, school, dwelling unit (single or multiple), public park, or residential district, within fifteen hundred (1,500) feet of the sexually oriented business.

**4-19-05 THE PROVISIONS OF THIS SECTION REGULATING NUDE MODEL STUDIOS DO NOT APPLY TO:**

1. A college, junior college, or university supported entirely or partly by taxation.
2. A private college or university which maintains and operates, educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or
3. A business located in a structure which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing; and where, in order to participate in a class a student must enroll at least three (3) days in advance of the class; and where no more than one (1) nude model is on the premises at any one (1) time.

## 4-20 SITE DESIGN CONSIDERATIONS

### 4-20-01 LOT DESIGN STANDARDS

#### 4-20-01-01 LOT DIMENSIONS

1. *Lot Dimension to Conform to Zoning:* Lot dimensions shall conform to the requirements of the zone district in which the property is located.
2. *Lot Depth Ratio:* No lot shall have an average depth greater than three (3) times the average width unless the lot width exceeds four-hundred-forty (440) feet.

#### 4-20-01-02 LOT CONFIGURATION

1. *Double Fronting Lots:* Lots with double frontage shall be avoided except where necessary to provide separation of residential development from arterials, to provide ingress and egress in commercial and industrial lots, or to overcome specific disadvantages of topography and orientation. Double frontage lots shall be permitted in rural areas where the lot size is five (5) acres or greater. Access for double fronting lots shall be taken from interior roads not perimeter collectors or arterials.
2. *Flag Lots:* Flag lots shall be allowed in all zone districts, but shall only be used where all other lot alternatives are impractical. If a reasonable development alternative exists, flag lots shall not be utilized even though their use might allow more lots to be created than other alternatives. In addition, no flag lot shall be approved where the flag lot is being used as a means of avoiding the construction of public roads or the extension of utilities. The minimum width of the pole of any flag lot shall be thirty (30) feet where the lot fronts a local road, arterial, or collector or meet the required minimum lot width of the pertinent zone district. The maximum depth of the pole shall be six hundred (600) feet. In all cases where a flag lot fronts a highway, arterial, or collector, only one (1) access shall be approved for every two-hundred-fifty (250) feet of road frontage. Lots shall be required to share access where inadequate frontage exists for multiple accesses to be provided.
3. *Wedge-Shaped Lots:* In the case of irregular or wedge-shaped lots, no lot shall be less than thirty (30) feet in width at the front property line where a lot fronts on a local road, a highway, arterial, or collector or meet the required minimum lot width of the pertinent zone district. The width at the front property line can be reduced to thirty (30) feet where a shared

driveway is provided. In all cases, where a wedge-shaped lot fronts a highway, arterial, or collector, only one access shall be approved for every two-hundred-fifty (250) feet of road frontage. Lots shall be required to share access where inadequate frontage exists for multiple accesses to be provided.

4. *Split Lots*: No single lot shall be divided by a road, alley or other lot without creation of two (2) or more separate lots.
5. *Side Lot Lines*: Side lot lines shall be substantially at right angles or radial to road right-of-way lines or road centerlines.

#### **4-20-02 ACCESS**

##### **4-20-02-01 ACCESS SUBJECT TO APPROVAL**

All accesses are subject to approval of the Director of Public Works or the Colorado Department of Transportation for state highways. In cases where an access point would impede or interfere with the planned traffic flow of a road, or create a traffic hazard, an access permit may be denied.

##### **4-20-02-02 ACCESS DESIGN AND CONSTRUCTION**

All access shall meet the requirements of these standards and regulations.

#### **4-20-03 DRAINAGE**

##### **4-20-03-01 DRAINAGE DEVELOPMENT DESIGN**

All developments shall be designed and constructed in compliance with the drainage criteria listed in Chapter 9 of these regulations.

##### **4-20-03-02 DRAINAGE DESIGN AND CONSTRUCTION PLANS SUBJECT TO APPROVAL**

All drainage plans are subject to approval of the Director of Public Works or Director of Community and Economic Development and are required for any building or other permit. All drainage facilities shall meet the requirements of these standards and regulations.

#### **4-20-04 UTILITIES**

##### **4-20-04-01 UTILITIES SUBJECT TO APPROVAL**

All utility locations and installations are subject to approval by the applicable public agency and/or private utility company. Utilities shall meet the minimum requirements of the utility company and any public agency including but not limited to these standards and regulations.

##### **4-20-04-02 UNDERGROUND UTILITIES**

All site utilities shall be underground.

##### **4-20-04-03 CONNECTION TO EXISTING SYSTEMS**

Utilities shall tie into existing sanitary and storm sewer and water main stubouts, if possible, to avoid disturbance to existing pavement.

##### **4-20-04-04 CUTTING, BACKFILLING, AND PAVING**

Where cuts in existing roads are made for utility work, all cutting, backfilling, and paving shall be done in accordance with the applicable public agency's specifications and procedures. Where a cut is made to a County road, a permit shall be obtained from the Director of Public Works. All cuts to County roads shall be completed in accordance with these standards and regulations.

#### **4-20-05 SITE GRADING**

##### **4-20-05-01 NON-ENGINEERED APPEARANCE**

The aesthetic goal of grading is to imitate natural landforms. Long, monotonous, unchanging slopes with severe breaks in slope have an unnatural, man-made appearance and shall be avoided.

##### **4-20-05-02 GRADE CHANGE DESIGN**

Grade changes shall be designed imaginatively, accenting or de-emphasizing the change in grade as appropriate. Circulation elements, such as trails and sidewalks, can effectively respond to grade conditions by meandering in long gentle curves.

**4-20-05-03 AREA OF SITE GRADING**

The area to be graded shall be kept as small as is practical in order to avoid large undeveloped graded areas. After grading, all areas not to be built within the same construction season shall be revegetated and other erosion control measures taken as appropriate. All revegetation and erosion control measures shall meet the requirements of these standards and regulations and be approved by the Director of Community and Economic Development.

**4-20-05-04 OVERLOT GRADING**

Overlot grading will be done to preserve existing topographic features where possible and to provide positive drainage.

**4-20-05-05 SLOPE STANDARDS**

Unless otherwise specified by these standards and regulations, all site grading shall be designed to meet the following standards:

1. Planting Areas
  - a. Minimum Slope: 2%
  - b. Maximum Slope: 30%
2. Parking Lot Pavement
  - a. Minimum Slope: 2%
  - b. Maximum Slope: 4%
3. Pedestrian Plaza Areas
  - a. Minimum Slope: 1%
  - b. Maximum Slope: 2%
4. Private driveways, public roads, and sidewalks shall comply with the slope requirements outlined in Chapter 7 of these regulations.

**4-20-06 PEDESTRIAN AND BICYCLE AMENITIES**

**4-20-06-01 PEDESTRIAN AND BICYCLE ACCESS TO SITE**

Pedestrian and bicycle access onto the site shall be maximized in all proposed projects. This may be accommodated through the provision of on-site walkways, trails, paths or sidewalks and bike lanes or trails, which originate at the property boundary.

**4-20-06-02 INTERNAL PEDESTRIAN AND BICYCLE CIRCULATION**

Internal pedestrian and bicycle circulation shall be facilitated through appropriately sealed walkways, paths, trails or sidewalks and bike lanes or trails. Special emphasis shall be placed on providing pedestrian and bicycle access to proposed recreational and/or open space areas.

**4-20-06-03 BICYCLE PARKING**

Bicycle parking shall be provided for all commercial development. Bicycle parking areas should be located near structure entries, but should not encroach into pedestrian walkways.

**4-20-06-04 SIDEWALKS**

1. *Minimum Width:* The minimum width of all sidewalks shall be 5½ feet measured from the flowline.
2. *Sidewalk Design and Construction:* Sidewalks shall be designed and constructed in accordance with these standards and regulations.
3. *Open Space Connections:* Sidewalks should occur along roadways and extend into major open space areas.
4. *Sidewalk Maintenance:* The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of curb, gutter, and sidewalk along the right-of-way abutting the property including snow removal for pedestrian access.

**4-20-06-05 BICYCLE PATH OR TRAILS**

1. *Minimum Width:* Bicycle path or trails shall serve both pedestrians and bicycles and shall be at least eight (8) feet wide.
2. *Bicycle Path Design and Construction:* Bicycle paths and trails shall be designed and constructed in accordance with these standards and regulations.
3. *Open Space Connections:* Bicycle paths and trails should occur along roadways and extend into major open space areas.
4. *Bicycle Paths and Trails Maintenance:* The property owner of land abutting a constructed public right-of-way is responsible for construction and maintenance of bicycle trails along the right-of-way abutting the property including snow removal for access.

#### 4-21 OFF-ROAD UTILITY, DUMPSTER, RECYCLING, AND TRASH HANDLING FACILITIES

All off-road utility, dumpster, recycling, and trash handling facilities serving commercial and industrial uses shall meet the following requirements:

1. *Location:* All utilities (including heating and air conditioning units), dumpsters, and trash handling facilities shall be located on the same lot as the use served unless shared facilities are approved by the Community and Economic Development Department. All utility, dumpster, and trash handling facilities including the occupant's recycling facilities shall be completely screened from public view, and from the view of any development on any adjoining property. A wall, solid wood fence, evergreen hedge, earth berm, or any combination thereof shall be provided to obscure these facilities. However, when the service side of the particular facility faces any property line, a wall or solid wood fence with gates or doors must be provided. If shrubs are used as the screening material, they shall be a minimum of five (5) feet in height, spaced no farther than four (4) feet apart. If a wall, solid wood fence, or berm is used as the screening material, its minimum height shall be six (6) inches above the proposed facility.
2. *Recycling Facilities:* Public recycling drop off sites shall be encouraged and are permitted as an accessory use in all nonresidential zone districts. The drop off site shall be kept free of litter, residue and debris by the party responsible for the maintenance and management of the drop off facility. One (1) freestanding or wall sign is allowed up to twenty-five (25) square feet in area upon issuance of a building permit. The drop off site containers must be durable, waterproof, covered and well maintained. The name and phone number of the party responsible for maintenance shall be posted on the container. Containers on the site shall have uniform colors. The Community and Economic Development Department may impose additional conditions if necessary to protect adjacent properties. Setbacks from residentially zoned or used property are not applicable.
3. *Access:* All required dumpster, recycling, and trash handling facilities shall be designed with appropriate means of access to a road or alley in a manner which will least interfere with traffic movement, and which will most facilitate the service of the facilities.
4. *Utilization:* Space allocated to any off-road dumpster and trash handling facilities shall not be used to satisfy the space requirements for off-road parking and/or loading facilities, nor shall any parking or loading spaces be used to satisfy the space requirements for any dumpster or trash handling facility.



## 4-22 ANIMAL KEEPING

### 4-22-01 HOUSEHOLD PETS AND OTHER ANIMALS

Household pets shall be subject to the following limitations:

1. *Allowed:* Household pets shall be allowed as an accessory use in all Agricultural and Residential Zone Districts according to Table 4-22-01-1.
2. *Penned:* Except in agricultural zone districts, all household pets shall be penned or otherwise confined to their owner's property except when on a leash and in the control of the owner. Unconfined animals are a violation of the "Adams County Animal Control Regulations", as adopted September 2, 1992, as amended.
3. *On Agricultural Lands:* The keeping of household pets shall not be regulated in agricultural zone districts of more than thirty-five (35) acres. However, the keeping of more than ten (10) dogs and/or cats, shall conform to the standards listed in Section 4-22-04 for Private Kennels and/or Catteries.
4. *Pigeons:* Pigeons are allowed in Agricultural, Residential Estate, Single-Family Residential, Duplex/Mobile Home, and Multi-Family Zone Districts, in conformance with Table 4-22-01-1 and the standards contained in Section 4-22-03.

### 4-22-02 GUARD DOGS

Guard Dogs, patrolling for the protection of property, shall be allowed in all Commercial and Industrial Zone Districts, subject to the following:

1. *Number of Guard Dogs Permitted:* See the Animal Density Table in Section 4-20 to calculate the number of permitted household pets.
2. *Confinement of Guard Dog(s):* The area being patrolled by a guard dog(s) shall be fenced with a minimum seventy-two (72) inch high chain link or solid screen fence.
3. *Notice of Guard Dog(s):* A sign warning of the presence of said dog(s) stating what hours the dog(s) is on patrol shall be posed in plain view of the public around the perimeter of the fenced area. The sign must also state the name of the owner and the handler of the dog(s), with a phone number where the handler can be reached.
4. *Garbage Disposal:* All animal and food waste shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
6. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.

7. *Care of Animals:* All dogs shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Control.

#### 4-22-03 PIGEON KEEPING

In addition to the limitations imposed by Animal Density Table 4-22-01-1, pigeon keeping shall be required to meet the following standards:

1. *Permitted Number of Pigeons:* See Table 4-22-01-1.
2. *Loft Floor Space:* There shall be at least one (1) square foot of loft floor space for each mature pigeon.
3. *Loft Design:* The pigeon loft shall be of such sufficient size and design, and constructed of such material, it can be easily maintained in a clean and sanitary condition.
4. *Loft Compliance:* The loft shall be in compliance at all times with all applicable Tri-County Health regulations.
5. *Setback from Residential Structure:* The loft shall be set back a minimum of twenty-five (25) feet from any residential structure.
6. *Lot Line Setbacks:* The loft shall be set back from all lot lines in accordance with the accessory setbacks for the zone district in which it is located.
7. *Pigeon Feed:* All pigeon feed shall be stored in such containers as to protect against intrusion by rodents and other vermin.
8. *Pigeon Feeding:* All pigeons shall be fed within the confines of the loft.
9. *Pigeon Release for Flying:* Pigeons will not be released for flying for four (4) hours after feeding.
10. *Pigeon Confinement:* All pigeons shall be confined to the loft, except for limited periods necessary for exercise, training and competition. At no time shall pigeons be allowed to perch or linger on the buildings or property of individuals other than the owner of the pigeons.

#### 4-22-04 PRIVATE KENNELS AND CATTERIES

In all Agricultural, Residential Estate, Single Family Residential, and Duplex/Mobile Home Zone Districts, private kennels and catteries may be maintained according to the following conditions:

1. A Special Use Permit must be obtained unless the use is not regulated (NR) in the Animal Density Table in Table 4-22-01-1.

2. *Permitted Number of Dogs and/or Cats:* See the Animal Density Table in Table 4-22-01-1 to calculate the number of permitted household pets.
3. *Building Permit Required:* A building permit shall be obtained for all kennels, pens, shelters or other similar structures.
4. *Prohibited Animals:* Boarding dogs and/or cats other than those animals owned by the resident and/or owner and immediate family shall be prohibited.
5. **Minimum Space Requirements**
  - a. *Dogs:* Each dog shall be provided a minimum space equal to the following equation:
    - (1) Width of Kennel = Length of dog from nose to base of tail + 2 feet.
    - (2) Length of Kennel = Width of Kennel + 2 feet.
    - (3) Height of Kennel = Head height of dog standing on all four legs + 1 foot.
  - b. *Cats:* Each adult cat shall be provided a minimum of six (6) cubic feet of area. Adult female cats with kittens below three (3) months of age shall be provided with a minimum of eight (8) cubic feet of area.
6. *Garbage Disposal:* All animal and food garbage shall be handled and disposed of in a sanitary manner as approved by Tri-County Health Department.
7. *Pest Control:* Environmental and/or chemical and scientific controls shall be provided for pest control.
8. *Drainage:* Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
9. *Mixing of Dogs and Cats:* Dogs and cats shall not be housed in the same primary enclosure.
10. *Care of Animals:* All dogs and/or cats shall be cared for in a humane and sanitary manner as approved by Adams County Humane Society and Adams County Animal Control.
11. *Other Standards:* All animal keeping shall conform to Section 4-20 of these standards and regulations.

#### 4-22-05 **COMMERCIAL KENNEL AND CATTERIES**

The operation of Commercial kennels and/or catteries is allowed in Agricultural, Commercial and Industrial Zone Districts. Commercial kennels and/or catteries shall not be conducted without first having obtained a conditional use permit and approval of a management plan from the Board of County Commissioners.

1. *Offspring Not Limited:* The total number of dogs and/or cats allowed under the Conditional Use Permit shall not apply to offspring under five (5) months of age, belonging to one of the adult animals.
2. *Management Plan Required:* A management plan detailing how the facility will be operated shall be submitted prior to issuance of a Conditional Use Permit.
3. *Minimum Standards:* In addition to the requirements of Section 4-22-04, commercial kennels shall meet the following minimum standards:
  - a. A washroom consisting of a basin or sink and a lavatory shall be provided to maintain the cleanliness among animal caretakers.
  - b. All breeding and boarding kennel operators shall be licensed by the appropriate governmental authority.
  - c. A person responsible for the commercial kennel or cattery, whether the owner of the facility or an employee, shall reside permanently on the subject property. If a responsible party is not available on site, the kennel shall be posted with the name and phone number of a responsible party.
  - d. Any dwelling unit newly constructed to house the owner or employee shall meet the applicable zone district requirements.
4. *Exemptions:* Those operations exempt from obtaining a conditional use permit shall be as follows:
  - a. A public or private zoological park; or
  - b. A public animal pound; or
  - c. A veterinary hospital operated by a licensed veterinarian; or
  - d. A research institution using animals for scientific research; or
  - e. An animal shelter operated by an organized humane society; or
  - f. A pet shop; or
  - g. A circus.

Although exempt from obtaining a conditional use permit, these operations shall meet all of the requirements for a private kennel as outlined in Section 4-22-04.

**4-22-06 NON-COMMERCIAL ANIMAL FEEDING OPERATION (AFO) AND CONCENTRATED ANIMAL FEEDING OPERATION (CAFO), LIVESTOCK**

The keeping of poultry and/or livestock, except chickens, is only allowed in the Agricultural and Residential Estate Zone Districts. Livestock may be kept on property in the Residential Estate Zone District only if the owner of said livestock resides on the property and is a registered member of a 4-H or FFA or other agricultural education program. This does not apply to horses kept for recreational purposes.

The keeping of non-commercial livestock and poultry, except chickens, is allowed in accordance with Table 4-22-01-1, Tabulation of Animal Unit Densities. The maximum number of allowable livestock per lot does not apply to young animals below weaning age, or six (6) months of age, whichever is less.

On those properties where livestock and poultry, except chickens, are allowed, the following standards shall be observed:

1. *Manure:* All manure shall be removed periodically or incorporated into the soil on a regular basis so the manure does not draw flies, or other insects, or cause obnoxious odors.
2. *Drainage:* Adequate overflow drainage on drinking facilities shall be provided to prevent the saturation of soil on adjacent property. Adequate drainage facilities or improvements shall be constructed to protect any adjacent rivers, streams, or other bodies of water from pollution.
3. *Feed:* Spillage and left-overs from livestock feedings must be removed or so disposed of as to prevent fly, bird, or rodent propagation, or creation of odors.
4. *Pens:* Any new shed, shelter, pen or enclosure for livestock shall not be closer than one hundred (100) feet to any off-property residence or place of business and shall be set back twenty-five (25) feet from the side lot line and fifty (50) feet from the front lot line.
5. *Insects and Rodents:* All sheds or other shelter for livestock shall be kept reasonably free of rodents and insects and shall be kept in good repair.
6. *Fenced:* In subdivided areas, all livestock shall be kept within a fenced area.
7. *Colorado Rules:* Adherence to the Colorado Confined Animal Feeding Regulations, promulgated by the Colorado Department of Public Health and Environment, Water Quality Control Commission.

In agricultural zone districts of greater than thirty-five (35) acres, the number of livestock is not regulated, unless the operation meets the definition of a Livestock Confinement Operation. However, the keeping of such livestock must comply with the performance standards listed above except the keeping of livestock shall be exempt from the manure and feed requirements on parcels greater than thirty-five (35) acres in size.

## 4-22-07 NON-COMMERCIAL ANIMAL FEEDING OPERATION (AFO) AND CONCENTRATED ANIMAL FEEDING OPERATION (CAFO), CHICKENS

### 4-22-07-01 PURPOSE

The purpose of these regulations is to permit limited small animal husbandry uses within residential environments to promote access to fresh food and the associated health benefits as well as encourage sustainability through reduced vehicle trips for food and energy consumption associated with food production. The regulations below are intended to permit the keeping of chickens for household purposes, and not for a profit, while preventing negative impacts associated with this use.

### 4-22-07-02 APPLICABILITY

The keeping of chickens is only allowed as an accessory use with any legal detached, single family residential use, excluding where the single-family residence is a mobile home or as otherwise regulated by State law. Accessory dwelling units are also allowed to keep chickens so long as the cumulative number of chickens on the property does not exceed the allowance. The keeping of chickens is allowed in accordance with Table 4-22-01-1. The maximum number of allowable chickens per lot does not apply to chicks not yet at egg-bearing age, or six (6) months of age, whichever is less.

### 4-22-07-03 PERFORMANCE STANDARDS

1. *Allowed number of chickens:* No more than six (6) domestic chicken hens are permitted per each detached, single family residential use. Three (3) chickens shall equal one (1) household pet.
2. *Shelter Requirements:*
  - a. Type: Chickens must be provided with a covered, predator-resistant shelter structure that is properly ventilated and heated, with nesting boxes, designed to be easily accessed, cleaned and maintained.
  - b. Size: The shelter structure shall provide at least three (3) square feet per chicken. The shelter structure shall not exceed one-hundred twenty (120) square feet.
3. *Perimeter Fencing:*
  - a. In addition to the shelter requirements described above, chickens shall be confined to areas that are fully enclosed with adequate perimeter fencing to prevent the chickens from escaping when not in their shelters, to prevent predators' entry, and from coming into contact with wild ducks, geese or their excrement. Each chicken

- shall be provided at least 10 square feet of area within the perimeter fencing.
- b. Fences required by this subsection shall comply with the provisions of Section 4-07-01-02-02 (Residential Use Fencing, Walls, and Screening) and shall be resistant to predators.
  - c. Adequate fencing material for purpose of this subsection shall include wood, wire and stone. Fencing with openings that would allow chickens to pass through, such as a split rail or wrought iron fence with wide openings, will not be deemed adequate for purposes of this subsection.
4. *Location of Shelter Structures and Perimeter Fences:* Chicken structures and perimeter fencing shall be located in the rear or backyard of the lot as determined by street frontage, and not the orientation of the residence. Chickens shall be kept within such facilities and are not permitted within any other portions of the lot.
  5. *Setbacks:* Neither the shelter structure nor perimeter fencing shall be located less than five (5) feet from any abutting property line.
  6. *Access:*
    - a. During daylight hours, the chickens must have access to the shelter structure, located adjacent to the shelter, which is adequately fenced with perimeter fencing as required by this Section to protect them from predators.
    - b. From dusk till dawn, the chickens must be further protected from predators by being closed inside the shelter structure.

**4-22-07-04 PROVISION OF FOOD, WATER, AND SANITATION**

1. *Water:* Fresh water must be available at all times in adequate receptacles.
2. *Food:* Sufficient nutritive food must be provided daily and must be stored in a resealable, airtight, metal, rodent proof container to discourage attracting mice, rats, and other vermin.
3. *Cleanliness:* The shelter and surrounding area must be kept clean from accumulation of excrement and debris so as to not create a nuisance and be compliant with the County's stormwater regulations.
4. *Compliance with Current Stormwater Regulations:* The use of excrement as applied fertilizer shall only be allowed in conformance with the County's stormwater regulations.

**4-22-07-05 NUISANCE PREVENTION**

1. *Nuisance-Free Facilities As Prerequisite:* A permit to keep chickens within the County shall not be granted or renewed unless the owner or keeper provides facilities which will reasonably assure the Director of Community and Economic Development that the premises will be maintained in a sanitary condition, free from insects and rodents, offensive odors, excessive noise or any other conditions which constitute a public nuisance.
2. *Dust, Odors, and Waste Prohibited:* All coops and runs shall be regularly cleaned and maintained to control dust, odor, and waste and to prevent the facilities from constituting a nuisance, safety hazard, or health problem to surrounding properties. Odors associated with the coop shall be contained within the owner's property boundary.
3. *Slaughtering Prohibited:* The chickens may not be slaughtered by the owner or keeper thereof, except pursuant to the lawful order of State or County health officials or for the purpose of euthanasia when surrendered to a licensed veterinarian.
4. *Disposal:* Dead animal carcasses shall be properly and safely disposed of within 24 hours as recommended by the applicable health department.
5. *Roosters prohibited:* Roosters are not permitted, except where allowed in Agricultural zone districts as described in these regulations.

**4-22-07-06 PERMITTING (ANNUAL REGISTRATION OF USE)**

**4-22-07-06-01 REQUIREMENTS**

1. Any person keeping chickens pursuant to this Section must obtain a permit from the County.
2. The Permit Application shall include:
  - a. A plan or drawing showing the proposed locations of all chicken facilities to be located upon the property for which the permit is requested.
  - b. Details demonstrating the applicant's compliance with the requirements of this Section.
3. No property with outstanding code violations will be issued a permit.
4. Prior to the issuance of a permit, the County may inspect the parcel for which the permit is requested. per
5. A permit issued pursuant to this Section shall allow the keeping of chickens on the specific property identified in the permit. The permit shall be personal to the permittee and is non-transferrable.
6. A permit issued pursuant to this section shall be in effect for twelve (12) months after which the permittee may reapply or will expire.



**4-22-07-06-02 DENIAL OR REVOCATION OF PERMIT**

1. The County may deny or revoke a permit to keep, maintain or possess chickens within the County if determined that any provision of this Section is being violated or if the County finds that maintenance of chicken(s) interferes with the reasonable and comfortable use and enjoyment of property.
2. Removal of Shelter: [Upon] expiration, revocation or denial of a permit, all chicken facilities shall be removed from the property within 14 days of such expiration, revocation or denial.

**4-22-08 KEEPING OF BEES**

**4-22-08-01 PURPOSE**

The purpose of these regulations is to permit limited small animal husbandry uses within residential environments to promote access to fresh food and the associated health benefits as well as encourage sustainability through reduced vehicle trips for food and energy consumption associated with food production. The regulations below are intended to permit beekeeping for household purposes, and not for a profit, while preventing negative impacts associated with this use.

**4-22-08-02 APPLICABILITY**

The keeping of bees is only allowed as an accessory use with any detached, single family residential use, excluding mobile homes. Other accessory uses, such as accessory dwelling units, are also allowed to keep bees so long as the cumulative number of colonies on the property does not exceed the total allowance for the single-family residential use.

**4-22-08-03 DEVELOPMENT REGULATIONS**

**4-22-08-03-01 ALLOWED NUMBER OF BEE COLONIES**

1. No more than two (2) bee colonies are permitted per detached, single family residential use in residential, commercial and industrial zone districts as determined by Table 4-22-01-1. Animal Densities and Uses.
2. Two (2) bee colonies shall equal one (1) household pet.

**4-22-08-03-02 PERFORMANCE STANDARDS**

1. *Type:* Bee colonies must be provided with a predator-resistant structure, or hive, that is properly ventilated and elevated from the ground and designed to be easily accessed, cleaned and maintained.
2. *Size:* The hive shall not exceed eight (8) square feet.
3. *Number:* One (1) colony per hive. A maximum of two (2) hives are allowed, as applicable.
4. *Location:* Bee keeping structures shall be located in the rear or backyard of the lot. They shall not be located between the rear of the dwelling and the front yard lot line.
5. *Orientation:* The entrance/exit of the structure shall be oriented away from the closest adjacent property line(s).
6. *Access:*
  - a. All bee colonies shall be kept in inspectable hives with removable combs.
7. *Setbacks:* The structure shall be setback at least fifteen (15) feet from any abutting property line.
8. *Flyway Barriers:*
  - a. A flyway barrier constructed at least six (6) feet in height around the structure consisting of a fence or vegetation. This barrier must be designed so that the bees are forced to fly at an elevation of at least six (6) feet above the ground level over the property line.
  - b. Fences shall comply with the provisions of Section 4-07-01-02-02 (Residential Use Fencing, Walls, and Screening) of this Code.

**4-22-08-03-03 PROVISION OF FOOD, WATER, AND SANITATION**

1. *Water:* Fresh water must be available at all times in adequate receptacles in order to prevent swarming near water sources where they may cause human, bird or domestic pet interactions.
2. *Cleanliness:* The shelter and surrounding area must be kept clean from colony-produced materials, such as honey, honeycomb and brood comb, and debris so as to not create a nuisance.

**4-22-08-03-04 NUISANCE PREVENTION**

1. *Nuisance-Free Facilities as Prerequisite:* A permit to keep bees within the County shall not be granted unless the owner or keeper provides facilities

which will reasonably assure the Director that the premises will be maintained in a sanitary condition, free from colony-produced materials, such as honeycomb and brood comb, or any other conditions which constitute a public nuisance.

2. *Removal of Materials from the Colony:* Any materials removed from the colony shall be immediately moved away from the colony and enclosed in a bee and predator-proof location that is inaccessible to bees or their predators.
3. *Prohibited Attributes:*
  - a. Aggressive or Africanized bees are not permitted. Africanized, hybrid bee species, *Apis mellifera scutellata*, or bees displaying abnormally aggressive behavior are not permitted.
  - b. Aggressive queens are not permitted. Aggressive queens shall be removed and the colony shall be re-queened with a non-aggressive species.
  - c. Bees not residing in a structure are not permitted. Bee colonies living outside of a designated colony structure as determined by these regulations are not permitted.

#### 4-22-08-04 PERMITTING (ANNUAL REGISTRATION OF USE)

##### 4-22-08-04-01 REQUIREMENTS

Any person keeping bees pursuant to this Section must first have been issued a permit by the County.

1. Permitting is subject to the following requirements:
  - a. The application shall include a plan or drawing showing the proposed locations of all bee facilities to be located upon the property for which the permit is requested.
  - b. Such plan or drawing shall include details demonstrating the applicant's compliance with the requirements of this Section.
  - c. No outstanding code violations exist on the subject property.
2. Prior to the issuance of a permit, the County may inspect the parcel for which the permit is requested.
3. A permit issued pursuant to this Section shall allow the keeping of bees on the specific property identified in the permit. The permit shall be personal to the permittee and is non-transferrable.
4. A permit issued pursuant to this section shall be in effect for twelve (12) months after which the permit will expire unless the permittee reapplies.

**4-22-08-04-02 DENIAL OR REVOCATION OF PERMIT**

1. The County may deny or revoke a permit to keep, maintain or possess bees within the County if it is determined that any provision of this Section is being violated or if the County finds that maintenance of bees interferes with the reasonable and comfortable use and enjoyment of property.
2. *Removal of Colony:* Upon expiration, revocation or denial of a permit, all bees and bee keeping-related facilities shall be removed from the property within 14 days of such expiration, revocation or denial.

**4-22-09 TABULATION OF ANIMAL UNIT DENSITIES**

The types and densities of animals allowed in each zone district are detailed in Table 4-22-01-1. Any combination of allowed animals may be kept, but at no time shall the maximum number of any specific type of animal be exceeded, nor shall the total maximum number of household pets or the total maximum number of livestock be exceeded. Where allowed, the number of livestock is in addition to the number of household pets permitted, and the number of household pets is in addition to the number of livestock permitted.

For animals not listed or not clearly fitting within one (1) or more the categories listed, the Director of Community and Economic Development shall determine in what zone district(s) the animal is allowed and in what lot size categories the keeping of such an animal is appropriate. Should the property owner disagree with the determination of the Director of Community and Economic Development, the matter shall be referred to the Planning Commission for a recommendation to resolve the issue.

The following are acronyms used in Table 4-22-01-1 and their meaning:

NR = Not Regulated

NA = Not Allowed

AC = Acre

CUP = Conditional Use Permit

*Table 4-22-01-1. Animal Densities and Uses\*\* Amended by the BoCC on January 28, 2013*

<b>A-1, A-2 and A-3 AGRICULTURE ZONE DISTRICTS</b>	<b>Up to .50 AC</b>	<b>.50 AC to &lt;1.0 AC</b>	<b>1 AC to 2.0 AC</b>	<b>&gt;2 AC to 5.0 AC</b>	<b>&gt;5 AC to 10 AC</b>	<b>&gt;10 AC to 35 AC</b>	<b>&gt;35 AC</b>
Maximum Number of Household Pets Allowed	10	10	20	20	20	20	NR <sup>1</sup>
Maximum Number of Livestock Units Allowed	NA	4/AC	4/AC	4/AC	4/AC	NR	NR <sup>1</sup>

<i>Type of Animal</i>	<i>Livestock Unit Equivalents</i>	<i>Number of Animals Equivalent to One Livestock Unit</i>	<i>Maximum Number of Animals Per Acre</i>			
			<i>Lot size 0.5 AC to &lt;5.0 AC</i>	<i>Lot size 5 AC to &lt;10 AC</i>	<i>Lot size 10 AC to &lt;35 AC</i>	<i>Lot size 35 AC or greater</i>
Alpacas	1	1	4	4	NR	NR <sup>1</sup>
Beefalo	1	1	4	4	NR	NR <sup>1</sup>
Bees (Colonies)	0.2	5	20	20	NR	NR
Buffalo	1	1	4	4	NR	NR <sup>1</sup>
Cats	1	1	4 <sup>2</sup>	5 <sup>2</sup>	8 <sup>2</sup>	NR <sup>1</sup>
Cattle	1	1	4	4	NR	NR <sup>1</sup>
Chickens (Hens/Roosters)	.02	50	200	200	NR	NR <sup>1</sup>
Chinchillas	.02	50	2	200	NR	NR <sup>1</sup>
Deer	1	1	4	4	NR	NR <sup>1</sup>
Dogs	1	1	4 <sup>2</sup>	6 <sup>2</sup>	8 <sup>2</sup>	NR <sup>1</sup>
Ducks/Geese	.02	50	200	200	NR	NR <sup>1</sup>
Elk	1	1	4	4	NR	NR <sup>1</sup>
Emus	.066	15	60	60	NR	NR <sup>1</sup>
Ferrets	.02	50	200	200	NR	NR <sup>1</sup>
Game Fowl	--	--	NR	NR	NR	NR <sup>1</sup>
Goats	.125	8	32	32	NR	NR <sup>1</sup>
Guinea Pigs	.02	50	200	200	NR	NR <sup>1</sup>
Horses	1	1	4	4	NR	NR <sup>1</sup>
Llamas	1	1	4	4	NR	NR <sup>1</sup>
Mules	1	1	4	4	NR	NR <sup>1</sup>
Ostriches	.066	15	60	60	NR	NR <sup>1</sup>
Peafowl	--	--	See Note 3	NR	NR	NR <sup>1</sup>
Pigeons	--	--	See Note 3	NR	NR	NR <sup>1</sup>
Rabbits	0.08	12.5	See Note 3	50	NR	NR <sup>1</sup>
Sheep	0.25	4	16	16	NR	NR <sup>1</sup>
Swine	0.25	4	16	16	NR	NR <sup>1</sup>
Turkeys	.02	50	200	200	NR	NR <sup>1</sup>
<b>Type of Use</b>						
Private Kennel/Cattery <sup>4</sup>	--	--	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	NR
Commercial Kennel	--	--	See Note 5	See Note 5	See Note 5	See Note 5
LCO	--	--	NA	NA	NA	CUP

**NOTES:**

- <sup>1</sup> The numbers of animals on property over 35 acres in size shall not be regulated, unless the definition of a Livestock and/or Poultry Confinement Operation is met.
- <sup>2</sup> This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.
- <sup>3</sup> Allowed by Special Use Permit.
- <sup>4</sup> Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use by Right.
- <sup>5</sup> Allowed by Conditional Use Permit.

**Chapter 4—Design Requirements and Performance Standards  
Animal Keeping**

December 10, 2019

*Animal Densities and Uses, Cont.*

RE, RESIDENTIAL ESTATE ZONE DISTRICT	<1.0 AC	1 AC to 2.0 AC	>2 AC to 5.0 AC	>5 AC to 10 AC	>10 AC to 35 AC	>35 AC
Maximum Number of Household Pets Allowed	10	20	20	20	30	30
Maximum Number of Livestock Units Allowed	NA	2/AC	2/AC	2/AC	2/AC	2/AC

<i>Type of Animal</i>	<i>Livestock Unit Equivalent s</i>	<i>Number of Animals Equivalent to One Livestock Unit</i>	<i>Lot size &lt;1.0 AC</i>	<i>Lot size 1 AC to 2.0 AC</i>	<i>Lot size &gt;2 AC to 5.0 AC</i>	<i>Lot size &gt;5 AC to 10 AC</i>	<i>Lot size &gt;10 AC to 35 AC</i>	<i>Lot size &gt;35 AC</i>
Alpacas	1	1	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Beefalo	1	1	NA	2/AC	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Bees (Colonies) <sup>7</sup>	0.2	5	NA	5 <sup>3</sup>	5 <sup>3</sup>	5	10	25
Buffalo	1	1	NA	2/AC	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Cats	1	1	3 <sup>2</sup>	4 <sup>2</sup>	4 <sup>2</sup>	5 <sup>2</sup>	5 <sup>2</sup>	5 <sup>2</sup>
Cattle	1	1	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Chickens (Hens/Roosters)	.02	50	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	4/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>
Chickens (Hens) <sup>6</sup>	.02	50	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	4/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>
Chinchillas	.02	50	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	4 <sup>2</sup>	4 <sup>2</sup>	4 <sup>2</sup>
Deer	1	1	NA	2/AC	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Dogs	1	1	2 <sup>2</sup>	3 <sup>2</sup>	3 <sup>2</sup>	4 <sup>2</sup>	4 <sup>2</sup>	5 <sup>2</sup>
Ducks/Geese	.02	50	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	4/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>
Elk	1	1	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Emus	.066	15	NA	5/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>
Ferrets	.02	50	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	5 <sup>2</sup>	5 <sup>2</sup>	5 <sup>2</sup>
Game Fowl	--	--	10 <sup>3</sup>	15 <sup>3</sup>	25 <sup>3</sup>	30	35	40
Goats	.125	8	NA	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>
Guinea Pigs	.02	50	10 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	30 <sup>2</sup>	30 <sup>2</sup>
Horses	1	1	NA	2/AC	2/AC	2/AC	2/AC	2/AC
Llamas	1	1	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Mules	1	1	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>	2/AC <sup>1</sup>
Ostriches	.066	15	NA	2/AC <sup>1</sup>	5/AC <sup>1</sup>	5/AC <sup>1</sup>	5/AC <sup>1</sup>	5/AC <sup>1</sup>
Peafowl	--	--	10 <sup>3</sup>	15 <sup>3</sup>	25 <sup>3</sup>	30	35	40
Pigeons	--	--	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3
Rabbits	0.08	12.5	10 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	20 <sup>2</sup>	30 <sup>2</sup>	30 <sup>2</sup>
Sheep	0.25	4	NA	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>
Swine	0.25	4	NA	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>	4/AC <sup>1</sup>
Turkeys	.02	50	NA	2/AC <sup>1</sup>	2/AC <sup>1</sup>	4/AC <sup>1</sup>	10/AC <sup>1</sup>	10/AC <sup>1</sup>
<i>Type of Use</i>								
Private Kennel/Cattery <sup>4</sup>	--	--	4	22	22	22	22	22
Commercial Kennel	--	--	NA	See Note 5	See Note 5	See Note 5	See Note 5	See Note 5
LCO	--	--	NA	NA	NA	NA	NA	NA

**NOTES:**

- <sup>1</sup> *These livestock are permitted only if the owner or resident is a registered member of a 4-H or FFA or another agricultural educational program.*
- <sup>2</sup> *This animal is considered a “household pet” in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.*
- <sup>3</sup> *Allowed by Special Use Permit.*
- <sup>4</sup> *Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use by Right.*
- <sup>5</sup> *Allowed by Conditional Use Permit.*
- <sup>6</sup> *Detached, Single Family Uses may keep up to six (6) chickens for household purposes in accordance with Section 4-22-07.*
- <sup>7</sup> *Detached, Single Family Uses may keep up to two (two) bee colonies for household purposes in accordance with Section 4-22-08.*

*Animal Densities and Uses, Cont.*

<b>R-1-A, R-1-C, SINGLE FAMILY RESIDENTIAL ZONE DISTRICTS</b>	<b>&lt;1.0 AC</b>	<b>1 AC to 2.0 AC</b>	<b>&gt;2 AC to 5.0 AC</b>	<b>&gt;5 AC to 10 AC</b>	<b>&gt;10 AC to 35 AC</b>	<b>&gt;35 AC</b>
Maximum Number of Household Pets Allowed	10	20	20	20	30	30

<i>Type of Animal</i>	<b>Lot size &lt;1.0 AC</b>	<b>Lot size 1 AC to 2.0 AC</b>	<b>Lot size &gt;2 AC to 5.0 AC</b>	<b>Lot size &gt;5 AC to 10 AC</b>	<b>Lot size &gt;10 AC to 35 AC</b>	<b>Lot size &gt;35 AC</b>
Alpacas	NA	NA	NA	NA	NA	NA
Beefalo	NA	NA	NA	NA	NA	NA
Bees (Colonies) <sup>5</sup>	NA	5 <sup>2</sup>	5 <sup>2</sup>	5	10	25
Burros	NA	NA	NA	NA	NA	NA
Buffalo	NA	NA	NA	NA	NA	NA
Cats	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>	5 <sup>1</sup>	5 <sup>1</sup>
Cattle	NA	NA	NA	NA	NA	NA
Chickens (Hens) <sup>4</sup>	NA	NA	NA	NA	NA	NA
Chickens (Roosters)	NA	NA	NA	NA	NA	NA
Chinchillas	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Deer	NA	NA	NA	NA	NA	NA
Dogs	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Ducks/Geese	NA	NA	NA	NA	NA	NA
Elk	NA	NA	NA	NA	NA	NA
Emus	NA	NA	NA	NA	NA	NA
Ferrets	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Game Fowl	NA	NA	NA	NA	NA	NA
Goats	NA	NA	NA	NA	NA	NA
Guinea Pigs	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Horses	NA	NA	NA	NA	NA	NA
Llamas	NA	NA	NA	NA	NA	NA
Mules	NA	NA	NA	NA	NA	NA
Ostriches	NA	NA	NA	NA	NA	NA
Peafowl	NA	NA	NA	NA	NA	NA
Pigeons	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2
Rabbits	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Sheep	NA	NA	NA	NA	NA	NA
Swine	NA	NA	NA	NA	NA	NA
Turkeys	NA	NA	NA	NA	NA	NA
<i>Type of Use</i>						
Private Kennel/Cattery <sup>2</sup>	4	22	22	22	22	22
Commercial Kennel	NA	NA	NA	NA	NA	NA
LCO	NA	NA	NA	NA	NA	NA

**NOTES:**

<sup>1</sup> This animal is considered a “household pet” in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.

<sup>2</sup> Allowed by Special Use Permit.

<sup>3</sup> Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use by Right.

<sup>4</sup> Detached, Single Family Uses may keep up to six (6) chickens for household purposes in accordance with Section 4-22-07.

<sup>5</sup> Detached, Single Family Uses may keep up to two (two) bee colonies for household purposes in accordance with Section 4-22-08.



*Animal Densities and Uses, Cont.*

<b>R2, DUPLEX ZONE DISTRICT AND MH, MOBILE HOME ZONE DISTRICTS</b>	<b>&lt;1.0 AC</b>	<b>1 AC to 2.0 AC</b>	<b>&gt;2 AC to 5.0 AC</b>	<b>&gt;5 AC to 10 AC</b>	<b>&gt;10 AC to 35 AC</b>	<b>&gt;35 AC</b>
Maximum Number of Household Pets Allowed	8	15	15	15	25	25

<i>Type of Animal</i>						
Alpacas	NA	NA	NA	NA	NA	NA
Beefalo	NA	NA	NA	NA	NA	NA
Bees (Colonies) <sup>6</sup>	NA	NA	NA	NA	NA	NA
Burros	NA	NA	NA	NA	NA	NA
Buffalo	NA	NA	NA	NA	NA	NA
Cats	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Cattle	NA	NA	NA	NA	NA	NA
Chickens (Hens) <sup>5</sup>	NA	NA	NA	NA	NA	NA
Chickens (Roosters)	NA	NA	NA	NA	NA	NA
Chinchillas	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Deer	NA	NA	NA	NA	NA	NA
Dogs	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Ducks/Geese	NA	NA	NA	NA	NA	NA
Elk	NA	NA	NA	NA	NA	NA
Emus	NA	NA	NA	NA	NA	NA
Ferrets	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Game Fowl	NA	NA	NA	NA	NA	NA
Goats	NA	NA	NA	NA	NA	NA
Guinea Pigs	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Horses	NA	NA	NA	NA	NA	NA
Llamas	NA	NA	NA	NA	NA	NA
Mules	NA	NA	NA	NA	NA	NA
Ostriches	NA	NA	NA	NA	NA	NA
Peafowl	NA	NA	NA	NA	NA	NA
Pigeons	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2	See Note 2
Rabbits	2 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	3 <sup>1</sup>	4 <sup>1</sup>	4 <sup>1</sup>
Sheep	NA	NA	NA	NA	NA	NA
Swine	NA	NA	NA	NA	NA	NA
Turkeys	NA	NA	NA	NA	NA	NA
<i>Type of Use</i>						
Private Kennel/Cattery <sup>2</sup>	4	22	22	22	22	22
Commercial Kennel	NA	NA	NA	NA	NA	NA
LCO	NA	NA	NA	NA	NA	NA

**NOTES:**

- <sup>1</sup> This animal is considered a "household pet" in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.
- <sup>2</sup> Allowed by Special Use Permit.
- <sup>3</sup> Maximum allowed by Special Use Permit. The number specified is the maximum additional dogs and/or cats permissible over the number allowed as a Use by Right.
- <sup>4</sup> Within the MH Zone District, the numbers listed above apply to individual mobile home lots or spaces.
- <sup>5</sup> Detached, Single Family Uses may keep up to six (6) chickens for household purposes in accordance with Section 4-22-07.
- <sup>6</sup> Detached, Single Family Uses may keep up to two (two) bee colonies for household purposes in accordance with Section 4-22-08.

*Animal Densities and Uses, Cont.*

<b>R-3, R-4, MULTI-FAMILY ZONE DISTRICTS</b>		
Maximum Number of Household Pets Allowed		5

<i>Type of Animal</i>	
Alpacas	NA
Beefalo	NA
Bees (Colonies) <sup>5</sup>	NA
Buffalo	NA
Burros	NA
Cats	1 <sup>2</sup>
Cattle	NA
Chickens (Hens) <sup>4</sup>	NA
Chickens (Roosters)	NA
Chinchillas	2 <sup>2</sup>
Deer	NA
Dogs	1 <sup>2</sup>
Ducks/Geese	NA
Elk	NA
Emus	NA
Ferrets	2 <sup>2</sup>
Game Birds	NA
Goats	NA
Guinea Pigs	2 <sup>2</sup>
Horses	NA
Llamas	NA
Mules	NA
Ostriches	NA
Peafowl	NA
Pigeons	See Note 3
Rabbits	2 <sup>2</sup>
Sheep	NA
Swine	NA
Turkeys	NA
<i>Type of Use</i>	
Private Kennel/Cattery <sup>4</sup>	NA
Commercial Kennel	NA
LCO	NA

*NOTES:*

- <sup>1</sup> All Restrictions noted in this table are on a “per unit” basis and apply to each individual unit in a multi-family development.
- <sup>2</sup> This animal is considered a “household pet” in this category and the number of animals specified shall be counted toward the maximum number of household pets allowed.
- <sup>3</sup> Allowed by Special Use Permit.
- <sup>4</sup> *Detached, Single Family Uses may keep up to six (6) chickens for household purposes in accordance with Section 4-22-07.*
- <sup>5</sup> *Detached, Single Family Uses may keep up to two (two) bee colonies for household purposes in accordance with Section 4-22-08.*

*Animal Densities and Uses, Cont.*

C-0 THROUGH C-5, COMMERCIAL AND I-1, I-2, AND I-3 ZONE DISTRICTS	<1.0 AC	1 AC to 2.0 AC	>2 AC to 5.0 AC	>5 AC to 10 AC	>10 AC to 35 AC	>35 AC
---------------------------------------------------------------------------	---------	----------------------	-----------------------	----------------------	-----------------------	--------

<i>Type of Animal</i>						
Alpacas	NA	NA	NA	NA	NA	NA
Beefalo	NA	NA	NA	NA	NA	NA
Bees (Colonies) <sup>5</sup>	NA	5	5	10	25	25
Burros	NA	NA	NA	NA	NA	NA
Buffalo	NA	NA	NA	NA	NA	NA
Cats	NA	NA	NA	NA	NA	NA
Cattle	NA	NA	NA	NA	NA	NA
Chickens (Hens) <sup>4</sup>	NA	NA	NA	NA	NA	NA
Chickens (Roosters)	NA	NA	NA	NA	NA	NA
Chinchillas	NA	NA	NA	NA	NA	NA
Deer	NA	NA	NA	NA	NA	NA
Dogs	NA	NA	NA	NA	NA	NA
Dogs, Guard	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>	2 <sup>2</sup>
Ducks/Geese	NA	NA	NA	NA	NA	NA
Elk	NA	NA	NA	NA	NA	NA
Emus	NA	NA	NA	NA	NA	NA
Ferrets	NA	NA	NA	NA	NA	NA
Game Fowl	NA	NA	NA	NA	NA	NA
Goats	NA	NA	NA	NA	NA	NA
Guinea Pigs	NA	NA	NA	NA	NA	NA
Horses	NA	NA	NA	NA	NA	NA
Llamas	NA	NA	NA	NA	NA	NA
Mules	NA	NA	NA	NA	NA	NA
Ostriches	NA	NA	NA	NA	NA	NA
Peafowl	NA	NA	NA	NA	NA	NA
Pigeons	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3	See Note 3
Rabbits	NA	NA	NA	NA	NA	NA
Sheep	NA	NA	NA	NA	NA	NA
Swine	NA	NA	NA	NA	NA	NA
Turkeys	NA	NA	NA	NA	NA	NA
<i>Type of Use</i>						
Private Kennel/Cattery <sup>3</sup>	NA	NA	NA	NA	NA	NA
Commercial Kennel	NA	NA	NA	NA	NA	NA
LCO	NA	NA	NA	NA	NA	NA

**NOTES:**

<sup>1</sup> Non-conforming single-family residences located in these zone districts will be required to conform to the requirements of for the R-1-A and R-1-C Zone Districts.

<sup>2</sup> An additional three (3) guard dogs, over the two (2) allowed as a Use-by-Right, may be allowed by Special Use Permit.

<sup>3</sup> Allowed by Special Use Permit.

<sup>4</sup> Detached, Single Family Uses may keep up to six (6) chickens for household purposes in accordance with Section 4-22-07.

<sup>5</sup> Detached, Single Family Uses may keep up to two (two) bee colonies for household purposes in accordance with Section 4-22-08.

## 4-23 **MANAGEMENT PLANS**

### 4-23-01 **PURPOSE**

Management plans are intended to provide for the long-term maintenance and care of open space and other large tracts of land created through the subdivision or Planned Unit Development process.

### 4-23-02 **APPLICABILITY**

Any subdivision or Planned Unit Development including a conservation area, common open space, agricultural land or tracts that are not building sites, shall include a management plan as part of the Development Agreement and/or Subdivision Improvements Agreement for that project.

### 4-23-03 **PROCESS**

The first application for any sketch plan, preliminary plat or preliminary development plan including conservation area, common open space, agricultural land or tracts that are not building sites, shall include a proposed preliminary management plan. The preliminary plan may be composed of text, graphics and/or photographs and shall include, as a minimum, the following elements:

1. The name of the project;
2. The name, address and phone number of the person preparing the management plan;
3. The name, address and phone number of the person(s) responsible for maintaining the property included in the management plan;
4. The precise, proposed use(s) of the property to be included in the management plan;
5. The goals of the management plan;
6. The legal description of the property included in the management plan;
7. The availability of irrigation water, and if available, the amount of water, the name of the ditch company and the method of delivering the water to the site;
8. A brief narrative describing the methods to be used to control runoff, wind and water erosion, noxious weeds and pests;
9. A description of the current condition of the property, including photographs or other graphic representations of any areas having been identified as needing reclamation, restoration or other special attention;

10. A description by common name and scientific name of any species of plants or animals to be introduced to the site and an explanation of the reasons for such introduction;
11. A description by common name and scientific name of any species of plants or animals to be eliminated from the site, the reasons for such elimination and the timetable for elimination;
12. A plan for financing current improvements;
13. A plan for long term maintenance and monitoring of the property; and
14. A contingency plan for maintenance of the property if irrigation water is removed from the site.

**4-23-04 REVIEW CRITERIA**

The Board of County Commissioners shall consider the following criteria when reviewing a proposed management plan:

1. The proposed management plan includes all the elements described in Section 4-23-03;
2. The management plan provides for best available practices to maintain the property for the uses(s) specified in the management plan;
3. Noxious weeds shall be properly controlled on the property;
4. Wetlands and wildlife habitat included in the property shall be properly protected;
5. An individual or organization is designated to provide an adequate funding mechanism to ensure maintenance and annual monitoring of the property for the life of the project;
6. An adequate mechanism is included in the management plan to keep the County informed of any changes in ownership or responsibility for the management of the property and to report the results of the annual monitoring to the Director of Community and Economic Development; and
7. The contingency plan is adequate to provide for the long-term maintenance of the site if irrigation water is removed from the site or the use of the site changes significantly.

**4-23-05 FINAL APPROVAL**

Final approval of any applicable subdivision or Planned Unit Development by the Board of County Commissioners shall include consideration of the final management plan for the site. The management plan shall be included in the Development Agreement or Subdivision Improvements Agreement for the project.

**4-23-06 AMENDMENTS**

Minor adjustments to management plans may be authorized by the Director of Community and Economic Development upon a finding the original intent and purpose of the management plan is preserved. If the Director of Community and Economic Development determines the adjustments are not minor or they will change the intent and purpose of the original management plan, the plan shall be reviewed by the Board of County Commissioners at a public hearing with notice as required for a final plat.

## 4-24 NONCONFORMING CONDITIONS

### 4-24-01 CONTINUATION OF USE

A nonconforming use may be continued and a nonconforming building may continue to be occupied, except as both of the foregoing are otherwise provided for in Section 4-24.

### 4-24-02 REPAIR, MAINTENANCE AND RECONSTRUCTION OF NONCONFORMING STRUCTURES OR USES

#### 4-24-02-01 MINOR REPAIRS PERMITTED

Minor repairs to and routine maintenance of property where nonconforming conditions exist are permitted and encouraged. Such work may require a building permit.

#### 4-24-02-02 MAJOR REPAIRS REQUIRES ZONING APPROVAL

Major repairs (i.e., work or renovation estimated to cost more than fifty percent (50%) of the market value of the structure to be renovated) may be done only in accordance with a zoning review approval and building permit. Major repair work requires approval by the Director of Community and Economic Development. Major repair work must meet the requirements of Section 4-24-03.

#### 4-24-02-03 DETERMINATION OF THE VALUE OF REPAIRS

In determining the value of repairs for purposes of application of Sections 4-24-02-01 and 4-24-02-02, the following definitions and procedures shall apply:

1. The costs of renovation or repair or replacement shall mean the fair market value of the materials and labor necessary to accomplish the renovation, repair or replacement.
2. The cost of renovation or repair or replacement shall mean the total cost of all intended work. No person may seek to avoid the intent of this Section by doing work incrementally.
3. The market value shall mean either the market value for property for tax purposes, updated as necessary by the increase in the consumer price index since the date of the last valuation, or the valuation determined by an independent qualified appraiser, mutually selected by the Director of



Community and Economic Development and the property owner. A qualified appraiser shall be a Member of the Appraisal Institute (M.A.I.) or an Accredited Rural Appraiser (A.R.A.). If a disagreement concerning the valuation occurs, an appraisal shall be requested by the Director of Community and Economic Development. The property owner shall pay the cost of an appraisal.

#### **4-24-02-04 ZONING REVIEW APPROVAL PROCEDURE AND CRITERIA**

The Director of Community and Economic Development shall approve issuance of a zoning review approval if the Director of Community and Economic Development finds, in completing the renovation, repair or replacement work:

1. No violation of Section 4-24-03 will occur; and
2. The property owner will comply to the extent reasonably possible with all provisions of these standards and regulations applicable to the existing use with the following limitations:
  - a. The property owner shall not lose the right to continue a nonconforming use.
  - b. Compliance with a requirement of these standards and regulations is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure placed on a permanent foundation.

#### **4-24-03 EXTENSION OR ENLARGEMENT OF NONCONFORMING CONDITIONS**

##### **4-24-03-01 NO INCREASE IN NONCONFORMITY**

Except as specifically provided in this Section 4-24-03, no person may engage in any activity causing an increase in the extent of nonconformity of a nonconforming situation. In particular, physical alteration of structures or the placement of new structures on open land is unlawful if such activity results in:

1. An increase in the total amount of space devoted to a nonconforming use; or
2. Greater dimensional nonconformity with respect to restrictions such as setback requirements, height limitations, density requirements; or
3. Increase in exposure to natural or man-made hazards restricting development. Requirements or restrictions of each applicable overlay zone

district must be met prior to allowing any expansion or enlargement of a nonconforming situation.

**4-24-03-02 NONCONFORMING USE MAY BE EXPANDED INTO OTHER PORTIONS OF THE SAME BUILDING**

A nonconforming use may be extended throughout any portion of a completed building which, when the use was made nonconforming, was manifestly designed or arranged to accommodate such use. However, a nonconforming use may not be extended to additional buildings or to land outside the original building.

**4-24-03-03 NONCONFORMING USE MAY NOT BE EXPANDED TO COVER MORE LAND**

A nonconforming use of open land may not be extended to cover more land than was occupied by said use when it became nonconforming.

**4-24-03-04 NONCONFORMING USE MAY BE INCREASED IN INTENSITY**

The volume, intensity, or frequency of use of property where a nonconforming situation exists may be increased and the equipment or processes used at a location where a nonconforming situation exists may be changed if these or similar changes amount only to changes in the degree of activity rather than changes in kind and the increase in activity does not result in a violation of any other provision contained in Section 4-24. In addition, such increases in activity may not violate other requirements of these standards and regulations.

**4-24-03-05 SINGLE-FAMILY HOMES MAY BE EXPANDED**

Any structure used for single family residential purposes and maintained as a nonconforming use may be enlarged or replaced with a similar structure of a larger size, so long as the enlargement or replacement does not create new nonconformities, that is, nonconformities not in existence at the time of such enlargement or replacement, or increase the extent of existing nonconformities with respect to such matters as setback and parking requirements. The intent is to allow, for example, a room addition for a home, which may have a nonconforming setback. Extension of the nonconforming wall would be allowed as long as the degree of setback encroachment was not increased or a new setback encroachment did not occur. Also, this would allow replacement of a home, which is a primary use (and nonconforming) in an industrial zone district.

The replacement or expansion of a single-family residence is subject to the limitations established by Section 4-24-05.

4-24-03-06      **ADMINISTRATIVE REMEDIES FOR EXTENSION OR ENLARGEMENT  
OF NONCONFORMING CONDITIONS**

4-24-03-06-01      ***REQUEST PERMIT OR REZONING***

Those persons owning properties, which have nonconforming uses, may apply for a Special Use Permit, Conditional Use Permit or Rezoning, as appropriate, in an effort to come into compliance with the requirements of these standards and regulations.

4-24-03-06-02      ***REQUEST VARIANCE***

Those persons owning properties with structures or uses with dimensional nonconformities, but a conforming use of land or buildings, may apply to the Board of Adjustment for a variance if they wish to expand or enlarge the structure or use of land.

4-24-03-06-03      ***APPEAL DETERMINATION TO BOARD OF ADJUSTMENT***

Those owners or developers of land who disagree with the interpretation of an administrative official regarding a determination that a nonconforming situation exists may appeal the administrative decision to the Board of Adjustment.

4-24-03-06-04      ***APPEAL TO DISTRICT COURT***

Final decisions of the Board of County Commissioners or Board of Adjustment may be appealed to the District Court in accordance with the provisions of State Statutes.

4-24-03-07      **NONCONFORMING MOBILE HOME PARK**

4-24-03-07-01      ***CONTINUATION OF USE OF EXISTING MOBILE HOMES IN  
A NONCONFORMING MOBILE HOME PARK***

Continued use of those owner-occupied mobile homes existing within a nonconforming mobile home park shall be allowed regardless of whether or not past approval of a building permit or occupancy permit was granted by the County, and regardless of whether or not the mobile home meets the general requirements of the mobile home dwelling zone district, provided the following minimum standards are met:

1. The mobile home remains in its existing location within a nonconforming mobile home park.

2. The mobile home is not subject to a condition which constitutes an immediate public health and/or safety problem for the residents of the mobile home park as determined by the Director of Community and Economic Development. Examples of an immediate public health and safety problems include but are not limited to the following: improper installation of gas lines, unstable blocking or tie downs which could cause the unit to collapse, additions to mobile homes considered dangerous structures under provisions of the County Building Code, mobile homes located in a public right of way, mobile homes located over a slope that is considered unstable or excessively steep, inadequate water pressure for fire protection at a particular mobile home or inadequate access within the nonconforming mobile home park which would hinder the ability to reach a particular mobile home for firefighting purposes, contaminated well water, and blocked or failed individual sewage disposal systems.

**4-24-03-07-02      *RECREATIONAL VEHICLES NOT TO BE USED AS DWELLING UNITS***

Residences, which do not meet the definition of mobile home, but are instead considered recreational vehicles or travel trailers, are not considered to be nonconforming under this provision and are not allowed to be used as dwelling units in nonconforming mobile home parks.

**4-24-03-07-03      *PLACEMENT OR REPLACEMENT OF A MOBILE HOME IN A NONCONFORMING MOBILE HOME PARK***

Placement of a mobile home on a vacant space or replacement of an existing mobile home within a nonconforming mobile home park is allowed under the following conditions:

1. The mobile home park has placed on file with the County the following:
  - a. A complete site plan which establishes the location of mobile home spaces and utility hookups and the total number of mobile home spaces allowed historically.
  - b. A fire protection plan approved by the applicable fire district addressing the following items: adequate water pressure for fire protection, adequate minimum distance for fire hydrants, and adequate access for fire protection purposes.
  - c. Demonstration of adequacy of water and sewer service through approval of the Water and Sanitation District serving the park (or approval of well and individual

sewage disposal systems by the Division of Water Resources and Tri-County Health Department).

- d. No mobile homes within the mobile home park have been determined to be subject to a condition, which constitutes an immediate public health, and/or safety problem for the residents as described in Section 4-24-03-07-01.
  - e. Provision of screening or buffering of adjacent less intense uses if determined necessary by the Director of Community and Economic Development.
2. The new mobile home meets the following placement requirements:
- a. Mobile Home Setbacks
    - (1) *Side Setback*: The minimum required distance between homes, not including any attached structures, is ten (10) feet. The distance between units is measured from the longest dimension side of one unit to the longest dimension side of the other unit.
    - (2) *Rear Setback*: The minimum required distance between homes, not including any attached structures, is six (6) feet. The distance between units is measured from the most narrow dimension side of one unit to the most narrow dimension side of another unit.
    - (3) *Rear to Side Setback*: If the homes are placed such that a most narrow dimension side of one unit is placed in proximity to a longest dimension side of another unit, the setback between these units on those sides, not including any attached structures, is six (6) feet.
    - (4) *Front Setback*: The minimum required distance between a home including any attached structures and the road is three (3) feet.
  - b. Attached or Detached Accessory Structures
    - (1) *Minimum Required Distance Between a Mobile Home and a Detached Accessory Structure*: Three (3) feet from a noncombustible structure and six (6) feet from a combustible structure.
    - (2) *Minimum Required Distance Between a Mobile Home and an Attached Accessory Structure Not Used for Living Quarters on an Adjacent Mobile Home*: Three (3) feet from a noncombustible attached structure and six (6) feet from a combustible attached structure.

- (3) *Minimum Required Distance Between a Mobile Home and an Attached Accessory Structure Used for Living Quarters on an Adjacent Mobile Home:* Ten (10) feet.
- c. *Off Road Parking:* Two (2) off road parking spaces of nine (9) feet by nineteen (19) feet dimensions are provided for each mobile home, unless the road fronting the mobile home is thirty-five (35) feet or more in width, in which case one (1) on road parking space and one (1) off road parking space of nine (9) feet by nineteen (19) feet dimensions per mobile home is required.
- d. *Setbacks from Property Lines:* The minimum required setbacks for those mobile homes placed on spaces adjacent to a property boundary line is five (5) feet. A greater setback may be required in those circumstances where a utility easement exists along the property boundary line. If a utility easement exists along the property boundary line, the setback shall be as established by the utility companies. In no case, can the setback be reduced to less than five (5) feet.
- e. *Minimum Floor Area:* two-hundred-fifty-six (256) square feet.
3. Installation and construction of attached and detached accessory structures are subject to the provisions of the County Building Code.
4. Set up and tie down provisions of the County Building Code and standards for placement of manufactured homes of the mobile home dwelling zone district shall be met.

#### 4-24-04 CHANGE IN USE

##### 4-24-04-01 CHANGE IN USE TO CONFORM TO SECTION 4-24-03

A change in use of property where a nonconforming situation exists may not be made except in accordance with Section 4-24-03.

##### 4-24-04-02 CHANGE IN USE TO CONFORMING USE PERMITTED

If the intended change in use is a principal use permissible in the zone district where the property is located, and if all of the other requirements of these standards and regulations can be complied with, permission to make the change must be obtained in the same manner as permission to make the initial use of a vacant lot. Once conformity with the provisions of these standards and regulations is achieved, the property may not revert to its nonconforming status.

**4-24-04-03 CHANGE IN USE TO CONFORM TO SECTION 4-24-03**

If the intended change in use is to a principal use permissible in the zone district where the property is located, but all of the requirements of these standards and regulations cannot reasonably be complied with, then the change is permissible if the entity authorized to issue a permit for that particular use issues the required permit which would authorize the change. Conditions may be placed on any permit issued in order to mitigate any impact, which would result from not meeting these standards and regulations. This permit may be issued if the permit issuing authority finds, in addition to any other findings which may be required by these standards and regulations, that:

1. The intended change will not result in a violation of Section 4-24-03; and
2. All of the applicable requirements of these standards and regulations can reasonably be complied with will be complied with. Compliance is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure placed on a permanent foundation. In no case may an applicant be given permission to construct a building or add to an existing building if additional nonconformities would be created.

**4-24-04-04 CHANGE IN USE TO CONFORM TO SECTION 4-24-03**

If the intended change in use is to another principal use, which is nonconforming in the zone district in which the property is located, then the change is permissible if the permit issuing authority formally approves the change. Conditions may be placed on any permit issued in order to mitigate any impact, which would result from not meeting these standards and regulations. The permit issuing authority may issue the permit if it finds, in addition to other findings which may be required by these standards and regulations, that:

1. The use requested is one which is permissible in some zone districts with either a zoning review approval and building permit, special use, or conditional use permit;
2. The intended change will not result in a violation of Section 4-24-03;
3. All of the applicable requirements of these standards and regulations, which can reasonably be complied with will be complied with. Compliance is not reasonably possible if compliance cannot be achieved without adding additional land to the lot where the nonconforming situation is maintained or moving a substantial structure placed on a permanent foundation. In no case may an applicant be given permission to construct a building or add to an existing building if additional nonconformities would be created; and

4. The proposed development will have less of an adverse impact on those most affected by it and will be more compatible with the surrounding neighborhood than the use in operation.

**4-24-05 ABANDONMENT OF USE AND DISCONTINUANCE OF NONCONFORMING SITUATION**

If active and continuous operations are not carried on in a nonconforming use during a continuous period of six (6) months, the building, other structure or tract of land where such nonconforming use previously existed shall thereafter be occupied and used only by a conforming use. Intent to resume active operations shall not affect the foregoing. The burden of proof an operation has been continuous rests with the owner or operator of the use. The evidence an operation has been continuous must be clear, indicate that at the specific time in question the use was in operation, and must be conclusive.

**4-24-06 NONCONFORMING LOT**

**4-24-06-01 NONCONFORMING LOTS USING WELL AND SEPTIC**

No lot existing at the time of passage of these standards and regulations or any amendment thereto, shall be required to be reduced or enlarged to conform to the requirements on lot sizes, except those requirements pertaining to the use of individual wells and septic systems.

**4-24-06-02 NONCONFORMING LOTS CREATED PRIOR TO JULY 1, 1972**

On tracts of land in the A-3 and A-2 zone districts created prior to July 1, 1972, which do not meet the minimum lot size requirement, construction of a single-family dwelling shall be allowed subject to the minimum requirements of the A-1 zone district.

**4-24-07 NON-CONFORMING USES, STRUCTURES, AND NATURAL OBJECTS LOCATED WITHIN THE AVIATION INFLUENCE AREA**

This Section shall not be construed to require the removal, or alteration of any lawful constructed building, structure, or use in existence at the time this regulation is adopted. Nor shall this section be construed to require any change in the construction, alteration, or intended use of any structure in cases where a building permit for the construction or alteration of a structure was issued prior to the adoption of this Section.



4-24-07-01 **NON-CONFORMING USES LOCATED IN NOISE OVERLAY**

4-24-07-01-01 ***EXISTING SINGLE-FAMILY HOMES MAY CONTINUE***

Previously approved and lawfully constructed single family homes may continue, but are subject to the provisions regarding enlargement or reconstruction of the single family homes as cited below.

4-24-07-01-02 ***EXISTING UNDEVELOPED LAND ENCOURAGED TO CHANGE USES***

Previously zoned and platted residential areas which are vacant are encouraged to change land uses in order to ensure future compatibility with this overlay zone district.

4-24-07-01-03 ***NEW SINGLE-FAMILY HOMES MAY BE CONSTRUCTED***

New single-family dwellings may be constructed on parcels or lots created prior to the effective date of these standards and regulations, or as allowed by State Statute, or when located on previously zoned and platted residential areas, provided appropriate interior noise level reduction measures are employed during construction.

Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon building permit application.

4-24-07-01-04 ***ENLARGEMENT AND REPLACEMENT OF SINGLE-FAMILY HOMES***

Proposals to enlarge, or reconstruct non-conforming single-family residences must employ interior noise level reduction measures for the structure or portion of the structure subject to the building permit.

Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon building permit application.

4-24-07-01-05      ***ENLARGEMENT AND REPLACEMENT OF NON-RESIDENTIAL STRUCTURES***

Proposals to reconstruct non-conforming office, commercial, or other non-residential structures must employ interior noise level reduction measures for the structure, or portion of the structure occupied by members of the public.

Plans, which illustrate the noise reduction measures that will be employed, must be certified by a registered professional engineer. Issuance of a certificate of occupancy shall remain dependent upon the faithful execution of the certified noise reduction construction plan as submitted upon building permit application.

4-24-07-02      **NON-CONFORMING USES LOCATED OUTSIDE THE NOISE OVERLAY ZONE DISTRICT AND IN THE AVIATION INFLUENCE AREA**

4-24-07-02-01      ***AIRCRAFT ACTIVITY COVENANT WITH DISCLOSURE REQUIRED***

Aircraft Activity Covenant with Disclosure, which acknowledges and permits the creation of noise by aviation operations shall be signed and recorded prior to issuance of a building permit for a residence within the noise overlay zone district.

4-24-07-02-02      ***LIGHTS AND MARKER INSTALLATION***

The owner of any existing nonconforming structure is required to permit the installation, operation, and maintenance of markers and lights as deemed necessary by the aviation authority or operator, to indicate to the operators of aircraft in the vicinity of the aviation facilities the presence of aviation hazards.

---

<sup>i</sup> Adopted by the BOCC on December 16, 2014

# CHAPTER 11—DEFINITIONS

## *Table of Contents*

<b>Chapter 11 —Definitions</b> .....	<b>1</b>
11-01 Rules of Construction.....	1
11-02 Words, Terms or Phrases.....	2
11-02-01 100-year Flood.....	2
11-02-02 100-year Floodplain.....	2
11-02-03 500-year Flood.....	2
11-02-04 500-year Floodplain.....	2
11-02-05 Abandonment of Use.....	3
11-02-06 Access.....	3
11-02-07 Accessory Structure (Or Building).....	3
11-02-08 Accessory Use.....	3
11-02-09 Adjacent Lot.....	3
11-02-10 Adjacent Property Owners (in regard to notification).....	3
11-02-11 Adult Arcade.....	4
11-02-12 Adult Bookstore.....	4
11-02-13 Adult Cabaret.....	4
11-02-14 Adult Motel.....	4
11-02-15 Adult Motion Picture Theater.....	5
11-02-16 Adult Novelty Store.....	5
11-02-17 Adult Theater.....	5
11-02-18 Adult Video Store.....	5
11-02-19 Advertizing Banner.....	6
11-02-20 Affidavit of Correction.....	6
11-02-21 Agriculture (or Farm).....	6

---

<u>11-02-22</u>	<u>Agricultural Business .....</u>	<u>6</u>
<u>11-02-23</u>	<u>Agricultural Support Business and Service Uses .....</u>	<u>6</u>
<u>11-02-24</u>	<u>Agricultural Uses .....</u>	<u>7</u>
<u>11-02-25</u>	<u>Aircraft Activity Covenant with Disclosure .....</u>	<u>7</u>
<u>11-02-26</u>	<u>Airport.....</u>	<u>7</u>
<u>11-02-27</u>	<u>Airport, Landing Strip and Heliport Uses .....</u>	<u>7</u>
<u>11-02-28</u>	<u>Alley .....</u>	<u>7</u>
<u>11-02-29</u>	<u>Amended Plat .....</u>	<u>7</u>
<u>11-02-30</u>	<u>Amusement Center .....</u>	<u>8</u>
<u>11-02-31</u>	<u>Amusement Park .....</u>	<u>8</u>
<u>11-02-32</u>	<u>Animal Feeding Operation (AFO) and Concentrated Animal Feeding Operation (CAFO).....</u>	<u>8</u>
<u>11-02-33</u>	<u>Animal Hospital .....</u>	<u>8</u>
<u>11-02-34</u>	<u>Animal Slaughterhouse.....</u>	<u>9</u>
<u>11-02-35</u>	<u>Animated Sign.....</u>	<u>9</u>
<u>11-02-36</u>	<u>Annual Report, Special Service District .....</u>	<u>9</u>
<u>11-02-37</u>	<u>Applicant .....</u>	<u>9</u>
<u>11-02-38</u>	<u>Appurtenant Facilities .....</u>	<u>9</u>
<u>11-02-39</u>	<u>Aquaculture Facility.....</u>	<u>9</u>
<u>11-02-40</u>	<u>Area of Shallow Flooding .....</u>	<u>10</u>
<u>11-02-41</u>	<u>Area of Special Flood Hazard .....</u>	<u>10</u>
<u>11-02-42</u>	<u>Arterial Street (Including Major and Minor) .....</u>	<u>10</u>
<u>11-02-43</u>	<u>Asphalt Mixing Plants.....</u>	<u>10</u>
<u>11-02-44</u>	<u>Asphyxiation.....</u>	<u>10</u>
<u>11-02-45</u>	<u>Attractive Devices .....</u>	<u>10</u>
<u>11-02-46</u>	<u>Auction .....</u>	<u>10</u>
<u>11-02-47</u>	<u>Auction House.....</u>	<u>11</u>
<u>11-02-48</u>	<u>Auction Yard .....</u>	<u>11</u>
<u>11-02-49</u>	<u>Autoclave .....</u>	<u>11</u>

11-02-50 Automobile Parking Lot..... 11

11-02-51 Automobile Race Drag Strip ..... 11

11-02-52 Automobile Rental (or Leasing) ..... 11

11-02-53 Automobile Sales ..... 12

11-02-54 Automobile Service Stations ..... 12

11-02-55 Auto Towing and Storage Yard..... 12

11-02-56 Average Trip Length ..... 12

11-02-57 Avigation Easement ..... 12

11-02-58 Bakery, Retail..... 12

11-02-59 Bakery, Wholesale ..... 13

11-02-60 Bank ..... 13

11-02-61 Banner ..... 13

11-02-62 Barn..... 13

11-02-63 Base Flood Elevation ..... 13

11-02-64 Beacon ..... 13

11-02-65 Bed and Breakfast Establishments ..... 13

11-02-66 Bee Colony ..... 14

11-02-67 Bee ..... 14

11-02-68 Beehive ..... 14

11-02-69 Berm..... 14

11-02-70 Best Management Practices (BMP)..... 14

11-02-71 Beverage Manufacturing..... 15

11-02-72 Billboard ..... 15

11-02-73 Biosolids..... 15

11-02-74 Board of Adjustment ..... 15

11-02-75 Board of County Commissioners ..... 16

11-02-76 Boarding House ..... 16

11-02-77 Boat Sales..... 16

---

11-02-78	Book Binding .....	16
11-02-79	Broom (or Brush) Manufacturing .....	16
11-02-80	Buffering .....	16
11-02-81	Building Height .....	16
11-02-82	Building Inspector .....	16
11-02-83	Building Material Sales and Storage .....	17
11-02-84	Building Marker .....	17
11-02-85	Building Permit .....	17
11-02-86	Buildout Rate .....	17
11-02-87	Bus Repair and Storage .....	17
11-02-88	Bus Terminal .....	17
11-02-89	Business Park Uses .....	17
11-02-90	Cabinet Shop .....	18
11-02-91	Campgrounds, Commercial .....	18
11-02-92	Canopy Sign .....	18
11-02-93	Capacity .....	18
11-02-94	Car Washing and Waxing .....	18
11-02-95	Carnival .....	19
11-02-96	Cemeteries .....	19
11-02-97	Channel .....	19
11-02-98	Channelization .....	19
11-02-99	Chief Building Official .....	19
11-02-100	Christmas Tree Lot .....	19
11-02-101	Church .....	19
11-02-102	Circus .....	20
11-02-103	Clinic, Medical (or Dental) .....	20
11-02-104	Cold Storage Plant .....	20
11-02-105	Collector Street .....	20

11-02-106 Colorado Discharge Permit System (CDPS) .....20

11-02-107 Combustible .....20

11-02-108 Commercial Composting Operation.....20

11-02-109 Commercial and/or Industrial Complex.....21

11-02-110 Commercial Message .....21

11-02-111 Commercial Retail.....21

11-02-112 Commercial Uses.....21

11-02-113 Commission .....21

11-02-114 Commissioners .....22

11-02-115 Common Plan of Development or Sale .....22

11-02-116 Communications Towers, Commercial .....22

11-02-117 Comparable Basis.....22

11-02-118 Compatible .....22

11-02-119 Concrete Mixing Plant.....22

11-02-120 Conditional Letter of Map Revision (CLOMR) .....22

11-02-121 Conditional Use.....23

11-02-122 Conservation Plan.....23

11-02-123 Conservation Plan Permit .....23

11-02-124 Construction Activities.....23

11-02-125 Construction Trailer.....23

11-02-126 Continuous Sound .....24

11-02-127 Contour Tillage/Contour Farming .....24

11-02-128 Convalescent Home.....24

11-02-129 Convenience Retail Store .....24

11-02-130 Cornice.....24

11-02-131 Crematory .....24

11-02-132 Critical Facility or Critical Facilities .....24

11-02-133 Crop Farm .....28

---

<u>11-02-134</u>	<u>Cul-de-sac.....</u>	<u>28</u>
<u>11-02-135</u>	<u>Culvert.....</u>	<u>28</u>
<u>11-02-136</u>	<u>Curb .....</u>	<u>28</u>
<u>11-02-137</u>	<u>Dairy Farm .....</u>	<u>28</u>
<u>11-02-138</u>	<u>Dairy Products Processing.....</u>	<u>29</u>
<u>11-02-139</u>	<u>Dangerous Trees .....</u>	<u>29</u>
<u>11-02-140</u>	<u>Day.....</u>	<u>29</u>
<u>11-02-141</u>	<u>Day Care Center, Adult.....</u>	<u>29</u>
<u>11-02-142</u>	<u>Day Care Center, Child.....</u>	<u>29</u>
<u>11-02-143</u>	<u>Day Care Home, Adult.....</u>	<u>29</u>
<u>11-02-144</u>	<u>Day Care Home, Child .....</u>	<u>30</u>
<u>11-02-145</u>	<u>Dedication .....</u>	<u>30</u>
<u>11-02-146</u>	<u>Demolition and Construction Debris Landfill.....</u>	<u>30</u>
<u>11-02-147</u>	<u>Density .....</u>	<u>30</u>
<u>11-02-148</u>	<u>Development.....</u>	<u>30</u>
<u>11-02-149</u>	<u>Development Permit .....</u>	<u>30</u>
<u>11-02-150</u>	<u>Developmentally Disabled .....</u>	<u>31</u>
<u>11-02-151</u>	<u>Director of Community and Economic Development.....</u>	<u>31</u>
<u>11-02-152</u>	<u>Director of Public Works .....</u>	<u>31</u>
<u>11-02-153</u>	<u>District Review Team (Special District Service Plan Review) .....</u>	<u>31</u>
<u>11-02-154</u>	<u>Disturbed Area .....</u>	<u>31</u>
<u>11-02-155</u>	<u>Dog Track.....</u>	<u>32</u>
<u>11-02-156</u>	<u>Drive-in Establishment .....</u>	<u>32</u>
<u>11-02-157</u>	<u>Driving Range .....</u>	<u>32</u>
<u>11-02-158</u>	<u>Drug Manufacturing .....</u>	<u>32</u>
<u>11-02-159</u>	<u>Dry Cleaners, Retail.....</u>	<u>32</u>
<u>11-02-160</u>	<u>Dry Cleaning Plant.....</u>	<u>32</u>
<u>11-02-161</u>	<u>Dwelling.....</u>	<u>33</u>



11-02-162	Dwelling, Accessory.....	33
11-02-163	Dwelling, Condominium.....	33
11-02-164	Dwelling, Multi-family.....	33
11-02-165	Dwelling, Single-Family (Attached).....	33
11-02-166	Dwelling, Single-Family (Detached).....	33
11-02-167	Dwelling, Townhouse.....	33
11-02-168	Dwelling, Two-Family.....	34
11-02-169	Dwelling Unit.....	34
11-02-170	Dwelling Unit, Accessory (ADU).....	34
11-02-171	Easement.....	34
11-02-172	Eating Establishment.....	34
11-02-173	Economical Service.....	35
11-02-174	Election Sign.....	35
11-02-175	Electronic Manufacturing.....	35
11-02-176	Electroplating.....	35
11-02-177	Enameling, Lacquering, or Galvanizing of Metal.....	35
11-02-178	Encroachment Lines.....	35
11-02-179	Environmentally Sensitive Areas.....	36
11-02-180	Equal Degree of Encroachment.....	36
11-02-181	Equestrian Arena, Commercial.....	36
11-02-182	Equestrian Arena, Personal.....	36
11-02-183	Erosion.....	36
11-02-184	Erosion Control (EC) Plan.....	37
11-02-185	Erosion and Sediment Control Plan (ESCP).....	37
11-02-186	Essential Facilities.....	37
11-02-187	Establishment.....	37
11-02-188	Event Center.....	37
11-02-189	Evidence.....	38

---

<u>11-02-190</u>	<u>Excavation and Hauling Operation, Major .....</u>	<u>38</u>
<u>11-02-191</u>	<u>Excavation and Hauling Operation, Minor .....</u>	<u>38</u>
<u>11-02-192</u>	<u>Exemption from Platting .....</u>	<u>38</u>
<u>11-02-193</u>	<u>Existing Traffic-Generating Development .....</u>	<u>38</u>
<u>11-02-194</u>	<u>Exotic Animal Farm .....</u>	<u>38</u>
<u>11-02-195</u>	<u>Explosion.....</u>	<u>38</u>
<u>11-02-196</u>	<u>Explosive Manufacturing and Storage .....</u>	<u>39</u>
<u>11-02-197</u>	<u>Explosives .....</u>	<u>39</u>
<u>11-02-198</u>	<u>Extraction and Disposal Uses .....</u>	<u>39</u>
<u>11-02-199</u>	<u>Extraordinary Costs .....</u>	<u>39</u>
<u>11-02-200</u>	<u>FAA Aeronautical Study on Obstructions .....</u>	<u>39</u>
<u>11-02-201</u>	<u>Fact Finding Review .....</u>	<u>39</u>
<u>11-02-202</u>	<u>Family.....</u>	<u>40</u>
<u>11-02-203</u>	<u>Farming .....</u>	<u>40</u>
<u>11-02-204</u>	<u>Farm Machinery Manufacturing and Assembly .....</u>	<u>40</u>
<u>11-02-205</u>	<u>Farm Machinery Sales .....</u>	<u>40</u>
<u>11-02-206</u>	<u>Farm supply Sales .....</u>	<u>40</u>
<u>11-02-207</u>	<u>Feedlots .....</u>	<u>40</u>
<u>11-02-208</u>	<u>Feepayer .....</u>	<u>41</u>
<u>11-02-209</u>	<u>Fence .....</u>	<u>41</u>
<u>11-02-210</u>	<u>Fertilizer manufacturing and processing.....</u>	<u>41</u>
<u>11-02-211</u>	<u>Final Plat .....</u>	<u>41</u>
<u>11-02-212</u>	<u>Final Stabilization.....</u>	<u>41</u>
<u>11-02-213</u>	<u>Financial Institution .....</u>	<u>41</u>
<u>11-02-214</u>	<u>Fire Chief.....</u>	<u>41</u>
<u>11-02-215</u>	<u>Fire District .....</u>	<u>42</u>
<u>11-02-216</u>	<u>Fire Station.....</u>	<u>42</u>
<u>11-02-217</u>	<u>Firewood Sales, Storage, and Splitting.....</u>	<u>42</u>

11-02-218 Fireworks ..... 42

11-02-219 Fireworks Stand ..... 42

11-02-220 Fish Hatchery ..... 42

11-02-221 Flag ..... 42

11-02-222 Flammable Gas ..... 43

11-02-223 Flea Market ..... 43

11-02-224 Flood Control Overlay District Variance ..... 43

11-02-225 Flood Control Regulations Appeal ..... 43

11-02-226 Flood Insurance Rate Map (F.I.R.M.) ..... 43

11-02-227 Flood Insurance Study ..... 43

11-02-228 Flood Hazard Area ..... 43

11-02-229 Flood Hazard Area, Development In A ..... 44

11-02-230 Flood or Flooding ..... 44

11-02-231 Flood Profile ..... 44

11-02-232 Flood Proofing ..... 44

11-02-233 Flood Protection Elevation ..... 44

11-02-234 Flood Storage Area ..... 44

11-02-235 Floodplain ..... 45

11-02-236 Floodplain Administrator ..... 45

11-02-237 Floodway ..... 45

11-02-238 Floor Area, Commercial/Industrial ..... 45

11-02-239 Floor Area, Residential ..... 45

11-02-240 Flour Mill ..... 45

11-02-241 Food Processing and Storage ..... 45

11-02-242 Foster Family Care ..... 46

11-02-243 Forestry and Silviculture ..... 46

11-02-244 Fragile Soils ..... 46

11-02-245 Freestanding Sign ..... 46

---

<u>11-02-246</u>	<u>Frontage Roads .....</u>	<u>46</u>
<u>11-02-247</u>	<u>Funeral Home / Funeral Parlor .....</u>	<u>46</u>
<u>11-02-248</u>	<u>Fur Farm .....</u>	<u>47</u>
<u>11-02-249</u>	<u>Galvanizing of Metal .....</u>	<u>47</u>
<u>11-02-250</u>	<u>Garage, Motor Vehicle Repair and Service .....</u>	<u>47</u>
<u>11-02-251</u>	<u>Garage, Private .....</u>	<u>47</u>
<u>11-02-252</u>	<u>Garage Sale .....</u>	<u>47</u>
<u>11-02-253</u>	<u>Garden Plot .....</u>	<u>47</u>
<u>11-02-254</u>	<u>Gas or Liquified Petroleum Gas Storage .....</u>	<u>47</u>
<u>11-02-255</u>	<u>Gas Migration .....</u>	<u>48</u>
<u>11-02-256</u>	<u>Gas Processing Plant .....</u>	<u>48</u>
<u>11-02-257</u>	<u>Gasoline Service Station .....</u>	<u>48</u>
<u>11-02-258</u>	<u>Golf Course .....</u>	<u>48</u>
<u>11-02-259</u>	<u>Golf, Miniature .....</u>	<u>48</u>
<u>11-02-260</u>	<u>Graffiti .....</u>	<u>48</u>
<u>11-02-261</u>	<u>Grain Elevator .....</u>	<u>49</u>
<u>11-02-262</u>	<u>Grain mill .....</u>	<u>49</u>
<u>11-02-263</u>	<u>Grassed Waterway / Sod Waterway .....</u>	<u>49</u>
<u>11-02-264</u>	<u>Greenhouse .....</u>	<u>49</u>
<u>11-02-265</u>	<u>Gross Usable Area .....</u>	<u>49</u>
<u>11-02-266</u>	<u>Ground Floor Area of Principal Building .....</u>	<u>49</u>
<u>11-02-267</u>	<u>Group Living Facility .....</u>	<u>49</u>
<u>11-02-268</u>	<u>Guard Dogs .....</u>	<u>50</u>
<u>11-02-269</u>	<u>Gun and Archery Range .....</u>	<u>50</u>
<u>11-02-270</u>	<u>Halfway House .....</u>	<u>50</u>
<u>11-02-271</u>	<u>Hazardous Materials .....</u>	<u>50</u>
<u>11-02-272</u>	<u>Hazardous Waste .....</u>	<u>51</u>
<u>11-02-273</u>	<u>Hazardous Waste Disposal Site .....</u>	<u>51</u>

11-02-274	Health Spa .....	51
11-02-275	Heavy Industrial .....	51
11-02-276	Heavy Manufacturing or Processing.....	51
11-02-277	Heavy Retail and Heavy Services .....	52
11-02-278	Heliport.....	52
11-02-279	Hemp Farm .....	53
11-02-280	Hemp manufacturing and extraction.....	53
11-02-281	High Occupancy Building Unit .....	53
11-02-282	High Rise .....	53
11-02-283	Home Occupation .....	53
11-02-284	Horse Trailer Sales and Rental.....	53
11-02-285	Hospital .....	54
11-02-286	Hotel or Motel.....	54
11-02-287	Household Pets.....	54
11-02-288	Illicit / Illegal Discharge .....	54
11-02-289	Impact Fee Administration .....	54
11-02-290	Impervious Area.....	54
11-02-291	Improvement .....	55
11-02-292	Incidental Sign .....	55
11-02-293	Incinerator .....	55
11-02-294	Inclusion.....	55
11-02-295	Increasing the Existing Design Capacity .....	55
11-02-296	Individual Sewage Disposal System.....	55
11-02-297	Indoor Commercial Recreation/Entertainment .....	56
11-02-298	Industrial Uses .....	56
11-02-299	Inert FillMaterial for Grading .....	56
11-02-300	Inert Fill Material for Landfilling .....	56
11-02-301	Infectious Waste .....	57

---

<u>11-02-302</u>	<u>Institutional Care .....</u>	<u>57</u>
<u>11-02-303</u>	<u>Institutional Uses.....</u>	<u>57</u>
<u>11-02-304</u>	<u>Insulation Material Sales and Storage .....</u>	<u>57</u>
<u>11-02-305</u>	<u>International Airport Clear Zone.....</u>	<u>57</u>
<u>11-02-306</u>	<u>Jails and Prisons.....</u>	<u>58</u>
<u>11-02-307</u>	<u>Junk.....</u>	<u>58</u>
<u>11-02-308</u>	<u>Kennel/Cattery, Commercial.....</u>	<u>58</u>
<u>11-02-309</u>	<u>Kennel/Cattery, Private .....</u>	<u>58</u>
<u>11-02-310</u>	<u>Landscape Storage Yard.....</u>	<u>58</u>
<u>11-02-311</u>	<u>Landscaped Area.....</u>	<u>59</u>
<u>11-02-312</u>	<u>Landscaping.....</u>	<u>59</u>
<u>11-02-313</u>	<u>Larger Common Plan of Development or Sale .....</u>	<u>59</u>
<u>11-02-314</u>	<u>Level Of Service.....</u>	<u>59</u>
<u>11-02-315</u>	<u>Letter of Map Revision (LOMR) .....</u>	<u>59</u>
<u>11-02-316</u>	<u>Letter of Map Revision Based on Fill (LOMR-F).....</u>	<u>60</u>
<u>11-02-317</u>	<u>Library, Public .....</u>	<u>60</u>
<u>11-02-318</u>	<u>Light Industrial.....</u>	<u>60</u>
<u>11-02-319</u>	<u>Light Manufacturing or Processing .....</u>	<u>60</u>
<u>11-02-320</u>	<u>Linseed Oil, Shellac, and Turpentine Manufacturing or Refinery .....</u>	<u>61</u>
<u>11-02-321</u>	<u>Livestock and Poultry.....</u>	<u>61</u>
<u>11-02-322</u>	<u>Livestock and Poultry Confinement Operation .....</u>	<u>61</u>
<u>11-02-323</u>	<u>Livestock Unit.....</u>	<u>61</u>
<u>11-02-324</u>	<u>Loading or Unloading Space.....</u>	<u>61</u>
<u>11-02-325</u>	<u>Local Street (Residential or Industrial).....</u>	<u>62</u>
<u>11-02-326</u>	<u>Lodges, Fraternal and Social Organizations.....</u>	<u>62</u>
<u>11-02-327</u>	<u>Lodging, Commercial .....</u>	<u>62</u>
<u>11-02-328</u>	<u>Logistics Center, Heavy .....</u>	<u>62</u>
<u>11-02-329</u>	<u>Logistics Center, Light .....</u>	<u>62</u>

11-02-330 Lot ..... 63

11-02-331 Lot Area ..... 63

11-02-332 Lot, Corner ..... 63

11-02-333 Lot Coverage ..... 63

11-02-334 Lot Depth ..... 63

11-02-335 Lot, Double Frontage ..... 63

11-02-336 Lot, Flag ..... 63

11-02-337 Lot Frontage ..... 64

11-02-338 Lot, Interior ..... 64

11-02-339 Lot Line ..... 64

11-02-340 Lot Lines, Front ..... 64

11-02-341 Lot Lines, Rear ..... 64

11-02-342 Lot Width ..... 64

11-02-343 Lot, Zoning ..... 64

11-02-344 Lowest Floor ..... 65

11-02-345 Lumber Mill ..... 65

11-02-346 Malodorous Condition ..... 65

11-02-347 Major Energy Facilities ..... 65

11-02-348 Major Energy Facility Operation Applicant ..... 65

11-02-349 Major Repairs ..... 66

11-02-350 Major Road System ..... 66

11-02-351 Manufactured Home ..... 66

11-02-352 Manufactured Home Park ..... 66

11-02-353 Manufactured Home Sales Lot ..... 66

11-02-354 Manufactured Home Subdivision ..... 67

11-02-355 Manufacturing, General ..... 67

11-02-356 Manufacturing of Small Components and Instruments ..... 67

11-02-357 Marquee ..... 67

---

<u>11-02-358</u>	<u>Marquee Sign.....</u>	<u>67</u>
<u>11-02-359</u>	<u>Marijuana Establishment.....</u>	<u>67</u>
<u>11-02-360</u>	<u>Massage.....</u>	<u>67</u>
<u>11-02-361</u>	<u>Massage Business.....</u>	<u>68</u>
<u>11-02-362</u>	<u>Massage Therapist.....</u>	<u>68</u>
<u>11-02-363</u>	<u>Material Modification (Special District Service Plans).....</u>	<u>68</u>
<u>11-02-364</u>	<u>Maturity.....</u>	<u>68</u>
<u>11-02-365</u>	<u>Microwave Installation.....</u>	<u>68</u>
<u>11-02-366</u>	<u>Mineral Deposits of Commercial Quantity and Quality.....</u>	<u>69</u>
<u>11-02-367</u>	<u>Mobile Home.....</u>	<u>69</u>
<u>11-02-368</u>	<u>Mobile Home Park.....</u>	<u>69</u>
<u>11-02-369</u>	<u>Moderate Manufacturing or Processing.....</u>	<u>69</u>
<u>11-02-370</u>	<u>Mortuary.....</u>	<u>70</u>
<u>11-02-371</u>	<u>Mosque.....</u>	<u>70</u>
<u>11-02-372</u>	<u>Mover.....</u>	<u>70</u>
<u>11-02-373</u>	<u>Moving and Transfer Company.....</u>	<u>70</u>
<u>11-02-374</u>	<u>Municipal Separate Storm Sewer System (MS4).....</u>	<u>70</u>
<u>11-02-375</u>	<u>Municipal Separate Storm Sewer System (MS4) Permit.....</u>	<u>71</u>
<u>11-02-376</u>	<u>Municipal Separate Storm Sewer System (MS4) Permitted Area, Adams County.....</u>	<u>71</u>
<u>11-02-377</u>	<u>National Flood Insurance Program (NFIP).....</u>	<u>71</u>
<u>11-02-378</u>	<u>National Pollutant Discharge Elimination System (NPDES).....</u>	<u>71</u>
<u>11-02-379</u>	<u>Natural Hazard.....</u>	<u>72</u>
<u>11-02-380</u>	<u>Neighborhood Indoor Uses.....</u>	<u>72</u>
<u>11-02-381</u>	<u>No Till or Slot Planting.....</u>	<u>72</u>
<u>11-02-382</u>	<u>Noncombustible Building Construction.....</u>	<u>72</u>
<u>11-02-383</u>	<u>Nonconforming Conditions.....</u>	<u>72</u>
<u>11-02-384</u>	<u>Nonconforming Lot.....</u>	<u>73</u>
<u>11-02-385</u>	<u>Nonconforming Mobile Home Park.....</u>	<u>73</u>



11-02-386 Nonconforming Sign .....73

11-02-387 Nonconforming Structure .....73

11-02-388 Nonconforming Use .....73

11-02-389 Nonconformity, Dimensional .....73

11-02-390 Nonhazardous Materials .....74

11-02-391 Nonliving Material .....74

11-02-392 Non-Site related improvements .....74

11-02-393 Nude Model Studio .....74

11-02-394 Nudity or State of Nudity .....74

11-02-395 Nurseries .....74

11-02-396 Nursery School .....74

11-02-397 Nursing Home .....75

11-02-398 Obstruction .....75

11-02-399 Off-Premise Advertising Devices .....75

11-02-400 Offending Vegetation .....75

11-02-401 Offices .....75

11-02-402 Off-Site Directional Sign .....76

11-02-403 Off-Street Parking Space .....76

11-02-404 Oil and Gas Facility .....76

11-02-405 Oil and Gas Well Drilling and Production .....76

11-02-406 Open Area .....76

11-02-407 Open Space .....76

11-02-408 Open Space, Active .....77

11-02-409 Operator .....77

11-02-410 Outdoor Advertising Sign .....77

11-02-411 Outdoor Commercial Recreation .....77

11-02-412 Outdoor Concerts and Events .....77

11-02-413 Outdoor Storage .....77

---

<u>11-02-414</u>	<u>Overall Development Plan .....</u>	<u>78</u>
<u>11-02-415</u>	<u>Outdoor Public Uses .....</u>	<u>78</u>
<u>11-02-416</u>	<u>Owner.....</u>	<u>78</u>
<u>11-02-417</u>	<u>Painting and Body Shop .....</u>	<u>78</u>
<u>11-02-418</u>	<u>Parking Garage.....</u>	<u>79</u>
<u>11-02-419</u>	<u>Parking Lot, Commercial.....</u>	<u>79</u>
<u>11-02-420</u>	<u>Parks, Public .....</u>	<u>79</u>
<u>11-02-421</u>	<u>Pawnbroker.....</u>	<u>79</u>
<u>11-02-422</u>	<u>Pawnshops .....</u>	<u>79</u>
<u>11-02-423</u>	<u>Pennant.....</u>	<u>79</u>
<u>11-02-424</u>	<u>Percent of New Trips Factor .....</u>	<u>79</u>
<u>11-02-425</u>	<u>Permanent .....</u>	<u>80</u>
<u>11-02-426</u>	<u>Permanent Grass.....</u>	<u>80</u>
<u>11-02-427</u>	<u>Permanent Monument .....</u>	<u>80</u>
<u>11-02-428</u>	<u>Permanent Structures .....</u>	<u>80</u>
<u>11-02-429</u>	<u>Permit.....</u>	<u>80</u>
<u>11-02-430</u>	<u>Permit Issuing Authority .....</u>	<u>80</u>
<u>11-02-431</u>	<u>Permitted Use .....</u>	<u>81</u>
<u>11-02-432</u>	<u>Person.....</u>	<u>81</u>
<u>11-02-433</u>	<u>Place of Worship.....</u>	<u>81</u>
<u>11-02-434</u>	<u>Plains Area of Adams County .....</u>	<u>81</u>
<u>11-02-435</u>	<u>Planned Unit Development (P.U.D.) .....</u>	<u>81</u>
<u>11-02-436</u>	<u>Planning Commission .....</u>	<u>82</u>
<u>11-02-437</u>	<u>Plat.....</u>	<u>82</u>
<u>11-02-438</u>	<u>Plugging .....</u>	<u>82</u>
<u>11-02-439</u>	<u>Police Station .....</u>	<u>82</u>
<u>11-02-440</u>	<u>Pollutant .....</u>	<u>82</u>
<u>11-02-441</u>	<u>Pollution .....</u>	<u>83</u>

11-02-442 Portable Sign .....83

11-02-443 Post Office .....83

11-02-444 Poultry Farm .....84

11-02-445 Power Plant.....84

11-02-446 Pre-Application Conference (Special District Service Plan Review) .....84

11-02-447 Preschool .....84

11-02-448 Primary Residence.....84

11-02-449 Principal Structure or Use .....84

11-02-450 Private Room .....85

11-02-451 Private Streets .....85

11-02-452 Pro Forma (Special District Service Plan) .....85

11-02-453 Professionally Prepared (Special District Service Plan Review) .....85

11-02-454 Prohibited Animal.....85

11-02-455 Projecting Sign.....86

11-02-456 Public Improvement .....86

11-02-457 Public Service .....86

11-02-458 Public Streets.....86

11-02-459 Public Utility Storage and Yard .....86

11-02-460 Putrescible Waste .....86

11-02-461 Racing Facilities .....86

11-02-462 Radio and TV Broadcasting Station.....87

11-02-463 Radio and TV Tower, Commercial.....87

11-02-464 Railroad Yard .....87

11-02-465 Ranching.....87

11-02-466 Reach.....87

11-02-467 Real Estate Sales Sign .....87

11-02-468 Rear Lot Line .....88

11-02-469 Recreational Vehicle .....88

---

<u>11-02-470</u>	<u>Recyclable Materials.....</u>	<u>88</u>
<u>11-02-471</u>	<u>Recycling Facility.....</u>	<u>88</u>
<u>11-02-472</u>	<u>Redevelopment.....</u>	<u>88</u>
<u>11-02-473</u>	<u>Reduced-till (Minimum-till).....</u>	<u>89</u>
<u>11-02-474</u>	<u>Residence.....</u>	<u>89</u>
<u>11-02-475</u>	<u>Residential Sign.....</u>	<u>89</u>
<u>11-02-476</u>	<u>Residential Uses.....</u>	<u>89</u>
<u>11-02-477</u>	<u>Retail Sales.....</u>	<u>89</u>
<u>11-02-478</u>	<u>Restaurants.....</u>	<u>90</u>
<u>11-02-479</u>	<u>Retirement Home.....</u>	<u>90</u>
<u>11-02-480</u>	<u>Revegetation.....</u>	<u>90</u>
<u>11-02-481</u>	<u>Riding Stable or Academy.....</u>	<u>90</u>
<u>11-02-482</u>	<u>Right-of-way.....</u>	<u>90</u>
<u>11-02-483</u>	<u>Road Capital Improvement.....</u>	<u>90</u>
<u>11-02-484</u>	<u>Roadside Stand.....</u>	<u>91</u>
<u>11-02-485</u>	<u>Rodeo.....</u>	<u>91</u>
<u>11-02-486</u>	<u>Roof Sign.....</u>	<u>91</u>
<u>11-02-487</u>	<u>Rural Street.....</u>	<u>91</u>
<u>11-02-488</u>	<u>Sales and Office Trailer.....</u>	<u>91</u>
<u>11-02-489</u>	<u>Salvage yard.....</u>	<u>91</u>
<u>11-02-490</u>	<u>Sanatorium.....</u>	<u>92</u>
<u>11-02-491</u>	<u>Sanitary Landfill/Solid Waste Disposal.....</u>	<u>92</u>
<u>11-02-492</u>	<u>Savings and Loan Institutions.....</u>	<u>92</u>
<u>11-02-493</u>	<u>Scenic View.....</u>	<u>92</u>
<u>11-02-494</u>	<u>School, College or University.....</u>	<u>92</u>
<u>11-02-495</u>	<u>School, Commercial.....</u>	<u>92</u>
<u>11-02-496</u>	<u>School, Public, Private, and Parochial.....</u>	<u>92</u>
<u>11-02-497</u>	<u>Semi-nude.....</u>	<u>93</u>

11-02-498 Septage.....93

11-02-499 Service Plan.....93

11-02-500 Service Provider, Special District Service Plan .....93

11-02-501 Services .....93

11-02-502 Setback .....93

11-02-503 Setback Line .....94

11-02-504 Settlement.....94

11-02-505 Sewage Sludge.....94

11-02-506 Sexual Encounter Establishment.....94

11-02-507 Sexually Oriented Business.....94

11-02-508 Shooting Range .....94

11-02-509 Shoulder.....95

11-02-510 Side Lot Line .....95

11-02-511 Sidewalk.....95

11-02-512 Sign.....95

11-02-513 Significant Change.....95

11-02-514 Site Plan.....95

11-02-515 Site Related Improvements .....95

11-02-516 Site Selection .....96

11-02-517 Site Specific Development Plan.....96

11-02-518 Sixty (60) Ldn.....96

11-02-519 Sketch Plan.....96

11-02-520 Social Organizations .....96

11-02-521 Sod Farm .....97

11-02-522 Soil Conservation District.....97

11-02-523 Solar Energy System .....97

11-02-524 Solar Energy System, Large-Scale.....97

11-02-525 Solar Energy System, Medium-Scale .....97

---

<u>11-02-526</u>	<u>Solar Energy System, Small-Scale</u>	<u>97</u>
<u>11-02-527</u>	<u>Solid Waste</u>	<u>98</u>
<u>11-02-528</u>	<u>Solid Waste Disposal Site</u>	<u>98</u>
<u>11-02-529</u>	<u>Solid Waste Disposal Site and Facility</u>	<u>98</u>
<u>11-02-530</u>	<u>Special District</u>	<u>98</u>
<u>11-02-531</u>	<u>Special Sign</u>	<u>98</u>
<u>11-02-532</u>	<u>Special Use</u>	<u>98</u>
<u>11-02-533</u>	<u>Specified Anatomical Areas</u>	<u>99</u>
<u>11-02-534</u>	<u>Specified Sexual Activities</u>	<u>99</u>
<u>11-02-535</u>	<u>Standards, Development</u>	<u>99</u>
<u>11-02-536</u>	<u>Standards, Performance</u>	<u>99</u>
<u>11-02-537</u>	<u>Start of Construction</u>	<u>100</u>
<u>11-02-538</u>	<u>Stockyard</u>	<u>100</u>
<u>11-02-539</u>	<u>Storage</u>	<u>100</u>
<u>11-02-540</u>	<u>Storage Area</u>	<u>100</u>
<u>11-02-541</u>	<u>Storage Capacity of a Floodplain</u>	<u>101</u>
<u>11-02-542</u>	<u>Storage Structure</u>	<u>101</u>
<u>11-02-543</u>	<u>Storage Yard</u>	<u>101</u>
<u>11-02-544</u>	<u>Stormwater</u>	<u>101</u>
<u>11-02-545</u>	<u>Stormwater Quality (SWQ) Permit</u>	<u>101</u>
<u>11-02-546</u>	<u>Story</u>	<u>101</u>
<u>11-02-547</u>	<u>Strip Cropping</u>	<u>102</u>
<u>11-02-548</u>	<u>Structure</u>	<u>102</u>
<u>11-02-549</u>	<u>Structure Height</u>	<u>102</u>
<u>11-02-550</u>	<u>Structure, Permanent</u>	<u>102</u>
<u>11-02-551</u>	<u>Subdivider</u>	<u>102</u>
<u>11-02-552</u>	<u>Subdivision</u>	<u>102</u>
<u>11-02-553</u>	<u>Subdivision Improvement Agreement</u>	<u>103</u>

11-02-554 Subject Property ..... 103

11-02-555 Substantial Damage..... 104

11-02-556 Substantial Improvement ..... 104

11-02-557 Substation ..... 104

11-02-558 Sufficient Service (Special District Service Plan Review)..... 104

11-02-559 Suspended Sign..... 104

11-02-560 Synagogue..... 105

11-02-561 Temple ..... 105

11-02-562 Temporary Display Structure ..... 105

11-02-563 Temporary Sign ..... 105

11-02-564 Temporary Stands ..... 105

11-02-565 Temporary Use ..... 105

11-02-566 Terracing..... 105

11-02-567 Textile or Cloth Manufacture..... 105

11-02-568 Theater..... 106

11-02-569 Tillage ..... 106

11-02-570 Timbering and logging ..... 106

11-02-571 Trade Schools..... 106

11-02-572 Topography..... 106

11-02-573 Total Maximum Daily Load (TMDL)..... 106

11-02-574 Traditional Farming ..... 107

11-02-575 Traffic-Generating Development..... 107

11-02-576 Trailer, Truck Sales and Service..... 107

11-02-577 Transfer Station ..... 107

11-02-578 Transmission Lines ..... 107

11-02-579 Transmission Shop ..... 107

11-02-580 Tree farm ..... 108

11-02-581 Trip..... 108

---

<u>11-02-582</u>	<u>Trip, Diverted .....</u>	<u>108</u>
<u>11-02-583</u>	<u>Trip Generation .....</u>	<u>108</u>
<u>11-02-584</u>	<u>Trip, Pass-By .....</u>	<u>108</u>
<u>11-02-585</u>	<u>Truck Stop.....</u>	<u>108</u>
<u>11-02-586</u>	<u>Underground Fuel Storage for Use on the Property .....</u>	<u>108</u>
<u>11-02-587</u>	<u>Universities .....</u>	<u>109</u>
<u>11-02-588</u>	<u>Upholstery Service.....</u>	<u>109</u>
<u>11-02-589</u>	<u>Urban Adams County.....</u>	<u>109</u>
<u>11-02-590</u>	<u>Use.....</u>	<u>109</u>
<u>11-02-591</u>	<u>Use by Right .....</u>	<u>109</u>
<u>11-02-592</u>	<u>Utility Production or Processing Facility.....</u>	<u>109</u>
<u>11-02-593</u>	<u>Vacation Campground .....</u>	<u>110</u>
<u>11-02-594</u>	<u>Vacation of a Plat, Right-of-way, or Public Easement .....</u>	<u>110</u>
<u>11-02-595</u>	<u>Variance .....</u>	<u>110</u>
<u>11-02-596</u>	<u>Vehicle .....</u>	<u>110</u>
<u>11-02-597</u>	<u>Vehicle-Miles of Travel.....</u>	<u>110</u>
<u>11-02-598</u>	<u>Vending / Produce Stand.....</u>	<u>110</u>
<u>11-02-599</u>	<u>Wall Sign.....</u>	<u>111</u>
<u>11-02-600</u>	<u>Warehousing.....</u>	<u>111</u>
<u>11-02-601</u>	<u>Waste Disposal Site.....</u>	<u>111</u>
<u>11-02-602</u>	<u>Waste Impoundment.....</u>	<u>111</u>
<u>11-02-603</u>	<u>Waste Processing Facility.....</u>	<u>111</u>
<u>11-02-604</u>	<u>Water Bodies .....</u>	<u>112</u>
<u>11-02-605</u>	<u>Water and Sewer Treatment Plant .....</u>	<u>112</u>
<u>11-02-606</u>	<u>Water Quality Control Volume (WQCV).....</u>	<u>112</u>
<u>11-02-607</u>	<u>Water Storage.....</u>	<u>112</u>
<u>11-02-608</u>	<u>Water Surface Elevation .....</u>	<u>112</u>
<u>11-02-609</u>	<u>Water Surface Profile.....</u>	<u>112</u>



---

<u>11-02-610</u>	<u>Watercourse.....</u>	<u>112</u>
<u>11-02-611</u>	<u>Waters of the State of Colorado .....</u>	<u>113</u>
<u>11-02-612</u>	<u>Welding Shop.....</u>	<u>113</u>
<u>11-02-613</u>	<u>Wholesaling .....</u>	<u>113</u>
<u>11-02-614</u>	<u>Window Sign.....</u>	<u>113</u>
<u>11-02-615</u>	<u>Xeriscape .....</u>	<u>113</u>
<u>11-02-616</u>	<u>Yard Sale .....</u>	<u>114</u>
<u>11-02-617</u>	<u>Zoning Review .....</u>	<u>114</u>



## Chapter 11—DEFINITIONS

### 11-01 RULES OF CONSTRUCTION

This chapter contains definitions of words, terms, and phrases used in these standards and regulations.

The following rules of construction apply:

1. All words, terms, and phrases shall be construed and understood according to the common and approved usage of the language, unless otherwise defined;
2. Words, terms, and phrases used in the present include the future tense, and words, terms, and phrases used in the future tense include the present tense;
3. The word “shall” is mandatory;
4. The word “may” is permissive;
5. Words, terms, and phrases used in the singular include the plural, and words, terms, and phrases used in the plural include the singular; and
6. Words, terms, and phrases used in the masculine include the feminine, and words, terms, and phrases in the feminine include the masculine.

## 11-02 **WORDS, TERMS OR PHRASES**

The following listed words, terms, or phrases are defined as follows.

### 11-02-01 **100-YEAR FLOOD**

A flood having a recurrence interval that has a one-percent chance of being equaled or exceeded during any given year (1-percent-annual-chance-flood). The terms "base flood", "one-hundred-year flood" and "one percent chance flood" are synonymous with the term "100-year flood." The term does not imply that the flood will necessarily happen once every one hundred years.

\*Adopted by the BOCC on June 27, 2011.

### 11-02-02 **100-YEAR FLOODPLAIN**

The area of land susceptible to being inundated as a result of the occurrence of a one-hundred-year flood.

\*Adopted by the BOCC on June 27, 2011.

### 11-02-03 **500-YEAR FLOOD**

A flood having a recurrence interval that has a 0.2-percent chance of being equaled or exceeded during any given year (0.2-percent-chance-annual-flood). The term does not imply that the flood will necessarily happen once every five hundred years.

\*Adopted by the BOCC on June 27, 2011.

### 11-02-04 **500-YEAR FLOODPLAIN**

The area of land susceptible to being inundated as a result of the occurrence of a five-hundred-year flood.

\*Adopted by the BOCC on June 27, 2011.

**11-02-05 ABANDONMENT OF USE**

If active and continuous operations are not carried on in a nonconforming use during a continuous period of six months, the building, other structure or tract of land where such nonconforming use previously existed shall thereafter be occupied and used only for a conforming use. Intent to resume active operations shall not affect the forgoing. The burden of proof that an operation has been continuous rests with the owner or operator of the use. The evidence an operation has been continuous must be clear, indicate at the specific time in question the use was in operation, and must be conclusive.

**11-02-06 ACCESS**

Provision for the passage of vehicles by a public or private street, or by a driveway connected to a public or private street, such that delivery of people, goods, and services is possible to individual properties or buildings.

**11-02-07 ACCESSORY STRUCTURE (OR BUILDING)**

An ancillary or subordinate structure which the use of is incidental to and customary in connection with the principal building or use and which is located on the same zoning lot as the principal building or use.

**11-02-08 ACCESSORY USE**

A subordinate use, which is incidental and customary in connection with the principal building or use and is located on the same zoning lot as the principal building or use.

**11-02-09 ADJACENT LOT**

A lot or parcel of land, which shares all, or part of a common lot or property line with another lot.

**11-02-10 ADJACENT PROPERTY OWNERS (IN REGARD TO NOTIFICATION)**

Lots containing existing residences, grounds, or other types of structures located on the same street frontage as the subject lot and is located within one- hundred-fifty (150) feet of the opposite side of the street for an equal

distance. If there are no structures within this area, structures within a distance of five hundred (500) feet from all property lines will be considered adjacent properties.

**11-02-11 ADULT ARCADE**

An establishment where one (1) or more still or motion picture projectors, slide projectors, or other image producing machines, for viewing by five (5) or fewer persons each, are used to show films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical area”.

**11-02-12 ADULT BOOKSTORE**

See “Adult Novelty Store”.

**11-02-13 ADULT CABARET**

A nightclub, bar, restaurant “pop shop”, or similar commercial establishment which features: (a) persons who appear nude or in a state of nudity or seminude; (b) live performances which are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities”, or films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas”.

**11-02-14 ADULT MOTEL**

A motel, hotel or similar commercial establishment which: (a) offers public accommodations and provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas” and which advertises the availability of this sexually -oriented type of material by means of a sign visible from the public right-of-way, or by means of any off-premises advertising including, but not limited to, newspapers, magazines, pamphlets or leaflets, radio or television, or (b) offers a sleeping room for rent for a period of time of less than ten (10) hours, or allows a tenant or occupant to sub-rent a sleeping room for a time period of less than ten (10) hours.

**11-02-15 ADULT MOTION PICTURE THEATER**

A commercial establishment where films, motion pictures, video cassettes, slides or similar photographic reproductions depicting or describing “specified sexual activities” or “specified anatomical areas” are regularly shown.

**11-02-16 ADULT NOVELTY STORE**

A commercial establishment which: (a) devotes a significant or substantial portion of its stock-in-trade or interior floor space to; (b) receives a significant or substantial portion of its revenues from; or (c) devotes a significant or substantial portion of its advertising expenditures to the promotion of: the sale, rental or viewing of books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes, slides, or other visual representations which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical area”.

An establishment may have other principal business purposes that do not involve the offering for sale, rental or viewing of materials depicting or describing “specified sexual activities” or “specified anatomical areas”, and still be categorized as an adult bookstore, adult novelty store, or adult video store. Such other business purposes will not serve to exempt such establishment from being categorized as an adult bookstore, adult novelty store or adult video store so long as the provisions of the first paragraph of this section are met.

**11-02-17 ADULT THEATER**

A theater, concert hall, auditorium, or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by exposure of “specified anatomical area” or by “specified sexual activities.”

**11-02-18 ADULT VIDEO STORE**

See “Adult Novelty Store”.

**11-02-19 ADVERTIZING BANNER**

An Advertising Banner is an ‘off-premise sign’, horizontal to the ground and of sufficient size to be seen by air passengers either landing or departing Denver International Airport or other areas near commercial airports as approved by the Board of County Commissioners. It must not be legible to the general public at ground level and is solely intended to be viewed by air passengers. All Advertising Banners shall meet the standards contained in this Section 4-16.

**11-02-20 AFFIDAVIT OF CORRECTION**

A recorded document correcting minor changes and/or errors in a recorded plat such as boundary, directional or distance mistakes.

**11-02-21 AGRICULTURE (OR FARM)**

The use of land for agricultural purposes, including farming, dairying, floriculture, horticulture pasturage, viticulture, grazing, animal and poultry husbandry, and the necessary accessory uses for packing, treating, storing, and shipping of farm products.

**11-02-22 AGRICULTURAL BUSINESS**

This use category includes: dairies, poultry farms, fur farms, exotic animal farms, and animal confinement operations.

**11-02-23 AGRICULTURAL SUPPORT BUSINESS AND SERVICE USES**

This use category includes business or commercial uses operated primarily for the support of agricultural needs, which may consist of products, materials, and equipment servicing and sales; storage or processing of agricultural products or animals; veterinary services; or technical support services. Examples include, but are not limited to, farm machinery sales and service, farm supply sales, and underground fuel storage for use on the property.



**11-02-24 AGRICULTURAL USES**

Agricultural uses include agricultural support businesses and services; agricultural business; equestrian arena, commercial; equestrian arena, personal; farming; nurseries; and ranching.

**11-02-25 AIRCRAFT ACTIVITY COVENANT WITH DISCLOSURE**

A covenant signed by landowner(s) and recorded at the Office of the Adams County Clerk and Recorder to notify present and future landowners of the aircraft flight activity that will occur in the airspace above the property.

**11-02-26 AIRPORT**

A facility, which provides space for aircraft to take off and land usually equipped with a control tower, hangars, and accommodations for passengers and cargo.

1. Private: Airport used for an individual or corporate private use and is not open to the public.
2. Public: Airport open to the general public.

**11-02-27 AIRPORT, LANDING STRIP AND HELIPORT USES**

This use category includes: all airports, as well as landing strips and heliports, including those for private use including those used by ultra-light aircraft.

**11-02-28 ALLEY**

A public or private thoroughfare that affords only a secondary means of access to an abutting property and primarily used to provide vehicular access to the rear or side of properties.

**11-02-29 AMENDED PLAT**

A plat which contains modifications to an existing approved and recorded plat which do not significantly affect the land use of an area and/or are technical in nature as determined by the Director of Community and Economic Development, which does not involve the construction of public improvements, or an increase in density in a subdivision. Amended Plats

may be processed under the terms of either a Major or Minor Subdivision, subject to the terms of Chapter 2.

**11-02-30 AMUSEMENT CENTER**

A commercial establishment with three (3) or more machines of amusement.

**11-02-31 AMUSEMENT PARK**

An outdoor commercial establishment, which may include structures where there are various devices for entertainment, including rides, booths for the conduct of games or sale of items, and structures for shows and entertainment.

**11-02-32 ANIMAL FEEDING OPERATION (AFO) AND CONCENTRATED ANIMAL FEEDING OPERATION (CAFO)**

An operation for the growing, feeding, and fattening of livestock and/or poultry for commercial purposes, where:

1. The animals are confined within a closed structure and/or the animals are kept within permanent corrals, pens, or yards;
2. Food is supplied by means other than grazing, foraging, or other natural means; and
3. These animals have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) consecutive days or more in any twelve (12) month period.

A CAFO is a large or medium AFO, as defined by the United States Environmental Protection Agency, National Pollutant Discharge Elimination System (NPDES) regulations.

**11-02-33 ANIMAL HOSPITAL**

An establishment for the care of sick or injured animals. Such facilities may include veterinarian offices, administrative offices, space for examination, surgery, recovery, and may include boarding of animals while under treatment, but does not include animal boarding generally.

**11-02-34 ANIMAL ~~SLAUGHTERHOUSE~~SLAUGHTERHOUSE**

An establishment or area for the purpose of slaughtering animals for commercial purposes.

**11-02-35 ANIMATED SIGN**

Any sign or part of a sign which changes physical position by any rotation or which gives the visual impression of such movement or rotation through special effects including, but not limited to, lights.

**11-02-36 ANNUAL REPORT, SPECIAL SERVICE DISTRICT**

An annual report requiring certain information about a Special District required to be submitted each year at the request of the Adams County Community and Economic Development Department.

**11-02-37 APPLICANT**

A person submitting an application for permit or approval, and may be referred to as the *Permittee*.

**11-02-38 APPURTENANT FACILITIES**

Any buildings, structures, or other property, which are clearly essential to, and customarily found in connection with major energy facilities at the site of the major facility, excluding the federal government and its agencies.

**11-02-39 AQUACULTURE FACILITY**

Any structure, lake, pond, tank, tanker truck, or the like used or intended to be used for the controlled propagation, growth, and harvest of cultured aquatic stock including, but not limited to, fish and other aquatic vertebrates, mollusks, crustaceans, and algae and other aquatic plants. This definition includes fish hatcheries.

**11-02-40 AREA OF SHALLOW FLOODING**

An area of shallow, indeterminate flooding not related to the flood profile where a clearly defined channel does not exist and the path of flooding is unpredictable and indeterminate and velocity flow may be evident.

**11-02-41 AREA OF SPECIAL FLOOD HAZARD**

The land located within the area subject to a one (1) percent or greater chance of flooding in any given year.

**11-02-42 ARTERIAL STREET (INCLUDING MAJOR AND MINOR)**

A street that has limited access control designed to provide continuity throughout the metropolitan area. An arterial street may form boundaries for neighborhoods, may have signals at major intersections, and may have limited access. Intersections occur at grade, and in some cases, direct access to abutting property is provided. However, access should be limited to allow for more efficient traffic flow.

**11-02-43 ASPHALT MIXING PLANTS**

An industrial establishment or plant where gravel or sand are combined with a mixture of bitumens to create a substance for paving, roofing, and waterproofing.

**11-02-44 ASPHYXIATION**

Death caused by exposure to an atmosphere with less than 10% oxygen.

**11-02-45 ATTRACTIVE DEVICES**

Any device intended to attract attention including, but not limited to fixed aerial displays, balloons, pennants, strings of flags, streamers, devices affected by the movement of the air, devices utilizing light or sound, or inflatable or inflated devices.

**11-02-46 AUCTION**

A sale at which property or goods are sold to the highest bidder.

**11-02-47 AUCTION HOUSE**

A completely enclosed commercial establishment at which an auction takes place, excluding the sale of livestock.

**11-02-48 AUCTION YARD**

A commercial establishment or area at which an auction takes place at which livestock sale rings are permitted.

**11-02-49 AUTOCLAVE**

A pressurized, steam heated vessel used for sterilization.

**11-02-50 AUTOMOBILE PARKING LOT**

An area used for parking of motor vehicles.

1. Accessory: A parking lot associated with a residential or nonresidential building or use which is primarily for the use of residents living in the development or their guests or for the use of customers or employees of a nonresidential building.
2. Commercial: A parking lot, which is not associated with either a particular residential or nonresidential development but is made available for parking by the general public for a fee.

**11-02-51 AUTOMOBILE RACE DRAG STRIP**

A paved strip or race course where automobile drag races are held.

**11-02-52 AUTOMOBILE RENTAL (OR LEASING)**

A commercial establishment offering the temporary use of automobiles or trucks in exchange for payment. Such establishments may include office space, parking areas for rental vehicles, parking areas for customers and employees, and servicing and repair facilities, but shall not include facilities for bodywork, painting, or restoration.

**11-02-53 AUTOMOBILE SALES**

The use of any structure or land for a business involving the sale of new or used motor vehicles and recreational vehicles. Such establishments may include office space, parking lots for the display and storage of vehicles available for sale, parking areas for customers and employees, vehicle repair facilities, facilities for bodywork, painting, or restoration, and sale of parts.

**11-02-54 AUTOMOBILE SERVICE STATIONS**

This use category includes gas stations, car washes, and convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.

**11-02-55 ~~AUTO TOWING AND STORAGE YARD~~ AUTO TOWING AND STORAGE YARD**

A parcel of land used for the temporary storage of vehicles which have been towed by a towing company or for impounded vehicles, but which does not include permanent vehicle storage or dismantling of vehicles.

**11-02-56 AVERAGE TRIP LENGTH**

The average length in miles of trips on the County's major road system.

**11-02-57 AVIGATION EASEMENT**

A right generally established by deed or recorded plat to permit the unobstructed passage of all aircraft to an infinite height, together with the right to cause in all airspace above the surface of the grantor's property such noise, frequent overflights, vibrations, fumes, dust, fuel particles, radio energy emissions, and all other effects that may be caused by the operation of aircraft landing, or taking off, or operating at an aviation facility.

**11-02-58 BAKERY, RETAIL**

A structure, room, or place used for making, preparing, or baking, bread, biscuits, pastry, cakes, doughnuts, crullers, noodles, macaroni, or spaghetti to be sold on-premises at retail and consumed on or off premises.

**11-02-59 BAKERY, WHOLESALE**

A structure, room, or place used for making, preparing, or baking, bread, biscuits, pastry, cakes, doughnuts, crullers, noodles, macaroni, or spaghetti to be sold on or off premises at wholesale and consumed off premises.

**11-02-60 BANK**

See “Financial Institution”.

**11-02-61 BANNER**

Any sign of lightweight fabric or similar material that is mounted to a pole or a structure.

**11-02-62 BARN**

An accessory building associated with agricultural zoning or use.

**11-02-63 BASE FLOOD ELEVATION**

The elevation shown on a FEMA Flood Insurance Rate Map for Zones AE, AH, A1-A30, AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO, V1-V30, and VE that indicates the water surface elevation resulting from a flood that has a one percent chance of equaling or exceeding that level in any given year.

\*Adopted by the BOCC on June 27, 2011.

**11-02-64 BEACON**

Any light with one (1) or more beams directed into the atmosphere or directed at one (1) or more points not on the same lot as the light source; also, any light with one (1) or more beams that rotate, flash or move.

**11-02-65 BED AND BREAKFAST ESTABLISHMENTS**

This use category includes all residential structures used for commercial lodging purposes occupied by either an owner or resident manager.

**11-02-66 BEE COLONY**

A community of live bees having a queen, some thousands of workers, and, during part of the year, a number of drones who live together as one (1) family in a hive and all the offspring, inputs and byproducts, including comb(s), honey, pollen, and brood.

**11-02-67 BEE**

Any stage of the domestic honeybee, *Apis Mellifera*, species.

**11-02-68 BEEHIVEBEEHIVE**

Structure intended for the housing of a bee colony usually composed of brood frame(s) and attached bees that are also used to create a new bee colony.

**11-02-69 BERM**

A mound of soil, either natural or manmade, used to obstruct views or direct the flow of stormwater.

**11-02-70 BEST MANAGEMENT PRACTICES (BMP)**

Technique, process, activity, schedule of activities, control measures, structures, prohibitions of practices, maintenance procedures, and other management practices utilized during construction or post-construction to prevent, reduce or eliminate pollution or degradation of Waters of the State to the maximum extent practicable based on available technology and economically practicable solutions that are achievable in light of best industry practices. BMPs can be temporary or permanent. BMPs can also be structural (engineered structures designed to treat runoff) or non-structural (source control practices).

Structural BMPs are designed to manage or treat stormwater runoff before it reaches a waterway, pond or lake. Examples of construction structural BMPs include, but are not limited to; silt fence, inlet protection, sediment basins, extended detention basins, etc.

Non-structural BMPs focus on management of pollutants at their source by minimizing exposure to runoff, rather than treating runoff in constructed facilities. Non-structural BMPs are used as source controls. Examples of construction non-structural BMPs include, but are not limited to;



construction phasing, good housekeeping practices, spill prevention and response, employee education and training, mulch and seeding, soil roughening, vegetation buffers, operation and maintenance procedures to control site runoff, spills, sludge, waste, and drainage from raw material storage, etc.

BMPs must be selected for the specific activity and applicable pollutant source, designed, installed, implemented prior to the start of the activity to control potential pollutants, and maintained in effective operating condition in accordance with good engineering, hydrologic, and pollution control practices.

#### **11-02-71 BEVERAGE MANUFACTURING**

An establishment or area for the purpose of manufacturing beverages, excluding alcoholic beverages.

#### **11-02-72 BILLBOARD**

A permanent large sign characterized by a single or double sign face structure to direct attention to a business, commodity, service, activity or product sold, conducted, or offered off the premises where such sign is located. The owner of the sign usually sells use of the sign to an advertiser on a time-contract basis.

#### **11-02-73 BIOSOLIDS**

The accumulated treated residual product resulting from a domestic wastewater treatment works. Biosolids does not include grit or screenings from a wastewater treatment works, commercial or industrial sludges (regardless of whether the sludges are combined with domestic sewage), sludge generated during treatment of drinking water, or domestic or industrial septage.

\*Adopted by the BOCC on December 13, 2010.

#### **11-02-74 BOARD OF ADJUSTMENT**

The Board of Adjustment of Adams County.

**11-02-75 BOARD OF COUNTY COMMISSIONERS**

The Board of County Commissioners of Adams County.

**11-02-76 BOARDING HOUSE**

A structure where lodging and/or meals are offered for a fee, and where the length of residence may continue for an extended period of time, as distinguished from a motel or hotel.

**11-02-77 BOAT SALES**

A commercial establishment or area for the purpose of boat sales.

**11-02-78 BOOK BINDING**

An industrial establishment or area for the purpose of binding books.

**11-02-79 BROOM (OR BRUSH) MANUFACTURING**

An industrial establishment or area for the purpose of manufacturing brooms and/or brushes.

**11-02-80 BUFFERING**

Buffering shall mean the installation of plant materials, fencing, or landforms (or a combination of these measures), between two (2) or more properties which inhibits visibility and/or mitigates the transmission of noise, dust, lights, and other nuisances from one property to another.

**11-02-81 BUILDING HEIGHT**

See “Structure Height”.

**11-02-82 BUILDING INSPECTOR**

The Chief Building Official of Adams County or his designee (See Section 11-02-88).

**11-02-83 BUILDING MATERIAL SALES AND STORAGE**

A commercial establishment or area for the purpose of providing building material at retail or wholesale.

**11-02-84 BUILDING MARKER**

Any sign indicating the name of a building, date, and incidental information about its construction, which is cut into a masonry surface or made of bronze or other permanent material.

**11-02-85 BUILDING PERMIT**

A development permit issued by the Adams County Community and Economic Development Department before any building or construction activity can be initiated on a parcel of land.

**11-02-86 BUILDOUT RATE**

Actual or projected amount of development which has been built, sold, or leased or is expected to be built, sold, or leased as presented in a ratio of units of development to time, such as residential dwelling units per year or square feet of commercial space per year.

**11-02-87 BUS REPAIR AND STORAGE**

An establishment or area for the purpose of bus repair, service, and storage.

**11-02-88 BUS TERMINAL**

An establishment, which provides space for arrival and departure of busses offering transportation to the public usually equipped with accommodations for passengers and for fueling and servicing of busses.

**11-02-89 BUSINESS PARK USES**

This use category includes research and production and certain light industry uses. Examples of business park uses include: apparel and other finished products made from fabrics and similar materials; measuring, analyzing, and controlling instrument manufacturing; photographic;

medical and optical goods; watches and clocks; musical instruments and sporting/athletic goods manufacturing; united states postal service; arrangement of transportation of freight and cargo; communications; motion picture production and allied services; research; development and testing services; space research and technology; bakeries; and moving companies.

**11-02-90 CABINET SHOP**

A commercial establishment for the purpose of sales, refinishing, or repair of cabinets.

**11-02-91 CAMPGROUNDS, COMMERCIAL**

This use category includes: camps; recreational vehicle parks; campsites; tents; and trailer parks.

**11-02-92 CANOPY SIGN**

Any sign, which is a part of or attached to an awning or a canopy; or any other fabric, plastic, or protective cover over a door, entrance, window, or outdoor service area.

**11-02-93 CAPACITY**

The maximum number of vehicles which have a reasonable expectation of passing over a given section of a road during a given time period, under prevailing traffic conditions, expressed in terms of vehicles per hour. Capacity is measured in this Regulation and the Road Impact Fee Study during the evening peak hour.

**11-02-94 CAR WASHING AND WAXING**

A commercial establishment or area containing facilities for washing or waxing automobiles.

**11-02-95 CARNIVAL**

A traveling amusement show typically having various devices for entertainment, including rides and booths for the conduct of games or sale of items.

**11-02-96 CEMETERIES**

A place for burying or housing the dead; includes mausoleum.

**11-02-97 CHANNEL**

The physical confine of stream or waterway consisting of a bed and stream banks, existing in a variety of geometries. Channels may be natural or man-made

\*Adopted by the BOCC on June 27, 2011.

**11-02-98 CHANNELIZATION**

The artificial creation, enlargement or realignment of a stream channel.

\*Adopted by the BOCC on June 27, 2011.

**11-02-99 CHIEF BUILDING OFFICIAL**

The Director of Community and Economic Development or his or her assigned representative.

**11-02-100 CHRISTMAS TREE LOT**

An area for the temporary retail sale of Christmas trees usually set up in the parking lot of a large commercial business.

**11-02-101 CHURCH**

See “Place of Worship”.

**11-02-102 CIRCUS**

A traveling amusement show typically performed in large tents featuring daring acts, performing animals, and clowns.

**11-02-103 CLINIC, MEDICAL (OR DENTAL)**

An establishment providing health services, medical, or surgical care for patients where overnight stays are on an emergency basis only.

**11-02-104 COLD STORAGE PLANT**

An establishment for the storage of items in an artificially cooled environment.

**11-02-105 COLLECTOR STREET**

A street designed as a main interior street that collects and distributes traffic between local and arterial streets, typically with stop signs on side streets and traffic signals at arterials.

**11-02-106 COLORADO DISCHARGE PERMIT SYSTEM (CDPS)**

The state of Colorado's system of permitting discharges (e.g., stormwater, wastewater) to waters of the state which corresponds to the federal nodes permits under the federal clean water act.

**11-02-107 COMBUSTIBLE**

A material, which will ignite or burn when exposed to fire and is not capable of supporting its design load under the attack of fire for an extended time period without failure.

**11-02-108 COMMERCIAL COMPOSTING OPERATION**

A commercial establishment or area where organic matter is degraded through a controlled process by microorganisms.

**11-02-109 COMMERCIAL AND/OR INDUSTRIAL COMPLEX**

A commercial and/or industrial multi-structure development or an establishment where multiple principle uses exist within a single commercial or industrial structure on one (1) lot.

**11-02-110 COMMERCIAL MESSAGE**

Any sign wording, logo, or other representation directly or indirectly, names, advertises, or directs attention to a business, product, service or other commercial activity.

**11-02-111 COMMERCIAL RETAIL**

This use category includes: building supplies; general merchandise stores; food stores; apparel and accessory stores; furniture and home furnishings stores; greenhouses (retail) and greenhouses with garden supplies; miscellaneous retail except fuel dealers; health services; legal services; social services except care facilities; membership organizations; miscellaneous services; engineering and management services; dry cleaners; cabinet sales. This use does not include bars, restaurants, pawnshops or drive-in facilities.

**11-02-112 COMMERCIAL USES**

This use includes airports, landing strips and heliports; animal hospitals; automobile service stations; bed and breakfast establishments; campgrounds, commercial; communications towers, commercial; commercial retail; convenience retail stores; drive-in establishments; golf courses and driving ranges; heavy retail and heavy services; indoor commercial recreation/entertainment; kennels, commercial; lodging, commercial; massage business; off-premise advertising devices; offices; outdoor commercial recreation; parking lots, commercial; racing facilities; restaurants; services; sexually oriented business; and trade schools.

**11-02-113 COMMISSION**

The Adams County Planning Commission.

**11-02-114 COMMISSIONERS**

The Board of County Commissioners of Adams County.

**11-02-115 COMMON PLAN OF DEVELOPMENT OR SALE**

A contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules, but remain related. “Contiguous” means construction activities located in close proximity to each other, within ¼ mile.

**11-02-116 COMMUNICATIONS TOWERS, COMMERCIAL**

This use category includes radio or TV broadcasting towers; telecommunications towers; and antenna arrays (satellite dishes).

**11-02-117 COMPARABLE BASIS**

Generally equivalent in terms of costs, timelines, and quality of service.

**11-02-118 COMPATIBLE**

Uses or structures although not identical, are similar, show some resemblance to each other, are related in appearance, are harmonious, and/or are congenial in combination.

**11-02-119 CONCRETE MIXING PLANT**

An industrial establishment or plant where a material made from sand, pebbles, and/or crushed stone is held together by a mass of cement or mortar.

**11-02-120 CONDITIONAL LETTER OF MAP REVISION (CLOMR)**

FEMA's comment on a proposed project, which does not revise an effective floodplain map, that would, upon construction, affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodplain.

\*Adopted by the BOCC on June 27, 2011.



**11-02-121 CONDITIONAL USE**

A use which may be suitable, as determined by the Board of County Commissioners, in a zone district, but which would impair the integrity and character of the zone district in which it is located, or in an adjoining zone district, unless restrictions on location, size, extent and character of performance are imposed.

**11-02-122 CONSERVATION PLAN**

A written plan submitted to the appropriate soil conservation district, which describes measures designed to prevent, to the extent possible, soil erosion from occurring on the land for which the plan was developed.

**11-02-123 CONSERVATION PLAN PERMIT**

The approved Conservation Plan signed by all parties concerned and recorded with the Office of the Adams County Clerk and Recorder.

**11-02-124 CONSTRUCTION ACTIVITIES**

Any ground surface land disturbing activity associated with construction that occurs from initial groundbreaking to final stabilization, regardless of ownership of the construction activities. Construction activities include, but are not limited to; clearing, grading, excavation, demolition, utility work, paving, building, installing new or improved roads and access roads, haul roads, staging areas, stockpiling of fill materials, and borrow areas. Construction activities also include repaving activities where underlying or surrounding soil is exposed, graded or excavated as part of the repaving operation; and activities to conduct repairs or replacements that are not part of regular and routine maintenance. Construction activities do not include routine maintenance performed to maintain original line grade, hydraulic capacity, or original purpose of the facility.

**11-02-125 CONSTRUCTION TRAILER**

A temporary structure for the storage of construction materials and a construction office to be used for managing a construction job.

**11-02-126 CONTINUOUS SOUND**

A steady, fluctuating or impulsive noise which exists essentially without interruption for a period of five (5) minutes or more, or for an accumulation of fifteen (15) minutes or more for any one (1) hour period.

**11-02-127 CONTOUR TILLAGE/CONTOUR FARMING**

A conservation tillage and planting system in which farming is conducted on sloping land and the land is prepared, planted, and cultivated on the contour by following established grades of terraces, diversions, or contour strips.

**11-02-128 CONVALESCENT HOME**

See “Nursing Home”.

**11-02-129 CONVENIENCE RETAIL STORE**

A small commercial establishment selling packaged food and other convenience items, which may include gasoline. This use category includes any retail establishment selling consumer products and having a gross floor area of less than two thousand (2,000) square feet.

**11-02-130 CORNICE**

Any prominent, continuous, horizontally projecting feature crowning a building, or dividing it horizontally for architectural design purposes.

**11-02-131 CREMATORY**

An establishment containing a furnace or other means used to reduce human remains to ashes or its equivalent.

\*Adopted by the BOCC on December 13, 2010.

**11-02-132 CRITICAL FACILITY OR CRITICAL FACILITIES**

1. This a structure or related infrastructure, but not the land on which it is situated, as specified in Rule 6 of the Rules and Regulations for Regulatory Floodplains in Colorado (2 CCR 408-1), that if flooded

may result in significant hazards to public health and safety or interrupt essential services and operations for the community at any time before, during and after a flood. Critical Facilities are classified under the following categories: (1) Essential Services; (2) Hazardous Materials; (3) At-risk Populations; and (4) Vital to Restoring Normal Services. Essential services facilities include public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities, and transportation lifelines.

These facilities consist of:

- a. Public safety (police stations, fire and rescue stations, emergency vehicle and equipment storage, and, emergency operation centers);
- b. Emergency medical (hospitals, ambulance service centers, urgent care centers having emergency treatment functions, and non-ambulatory surgical structures but excluding clinics, doctors offices, and non-urgent care medical structures that do not provide these functions);
- c. Designated emergency shelters;
- d. Communications (main hubs for telephone, broadcasting equipment for cable systems, satellite dish systems, cellular systems, television, radio, and other emergency warning systems, but excluding towers, poles, lines, cables, and conduits);
- e. Public utility plant facilities for generation and distribution (hubs, treatment plants, substations and pumping stations for water, power and gas, but not including towers, poles, power lines, buried pipelines, transmission lines, distribution lines, and service lines); and
- f. Air Transportation lifelines (airports (municipal and larger), helicopter pads and structures serving emergency functions, and associated infrastructure (aviation control towers, air traffic control centers, and emergency equipment aircraft hangars).

Specific exemptions to this category include wastewater treatment plants (WWTP), Non-Potable water treatment and distribution systems, and hydroelectric power generating plants and related appurtenances. Owners of these facilities are encouraged to meet the spirit of Rule 6(D) when practicable in order to protect their own infrastructure and to avoid system failures during extreme flood events. Emergency restoring plans following major flood events should be considered as a prudent addition to operation and maintenance plans for those facilities.

Public utility plant facilities may be exempted if it can be demonstrated to the satisfaction of the Board that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same utility or available through an intergovernmental agreement or other contract) and connected, the alternative facilities are either located outside of the 100-year floodplain or are compliant with this rule, and an operations plan is in effect that states how redundant systems will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Board on an as-needed basis upon request.

2. Hazardous materials facilities include facilities that produce or store highly volatile, flammable, explosive, toxic and/or water-reactive materials.

These facilities may include:

- a. Chemical and pharmaceutical plants (chemical plant, pharmaceutical manufacturing);
- b. Laboratories containing highly volatile, flammable, explosive, toxic and/or water-reactive materials;
- c. Refineries;
- d. Hazardous waste storage and disposal sites; and
- e. Above ground gasoline or propane storage or sales centers.

Facilities shall be determined to be Critical Facilities if they produce or store materials in excess of threshold limits. If the owner of a facility is required by the Occupational Safety and Health Administration (OSHA) to keep a Material Safety Data Sheet (MSDS) on file for any chemicals stored or used in the work place, AND the chemical(s) is stored in quantities equal to or greater than the Threshold Planning Quantity (TPQ) for that chemical, then that facility shall be considered to be a Critical Facility. The TPQ for these chemicals is: either 500 pounds or the TPQ listed (whichever is lower) for the 356 chemicals listed under 40 C.F.R. § 302 (2010), also known as Extremely Hazardous Substances (EHS); or 10,000 pounds for any other chemical. This threshold is consistent with the requirements for reportable chemicals established by the Colorado Department of Health and Environment. OSHA requirements for MSDS can be found in 29 C.F.R. § 1910 (2010). The Environmental Protection Agency (EPA) regulation “Designation, Reportable Quantities, and Notification,” 40 C.F.R. § 302 (2010), available at [http://www.access.gpo.gov/nara/cfr/waisidx\\_03/40cfr302\\_03.html](http://www.access.gpo.gov/nara/cfr/waisidx_03/40cfr302_03.html), and OSHA regulation “Occupational Safety and Health Standards,” 29 C.F.R. § 1910 (2010), available at

[http://www.access.gpo.gov/nara/cfr/waisidx\\_99/29cfr1910\\_99.html](http://www.access.gpo.gov/nara/cfr/waisidx_99/29cfr1910_99.html), are incorporated herein by reference and include the regulations in existence at the time of the promulgation of these Rules, but exclude later amendments to or editions of the regulations.

Specific exemptions to this category include: a) Finished consumer products within retail centers and households containing hazardous materials intended for household use, and agricultural products intended for agricultural use. b) Buildings and other structures containing hazardous materials for which it can be demonstrated to the satisfaction of the local authority having jurisdiction by hazard assessment and certification by a qualified professional (as determined by the local jurisdiction having land use authority) that a release of the subject hazardous material does not pose a major threat to the public. c) Pharmaceutical sales, use, storage, and distribution centers that do not manufacture pharmaceutical products. These exemptions shall not apply to buildings or other structures that also function as Critical Facilities under another category outlined in these Standards and Regulations.

3. At-risk population facilities include medical care, congregate care, and schools.

These facilities consist of:

- a. Elder care (nursing homes);
  - b. Congregate care serving 12 or more individuals (day care and assisted living);
  - c. Public and private schools (pre-schools, K-12 schools), before-school and after-school care serving 12 or more children);
4. Facilities vital to restoring normal services including government operations.

These facilities consist of:

- a. Essential government operations (public records, courts, jails, building permitting and inspection services, community administration and management, maintenance and equipment centers);
- b. Essential structures for public colleges and universities (dormitories, offices, and classrooms only).

These facilities may be exempted if it is demonstrated to the Board that the facility is an element of a redundant system for which service will not be interrupted during a flood. At a minimum, it shall be demonstrated that redundant facilities are available (either owned by the same entity or available through an intergovernmental

agreement or other contract), the alternative facilities are either located outside of the 100-year floodplain or are compliant with this rule, and an operations plan is in effect that states how redundant facilities will provide service to the affected area in the event of a flood. Evidence of ongoing redundancy shall be provided to the Floodplain Administrator on an as-needed basis upon request.

\*Adopted by the BOCC on June 27, 2011.

**11-02-133 CROP FARM**

Land used for the growing, processing, storage, and/or packing of agricultural products such as, but not limited to, vegetables, fruits, grains, seeds, flowers, ornamental crops, trees, sod, or the like. This includes associated crop preparation, harvesting, and processing activities, such as mechanical soil preparation, irrigation system construction, spraying, and crop processing. Types of crop farms include, but are not limited to, hemp farms, nurseries, sod farms, and tree farms.

**11-02-134 CUL-DE-SAC**

A local street with only one (1) outlet, which terminates in a vehicular turnaround and having an appropriate terminal for the safe and convenient reversal of traffic movement.

**11-02-135 CULVERT**

A drain, ditch or conduit not incorporated in a closed system that carries drainage water under a driveway, roadway, pedestrian walk, or public right-of-way.

**11-02-136 CURB**

A vertical or sloping edge of a roadway.

**11-02-137 DAIRY FARM**

An agricultural operation where milk and milk products are produced, processed, packaged, and/or stored.

**11-02-138 DAIRY PRODUCTS PROCESSING**

An establishment that converts raw dairy into a finished packaged form and distributes the product to be sold for consumption offsite.

**11-02-139 DANGEROUS TREES**

Those trees or their parts within the boundaries of any lot or open area which may be considered troublesome, a hindrance to the general public, or endanger the security and usefulness of any public street, highway, alley, sewer or sidewalk.

**11-02-140 DAY**

One calendar day.

**11-02-141 DAY CARE CENTER, ADULT**

A facility which provides services to individuals who cannot be left alone during the day because of health care and social need, confusion or disability. An alternative to long-term facility care.

\*Adopted by BOCC on December 13, 2010.

**11-02-142 DAY CARE CENTER, CHILD**

An establishment for the care and supervision of children for periods of less than twenty-four (24) hours per day. Day care centers include preschools and nursery schools.

**11-02-143 DAY CARE HOME, ADULT**

A facility which provides services to no more than four (4) individuals who cannot be left alone during the day because of health care and social need, confusion or disability. An alternative to long-term facility care.

\*Adopted by the BOCC on December 13, 2010.

**11-02-144 DAY CARE HOME, CHILD**

A private residence used for the care of twelve (12) or fewer children including the occupant's own children for a period of less than twenty-four (24) hours per day. The operator must possess a license from the Colorado Department of Social Services.

**11-02-145 DEDICATION**

Gift or donation of property by the owner to another party.

**11-02-146 DEMOLITION AND CONSTRUCTION DEBRIS LANDFILL**

A disposal site for metal, plastic, glass, concrete, asphalt, brick, wood, dirt, and limited amounts of paper products if such paper is an integral part of materials used for construction purposes.

**11-02-147 DENSITY**

The permitted number of dwelling units per gross acre of land to be developed.

**11-02-148 DEVELOPMENT**

Man-made change to alter or improve real estate including, but not limited to; any land disturbing activity, excavation, grading, fill, alteration, land subdivision, change in land use, or structural development, including but not limited to; construction or installation of a building or structure, creation of impervious surfaces for a site that does not meet the definition of "Redevelopment", which affects the quantity or quality of the discharge of stormwater runoff. Depending on the scale of the development activity, a Stormwater Quality (SWQ) Permit and/or Post-Construction Stormwater requirements may be required.

**11-02-149 DEVELOPMENT PERMIT**

A preliminary or final approval of an application for rezoning, planned unit development, conditional or special use permit, subdivision, building permit, development or site plan, or similar application for new construction.



**11-02-150 DEVELOPMENTALLY DISABLED**

Persons having cerebral palsy, multiple sclerosis, mental retardation, autism, or epilepsy.

**11-02-151 DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT**

The Director of Community and Economic Development is empowered to render interpretations, establish application requirements, provide advice, review applications, maintain the comprehensive plan, administer standards and regulations, promulgate administrative forms, make administrative decisions, and issue administrative permits.

**11-02-152 DIRECTOR OF PUBLIC WORKS**

The Director of Public Works is empowered to provide advice, review applications, administer agreements, administer and enforce standards and regulations, promulgate administrative forms, make administrative decisions, render interpretations, establish application requirements, and issue administrative permits.

**11-02-153 DISTRICT REVIEW TEAM (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

Staff representatives from departments within Adams County government who are responsible for the review of Special District service plans and the writing of staff reports to the Planning Commission and the Board of County Commissioners.

**11-02-154 DISTURBED AREA**

Any construction activity that results in a change of the existing land (both vegetative and non-vegetative). Disturbed area does not include routine maintenance to maintain original line and grade, hydraulic capacity or original purpose of the facility, normal farming, tillage, fanning, or plowing of land that is zoned agricultural, nor does it include the performance of

emergency work necessary to remedy or prevent an immediate threat to life, property or the environment. However, any person performing such emergency work shall immediately notify the Department of the emergency situation and the actions taken in response to such emergency. The Department may require such person to obtain a Stormwater Quality (SWQ) Permit in order to implement such emergency remedial measures.

**11-02-155 DOG TRACK**

An establishment where live dogs are raced or live broadcasts of dog races are televised. Typically, bets are placed and paid out within the establishment.

**11-02-156 DRIVE-IN ESTABLISHMENT**

An establishment which by design, physical facilities, service or by packaging procedures encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicle.

**11-02-157 DRIVING RANGE**

A tract of land and the related facilities for practicing golf shots.

**11-02-158 DRUG MANUFACTURING**

An industrial establishment or area used for the purpose of manufacturing pharmaceutical and non-illicit drugs.

**11-02-159 DRY CLEANERS, RETAIL**

A commercial establishment or area where customers drop off, pick up, and pay for garments to be dry-cleaned.

**11-02-160 DRY CLEANING PLANT**

An industrial establishment or area for the purpose of cleaning garments and fabrics with any of a variety of nonaqueous agents.

**11-02-161 DWELLING**

A structure or portion thereof used exclusively for human habitation including mobile homes, manufactured homes, one-family, two-family, multiple family, but not including hotels, motels, or similar establishments.

**11-02-162 DWELLING, ACCESSORY**

Living quarters provided for the sole use of persons (and their families) employed on the premises where a principal use exists.

**11-02-163 DWELLING, CONDOMINIUM**

A building or group of buildings in which units are owned individually, and the structure, common areas and facilities are owned by all the owners.

**11-02-164 DWELLING, MULTI-FAMILY**

A dwelling containing more than two (2) dwelling units.

**11-02-165 DWELLING, SINGLE-FAMILY (ATTACHED)**

A single-family residence attached in any way to another residence.

**11-02-166 DWELLING, SINGLE-FAMILY (DETACHED)**

A single-family residence located on a single lot, being the principal use of the lot, and not connected to any other residence.

**11-02-167 DWELLING, TOWNHOUSE**

An attached single family dwelling in a row of at least three (3) such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one (1) or more common fire resistant walls.

**11-02-168 DWELLING, TWO-FAMILY**

A residence designed, arranged or used exclusively by two (2) families living independently of each other in a single structure, excluding Accessory Dwelling Units.

**11-02-169 DWELLING UNIT**

One (1) or more rooms used by one (1) family for living or sleeping purposes, which contains kitchen and bathroom facilities for the sole use of the resident family.

**11-02-170 DWELLING UNIT, ACCESSORY (ADU)**

A subordinate dwelling unit added to, created within, or detached from a single-family structure with a separate entrance that provides basic requirements for living, sleeping, eating, cooking and sanitation. As the purpose of an ADU is to be an accessory use/structure to a primary dwelling, an ADU shall not be separated to a different parcel or conveyed to different ownership from the primary dwelling's parcel or owner. A single-family structure with an accessory dwelling unit is not considered to be a two-family dwelling or duplex. If the ADU is adjoined to or placed atop an unoccupied structure, such as a garage or covered porch, the garage or covered porch shall not be included in the gross floor area counted towards the ADU. Storage and mechanical space, including utility rooms and closet space, associated with the ADU shall be counted towards the floor area calculation.

**11-02-171 EASEMENT**

A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures.

**11-02-172 EATING ESTABLISHMENT**

A retail establishment for selling food and drink for consumption on the premises, including lunch counters and refreshment stands selling prepared food and drink for immediate consumption. See also "Restaurant".

**11-02-173 ECONOMICAL SERVICE**

Service equivalent in terms of cost to the service proposed in a Special Service District Plan.

**11-02-174 ELECTION SIGN**

A sign advocating or advertising the election of any candidate for public office or any question upon which a public vote is being taken.

**11-02-175 ELECTRONIC MANUFACTURING**

An industrial establishment or area for the purpose of manufacturing electronics. This includes the manufacturing and assembly of small electronic appliances.

**11-02-176 ELECTROPLATING**

The process of plating or coating objects with a metal through electrolysis or an industrial establishment or where such processing occurs.

**11-02-177 ENAMELING, LACQUERING, OR GALVANIZING OF METAL**

The process of bonding a glassy substance, usually opaque, to the surface of metal through the process of fusion or an industrial establishment or area where such processing occurs.

**11-02-178 ENCROACHMENT LINES**

Limits of obstruction to flood flows. These lines are generally parallel to the stream. The lines are established by assuming the area landward (outside) of the encroachment lines may be ultimately developed in such a way it will not be available to convey flood flows. The stream channel and adjoining floodplains between these lines will be maintained as open space and will be adequate to flood heights, such increase under any condition not exceeding one-half (1/2) foot.

**11-02-179 ENVIRONMENTALLY SENSITIVE AREAS**

Environmentally sensitive areas include, but are not limited to, wetlands, biological resources, habitats, national parks, archaeological/historic sites, natural heritage areas, tribal lands, drinking water sources, intakes, marinas/boat ramps, and wildlife areas.

**11-02-180 EQUAL DEGREE OF ENCROACHMENT**

Equal degree of encroachment is determining the loss of hydraulic carrying capacity due to encroachment on each side of the floodplain such that the loss of capacity on one side equals the loss of capacity due to encroachment on the other. Determination of the equal degree of encroachment on the floodplain shall be performed along a significant reach of the stream.

**11-02-181 EQUESTRIAN ARENA, COMMERCIAL**

An area where activities including, but not limited to, horseback riding, a rodeo, a charreada, calf roping and/or riding, bulldogging and barrel racing, excluding horse racing, practice and/or training are conducted on premises. User fees, dues, admission fees, or other compensation may be paid. Food and/or alcohol may be bought or sold on the premises.

**11-02-182 EQUESTRIAN ARENA, PERSONAL**

An area where activities including, but not limited to, horseback riding, a rodeo, a charreada, calf roping and/or riding, bulldogging and barrel racing are conducted for practice, competition or entertainment for the private, non-commercial enjoyment of the owner. No more than twenty persons in addition to those residing on the property are permitted at any given time. Activities exceeding twenty persons in addition to those residing on the property are considered commercial equestrian arenas. User fees, dues, admission fees, or other compensation are not permitted.

**11-02-183 EROSION**

Process by which soil particles are detached and transported by wind, water, and gravity to a down wind, down slope or downstream location.

**11-02-184 EROSION CONTROL (EC) PLAN**

Civil construction drawing depicting the project site with the locations of all erosion and sediment control BMPs, including the associated BMP details, which will be installed and maintained during construction. It also includes final stabilization practices that will be implemented after construction is completed.

**11-02-185 EROSION AND SEDIMENT CONTROL PLAN (ESCP)**

Detailed written plan required to obtain a Stormwater Quality Permit. This plan identifies measures that will be implemented to control erosion, prevent sediment from traveling outside the construction site's permitted area, and minimize the discharge of pollutants in stormwater from the commencement of construction activities until Final Stabilization is achieved. The narrative ESCP also includes the EC Plan. Also referred to as "Stormwater Management Plan" (SWMP) by the State of Colorado, or "Stormwater Pollution Prevention Plan" (SWPPP) for construction activities by EPA.

**11-02-186 ESSENTIAL FACILITIES**

Water dependent uses shall be located in or adjacent to water bodies and/or in floodplains and/or in wetland areas.

**11-02-187 ESTABLISHMENT**

A place of business together with its employees, merchandise, and equipment.

**11-02-188 EVENT CENTER**

A facility consisting of structures or premises used to accommodate the assembly of persons for private or public meetings, parties, weddings, wedding receptions, reunions, birthday celebrations, charitable fundraisers, and any other social engagement purposes, or similar such uses. Such use may include the provision of food, beverages, and entertainment.

**11-02-189 EVIDENCE**

Any map, table, chart, contract, or any other document or testimony given, prepared, or certified by a qualified person to attest to a specific fact.

**11-02-190 EXCAVATION AND HAULING OPERATION, MAJOR**

Any significant disturbance and removal of soils from a property that will affect an area of more than ten (10) acres or have a term in excess of three-hundred-sixty-five (365) days.

**11-02-191 EXCAVATION AND HAULING OPERATION, MINOR**

Any significant disturbance and removal of soils from a property that will affect a maximum area of ten (10) acres and have a term less than three-hundred-sixty-five (365) days.

**11-02-192 EXEMPTION FROM PLATTING**

A release from the requirements of platting by resolution of the Board of County Commissioners in accordance with the terms set forth in these standards and regulations.

**11-02-193 EXISTING TRAFFIC-GENERATING DEVELOPMENT**

The most intense use of land within the twelve-(12) months prior to the time of commencement of Traffic-Generation Development.

**11-02-194 EXOTIC ANIMAL FARM**

An agricultural operation where animals native to a foreign country or of foreign origin or character, not native to the United States, or introduced from abroad are kept, raised, bred, or slaughtered for the purposes of commercial sale.

**11-02-195 EXPLOSION**

The rapid oxidation of a combustible creating heat and fire, and displacing large amounts of air.



**11-02-196 EXPLOSIVE MANUFACTURING AND STORAGE**

An industrial establishment or area for the purpose of manufacturing and storage of explosives.

**11-02-197 EXPLOSIVES**

Materials or products, which decompose by detonation when in sufficient concentration.

**11-02-198 EXTRACTION AND DISPOSAL USES**

This use category includes: extraction uses such as mining, quarrying, drilling, and pumping, and disposal uses such as junk, scrap, or salvage yards, landfills, sludge disposal or storage, construction material stockpiling, resource recovery facilities, and trash compaction or transfer stations, and any other form of waste management facilities and all extraction uses, not including oil and gas well drilling and production as defined within this chapter. These uses create major disruptions to the area's environment even when carefully regulated. Dust, dirt, noise, and unsightly conditions can be anticipated. None of these uses is an acceptable neighbor in a residential environment.

**11-02-199 EXTRAORDINARY COSTS**

Unique and/or one-time costs defined as such according to Generally Accepted Accounting Principles (GAAP).

**11-02-200 FAA AERONAUTICAL STUDY ON OBSTRUCTIONS**

A study conducted by the Federal Aviation Administration to examine the effects of buildings and structures on such factors as aircraft operational capabilities; electronic and procedural requirements; and airport hazard standards.

**11-02-201 FACT FINDING REVIEW**

An investigation by the Director of Community and Economic Development as to the facts regarding compliance of an operator with a permit approved by the Director of Community and Economic Development.

**11-02-202 FAMILY**

An individual or three (3) or more persons related by blood, marriage, or legal adoption, living together in a dwelling unit as a single housekeeping unit. Persons not related by blood, marriage, or legal adoption shall be deemed to constitute a family where they are living and cooking together as a single housekeeping unit, but shall not include unrelated students attending colleges or universities.

**11-02-203 FARMING**

This use category includes farming and other supporting agricultural uses. Farming includes traditional farming, sod farming, tree farming, and animal farming in unconfined operations.

**11-02-204 FARM MACHINERY MANUFACTURING AND ASSEMBLY**

An industrial establishment or area for the purpose of farm machinery manufacturing and assembly.

**11-02-205 FARM MACHINERY SALES**

A business or commercial use where agricultural equipment such as, but not limited to, tractors, cultivators, plows, sprayers, spreaders, mowers, balers, front end loaders, and skid loaders, is repaired, maintained, or offered for sale.

**11-02-206 FARM SUPPLY SALES**

A business or commercial use operated primarily for the support of agricultural needs through the sale of farm tools and implements, animal feed, grain, tack, plants and seeds, horticultural supplies, and similar products. This definition excludes the sale of large implements, such as tractors and combines.

**11-02-207 FEEDLOTS**

A commercial establishment where livestock are kept confined in a compound or fenced area in order to be fattened for sale or slaughter.

**11-02-208 FEEPAYER**

A person commencing traffic generating land development activity who is obligated to pay a Regional Traffic impact fee in accordance with the terms of these regulations.

**11-02-209 FENCE**

An artificially constructed barrier of wood, masonry, stone, wire, metal or any other manufactured material or combination of materials.

**11-02-210 FERTILIZER MANUFACTURING AND PROCESSING**

Any place where a commercial fertilizer, soil conditioner, plant amendment, or compost is manufactured, produced, compounded, mixed, blended, or in any way altered chemically or physically.

**11-02-211 FINAL PLAT**

The final map of all or a portion of a subdivision, which is presented for final approval.

**11-02-212 FINAL STABILIZATION**

Condition reached when all ground surface disturbing activities at the site have been completed, and uniform vegetative cover has been established with an individual plant density of at least seventy percent (70%) of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods have been employed.

**11-02-213 FINANCIAL INSTITUTION**

A business engaged in monetary transactions including banks, savings and loans, thrifts, and lending institutions.

**11-02-214 FIRE CHIEF**

The chief of staff or top employee of a fire protection district.

**11-02-215 FIRE DISTRICT**

A special district created according to state statutes to provide fire protection and prevention services to property within Adams County.

**11-02-216 FIRE STATION**

An establishment used for the storage of fire trucks and emergency medical vehicles, which also contains office space and living quarters for firefighting personnel.

**11-02-217 FIREWOOD SALES, STORAGE, AND SPLITTING**

A commercial establishment or area for the purpose of firewood sales, splitting, and storage.

**11-02-218 FIREWORKS**

Only those items not prohibited by Colorado Law (See C.R.S. Section 12-28-101) which include toy caps which do not contain more than twenty five hundredths of a grain of explosive compound per cap, sparklers, trick matches, cigarette loads, trick noise makers, toy smoke devices, and novelty auto alarms.

**11-02-219 FIREWORKS STAND**

A temporary structure permitted by these standards and regulations for the sale of or dispensing of fireworks.

**11-02-220 FISH HATCHERY**

A commercial establishment where fish eggs are hatched and fish are raised and sold for use in stocking streams and lakes, or for food.

**11-02-221 FLAG**

Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols.

**11-02-222 FLAMMABLE GAS**

Gas that has no flash point and will ignite without preheating of any kind.

**11-02-223 FLEA MARKET**

An occasional or periodic market held in an open area or structure where groups of individual sellers offer goods for sale to the public.

**11-02-224 FLOOD CONTROL OVERLAY DISTRICT VARIANCE**

A grant of relief from the requirements of the Flood Control regulations, which permit construction in a manner that would otherwise be prohibited by these standards and regulations.

**11-02-225 FLOOD CONTROL REGULATIONS APPEAL**

A request for a review of the interpretation of any provision of the flood control regulations or a request for a determination or variance.

**11-02-226 FLOOD INSURANCE RATE MAP (F.I.R.M.)**

The official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazards and the risk premium zone applicable to the community.

**11-02-227 FLOOD INSURANCE STUDY**

The official report provided in which the Federal Emergency Management Agency has provided flood profiles, as well as the flood boundaries, floodway map, and the water surface elevation of the base flood.

**11-02-228 FLOOD HAZARD AREA**

The land in the floodplain subject to one (1) percent or greater chance of flooding in any given year. It normally consists of the floodway and the flood fringe areas.

**11-02-229 FLOOD HAZARD AREA, DEVELOPMENT IN A**

Any man-made change to improved or unimproved real estate, including, but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations located within the area of special flood hazard.

**11-02-230 FLOOD OR FLOODING**

A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters and/or the unusual and rapid accumulation or runoff of surface waters from any source.

**11-02-231 FLOOD PROFILE**

A graph or a longitudinal profile drawing showing the relationship of the water surface elevation of a flood event to location along a stream or river.

**11-02-232 FLOOD PROOFING**

A combination of structural provisions, changes, or adjustments to properties and structures subject to flooding primarily for the reduction or elimination of flood damage to properties, water and sanitary facilities, structures, and contents of buildings.

**11-02-233 FLOOD PROTECTION ELEVATION**

An elevation one (1) foot above the elevation or flood profile of the 100-year flood under existing channel and floodplain conditions. Critical facilities, as identified by the Board of County Commissioners pursuant to these Standards and Regulations, shall be subject to a flood protection elevation of two (2) feet above the base flood elevation or flood profile of the 100-year flood under existing channel and floodplain conditions.

**11-02-234 FLOOD STORAGE AREA**

The fringe area of the floodplain in which flows are characteristically of shallow depths and low velocities.

**11-02-235 FLOODPLAIN**

Land adjacent to a watercourse subject to flooding as a result of the occurrence of the 100-year or one percent (1%) frequency flood of a watercourse. This term is synonymous with the term “flood hazard area”.

**11-02-236 FLOODPLAIN ADMINISTRATOR**

The person designated by these standards and regulations to administer the provisions of the Flood Control Overlay Zone District Regulations and subject to the provisions of Section 3-34-04-03 Floodplain Administrator.

**11-02-237 FLOODWAY**

The area of the floodplain required for the reasonable passage or conveyance of the 100-year flood which will convey the base flood with not more than a one-half (0.5) foot rise in the water surface elevation based on the assumption there will be an equal degree of encroachment extended for a significant segment on both sides of the water course.

**11-02-238 FLOOR AREA, COMMERCIAL/INDUSTRIAL**

The total area of floor space within interior walls of a structure, excluding basement.

**11-02-239 FLOOR AREA, RESIDENTIAL**

Total area of a dwelling excluding basement, carport or garage.

**11-02-240 FLOUR MILL**

A mill for grinding grain into flour.

**11-02-241 FOOD PROCESSING AND STORAGE**

An industrial establishment used to process, package, and store food product, excluding the killing and dressing of any flesh or fowl. Retail sales of food product are permitted as an accessory use for off premise consumption.

**11-02-242 FOSTER FAMILY CARE**

A home designated by the Courts, Social Service Department, or other competent authority for care and/or education of children under the age of eighteen (18) years unrelated to the foster parents by blood, adoption, or marriage.

**11-02-243 FORESTRY AND SILVICULTURE**

This use category includes uses related to the management, cultivation, harvest, and/or reforestation of forests.

**11-02-244 FRAGILE SOILS**

Those soils which (1) have not been under tillage within the five (5) years previous to the filing of an application for a permit to till fragile soils under these regulations and (2) are designated as Class VI or Class VII soils in the Soil Survey of Adams County, Colorado published by the United States Department of Agriculture in cooperation with the Colorado Agricultural Experiment Station in October, 1974, and any other subsequent soil survey of Adams County issued by the above-named agency.

**11-02-245 FREESTANDING SIGN**

Any sign supported by structures or supports placed on or anchored in the ground and are independent from any building or other structure.

**11-02-246 FRONTAGE ROADS**

Those roads lying between a controlled access street or highway and adjacent property that provide access to said property.

**11-02-247 FUNERAL HOME / FUNERAL PARLOR**

An establishment with facilities for the preparation of the deceased for burial or cremation to include embalming, for the viewing of the body, and for funerals. Also known as a Mortuary.

\*Adopted by the BOCC on December 13, 2010.



**11-02-248 FUR FARM**

An agricultural operation where fur-bearing animals are kept, raised, bred, or slaughtered for the purposes of commercial sale.

**11-02-249 GALVANIZING OF METAL**

See “Enameling, Lacquering, or Galvanizing of Metal”.

**11-02-250 GARAGE, MOTOR VEHICLE REPAIR AND SERVICE**

An establishment or area used for the repair, rebuilding, reconstruction, painting, inside storage, or servicing of vehicles or a portion thereof up to 1-1/2 ton factory rated capacity, but which does not include the storage or dismantling of wrecked motor vehicles or storage of junk.

**11-02-251 GARAGE, PRIVATE**

A structure that is accessory to a dwelling and which is used for the parking and storage of vehicles owned and operated by the residents of the dwelling, and which is not a separate commercial enterprise available to the public.

**11-02-252 GARAGE SALE**

A sale of old or used belongings held at a private residence.

**11-02-253 GARDEN PLOT**

An assigned space reserved for the use of an organized group of community members for the purpose of gardening. The garden plot shall be managed and maintained by the active participation of the gardeners themselves.

\*Adopted by the BOCC on December 13, 2010.

**11-02-254 GAS OR LIQUIFIED PETROLEUM GAS STORAGE**

An industrial establishment or area for the storage of gas or liquefied petroleum gas in approved portable metal cylinders for above ground storage.

**11-02-255 GAS MIGRATION**

The movement of combustible gases through porous soil.

**11-02-256 GAS PROCESSING PLANT**

Any establishment and appurtenant facilities utilized in the gas stripping process or coal gasification process to obtain a refined product.

**11-02-257 GASOLINE SERVICE STATION**

A structure or property on or in which the principal use is the retail sale of gasoline, oil, or other fuel for motor vehicles and which may include, as an incidental use, the retail sale and installation of vehicle accessories, the making of minor repairs, and facilities for washing and servicing of not more than three (3) vehicles completely enclosed in a structure.

**11-02-258 GOLF COURSE**

A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters.

**11-02-259 GOLF, MINIATURE**

A tract of land for playing miniature golf which is played with a putter and golf ball in which each hole constitutes an obstacle course consisting of alleys, tunnels, bridges and the like through which the ball must be driven to hole it.

**11-02-260 GRAFFITI**

Any writing, printing, marks, signs, symbols, figures, designs, inscriptions or other drawings which are scratched, scrawled, painted, drawn, or otherwise placed on any exterior surface of a structure, wall, fence, sidewalk, curb, or other permanent structure on public or private property which have the effect of defacing the property.

**11-02-261 GRAIN ELEVATOR**

A structure in which grain is stored and handled by means of mechanical elevator and conveyor devices, for the eventual transferal to trucks, train cars, or other forms of transportation.

**11-02-262 GRAIN MILL**

A facility where grain, such as corn, wheat, rye, oats, or barley, is ground into flour.

**11-02-263 GRASSED WATERWAY / SOD WATERWAY**

A natural or constructed waterway or outlet shaped or graded and established in suitable vegetation as needed for the safe disposal of runoff from a field, diversion, terrace, or other structure.

**11-02-264 GREENHOUSE**

A structure whose roof and sides are made largely of glass or other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of delicate or out-of-season plants.

**11-02-265 GROSS USABLE AREA**

The total floor area within a building excluding storage area, common hallways, etc.

**11-02-266 GROUND FLOOR AREA OF PRINCIPAL BUILDING**

The area, in square feet, of the ground floor of the principal building on the lot measured by the extreme outside dimensions of the structure.

**11-02-267 GROUP LIVING FACILITY**

A facility licensed by the Courts, Social Service Department, or other competent governmental authority for housing residents in a group home which include a group home for the aged, residential treatment center, group home for the mentally ill, home for social rehabilitation, group home

for the developmentally disabled, communal home, specialized group facility, receiving home for more than four (4) foster home residents, residential child care facility, or shelter for domestic violence.

**11-02-268 GUARD DOGS**

Any dog placed within an enclosure, on a commercial or industrial zoned lot, for the protection of persons or property by attacking or threatening to attack any unauthorized person found within the enclosure patrolled by the dog.

**11-02-269 GUN AND ARCHERY RANGE**

An establishment designed to provide practice in the use of firearms and bow and arrow under controlled conditions so public health and safety are protected. Gun and archery ranges may include the sale of firearms, bows, arrows, associated equipment or supplies, food, and sanitary facilities.

**11-02-270 HALFWAY HOUSE**

A facility which houses residents which have been sent subject to criminal corrective action by means of any sentence, suspended sentence, probation, parole, work release, conditional release from prison, jail, or other correction facility, deferred judgment, deferred prosecution, criminal diversion program, or similar order, program, condition, or requirements imposed, arranged, or ordered by any referring agency resulting from any criminal charge or conviction. Also known as: transitional house or diversion center.

\*Adopted by the BOCC on December 13, 2010.

**11-02-271 HAZARDOUS MATERIALS**

Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts and all radioactive materials and wastes.

**11-02-272 HAZARDOUS WASTE**

Any hazardous material so defined in C.R.S. Section 25-15-101 (9), and any waste that requires special handling to avoid illness or injury to persons or damage to property.

**11-02-273 HAZARDOUS WASTE DISPOSAL SITE**

A disposal site as defined in C.R.S. Section 25-15-200.3 (5).

**11-02-274 HEALTH SPA**

A commercial establishment providing instruction or equipment designed to promote or improve the health of clients.

**11-02-275 HEAVY INDUSTRIAL**

This use category includes: construction, manufacturing, processing, transportation, and public utilities, and those uses with severe potential for negative impact on any uses located relatively close to them. It includes uses that require unenclosed structures that are large, tall and unsightly, such as concrete batch plants. Heavy industrial uses have enormous potential for generation of dust, noise and odor and may require large areas of exterior storage. The following uses are permitted: heavy construction contractors; heavy logistics center; meat processing, packing, packaging, and slaughter; alcoholic beverages; sawmills; paper, pulp, or paperboard mills; chemicals and allied products manufacturing except drugs; petroleum products manufacturing; rubber and miscellaneous plastics manufacturing; stone and clay products; transportation equipment; railroad transportation; utility production or processing facilities, but not offices or transmission or distribution; the storage and disassembly of vehicles and the re-assembly of various parts; asphalt and concrete production facilities; chemical manufacturing; manufactured homes, trailers, truck, and automobile manufacturing; auction yards with livestock; and salvage yards.

**11-02-276 HEAVY MANUFACTURING OR PROCESSING**

Manufacturing and processing in which operations are carried on which will be likely to create smoke, fumes, noise, odor, vibration, or dust, or which may be detrimental to the health, safety, or general welfare of the community. The following uses are examples of heavy manufacturing or processing: abrasive manufacturing, acid manufacturing; asbestos products

manufacturing; boiler or tank manufacturing; bone reduction; caustic soda manufacturing; celluloid manufacturing; coal, coke yards, or coal classifications, felt manufacturing; fossil fuel manufacturing; detergent, soap and by-products manufacturing using animal fat; disinfectant, insecticide, or poison manufacturing; distillation of bone, refuse, grain, and wood; dye manufacturing; fuel, oil, gasoline, and petroleum products (bulk storage and/or sale); hazardous waste treatment facility; linseed oil, shellac, and turpentine manufacturing and refinery; lubrication and grease manufacturing; lumber mills, planing mills, and storage of logs; oil compounding; paint and enamel manufacturing; pickle manufacturing; scrap processing or shredding yard; smelting or refining of metal; sugar and beet refining; tar and waterproofing (materials manufacturing, treatment, and bulk storage).

#### **11-02-277 HEAVY RETAIL AND HEAVY SERVICES**

This use category includes: all activities involving the production, processing, cleaning, servicing, testing, or repair of materials, goods, or products that would be considered as light or heavy industrial shall be prohibited in this use. For example, while auto or engine repair is permitted, the storage and disassembly of vehicles and the re-assembly of various parts are considered heavy industry. Salvage yards are also considered heavy industry. Heavy retail and heavy service uses include retail and/or service activities that have large amounts of exterior service or storage areas or partially enclosed structures such as: automobile dealers; automotive repair except top, body, upholstery repair, paint, and tire retreading shops; automotive services except wrecking or towing storage yards; mobile home and manufactured housing dealers with mobile home sales office; auto/truck rental/leasing; cold storage; cabinet manufacturing with sales; radio and TV broadcasting station; flea market; firewood sales, storage, and splitting; and pawn shops.

#### **11-02-278 HELIPORT**

An area, either at ground level or elevated on a structure, licensed and approved for the landing and takeoff of helicopters, and any appurtenant structures or facilities which may include parking, waiting room, refueling, maintenance, repair, or storage facilities.

**11-02-279 HEMP FARM**

Land used for the growing, cutting, baling storage, and packaging of industrial hemp.

**11-02-280 HEMP MANUFACTURING AND EXTRACTION**

The act of taking the cultivated hemp plant and extracting cannabidiol (CBD) oil to then add said oil to already manufactured products and/or manufacturing products containing the CBD oil. This use also includes the manufacture of products from cultivated hemp such as rope and textiles. Hemp for these purposes shall be industrial hemp as defined in CRS Article 61, section 35-61-101(7) that means a plant of the genus Cannabis and any part of the plant, whether growing or not, containing a delta-9 tetrahydrocannabinol (THC) concentration of no more than three-tenths of one percent (0.3% THC) on a dry weight basis.

**11-02-281 HIGH OCCUPANCY BUILDING UNIT**

Means any School, Nursing Facility as defined in C.R.S. § 25.5-4-103(14), hospital, life care institutions as defined in C.R.S. § 12-13-101, or correction facility as defined in C.R.S. § 17-1-102(1.7), provided the facility or institution regularly serves 50 or more persons; or an operating child care center as defined in C.R.S. § 26-6-102(1.5).

**11-02-282 HIGH RISE**

A multifamily dwelling greater than three (3) stories in height and requiring an elevator for access to upper floors.

**11-02-283 HOME OCCUPATION**

A business, profession, occupation or trade conducted for personal gain or support of the residential occupation and conducted within a residential building or accessory structure to a residential use.

**11-02-284 HORSE TRAILER SALES AND RENTAL**

A commercial establishment or area for the purpose of horse trailer sales and rental.

**11-02-285 HOSPITAL**

An establishment that provides medical or surgical care and treatment for the sick and the injured, where overnight stays are routine, and may include necessary accessory facilities such as laboratories, outpatient, or training facilities.

**11-02-286 HOTEL OR MOTEL**

A commercial establishment, which offers transient lodging accommodations to the general public and provides additional services such as restaurants, meeting rooms, and recreation facilities. A hotel or motel shall provide a minimum of six (6) guestrooms.

**11-02-287 HOUSEHOLD PETS**

Domesticated dogs and cats, small animals (rabbits, guinea pigs, hamsters, chinchillas, mice, and fish), reptiles (non-venomous only), and birds (parakeets, canaries, cockatiels, parrots) kept in cages, which are customarily kept in the home.

**11-02-288 ILLICIT / ILLEGAL DISCHARGE**

Any direct or indirect discharge to the storm drainage system that is not composed entirely of stormwater as defined in Adams County Ordinance No.11, as amended.

**11-02-289 IMPACT FEE ADMINISTRATION**

The person or persons designated by the County Administrator to administer the Regional Traffic Impact Fee Regulations.

**11-02-290 IMPERVIOUS AREA**

Developed area with covering or pavement that prevents the land's natural ability to absorb and infiltrate typical precipitation and irrigation events. Impervious areas include, but are not limited to; roof tops, walkways, patios, driveways, parking lots, storage areas, impervious concrete and asphalt, and any other continuous non-pervious pavement or covering.



**11-02-291 IMPROVEMENT**

Any man-made, immovable item that becomes part of, is placed upon, or is affixed to a structure or lot.

**11-02-292 INCIDENTAL SIGN**

A sign without a commercial message, usually informational, that has a purpose secondary to the use of the lot on which it is located, such as "no parking," "entrance," "loading only," telephone," and other similar directives.

**11-02-293 INCINERATOR**

An engineered apparatus used to burn waste substances and in which all the combustion factors, temperature, retention time, turbulence and combustion air, can be controlled.

**11-02-294 INCLUSION**

The process by which a Special District's boundaries are altered through the addition of real property.

**11-02-295 INCREASING THE EXISTING DESIGN CAPACITY**

The addition of any buildings, structures, or other property which creates an increase in the capacity of the facility, beyond which was approved in the original application, but shall not apply to technological modifications or minor apparatus which increase capacity without an increase in resource consumption, pollutant discharge, or noise levels.

**11-02-296 INDIVIDUAL SEWAGE DISPOSAL SYSTEM**

An absorption system of any size or flow, or a system or facility for collecting, storing, treating, neutralizing, stabilizing, or disposing of sewage which is not part of or connected to a sewage treatment works. An ISDS with a design hydraulic capacity equal to or greater than two thousand gallons per day is considered to be a domestic wastewater treatment works and subject to State Health and Tri-County Health regulation.

\*Adopted by the BOCC on December 13, 2010.

**11-02-297 INDOOR COMMERCIAL RECREATION/ENTERTAINMENT**

This use category includes: all indoor commercial amusement facilities (except “Sexually Oriented Businesses”) including, but not limited to: bowling alleys; indoor sports arenas; physical fitness facilities; movie theaters; Event Centers; video arcades; and pool arcades.

**11-02-298 INDUSTRIAL USES**

Industrial uses include business park uses; extraction and disposal uses; heavy industry; heavy manufacturing or processing; landscape storage yards; light industry; light manufacturing or processing; major energy facilities; moderate manufacturing or processing; and outdoor storage.

**11-02-299 INERT FILL MATERIAL FOR GRADING**

~~As defined in C.R.S. Section 25-15-101 (14) which includes non-water soluble and non-putrescible solids together with such minor amounts and types of other materials as will not significantly affect the inert nature of such solids, as determined by Adams County. The term includes, but is not limited to, earth, sand, gravel, rock, concrete (which has been in a hardened state for at least sixty (60) days), masonry, asphalt paving fragments which are not located in the water table, and other inert solids including those the Colorado Department of Public Health and Environment may identify by regulation. Street sweepings from street cleaning machines are not considered inert material and are instead considered solid waste.~~  
Uncontaminated, natural earthen material including sand, loam, crushed rock, soil, and/or rock or stones either singularly or in combination, that does not contain putrescible or hazardous matter, liquid or hardened cementitious material, brick, concrete, metal materials, asphalt or asphalt pieces, or any chemical substance in concentrations above 49% of residential screen levels for soil contaminants as specified by Colorado Department of Public Health and Environment.

**11-02-300 INERT FILL MATERIAL FOR LANDFILLING**

As defined in C.R.S. Section 25-15-101(14), non-water soluble, non-putrescible, stable, inorganic, non-hazardous, non-leaching solid material that is uneconomic or impractical to reuse or recycle and that is visibly free of oil, adhesives, stains, paint, metal materials, and free of contaminants based on the knowledge of the source of the material or on representative sampling and analysis of such material. Inert fill material for landfilling purposes includes brick, ceramic, cement cured for more than 60 days,

concrete, masonry, bituminous concrete, asphalt fragments which are not located within the water table, rock and dirt. Street sweepings from street cleaning machines are not considered inert material and are instead considered solid waste.

#### ~~11-02-300~~11-02-301 **INFECTIOUS WASTE**

Any material as defined in C.R.S. Section 25-15-402 (1). This includes waste capable of producing an infectious disease and requires the consideration of certain factors as described in state statutes necessary for induction of disease. Generally, the waste must contain pathogens with sufficient virulence and quantity so that exposure to the waste by a susceptible host could result in disease.

#### ~~11-02-301~~11-02-302 **INSTITUTIONAL CARE**

This use category includes: convents or monasteries; nursing homes; hospitals/clinics; foster homes; sanitariums; convalescent homes; protective living facilities; boarding/rooming houses; and sheltered care homes.

#### ~~11-02-302~~11-02-303 **INSTITUTIONAL USES**

Institutional uses include institutional care; jails and prisons; neighborhood indoor uses; outdoor public uses; places of worship; public service; and universities.

#### ~~11-02-303~~11-02-304 **INSULATION MATERIAL SALES AND STORAGE**

A commercial establishment or area for the sale and/or storage of insulation materials.

#### ~~11-02-304~~11-02-305 **INTERNATIONAL AIRPORT CLEAR ZONE**

An area devoted to those uses identified in Article IV of the Intergovernmental Agreement on a New Airport.

~~11-02-305~~11-02-306 **JAILS AND PRISONS**

This use category includes jails; prisons; penal institutions; or other facilities for the processing and confinement of persons held in lawful custody.

~~11-02-306~~11-02-307 **JUNK**

Any manufactured goods, appliances, fixtures, furniture, machinery, motor vehicle or trailer which is abandoned, demolished or dismantled, and such discarded or generally unusable material as scrap metal, scrap material, waste, bottles, tin cans, paper, garbage, boxes, crates, rags, used lumber, building materials, motor vehicles, machinery parts, and used tires (these are by way of example and not by way of limitation).

~~11-02-307~~11-02-308 **KENNEL/CATTERY, COMMERCIAL**

This use category includes facilities where four (4) or more animals of the canine or feline family are kept, maintained, sheltered or boarded for compensation.

~~11-02-308~~11-02-309 **KENNEL/CATTERY, PRIVATE**

Premises where more than the maximum allowable number of dogs and/or cats are kept for the private, non-commercial enjoyment of the owner(s). This does not include offspring less than five (5) months of age belonging to one of the adult animals. Boarding dogs and/or cats other than those animals owned by the resident and/or owner and immediate family is prohibited.

~~11-02-309~~11-02-310 **LANDSCAPE STORAGE YARD**

An unenclosed portion of the lot or parcel upon which a landscape business owner maintains a principal office or a permanent business. Designation of the lot or parcel as a landscape storage yard would allow this area to be used to store and maintain construction equipment and other materials customarily used in the trade.

\*Adopted by the BOCC on December 13, 2010.

**~~11-02-310~~11-02-311 LANDSCAPED AREA**

Land set aside for the purpose of planting and maintaining trees, shrubs, ground cover or grasses, as well as associated ornamental nonliving materials.

**~~11-02-311~~11-02-312 LANDSCAPING**

Landscaping shall mean those plants and associated nonliving ornamental materials, which are permitted in Section 4-15.

**~~11-02-312~~11-02-313 LARGER COMMON PLAN OF DEVELOPMENT OR SALE**

Contiguous area where multiple, separate and distinct construction activities may be taking place at different times on different schedules but remain related. Contiguous means construction activities located in close proximity to each other, within ¼ mile. This includes phased projects, projects with multiple filings or lots, and projects in a contiguous area that may be unrelated but still under the same contract or same plan. If a construction project disturbs less than one acre, but is part of a common plan of development or sale, the disturbed area of the entire plan within the MS4 Permitted Area must be considered in determining SWQ Permit and/or Post-Construction Stormwater requirements, and all portions of the project must be covered.

**~~11-02-313~~11-02-314 LEVEL OF SERVICE**

A qualitative measure describing operational conditions, from “A” (best) to “F” (worst), within a traffic stream or at intersections, which is quantified for road segments by determination of a volume to capacity ratio (V/C), which is a measurement of the amount of capacity of a road which is being utilized by traffic.

**~~11-02-314~~11-02-315 LETTER OF MAP REVISION (LOMR)**

A Letter of Map Revision is an official revision to the currently effective FEMA map. It is issued by FEMA and changes flood zones, delineations, and elevations.

~~11-02-315~~11-02-316 **LETTER OF MAP REVISION BASED ON FILL (LOMR-F)**

FEMA's modification of the Special Flood Hazard Area (SFHA) shown on the Flood Insurance Rate Map (FIRM) based on the placement of fill outside the existing regulatory floodway.

~~11-02-316~~11-02-317 **LIBRARY, PUBLIC**

An establishment operated by a public agency or nonprofit organization used to keep literary and artistic materials, such as books, periodicals, newspapers, pamphlets, and prints, for reading, reference, or borrowing.

~~11-02-317~~11-02-318 **LIGHT INDUSTRIAL**

This use category includes: manufacturing, assembly, processing, storage transportation, construction, repair and wholesale uses such as: general building contractors; special trade contractors; dairy and food processing and manufacturing facilities; textiles and apparel; logistics center; lumber, building materials, and wood products; furniture and fixtures; paper products, except mills; printing and publishing; drug manufacturing; leather and leather products, including tanning and finishing; fabricated metal, sheet metal shops, metal products manufacturing; electric and electronic equipment, including electronic distribution and electrical industrial; instruments and related products; meat processing and packaging, excluding meat packing and slaughter; miscellaneous manufacturing industries; local and interurban passenger transit; trucking and general warehousing, including mini-storage; transportation services; wholesale trade (durable and non-durable); fuel and ice dealers; welding repair; automotive repair, including top, body, upholstery repair, paint, and tire re-treading shops; special warehousing and storage; recreational vehicle storage; dry cleaning plants; auction houses without livestock; and bus repair. Light industrial uses shall have limited outdoor storage and are those uses where no effects from noise, smoke, glare, vibration, fumes or other environmental factors are measurable at the property line.

~~11-02-318~~11-02-319 **LIGHT MANUFACTURING OR PROCESSING**

Manufacturing and processing in which no operations are carried on which will be likely to create smoke, fumes, noise, odor, vibration, or dust, or which will be detrimental to the health, safety, or general welfare of the community. The following are examples of light manufacturing or processing: beverage manufacturing; book binding; canvas products

manufacturing; clothing or cloth manufacturing; office and computing machines; electronics manufacturing; furnace installation, repair, and cleaning; hosiery manufacturing; machine shops; machine tool manufacturing; machinery sales; public utility storage, yards, and service installments; shoe manufacturing; sign manufacturing, repair, and maintenance.

~~11-02-319~~11-02-320 **LINSEED OIL, SHELLAC, AND TURPENTINE  
MANUFACTURING OR REFINERY**

An industrial establishment or area for the purpose of manufacturing or refining linseed oil, shellac, or turpentine.

~~11-02-320~~11-02-321 **LIVESTOCK AND POULTRY**

Domestic animals of types customarily raised or kept on farms or ranches for profit or other productive purposes.

~~11-02-321~~11-02-322 **LIVESTOCK AND POULTRY CONFINEMENT  
OPERATION**

An operation for the growing, feeding and fattening of livestock and/or poultry for commercial purposes, where the animals are confined within a closed structure; and/or the animals are kept within permanent corrals, pens, or yards; and these animals have been, are, or will be stabled or confined and fed or maintained for a total of forty-five (45) consecutive days or more in any twelve (12) month period.

~~11-02-322~~11-02-323 **LIVESTOCK UNIT**

A term and number used to establish an equivalency for various species of livestock. Any combination of livestock species shall not exceed the maximum number of livestock units allowed in the applicable zone district.

~~11-02-323~~11-02-324 **LOADING OR UNLOADING SPACE**

An off-street area used for the temporary parking of a commercial vehicle for the loading or unloading of merchandise or materials.

~~11-02-324~~11-02-325 **LOCAL STREET (RESIDENTIAL OR INDUSTRIAL)**

A street designed for local service with no through traffic that may have stop signs or traffic signals.

~~11-02-325~~11-02-326 **LODGES, FRATERNAL AND SOCIAL ORGANIZATIONS**

An establishment used by an organization of persons joined together for a common purpose or interest.

~~11-02-326~~11-02-327 **LODGING, COMMERCIAL**

This use category includes hotels; motels; and convention centers.

~~11-02-327~~11-02-328 **LOGISTICS CENTER, HEAVY**

A wholesaling, warehousing, and/or distribution use that provides a central location for receiving, storing and distributing raw materials, semi-finished goods, or finished goods. Heavy logistic centers may be warehouses in which goods are stored (a.k.a. “product warehouses”), or truck terminals in which goods are transferred between trucks or between trucks and trains or other transportation modes (a.k.a. “truck terminals”), or moving warehouses (including indoor storage of portable on-demand storage containers), or wholesaling operations (but not wholesale membership clubs in which memberships are available to the general public). Heavy logistic centers are expected to generate at least 50 truck trips per day.

~~11-02-328~~11-02-329 **LOGISTICS CENTER, LIGHT**

A wholesaling, warehousing, and/or distribution use that provides a central location for receiving, storing and distributing raw materials, semi-finished goods, or finished goods. A logistic center may be warehouses in which goods are stored (a.k.a. “product warehouses”), or wholesaling operations (but not wholesale membership clubs in which memberships are available to the general public). Logistic centers are expected to generate fewer than 50 truck trips per day.



**~~11-02-329~~11-02-330** **LOT**

A single designated parcel, tract, or area of land established by a recorded subdivision plat or a separate parcel of land that existed as such prior to July 1, 1972.

**~~11-02-330~~11-02-331** **LOT AREA**

The total area of a horizontal plane bounded by the lot lines but not including any areas occupied by right-of-way, floodplains, the waters of any lake, river, canal, or major drainage ditch.

**~~11-02-331~~11-02-332** **LOT, CORNER**

A lot or parcel of land abutting two (2) or more streets at their intersection, or upon two (2) parts of the same streets forming an interior angle of less than one-hundred-thirty-five (135) degrees. The setback shall be the same as a front setback for all corner lots.

**~~11-02-332~~11-02-333** **LOT COVERAGE**

The portion of a lot that can be legally occupied by the ground floor of the principal structure and use and all permitted accessory uses, buildings or structures.

**~~11-02-333~~11-02-334** **LOT DEPTH**

The horizontal distance between the front lot line to the rear lot line measured from the midpoint of the front lot line to the midpoint of the rear lot line.

**~~11-02-334~~11-02-335** **LOT, DOUBLE FRONTAGE**

A lot, other than a corner lot, which has frontage on more than one (1) street.

**~~11-02-335~~11-02-336** **LOT, FLAG**

A lot where access to the public road is by a narrow, private, right-of-way.

~~11-02-336~~11-02-337 **LOT FRONTAGE**

Any lot line of a lot abutting a street or public right-of-way.

~~11-02-337~~11-02-338 **LOT, INTERIOR**

A lot with one frontage on a dedicated public right-of-way, other than an alley.

~~11-02-338~~11-02-339 **LOT LINE**

A line of record bounding a lot, which divides one lot from another lot or from a public or private street or any other public space.

~~11-02-339~~11-02-340 **LOT LINES, FRONT**

The lot line separating a lot from a street right-of-way. For corner or double frontage lots, there shall be as many front lot lines as there are frontages on street rights-of-way.

~~11-02-340~~11-02-341 **LOT LINES, REAR**

The lot line opposite and most distant from the front lot line; or in the case of triangular or otherwise irregularly shaped lots, the Chief Building Official shall designate the rear and side lot lines by address.

~~11-02-341~~11-02-342 **LOT WIDTH**

The horizontal distance between the side lot lines of a lot, measured at the established or minimum front setback line.

~~11-02-342~~11-02-343 **LOT, ZONING**

A lot or a series of contiguous lots, not separated by a street or other right-of-way, designated by their owner as a tract to be used, developed, built upon as a unit, under single ownership and control.

**11-02-34311-02-344** **LOWEST FLOOR**

The lowest floor of the lowest enclosed area including a basement. An unfinished or flood resistant enclosure used solely for parking of vehicles, structure access or storage, in an area other than a basement area, is not considered lowest floor of a structure, provided said enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of the regulation.

**11-02-34411-02-345** **LUMBER MILL**

A commercial establishment or area equipped with machinery for the purpose of dressing logs or lumber or modifying the shape or size of the lumber in any way.

**11-02-34511-02-346** **MALODOROUS CONDITION**

An odor reading greater than the permitted odor standard allowed by state statutes or regulations. Odor readings will be taken to determine whether such conditions exist. The odor readings shall be made by an agent certified in Odor Intensity Rating by the Colorado Department of Public Health and Environment by use of a Barneby Cheney Scentometer. The reading shall be taken at any location on or outside the permit boundary.

**11-02-34611-02-347** **MAJOR ENERGY FACILITIES**

Transmission lines, power plants, and substations; gas processing plants, and related storage areas providing fossil fuels, manufactured gas, or other petroleum derivatives; microwave installations; and pipelines above ground in excess of one (1) mile in length.

**11-02-34711-02-348** **MAJOR ENERGY FACILITY OPERATION APPLICANT**

Any individual, partnership, corporation, association, company, or other public or corporate body, including any political subdivision, agency, instrumentality, or corporation of the state, engaged in the operation of a public utility and/or major energy facilities.

**11-02-34811-02-349 MAJOR REPAIRS**

Work or renovation estimated to cost more than fifty percent (50%) of the market value of the structure to be renovated. The costs of renovation or repair or replacement shall mean the fair market value of the materials and services necessary to accomplish such renovation, repair or replacement and no person may seek to avoid the intent of Section 4-22-02 by doing such work incrementally. The market value shall mean either the market value for property tax purposes, updated as necessary by the increase in the consumer price index since the date of the last valuation, or the valuation determined by an independent qualified appraiser, mutually selected by the Director of Community and Economic Development and the applicant. A qualified appraiser shall be a Member of the Appraisal Institute (M.A.I.) or an Accredited Rural Appraiser (A.R.A.).

**11-02-34911-02-350 MAJOR ROAD SYSTEM**

All arterial roads within unincorporated Adams County, excluding state and federal highways.

**11-02-35011-02-351 MANUFACTURED HOME**

A structure manufactured pursuant to the authority of the “National Manufactured Housing Construction and Safety Standards Act (42 U.S.C 4501 et seq., as amended) that is transferable in one (1) or more sections and which is built on a permanent chassis off site, with wheels and axles that are a temporary means of transport of the unit to its site. Manufactured homes are designed to be used with or without a permanent foundation. The sections of the home when assembled must have dimensions of at least eight (8) by forty (40) feet, excluding hitches and transport apparatus. All mobile homes manufactured after June 15, 1976, and meet federal standards are considered manufactured homes.

**11-02-35111-02-352 MANUFACTURED HOME PARK**

A tract of land under individual or corporate ownership with two (2) or more spaces for lease or rent upon which individual manufactured home residences are placed and used for residential purposes.

**11-02-35211-02-353 MANUFACTURED HOME SALES LOT**

An establishment or area for the sales of manufactured homes.

**11-02-353**~~11-02-354~~ **MANUFACTURED HOME SUBDIVISION**

A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

**11-02-354**~~11-02-355~~ **MANUFACTURING, GENERAL**

Establishments engaged in the mechanical or chemical transformations of materials or substances into new products including the assembling of components, parts, the manufacturing of products, and the blending of materials such as lubricating oils, plastics, resins, or liquors.

**11-02-355**~~11-02-356~~ **MANUFACTURING OF SMALL COMPONENTS AND INSTRUMENTS**

An establishment or area for the purpose of assembly and production of small components and instruments.

**11-02-356**~~11-02-357~~ **MARQUEE**

Any permanent roof-like structure projecting beyond, and supported by the wall of a structure, generally designed and constructed to provide protection from the weather.

**11-02-357**~~11-02-358~~ **MARQUEE SIGN**

Any sign attached to, in any manner, or made part of a marquee.

**11-02-358**~~11-02-359~~ **MARIJUANA ESTABLISHMENT**

A Marijuana Establishment means both a “Medical Marijuana Business” and/or a “Retail Marijuana Establishment” as defined by the Colorado Department of Revenue Marijuana Enforcement Division (1 CCR 212-2).

**11-02-359**~~11-02-360~~ **MASSAGE**

A method of treating the body for remedial or hygienic purposes, including, but not limited to rubbing, stroking, kneading, or tapping with the hand or an instrument or both.

~~11-02-360~~11-02-361 **MESSAGE BUSINESS**

An establishment providing massage, but does not include training rooms of public and private schools accredited by the state board of education or approved by the division charged with the responsibility of approving private occupational schools, training rooms of recognized professional or amateur athletic teams, and licensed health care facilities. A facility which is operated for the purpose of massage therapy performed by a massage therapist is a massage business.

~~11-02-361~~11-02-362 **MESSAGE THERAPIST**

A person who has graduated from a massage therapy school accredited by the state board of education or division charged with the responsibility of approving private occupational schools, or from a school with comparable approval or accreditation from another state with transcripts indicating completion of at least five hundred (500) hours of training in massage therapy. A massage therapy school may include an equivalency program approved by the state board of education or division charged with the responsibility of approving private occupational schools.

~~11-02-362~~11-02-363 **MATERIAL MODIFICATION (SPECIAL DISTRICT SERVICE PLANS)**

A basic or essential change to the method of providing services including the exclusion or addition of services.

~~11-02-363~~11-02-364 **MATURITY**

For the purposes of these standards and regulations, maturity shall mean five (5) years after planting for shrubs, ten (10) years after planting for trees, and one (1) year after planting for ground covers. Large trees shall be those which typically reach a height of over twenty (20) feet at maturity, and ornamental trees shall mean those which typically reach a height of twenty (20) feet or under at maturity.

~~11-02-364~~11-02-365 **MICROWAVE INSTALLATION**

Any non-mobile facility and appurtenant facilities transmitting or receiving microwave energy to a location, or from a location other than the structure to which the device is attached, and any addition thereto increasing the existing design capacity. Microwave installations with towers less than

ninety (90) feet in height and/or utilizing less than one (1) acre in size for tower installation shall be exempt from this definition.

### ~~11-02-365~~11-02-366 **MINERAL DEPOSITS OF COMMERCIAL QUANTITY AND QUALITY**

Natural mineral deposits of limestone, coal, gravel, sand, and quarry aggregate for which extraction is or will be commercially feasible and for which it can be demonstrated by geologic, mineralogical, or other scientific data, the deposit is of significant value to the County.

### ~~11-02-366~~11-02-367 **MOBILE HOME**

A structure, transportable in one (1) or more sections, which is built on a permanent chassis and designed to be used as a dwelling with or without permanent foundation, and which has not been certified under the “National Manufactured Housing Construction and Safety Standards Act” (42 U.S.C. 4501 et seq., as amended). Mobile homes have not been produced since 1976. See also “Manufactured Home”.

### ~~11-02-367~~11-02-368 **MOBILE HOME PARK**

This use category includes: a parcel of land, under single ownership, planned and improved for the placement of mobile homes, where each mobile home is designed, arranged and intended to be occupied by one (1) living unit, located on a single or multiple lots, being the principal use of the lot, and not connected to any other residence.

### ~~11-02-368~~11-02-369 **MODERATE MANUFACTURING OR PROCESSING**

Manufacturing and processing in which operations are carried on which may be likely to create smoke, fumes, noise, odor, vibration, or dust, but which are not detrimental to the health, safety, or general welfare of the community. The following uses are considered medium manufacturing or processing for the purpose of these standards and regulations:

1. Can Manufacturing
2. Candy Product Manufacturing (for sale off premises)
3. Cement, Cinder Block, Concrete, Lime or Plaster Manufacturing
4. Cosmetic and Perfume Manufacturing

5. Creosote Manufacturing or Treatment Plant
6. Fat Rendering Production (of edible fats and oils from animal or vegetable products)
7. Forging Plant and Foundry
8. Glass or Glass Product Manufacturing
9. Metal Ingots, Casting Sheets or Bearings, Forging or Rolling Mills
10. Millinery Manufacturing
11. Mobile Homes Manufacturing and Storage
12. Vacation Camper Manufacturing

~~11-02-369~~11-02-370 **MORTUARY**

An establishment with facilities for the preparation of the deceased for burial or cremation to include embalming, for the viewing of the body, and for funerals. Also known as Funeral Home or Funeral Parlor.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-370~~11-02-371 **MOSQUE**

See “Place of Worship”.

~~11-02-371~~11-02-372 **MOVER**

The drilling contractor or trucking contractor actually transporting the drilling rig for the operator.

~~11-02-372~~11-02-373 **MOVING AND TRANSFER COMPANY**

A commercial establishment, which moves and transfers items.

~~11-02-373~~11-02-374 **MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4)**

Any public owned conveyance or system of conveyances of stormwater that discharge to State Waters and is designed for or used for collecting or conveying stormwater. The MS4 is not a combined sewer, and is not part of a Publicly Owned Treatment Works (POTW). Examples include, but are not



limited to; roads with drainage systems, roadside ditches, curbs, gutters, man-made channels, ditches, catch basins, municipal streets, storm drainage facilities (detention or retention ponds) storm sewer infrastructure (pipes, manholes, culverts, inlets/drains), and conveyances that are owned or operated by the County through agreement, contract, direct ownership, easement or right-of-way and are for the purpose of managing floodplains, stream banks and channels. This term may also be referred to as “storm drainage system”.

~~11-02-374~~11-02-375 **MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMIT**

State or federal stormwater discharge permit that regulates discharges from Municipal Separate Storm Sewer Systems (MS4) for compliance with Clean Water Act regulations.

~~11-02-375~~11-02-376 **MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) PERMITTED AREA, ADAMS COUNTY**

Area within unincorporated Adams County’s Urbanized Area, including projected Adams County’s Growth Area (if applicable), designated based on census information, which is revised and adopted as part of the Adams County’s MS4 Permit application and renewal permit process.

~~11-02-376~~11-02-377 **NATIONAL FLOOD INSURANCE PROGRAM (NFIP)**

FEMA’s program of flood insurance coverage Program (NFIP) and floodplain management administered in conjunction with the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The NFIP has applicable Federal regulations promulgated in Title 44 of the Code of Federal Regulations. The U.S. Congress established the NFIP in 1968 with the passage of the National Flood Insurance Act of 1968.

~~11-02-377~~11-02-378 **NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)**

The national program under Section 402 of the Clean Water Act that regulates of discharges of pollutants from point sources to waters of the U.S.

~~11-02-378~~11-02-379 **NATURAL HAZARD**

A geologic, wildlife, or flood condition which is adverse to past, current, or foreseeable construction or land use and constitutes a significant hazard to public health and safety or to property.

~~11-02-379~~11-02-380 **NEIGHBORHOOD INDOOR USES**

This use category includes: neighborhood community or recreational centers; day care centers (day or nursery schools); gymnasiums; branch libraries; indoor recreational centers; public or private primary and secondary schools (excluding trade schools); indoor skating rinks (ice or roller); indoor swimming pools; tennis; racquetball; handball; handball courts; and all other indoor institutional uses.

~~11-02-380~~11-02-381 **NO TILL OR SLOT PLANTING**

A conservation tillage system in which the soil is left undisturbed prior to planting. Planting is completed in a narrow seedbed approximately one (1) to three (3) inches wide. Weed control is accomplished primarily with herbicides. Residue from the preceding crop is to be retained on the soil surface with the exception of that buried by the drill.

~~11-02-381~~11-02-382 **NONCOMBUSTIBLE BUILDING CONSTRUCTION**

A material of which no part will ignite and burn when subjected to fire. Any material conforming to Uniform Building Code Standard No. 4-1 as adopted in the County Building Code shall be considered noncombustible, or a material having a structural base of noncombustible materials as defined above, with a surfacing material not over 1/8 inch thick which has a flame spread rating of fifty (50) or less.

~~11-02-382~~11-02-383 **NONCONFORMING CONDITIONS**

An activity of a building, sign, fence, structure, or a portion thereof which lawfully existed before the adoption or amendment of these standards and regulations, but which does not conform to all of the regulations contained in these standards and regulations, or amendments thereto, which pertain to the zone district in which it is located.

**~~11-02-383~~11-02-384** **NONCONFORMING LOT**

A lot, the area, dimensions or location of which were lawful at the time the lot was created, but which fail to conform to the current standards and regulations due to adoption, revision or amendment.

**~~11-02-384~~11-02-385** **NONCONFORMING MOBILE HOME PARK**

A mobile home park lawfully created prior to January 1, 1980, that may or may not be located in the Mobile Home Dwelling Zone District and is recognized as an established mobile home park by the County Treasurer's Office.

**~~11-02-385~~11-02-386** **NONCONFORMING SIGN**

Any sign, the area, dimensions or location of which were lawful at the time the sign was erected, but which fail to conform to the current standards and regulations due to adoption, revision or amendment.

**~~11-02-386~~11-02-387** **NONCONFORMING STRUCTURE**

Any structure for which the size, dimensions or location of which was lawful when erected or altered, but which fails to conform to the current standards and regulations due to adoption, revision or amendment.

**~~11-02-387~~11-02-388** **NONCONFORMING USE**

A use or activity, which was lawful when, originally established, but which fails to conform to the current standards and regulations due to adoption, revision or amendment.

**~~11-02-388~~11-02-389** **NONCONFORMITY, DIMENSIONAL**

A nonconforming situation that occurs when any one of the following items does not conform to the standards and regulations applicable to the district in which the property is located:

1. The height, size, or minimum floor area of a structure;
2. The relationship between an existing structure or structures and other structures; or
3. The lot lines of a parcel.

~~11-02-389~~11-02-390 **NONHAZARDOUS MATERIALS**

Materials not defined as “Hazardous Materials” or “Hazardous Waste” in this document.

~~11-02-390~~11-02-391 **NONLIVING MATERIAL**

Material associated with landscaping such as lava rock, washed river rock, wood chips, and other similar nonliving decorative material.

~~11-02-391~~11-02-392 **NON-SITE RELATED IMPROVEMENTS**

Road capital improvements and right-of-way dedications for roads on the County’s major roadway system. Roadway improvements identified in the Regional Traffic Impact Fee Section are not site-related improvements.

~~11-02-392~~11-02-393 **NUDE MODEL STUDIO**

Any place where a person appears in a state of nudity or displays “specified anatomical areas” and is provided for money or any form of consideration to be observed, sketched, drawn, painted, sculpted, photographed, or similarly depicted by other persons.

~~11-02-393~~11-02-394 **NUDITY OR STATE OF NUDITY**

The appearance of human bare buttock, anus, male genitals, or the areola or nipple of the female breast; or a state of dress which fails to opaquely and fully cover human buttocks, anus, male or female genitals, pubic region or areola or nipple of the female breast.

~~11-02-394~~11-02-395 **NURSERIES**

Land and/or greenhouses used to raise flowers, shrubs, trees, grass, and/or other plants for the primary purpose of commercial sale.

~~11-02-395~~11-02-396 **NURSERY SCHOOL**

See “Day Care Center”.

**11-02-39611-02-397 NURSING HOME**

A health establishment, which provides nursing care under the direction of a Colorado, licensed physician to patients who, for reason of illness or physical infirmities, are unable to care for themselves.

**11-02-39711-02-398 OBSTRUCTION**

Any dam, wall, embankment, levee, dike, pile, abutment, soil material, bridge, conduit, culvert, building, wire, fence, refuse, fill, structure or other matter in, along, across, or projecting into any channel which may impede, retard, or change the direction of the flow of water, either in itself or by catching debris carried by such water, or that is placed where the flow of water might carry the same downstream.

**11-02-39811-02-399 OFF-PREMISE ADVERTISING DEVICES**

This use category includes: signs advertising an establishment, merchandise, service, or entertainment, which is not sold, produced, manufactured, or furnished at the property on which the sign is located. These signs are commonly referred to as billboards.

**11-02-39911-02-400 OFFENDING VEGETATION**

Noxious weeds as defined by the Colorado Department of Agriculture and/or as identified for mandated control and enforcement by the County Weed Manager. Areas for cultivation of crops shall not be considered landscaping or offending vegetation.

\*Adopted by the BOCC on December 13, 2010.

**11-02-40011-02-401 OFFICES**

This use category includes: banking and other credit agencies (offices only); security, commodity brokers and services; insurance carriers; real estate; holding and other investments; business services; and medical offices.

~~11-02-401~~11-02-402 **OFF-SITE DIRECTIONAL SIGN**

A sign, which directs attention to a business, commodity, service, activity or product, sold, conducted, or offered off the premises where such sign is located. An Off-Site Directional Sign shall be used to advertise a business, commodity, service, campaign, drive, or special event, which is located within one thousand (1,000) feet of the property on which the sign is placed.

~~11-02-402~~11-02-403 **OFF-STREET PARKING SPACE**

An area of three hundred (300) square feet, which shall include the parking space and the necessary area for ingress and egress.

~~11-02-403~~11-02-404 **OIL AND GAS FACILITY**

Oil and Gas Facility means an oil and gas facility as defined by the rules and regulations of the Colorado Oil and Gas Conservation Commission.

~~11-02-404~~11-02-405 **OIL AND GAS WELL DRILLING AND PRODUCTION**

The drilling for and production of gas and oil, along with the installation of pumps, tanks, pits, treaters, and separators and other equipment.

~~11-02-405~~11-02-406 **OPEN AREA**

Any real property in single or joint ownership with no structures.

~~11-02-406~~11-02-407 **OPEN SPACE**

Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such lands.

**~~11-02-407~~11-02-408 OPEN SPACE, ACTIVE**

Open space that may be improved and set aside, dedicated, designated, or reserved for recreational facilities such as swimming pools, play equipment for children, ball fields, court games, picnic tables, etc.

**~~11-02-408~~11-02-409 OPERATOR**

The mineral estate owner, the mineral estate lessee, drilling contractor, production company, or any party or parties acting on behalf of any of the above.

**~~11-02-409~~11-02-410 OUTDOOR ADVERTISING SIGN**

See “Billboard”.

**~~11-02-410~~11-02-411 OUTDOOR COMMERCIAL RECREATION**

This use category includes: outdoor commercial amusement facilities; music arenas; theme parks; amusement parks; go-cart establishments; miniature golf establishments; ice and roller skating rinks; water slides; batting cages; archery ranges; pistol and shooting ranges; and drive-in theaters.

**~~11-02-411~~11-02-412 OUTDOOR CONCERTS AND EVENTS**

An outdoor establishment or facility used to accommodate an audience at public meetings or artistic performances, which usually includes a stage and seating.

**~~11-02-412~~11-02-413 OUTDOOR STORAGE**

The storage of materials or inventory naturally and normally incidental to the primary use of a property limited to the primary user of the property, and located on the same lot with the primary use. Accessory storage shall not include vehicles, which can be driven off the property under their own power and are licensed to be driven on public rights-of-way. Merchandise for sale or lease shall not be considered accessory storage, except storage of

gravel, rock, recycled asphalt, or other landscaping materials shall be considered outdoor storage.

\*Adopted by the BOCC on December 13, 2010.

**11-02-41311-02-414** **OVERALL DEVELOPMENT PLAN**

A plan, map, and supporting materials required by these standards and regulations that outlines general, rather than detailed, development intentions and depicts a proposed subdivision in schematic form.

**11-02-41411-02-415** **OUTDOOR PUBLIC USES**

This use category includes: public areas for active recreational activities including, but not limited to, jogging, cycling, tot lots, playing fields, playgrounds, outdoor swimming pools, tennis courts, public campgrounds, and publicly operated golf courses. Also included are recreational uses such as: arboretums; areas for hiking; nature areas; wildlife sanctuaries; picnic areas; garden plots; recreation-oriented parks; and other public open spaces. Cemeteries, with or without caretaker residences, are also considered outdoor public uses.

**11-02-41511-02-416** **OWNER**

Any person who alone, jointly, or severally with others:

1. Has a legal, possessory or equitable interest in a dwelling unit, with or without accompanying actual possession thereof; or
2. Acts as the agent of a person having a legal, possessory or equitable interest in a dwelling or dwelling unit thereof; or
3. Is the general representative or fiduciary of an estate through which a legal or equitable interest in a dwelling unit is administered.

**11-02-41611-02-417** **PAINTING AND BODY SHOP**

An establishment or area for the purpose of the replacement, painting, restoration, welding, rebuilding or refinishing of vehicle parts or body components of automobiles, trucks, and other motor vehicles.



**11-02-41711-02-418          PARKING GARAGE**

A multi-level covered structure that provides primary parking to the public.

**11-02-41811-02-419          PARKING LOT, COMMERCIAL**

This use category includes: a parking lot or parking garage for public parking for a fee, not including parking lots or garages operated as an accessory use in association with a residential, commercial, or industrial business. See “Automobile Parking Lot”.

**11-02-41911-02-420          PARKS, PUBLIC**

A tract of land designed for and used by the public for active or passive recreation, which may include structures containing athletic facilities, cooking facilities, and restrooms.

**11-02-42011-02-421          PAWNBROKER**

Defined in accordance with C.R.S. Section 12-56-101. Used motor vehicles, used clothing, and nonprofit establishments are excluded from the provisions of this definition.

**11-02-42111-02-422          PAWNSHOPS**

A retail sales establishment where a pawnbroker regularly engages in or solicits business.

**11-02-42211-02-423          PENNANT**

Any lightweight plastic, fabric, or other material whether or not containing a message of any kind, suspended from a rope, wire, or string, usually in series, designed to move in the wind.

**11-02-42311-02-424          PERCENT OF NEW TRIPS FACTOR**

The percentage of peak hour trips which a proposed land use will generate that constitutes new or additional trips added to the County’s major roadway system. Those trips that do not represent additional trip ends shall

not be counted as new or additional trips. Pass-by trips and diverted trips do not constitute new trips.

~~11-02-424~~11-02-425 **PERMANENT**

For the purpose of these standards and regulations, the term “permanent” shall mean any use or structure lasting for a period of five (5) years or longer.

~~11-02-425~~11-02-426 **PERMANENT GRASS**

A conservation system in which native grass has been left untilled or reseeded to native or adapted/introduced grasses.

~~11-02-426~~11-02-427 **PERMANENT MONUMENT**

Any structure of masonry and/or metal placed on or in the ground, including those exclusively placed for surveying reference, which meet the requirements of state law.

~~11-02-427~~11-02-428 **PERMANENT STRUCTURES**

Existing structures constructed after issuance of a valid building permit(s) by Adams County and occupied after the issuance of a valid Certificate(s) of Occupancy by Adams County.

~~11-02-428~~11-02-429 **PERMIT**

An express written and formal approval, including any conditions of approval, to conduct a use allowed by a Certificate of Designation, Conditional Use, Special Use Temporary Use, Domestic Sewage Sludge Application Permit, or other written and formal approvals adopted as a part of these standards and regulations.

~~11-02-429~~11-02-430 **PERMIT ISSUING AUTHORITY**

The entity authorized by these standards and regulations to issue a permit for a particular type of land use (the Director of Community and Economic Development for zoning review approval and temporary uses, Board of

Adjustment for special uses, or Board of County Commissioners for conditional uses).

~~11-02-430~~11-02-431 **PERMITTED USE**

A use permitted by right in a zone district. The use must comply with all applicable performance standards for the use or uses and all County and State regulations to be permitted.

~~11-02-431~~11-02-432 **PERSON**

An individual, corporation, partnership, association, firm, other legal entity, state or political subdivision thereof, federal agency, state agency, municipality, commission, interstate body or other organization recognized by law and acting as either the owner or as the owner's agent.

~~11-02-432~~11-02-433 **PLACE OF WORSHIP**

A structure, or group of structures, which is intended for the conducting of organized religious services and associated activities such as religious classes, childcare during services, and committee and office work. For purposes of these standards and regulations, references to churches include all of these facilities.

~~11-02-433~~11-02-434 **PLAINS AREA OF ADAMS COUNTY**

For purposes of these standards and regulations, the Plains Area of Adams County shall mean those areas east of the areas designated for urban uses in the Airport Environs Plan. Separated by a line as follows: I-76 from the Weld County line to 152nd Avenue, then east to Watkins Mile Road, then south to 124th Avenue, then east to Quail Run Mile Road, then south to 80th Avenue, then east to Manila Mile Road, then south to 72nd Avenue, then east to Schumaker Mile Road, then south to the Arapahoe County line.

~~11-02-434~~11-02-435 **PLANNED UNIT DEVELOPMENT (P.U.D.)**

In accordance with the Planned Unit Development Act of 1972, the objective of a Planned Unit Development is to establish an area of land, controlled by one or more landowners, to be developed under unified control or unified plan of development for a number of dwelling units, commercial, educational, recreational, or industrial uses, or any

combination of the foregoing, the plan for which does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

\*Adopted by the BOCC on December 13, 2010.

**11-02-43511-02-436 PLANNING COMMISSION**

Planning Commission shall mean the Adams County Planning Commission, appointed by the Board of County Commissioners pursuant to C. R. S. Section 30-28-103, as amended.

**11-02-43611-02-437 PLAT**

A map or maps together with supporting documentation of certain described land prepared in accordance with these standards and regulations as an instrument which shall be filed with the Adams County Clerk and Recorder for providing a permanent and accurate record of the legal description, dedications, exact size, shape, and location of lots, blocks, streets, easements, and parcels of land within a subdivision. The plat, when recorded by the Adams County Clerk and Recorder, becomes the legal instrument whereby the location and boundaries of separate parcels of land within a subdivision are identified.

**11-02-43711-02-438 PLUGGING**

As defined by the State of Colorado Oil and Gas Conservation Commission Rules and Regulations.

**11-02-43811-02-439 POLICE STATION**

An establishment used for administration of police operations, the dispatch of police personnel and vehicles, and the incarceration of criminals.

**11-02-43911-02-440 POLLUTANT**

Pollutants may include, but are not limited to, any dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, sediment, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, wrecked or discharged equipment, rock, sand, or any industrial, municipal or agriculture waste, paints, varnishes, and

solvents; oil and other automotive fluids; non-hazardous liquid and solid wastes; yard wastes including grass clippings and leaves; refuse, rubbish, garbage, litter, or other discarded or abandoned objects; accumulations that may cause or contribute to pollution; floatables; pesticides, herbicides, and fertilizers; hazardous substances and wastes; sewage, fecal coliform and pathogens; dissolved and particulate metals; pet wastes; wastes and residues that result from constructing a building or structure, concrete washout waste; wastes and residues that result from mobile washing operations; noxious or offensive matter of any kind, and any soil, mulch, or other type of landscaping material.

#### **11-02-44011-02-441** **POLLUTION**

Man-made, man-induced, or natural alteration of the physical, chemical, biological, and/or radiological integrity of water. Pollution includes the presence of any foreign substance (organic, inorganic) in water or wastewater which in sufficient concentration tends to degrade its quality so as to constitute a hazard or impair the usefulness or quality of the water to a degree which may not create an actual hazard to the public health but which does adversely and unreasonably affect such waters for their designated use.

#### **11-02-44111-02-442** **PORTABLE SIGN**

A sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels; signs converted to A-or T-frames; menu and sandwich board signs; balloons used as signs; umbrellas used for advertising; and signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

#### **11-02-44211-02-443** **POST OFFICE**

An office or station of a government postal system at which mail is received and sorted, from which it is dispatched and distributed, and at which stamps are sold or other services rendered.

**11-02-44311-02-444** **POULTRY FARM**

An agricultural operation where chickens, turkeys, ducks, geese, or other domestic fowl are kept, raised, bred, or slaughtered for eggs or meat for the purposes of commercial sale.

**11-02-44411-02-445** **POWER PLANT**

Any electrical energy generating facility and appurtenant facilities which utilize a substation prior to distribution to a consumer, or any addition thereto, increasing the existing design capacity, except portable generators used in emergency situations.

**11-02-44511-02-446** **PRE-APPLICATION CONFERENCE (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

A scheduled meeting between the applicant and one (1) or more members of the District Review Team. The representative of the District Review Team and one (1) staff person from the Development Review Section of the Community and Economic Development Department must attend this meeting. At the pre-application conference, the proposed District, the state statutes, and these regulations shall be discussed in detail.

**11-02-44611-02-447** **PRESCHOOL**

See “Day Care Center”.

**11-02-44711-02-448** **PRIMARY RESIDENCE**

Primary residence means a residence which is the usual place of return for housing as documented by at least two of the following: motor vehicle registration, driver's license, Colorado state identification card, voter registration, tax documents, or a utility bill. A person can only have one primary residence.

**11-02-44811-02-449** **PRINCIPAL STRUCTURE OR USE**

The main or primary purpose for which a structure or land is used, and to which all other uses on the property are accessory.

**~~11-02-449~~11-02-450 PRIVATE ROOM**

A room in an adult motel that is not a peep booth, has a bed and a bath in the room or adjacent room, and is used primarily for lodging.

**~~11-02-450~~11-02-451 PRIVATE STREETS**

Those streets located on private land maintained by private entities and generally restricted to private use.

**~~11-02-451~~11-02-452 PRO FORMA (SPECIAL DISTRICT SERVICE PLAN)**

A presentation of all projected expenses to be incurred and revenues to be generated by a proposed Special District showing the year-end financial status of the Special District for each year from the organization of the Special District until the repayment of all proposed debt.

**~~11-02-452~~11-02-453 PROFESSIONALLY PREPARED (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

Meeting the standards set for Special District service plans by the District Review Team, to include, but not limited to, quality of map preparation, organization, and readability.

**~~11-02-453~~11-02-454 PROHIBITED ANIMAL**

Any animal which is ordinarily found in an unconfined state and is usually not kept as a household pet, including, but not limited to, lions, tigers, cheetahs, panthers, leopards, cougars, mountain lions, ocelots, any wild members of the genus felis, lynx, bobcats, foxes, minks, skunks, raccoons, bears, non-human primates, wolves and coyotes; poisonous lizards, poisonous and/or constrictor snakes; lethal toads and arachnids (spiders, scorpions and tarantulas). "Prohibited Animal" shall not include domestic ferrets (*Mustelia furo*), livestock, or household pets as defined herein. Alleged domestication of any prohibited animal shall not affect its status under this definition. The determination of prohibited animal status for an animal not listed herein will be made by the Director of Community and Economic Development.

**11-02-45411-02-455 PROJECTING SIGN**

Any sign affixed to a structure or wall in such a manner so that its leading edge extends more than six (6) inches beyond the surface of such structure or wall. Signs affixed to the structure that extend less than six (6) inches beyond the surface are considered to be wall signs.

**11-02-45511-02-456 PUBLIC IMPROVEMENT**

Any improvement, facility or service together with its associated public site or right-of-way necessary to provide transportation, drainage, public or private utilities, energy or similar essential services.

**11-02-45611-02-457 PUBLIC SERVICE**

This use category includes: emergency service buildings or garages (e.g. ambulance; fire; police; rescue); utility substations or transmission and distribution facilities; government offices; and all government-owned facilities except landfills or mining facilities.

**11-02-45711-02-458 PUBLIC STREETS**

Any streets or highways recognized by the public agency having jurisdiction over them.

**11-02-45811-02-459 PUBLIC UTILITY STORAGE AND YARD**

An area used for storage for establishments engaged in public services or utilities.

**11-02-45911-02-460 PUTRESCIBLE WASTE**

Those solid wastes that contain organic matter capable of being decomposed by microorganisms, and of such character and proportion as to be capable of attracting or providing food for birds or disease vectors.

**11-02-46011-02-461 RACING FACILITIES**

This use category includes automobile racing; horse racing; truck racing; and dog tracks.



**~~11-02-461~~11-02-462 RADIO AND TV BROADCASTING STATION**

A structure with electronic equipment that generates and amplifies a carrier radio or TV wave, modulates it, and radiates the resulting signal from an antenna.

**~~11-02-462~~11-02-463 RADIO AND TV TOWER, COMMERCIAL**

A structure intended for transmitting or receiving radio or television communications that may include parabolic dishes or microwave relay dishes mounted on the tower.

**~~11-02-463~~11-02-464 RAILROAD YARD**

An area of land, a portion of which is covered by a system of train tracks, used for the classifying, switching, storing, assembling, distributing, consolidating, moving, repairing, weighing, or transferring of train cars, trains, engines, locomotives, and rolling stock.

**~~11-02-464~~11-02-465 RANCHING**

Land used for grazing livestock for the primary purpose of obtaining a monetary profit.

**~~11-02-465~~11-02-466 REACH**

A hydraulic engineering term to describe longitudinal segments of a stream or river. A reach will generally include the segment of the floodplain where flood heights are primarily controlled by manmade or natural floodplain obstructions or restrictions. In an urban area, the segment of a stream or river between two (2) consecutive bridge crossings would most likely be a reach.

**~~11-02-466~~11-02-467 REAL ESTATE SALES SIGN**

A temporary sign erected to advertise the sale or lease of the premises on which the sign is located or the location of an open house, and does not require a sign permit or application fee.

**11-02-46711-02-468 REAR LOT LINE**

See “Lot Line, Rear”.

**11-02-46811-02-469 RECREATIONAL VEHICLE**

A vehicle which is (1) built on a single chassis; (2) four hundred (400) square feet or less when measured at the largest horizontal projections; (3) designed to be self-propelled or permanently towable by a light duty truck; and (4) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

**11-02-46911-02-470 RECYCLABLE MATERIALS**

A type of material subject to reuse or recycling. Recyclable materials include metal, glass, cloth, paper, plastic, or any other material which presently has a commercial use or value as a commodity, raw material, or feedstock and is intentionally separated from a waste stream for reprocessing or remanufacture. Recyclable materials do not include any material meeting the definition of a hazardous waste under Section 25-15-101(6), CRS, any material meeting the definition of an infectious waste under Section 25-15-402(1), CRS, any material meeting the definition of a putrescible waste, or any other materials likely to contaminate ground water, create off-site odors, or otherwise pose a threat to human health or the environment as a result of processing, reclaiming, recycling, storage prior to recycling, or use of the material.

**11-02-47011-02-471 RECYCLING FACILITY**

Operators and owners claiming exclusion from Certificate of Designation Regulations by operating facilities, or sites receiving solid waste materials, for the purpose of processing, reclaiming, or recycling solid waste materials. The exclusion requires submittal of a design and operations plan to the Community and Economic Development Department, which will be reviewed in accordance with the recyclable materials criteria.

**11-02-47111-02-472 REDEVELOPMENT**

Improvements to a site that is already substantially developed with 35% or more of existing impervious area. Improvements include the creation or addition of impervious area (including removal and/or replacement), to include the expansion of a building footprint or addition or replacement of a

structure; structural development including construction, replacement of impervious area that is not part of a routine maintenance activity; and land disturbing activities. Depending on the scale of the redevelopment activity, a Stormwater Quality (SWQ) Permit and/or post-construction stormwater requirements may be required.

**11-02-47211-02-473** **REDUCED-TILL (MINIMUM-TILL)**

A tillage and planting system that meets at least one thousand (1,000) pounds flat small grain residue equivalent for wind erosion control and at least thirty percent (30%) ground cover for water erosion control.

**11-02-47311-02-474** **RESIDENCE**

A place of primary habitation. For the purposes of these standards and regulations, the terms residence and dwelling are interchangeable.

**11-02-47411-02-475** **RESIDENTIAL SIGN**

A freestanding or building sign located in a district zoned for residential uses that contains non-commercial messages or commercial advertising for goods or services legally offered on the premises where the sign is located, if offering such service at such location conforms with all requirements of these standards and regulations.

**11-02-47511-02-476** **RESIDENTIAL USES**

Residential uses include manufacture home parks, mobile home parks; single-family dwellings, attached; single-family dwellings, detached; two-family dwellings; multi-family dwellings; and group homes.

**11-02-47611-02-477** **RETAIL SALES**

Establishments engaged in the sale of goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods. A retail sales establishment is usually a place of business and is engaged in activity to attract the general public to make purchases.

**11-02-47711-02-478 RESTAURANTS**

This use category includes: all establishments primarily oriented to serving food and/or beverages (including alcoholic beverages). This category does not include those restaurants serving to customers in vehicles.

**11-02-47811-02-479 RETIREMENT HOME**

An establishment used as a multiple dwelling residence for retired persons in separate dwelling units with limited accessory services such as recreation and other common facilities, and may include nursing or hospital care.

**11-02-47911-02-480 REVEGETATION**

The reseeded or planting of native or introduced plant species adapted to the land site and have been approved by the Soil Conservation District Board.

**11-02-48011-02-481 RIDING STABLE OR ACADEMY**

Any establishment where horses are boarded and cared for; where instruction in riding, jumping, and showing is offered; and/or where horses may be hired for riding. A riding stable or academy may also be an accessory use in the operation of a club, association, ranch, or similar establishment.

**11-02-48111-02-482 RIGHT-OF-WAY**

A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, gas pipeline, water main, sanitary or storm sewer main, shade trees or for another special use.

**11-02-48211-02-483 ROAD CAPITAL IMPROVEMENT**

Includes transportation planning, preliminary engineering, engineering design studies, land surveys, alignment studies, right-of-way acquisition, engineering, permitting, and construction of all necessary features for any road construction project on an arterial road on the County's major road system, undertaken to accommodate traffic resulting from new traffic-generating land development activity. Road capital improvements shall include but not be limited to: (a) construction of new through lanes, (b)

construction of new bridges, (c) construction of new drainage facilities in conjunction with new road construction; (d) purchase and installation of traffic signals, including new and upgraded signalization, (e) construction of curbs, gutters, sidewalks, medians and shoulders, (f) construction of turn lanes, and (g) widening of existing roads.

**11-02-483**~~11-02-484~~ **ROADSIDE STAND**

A temporary structure used primarily to sell products produced on the property.

**11-02-484**~~11-02-485~~ **RODEO**

See Equestrian Arena, Commercial and Equestrian Arena, Personal.

**11-02-485**~~11-02-486~~ **ROOF SIGN**

Any sign painted, erected, or constructed wholly on and over the roof of a structure, supported by the roof structure, or extending vertically above the highest portion of the roof.

**11-02-486**~~11-02-487~~ **RURAL STREET**

Section line roads function in similar capacity to arterials, although may not have the levels of traffic. Paved and gravel rural roads can function in a similar manner as collector or local streets in rural areas.

**11-02-487**~~11-02-488~~ **SALES AND OFFICE TRAILER**

A temporary residential sales office used in conjunction with a residential development or subdivision.

**11-02-488**~~11-02-489~~ **SALVAGE YARD**

An industrial use contained within a structure, or parcel of land where junk, waste, discarded, or salvage materials are bought, sold, exchanged, stored, baled, packed, assembled, or handled, including automobile wrecking yards, but not including scrap processing or shredding.

**11-02-489**~~11-02-490~~ **SANATORIUM**

A hospital used for treating chronic and long-term illness and various nervous and mental disorders.

**11-02-490**~~11-02-491~~ **SANITARY LANDFILL/SOLID WASTE DISPOSAL**

A site for the disposal of refuse on land without creating a nuisance or hazard to public health and safety by utilizing the principles of engineering to confine the refuse to the smallest practical area, reduce it to the smallest practical volume, and regularly cover it with a layer of earth on a daily or more frequent basis.

**11-02-491**~~11-02-492~~ **SAVINGS AND LOAN INSTITUTIONS**

See “Financial Institutions”.

**11-02-492**~~11-02-493~~ **SCENIC VIEW**

A view from a highway or from private property of a natural setting that contains one (1) or more of the following: mountains, valleys, rivers, wetlands, farmlands, or other open spaces.

**11-02-493**~~11-02-494~~ **SCHOOL, COLLEGE OR UNIVERSITY**

A public or private institution of higher learning (beyond grade 12) providing courses as approved by the Colorado Department of Education.

**11-02-494**~~11-02-495~~ **SCHOOL, COMMERCIAL**

A structure or group of structures where instruction is given to pupils in arts, religion, crafts, philosophy, or trades, and is operated as a commercial enterprise.

**11-02-495**~~11-02-496~~ **SCHOOL, PUBLIC, PRIVATE, AND PAROCHIAL**

A school for any grades between the first and twelfth grade teaching accredited courses of instruction as approved by an agency of the State of Colorado.

**~~11-02-496~~11-02-497** **SEMI-NUDE**

A state of dress in which clothing covers no more than the genitals, pubic region, and areola of the female breast, as well as portions of the body covered by supporting straps or devices.

**~~11-02-497~~11-02-498** **SEPTAGE**

A liquid or semisolid that includes normal household wastes, human excreta, and animal or vegetable matter in suspension or solution generated from a residential, commercial, or industrial septic tank system.

\*Adopted by the BOCC on December 13, 2010.

**~~11-02-498~~11-02-499** **SERVICE PLAN**

The documentation submitted to Adams County by an applicant proposing the organization of a Special District, including text, maps, charts, and tables, and containing all the information required in the Colorado Revised Statutes and these standards and regulations.

**~~11-02-499~~11-02-500** **SERVICE PROVIDER, SPECIAL DISTRICT SERVICE PLAN**

Any municipal or quasi-municipal organization, which currently has or plans to have the ability to provide any or all of the services proposed in the service plan under review.

**~~11-02-500~~11-02-501** **SERVICES**

This use category includes a wide variety of personal and commercial services. This category does not include those services serving customers in vehicles, such as drive-up banking facilities, but shall include uses such as commercial services and personal services.

**~~11-02-501~~11-02-502** **SETBACK**

The distance between the street right-of-way line and the front line of a structure or any projection thereof, excluding uncovered steps.

~~11-02-502~~11-02-503 **SETBACK LINE**

A line defining the minimum front, side, and rear yard requirements.

~~11-02-503~~11-02-504 **SETTLEMENT**

The lowering of the top grade of the landfill due to further compaction of the soil and the decomposition of organic matter.

~~11-02-504~~11-02-505 **SEWAGE SLUDGE**

A combination of liquid wastes that may include chemicals, house wastes, human excreta, animal or vegetable matter in suspension or solution, and other solids in suspension or solution that is discharged from a dwelling, building, or other establishment.

\*Adopted by the BOCC on December 13, 2010.

~~11-02-505~~11-02-506 **SEXUAL ENCOUNTER ESTABLISHMENT**

A business or commercial establishment, as one of its primary business purposes, offers, for any form of consideration, a place where two (2) or more persons may congregate, associate, or consort for the purpose of “specified sexual activities” or the exposure of “specified anatomical areas” or activities when one (1) or more of the persons is in a state of nudity or seminude. An adult motel will not be classified as a sexual encounter establishment by virtue of the fact it offers private rooms for rent.

~~11-02-506~~11-02-507 **SEXUALLY ORIENTED BUSINESS**

An adult arcade, adult bookstore, adult novelty shop, adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, sexual encounter establishment, or nude model studio. The definition of sexually oriented businesses shall not include an establishment where a medical practitioner, psychologist, psychiatrist, or similar professional person licensed by the state engages in medically approved and recognized sexual therapy.

~~11-02-507~~11-02-508 **SHOOTING RANGE**

See “Gun and Archery Range”.



**~~11-02-508~~11-02-509 SHOULDER**

The graded part of the right-of-way that lies between the edge of the main pavement (main traveled way) and the curb line.

**~~11-02-509~~11-02-510 SIDE LOT LINE**

Any property line of a lot other than front or rear lot lines.

**~~11-02-510~~11-02-511 SIDEWALK**

A paved path provided for pedestrian use and usually located at the side of a road within the right-of-way, which meets specifications set forth in these standards and regulations.

**~~11-02-511~~11-02-512 SIGN**

Any device, fixture, placard, or structure that uses any color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person, or entity, institution, organization, business, product, event, or location, to communicate information to the public.

**~~11-02-512~~11-02-513 SIGNIFICANT CHANGE**

A change consisting of or relating to the essential nature, fundamental or characteristic part or quality of the approved Certificate of Designation.

**~~11-02-513~~11-02-514 SITE PLAN**

An accurately scaled development plan that illustrates the existing conditions on a land parcel as well as depicting details of a proposed development.

**~~11-02-514~~11-02-515 SITE RELATED IMPROVEMENTS**

Road capital improvements and right-of-way dedications, which provide direct access to the development. Direct access improvements include, but are not limited to the following: (a) driveways and streets leading to and from the development; (b) right and left lanes leading to those driveways

and roads; (c) one through lane; (d) curb, gutter and sidewalks where applicable, (e) acceleration and/or deceleration lanes (f) traffic control measures for those driveways; and (g) internal streets. Credit is not provided for site-related improvements under the terms of this Regulation.

**11-02-515**~~11-02-516~~ **SITE SELECTION**

The process for determining the location of major energy facilities.

**11-02-516**~~11-02-517~~ **SITE SPECIFIC DEVELOPMENT PLAN**

A land use approval that grants vested rights in accordance with C.R.S. 24-68-103. For the purposes of these regulations and standards, the following approvals are deemed "site specific development plans": Exemptions from Subdividing, Final Plats, Preliminary Development Plan (PDP), Final Development Plan (FDP), Major Subdivision, Minor Subdivision. In addition, the following approvals are intentionally omitted from the definition of a "site specific development plan": Conditional Use Permits, Overall Development Plan (ODP), Rezoning, Sketch Plan, Special Use Permits, Temporary Use Permits, and Variances.

**11-02-517**~~11-02-518~~ **SIXTY (60) LDN**

The standard established for maximum noise exposure in the residential areas of Adams County. This measurement of sound is computed by following the methods described in Appendix A of Federal Aviation Regulation, Part 150, and concerning Airport Noise Compatibility Planning.

**11-02-518**~~11-02-519~~ **SKETCH PLAN**

A rough plan of a proposed subdivision or other development, drawn and submitted in accordance with these standards and regulations, used to evaluate project feasibility and design characteristics at an early stage.

**11-02-519**~~11-02-520~~ **SOCIAL ORGANIZATIONS**

See "Lodge, Fraternal, and Social Organizations."

**11-02-520**~~11-02-521~~ **SOD FARM**

Land used for the growing of turfgrass sod for the primary purpose of commercial sale.

**11-02-521**~~11-02-522~~ **SOIL CONSERVATION DISTRICT**

Soil Conservation District in Adams County organized pursuant to C. R. S. Section 35-70-101(ff).

**11-02-522**~~11-02-523~~ **SOLAR ENERGY SYSTEM**

Any device or structural design feature whose primary purpose is to provide for the collection, storage, or distribution of solar energy for space heating, space cooling, electricity generation, or water heating.

Roof-mounted solar energy system: A solar energy system that is structurally mounted to the roof of a building or structure not solely designed to support the solar energy system.

Ground-mounted solar energy system: A solar energy system that is structurally mounted to the ground and is not roof-mounted. Ground-mounted systems include parking lot or parking canopy solar.

**11-02-523**~~11-02-524~~ **SOLAR ENERGY SYSTEM, LARGE-SCALE**

Solar Energy Systems that encompass 320 acres or more of surface area.

**11-02-524**~~11-02-525~~ **~~SOLAR~~ SOLAR ENERGY SYSTEM, MEDIUM-SCALE**

Solar Energy Systems that encompass greater than 35 and less than 320 acres of surface area.

**11-02-525**~~11-02-526~~ **SOLAR ENERGY SYSTEM, SMALL-SCALE**

Solar Energy Systems that encompass less than 35 acres of surface area.

~~11-02-526~~11-02-527 **SOLID WASTE**

Material such as garbage, refuse, sludge of sewage disposal plants, mill tailings, mining wastes, junk automobiles and parts thereof, and other discarded solid waste material, including solid wastes resulting from industrial, commercial, and community activities, but does not include agricultural wastes. “Solid Waste” does not include any solid or dissolved materials in domestic sewage, or agricultural wastes, or solid or dissolved materials in irrigation return flows, or industrial discharges which are point sources subject to permits under the provisions of the “Colorado Water Quality Control Act,” C. R. S. Article 8 of Title 25, or materials handled at facilities licensed pursuant to the provisions on radiation.

~~11-02-527~~11-02-528 **SOLID WASTE DISPOSAL SITE**

The location and facilities at which the collection, storage, treatment, utilization, processing, and/or final disposal of solid wastes occur control in C R. S. Article 11 of Title 25.

~~11-02-528~~11-02-529 **SOLID WASTE DISPOSAL SITE AND FACILITY**

The location and/or facility at which the deposit and final treatment of solid wastes occur.

~~11-02-529~~11-02-530 **SPECIAL DISTRICT**

A special service district organized under and existing by virtue of, the provisions of C. R. S. Title 32.

~~11-02-530~~11-02-531 **SPECIAL SIGN**

Any sign incidental to the development or promotion of real estate properties and subdivisions.

~~11-02-531~~11-02-532 **SPECIAL USE**

A non-permanent exception from these standards and regulations for use of land, structures, or both approved by the Board of Adjustment.

**11-02-53211-02-533** **SPECIFIED ANATOMICAL AREAS**

As used herein means and includes any of the following:

1. Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point immediately above the top of the areola; or
2. Human male genitals in a discernibly turgid state even if completely and opaquely covered.

**11-02-53311-02-534** **SPECIFIED SEXUAL ACTIVITIES**

As used herein means and includes any of the following:

1. The fondling or other intentional touching of human genitals, pubic region, buttocks, anus or female breasts;
2. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
3. Masturbation, actual or simulated;
4. Human genitals in a state of sexual stimulation, arousal or tumescence; or
5. Excretory functions as part of or in connection with any of the activities set forth in subdivisions (1) through (4) of this subsection.

**11-02-53411-02-535** **STANDARDS, DEVELOPMENT**

Standards and regulations pertaining to the physical development of a site including requirements pertaining to yards, heights, lot area, fences, walls, landscaping area, access, parking, signs, setbacks, and other physical requirements.

**11-02-53511-02-536** **STANDARDS, PERFORMANCE**

Regulations and criteria established to control the operation of a use, including noise, odor, smoke, toxic or noxious matter, vibration, fire and explosive hazards, dust, radio-activity, electrical disturbance, heat, glare, or other factors generated by or inherent in uses of land or structure.

~~11-02-536~~11-02-537 **START OF CONSTRUCTION**

This term is to be used for assistance in determination of substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, placement or other improvement was within one-hundred-eighty (180) days following the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or, the placement of a mobile home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or as part of the main structure. This definition shall not imply permits are not required for grading or excavation work.

~~11-02-537~~11-02-538 **STOCKYARD**

An enclosure with pens and sheds connected to a slaughterhouse, railroad, or market for the temporary keeping of livestock.

~~11-02-538~~11-02-539 **STORAGE**

The keeping of machinery, equipment, vehicles, including recreational vehicles, parts, materials, or other goods at the same location for a period of time in excess of seventy-two (72) hours.

~~11-02-539~~11-02-540 **STORAGE AREA**

Any non-mobile facility used for keeping possessions, belongings, goods, materials or other items, including appurtenant facilities utilized to store fossil fuels, manufactured gas, or other petroleum derivatives for eventual distribution capacity.

1. Private: Items are stored by the owner on the owner's property.
2. Commercial: A fee is charged for the service of storing items for others.

**11-02-54011-02-541 STORAGE CAPACITY OF A FLOODPLAIN**

The volume of space above an area of floodplain land that can be occupied by floodwater of a given stage at a given time, regardless of whether the water is moving. Storage capacity tends to reduce downstream flood peaks.

**11-02-54111-02-542 STORAGE STRUCTURE**

An enclosed structure used for the keeping of possessions, belongings, goods, materials or other items.

1. Private: A structure is used for storing items by the owner on the owner's property.
2. Commercial: A fee is charged for the use of the structure for storing items for others.

**11-02-54211-02-543 STORAGE YARD**

An outdoor area used for the keeping of possessions, belongings, goods, materials or other items in which the items are screened from view in accordance with these standards and regulations.

**11-02-54311-02-544 STORMWATER**

Precipitation-induced surface runoff. Stormwater is any surface flow, runoff, or drainage occurring during or following any form of natural precipitation event and resulting there from and consisting entirely of water from natural precipitation events.

**11-02-54411-02-545 STORMWATER QUALITY (SWQ) PERMIT**

Permit issued by Adams County for the unincorporated portions of the County located within the County's MS4 Permitted Area. The SWQ Permit, when required by County Regulations, is in addition to, and does not replace the State CDPS Stormwater Discharge Permit for Construction Activities.

**11-02-54511-02-546 STORY**

That part of a structure between the surface of a floor and the ceiling immediately above.

~~11-02-546~~11-02-547 **STRIP CROPPING**

Growing crops in a systematic arrangement of strips or bands to reduce wind and water erosion. To counteract wind erosion, the rows of wind-resisting crops are arranged at angles to offset adverse wind effects. To counteract water erosion, the strips are on or near the contour of the land. The crops are arranged so that a strip of grass or a close-growing crop is alternated with a no-till, reduced-till, clean-till or fallow strip.

~~11-02-547~~11-02-548 **STRUCTURE**

Anything constructed, erected, located or placed on the ground, excepting mailboxes, ornamental light fixtures, flag and utility poles, railroad trackage, or ground covering not more than six (6) inches above ground level.

~~11-02-548~~11-02-549 **STRUCTURE HEIGHT**

The vertical distance from the established grade elevation to the highest point of the coping of a flat roof or the deck line of a mansard roof or the mean height level between eaves and ridges for gable, hip, or gambrel roofs. Chimneys, spires, towers, elevator penthouses, tanks, and similar accessory projections shall not be included in calculating the height unless specifically referred to.

~~11-02-549~~11-02-550 **STRUCTURE, PERMANENT**

Any structure resting on and attached to its footings or foundation, excluding mobile homes.

~~11-02-550~~11-02-551 **SUBDIVIDER**

Any person, firm, partnership, joint venture, association, corporation, or other entity who participates as owner.

~~11-02-551~~11-02-552 **SUBDIVISION**

The division of a lot, tract, or parcel of land into two (2) or more lots, tracts, parcels or other divisions of land for sale or development. The terms "subdivision" or "subdivided land" shall not apply to any division, or any parcel, or interest in land which:



1. Creates cemetery lots;
2. Is created or which could be created by any court in this state pursuant to the law of eminent domain, or by operation of law;
3. Is created by a lien, mortgage, deed of trust, or any other security instrument;
4. Is created by a security unit of interest in any investment trust regulated under the laws of this state or any other interest in an individual entity;
5. Creates an interest in oil, gas, coal, gravel, sand, minerals, or water, which is severed from the surface ownership of real property;
6. Creates or conveys only easements and rights-of-way;
7. Is created by a lease agreement for a base period of less than twenty-five (25) years or which is created by a lease agreement for a structure or a portion of a structure only. This provision applies only to commercial, industrial, and multifamily zoned properties;
8. Creates parcels of land each of which comprise thirty-five (35) or more acres of land;
9. Is granted to or from the United States; the State of Colorado, county, municipality, or quasi-municipality; or
10. The Board of County Commissioners, pursuant to rules and regulations or resolution, exempts from the definition of the terms "subdivision" and "subdivided land" in accordance with state law.

#### **11-02-55211-02-553 SUBDIVISION IMPROVEMENT AGREEMENT**

Security arrangements which may be accepted by the County to secure the construction of such public improvements as are required by the County, which shall include collateral, such as, but not limited to, performance or property bonds, private or public escrow agreements, loan commitments, assignments of receivables, liens on property, deposits of certified funds, letters of credit, or other similar financial guarantees. Such collateral shall guarantee one-hundred twenty percent (120%) of the cost of the improvements adjusted for inflationary increases. The expiration date of the collateral shall be a date at least eighteen (18) months beyond the estimated completion or acceptance date, whichever is later, as established by the Department of Public Works.

#### **11-02-55311-02-554 SUBJECT PROPERTY**

Property for which a Conservation Plan Permit is sought.

~~11-02-554~~11-02-555 **SUBSTANTIAL DAMAGE**

Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed fifty percent (50%) of the market value of the structure before the damage occurred.

~~11-02-555~~11-02-556 **SUBSTANTIAL IMPROVEMENT**

Any rehabilitation addition, or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred “substantial damage” regardless of the actual repair work performed. The term does not however include either:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are necessary to assure safe living conditions, or
2. Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

~~11-02-556~~11-02-557 **SUBSTATION**

Any facility designed to provide switching, voltage transformation or voltage control required for the transmission of electricity at 115 kilovolts or more, and any addition thereto increasing the existing design capacity.

~~11-02-557~~11-02-558 **SUFFICIENT SERVICE (SPECIAL DISTRICT SERVICE PLAN REVIEW)**

Service adequate in terms of technical, mechanical, organizational, and operational criteria, to meet the public need as proposed in the Special District service plan under review.

~~11-02-558~~11-02-559 **SUSPENDED SIGN**

A sign suspended from the underside of a horizontal plane surface and is supported by such surface.

~~11-02-559~~11-02-560 **SYNAGOGUE**

See “Place of Worship”.

~~11-02-560~~11-02-561 **TEMPLE**

See “Place of Worship”.

~~11-02-561~~11-02-562 **TEMPORARY DISPLAY STRUCTURE**

Any structure used only for display of retail sales items and does not require a building permit.

~~11-02-562~~11-02-563 **TEMPORARY SIGN**

Any sign used only temporarily and is not permanently mounted.

~~11-02-563~~11-02-564 **TEMPORARY STANDS**

Those structures permitted by these standards and regulations for the sale or dispensing of fireworks and will be referred to as "Stands".

~~11-02-564~~11-02-565 **TEMPORARY USE**

Use for a maximum ninety (90) day period by a permit from the Community and Economic Development Department or a maximum of one (1) year by the Board of Adjustment.

~~11-02-565~~11-02-566 **TERRACING**

An earth embankment, channel, or combination ridge and channel constructed across the slope.

~~11-02-566~~11-02-567 **TEXTILE OR CLOTH MANUFACTURE**

An establishment or area for the purpose of manufacturing textiles or cloth.

**11-02-56711-02-568 THEATER**

A structure, room, or outdoor area for the presentation of plays, motion pictures, or other dramatic performances.

1. Indoor: A theater entirely contained within a structure.
2. Outdoor/Drive-in: A theater located partially or entirely outdoors, within a roofed structure having sides open to the outdoors, or within a tent.

**11-02-56811-02-569 TILLAGE**

The practice of plowing or disking or any other mechanical or chemical preparation of the land for the purpose of producing a crop for harvest by any means other than grazing of animals.

**11-02-56911-02-570 TIMBERING AND LOGGING**

The growth and harvest of forest tree species on a production cycle of ten years or more.

**11-02-57011-02-571 TRADE SCHOOLS**

This use category includes: educational facilities which are publicly or privately operated and provide training for trades, such as welding, automobile mechanic, dog grooming, barbers, etc.

**11-02-57111-02-572 TOPOGRAPHY**

Configuration of the land surface elevation; the graphic delineation or portrayal of that configuration in map form, as by lines of constant elevation called contour lines.

**11-02-57211-02-573 TOTAL MAXIMUM DAILY LOAD (TMDL)**

Calculation of the maximum amount of a pollutant that a water body can receive and still meet water quality standards, and an allocation of that amount to the pollutant's sources. A TMDL includes Waste Load Allocations (WLAs), Load Allocations (LAs), Margin of Safety (MOS), and accounts for seasonal variations. (Refer to Section 303(d) of the Clean Water Act and 40 C.F.R. 130.2 and 130.7).

**11-02-57311-02-574 TRADITIONAL FARMING**

See “Tillage”

**11-02-57411-02-575 TRAFFIC-GENERATING DEVELOPMENT**

Land development designed or intended to permit a use of the land containing more dwelling units or floor space than the most intensive use of the land within the twelve (12) months prior to the Commencement of Traffic-Generating Development in a manner, which increases the generation of vehicular traffic. The land development will be in accordance with the application and permitting procedures outlined in these regulations. Commencement of a traffic generating development occurs upon the issuance of a building permit following approval of a development permit as defined by these regulations.

**11-02-57511-02-576 TRAILER, TRUCK SALES AND SERVICE**

An establishment or area for the purpose of trailer and truck sales, service, and repair.

**11-02-57611-02-577 TRANSFER STATION**

A facility at which waste material is stored on an interim basis (less than ninety (90) days) while awaiting transportation to a final disposal or treatment site. The waste is generally brought in on one type of collection vehicle and transferred to a larger vehicle at such a site.

**11-02-57711-02-578 TRANSMISSION LINES**

Any electric transmission lines and appurtenant facilities which transmits electricity at 115 kilovolts or more and addition thereto, increasing the existing design capacity.

**11-02-57811-02-579 TRANSMISSION SHOP**

An establishment or area for the purpose of sales, service, repair, or replacement of motor vehicle transmissions.

~~11-02-579~~11-02-580 **TREE FARM**

Land used to raise or harvest trees for wood products, such as lumber, posts and poles, fuel wood, and Christmas trees where forest products are sold on-site or transported to market. Tree farms typically operate on a production cycle of ten years or less.

~~11-02-580~~11-02-581 **TRIP**

A one-way movement of vehicular travel from an origin (one trip end) to a destination (the other trip end).

~~11-02-581~~11-02-582 **TRIP, DIVERTED**

A trip already on a particular route for a different purpose, diverting travel to a particular land use.

~~11-02-582~~11-02-583 **TRIP GENERATION**

The attraction or production of trips caused by a certain type of land development.

~~11-02-583~~11-02-584 **TRIP, PASS-BY**

A trip already on a particular route for a different purpose which simply stops at another particular land use.

~~11-02-584~~11-02-585 **TRUCK STOP**

A structure or land intended to be used primarily for the sale of fuel for trucks and usually incidental service or repair of trucks. This includes a group of facilities consisting of those uses and attendant eating, sleeping, or truck parking facilities. As used in this definition, the term "truck" includes any vehicle whose maximum gross weight is more than 10,000 pounds.

~~11-02-585~~11-02-586 **UNDERGROUND FUEL STORAGE FOR USE  
ON THE PROPERTY**

A container located below ground level and designed to hold fuel for vehicles or equipment used on the property where the container is located.

**~~11-02-586~~11-02-587 UNIVERSITIES**

This use category includes universities, colleges, and other institutions of higher learning.

**~~11-02-587~~11-02-588 UPHOLSTERY SERVICE**

An establishment or area for the purpose of sales, service, cleaning, or repair of upholstery.

**~~11-02-588~~11-02-589 URBAN ADAMS COUNTY**

For purposes of these standards and regulations, Urban Adams County shall mean those areas west of the Airport Environs Plan, and including the urban uses identified in the Airport Environs Plan. Separated by a line as follows: I-76 from the Weld County line to 152nd Avenue, then east to Watkins Road, then south to 124th Avenue, then east to Quail Run Road, then south to 80th Avenue, then east to Manila Road, then south to 74th Avenue, then east to Schumaker Road, then south to the Arapahoe County line.

**~~11-02-589~~11-02-590 USE**

Use of property allowed to carry on under these standards and regulations in a particular district.

**~~11-02-590~~11-02-591 USE BY RIGHT**

Use of land, structures, or both, which is authorized by the zone district classification.

**~~11-02-591~~11-02-592 UTILITY PRODUCTION OR PROCESSING FACILITY**

See “Major Energy Facilities”.

~~11-02-592~~11-02-593 **VACATION CAMPGROUND**

An outdoor area providing space for vacationers to live on a temporary basis in either tents, tent trailers, or recreational vehicles. A campground may also include an area with rental cabins, but its primary function is to accommodate visitors providing their own shelter.

~~11-02-593~~11-02-594 **VACATION OF A PLAT, RIGHT-OF-WAY, OR PUBLIC EASEMENT**

Recorded plats, rights-of-way, or public easements made null and void by action of the Board of County Commissioners pursuant to these standards and regulations.

~~11-02-594~~11-02-595 **VARIANCE**

An exception in the application of the specific physical requirements, not use, of these standards and regulations to a specific piece of property which, because of special circumstances applicable to it, is deprived of privileges commonly enjoyed by other properties in the same vicinity and district, and which adjustment remedies disparity in privileges.

~~11-02-595~~11-02-596 **VEHICLE**

A device capable of moving itself, or of being moved, from place-to-place upon wheels or tracks.

~~11-02-596~~11-02-597 **VEHICLE-MILES OF TRAVEL**

The combination of the numbers of vehicles traveling during a given time period and the distance (in miles) traveled.

~~11-02-597~~11-02-598 **VENDING / PRODUCE STAND**

A concession stand, vending stand, cart service, or other facility at which food, drinks, or other products or related items are sold. Farmer's market also falls under the same category.

\*Adopted by the BOCC on December 13, 2010.



**~~11-02-598~~11-02-599** **WALL SIGN**

Any sign attached parallel to, but within eighteen (18) inches of a wall, painted on the wall surface of, or erected and confined within the limits of an outside wall of any structure, which is supported by such wall or structure, and which displays only one (1) sign surface.

**~~11-02-599~~11-02-600** **WAREHOUSING**

Terminal facilities for handling freight with or without maintenance facilities.

**~~11-02-600~~11-02-601** **WASTE DISPOSAL SITE**

See “Waste Impoundment”.

**~~11-02-601~~11-02-602** **WASTE IMPOUNDMENT**

Any pit, pond, lagoon, trench, or basin used for the storage, treatment, or disposal of solid waste.

**~~11-02-602~~11-02-603** **WASTE PROCESSING FACILITY**

A site or structure in which waste materials are collected, stored on a temporary basis, separated by material, compacted and/or treated in preparation for some use or for shipment to a final disposal or additional treatment site. Such facilities may include, but are not limited to, transfer stations; operations where sorting, crushing, grinding, chipping, and baling occur; and sterilizers, incinerators, and composting operations. Disposal, intentional or not, is not permitted at such a facility unless the disposal activity is separately addressed in a permit. In addition, all of the definitions listed in C. R. S. 30-20-101 and the regulations promulgated pursuant to the Solid Waste Disposal Sites and Facilities Act, and C. R. S. 25-15-101, and the Colorado Hazardous Waste Regulations as promulgated by the Colorado Department of Public Health and Environment are hereby incorporated in these standards and regulations.

~~11-02-603~~11-02-604 **WATER BODIES**

Water Bodies means Waters of the State of Colorado as defined in Section 11-02-600.

~~11-02-604~~11-02-605 **WATER AND SEWER TREATMENT PLANT**

A facility for the treatment of water to ensure health standards are met prior to its distribution for human use which complies with state and federal standards.

~~11-02-605~~11-02-606 **WATER QUALITY CONTROL VOLUME (WQCV)**

The volume equivalent to the runoff from an 80<sup>th</sup> percentile storm; meaning that 80% of the most frequently occurring storms are fully captured and treated while larger events are partially treated.

~~11-02-606~~11-02-607 **WATER STORAGE**

A closed facility for the storage of water.

~~11-02-607~~11-02-608 **WATER SURFACE ELEVATION**

The height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

~~11-02-608~~11-02-609 **WATER SURFACE PROFILE**

A water surface profile is a graph that shows the relationship between the vertical elevation of the top of the floodwater and of the streambed with the horizontal distance along the stream channel or other watercourse.

~~11-02-609~~11-02-610 **WATERCOURSE**

A channel, natural depression, slough, artificial channel, gulch, arroyo, stream, creek, pond, reservoir, or lake in which storm runoff and flood water flows either regularly or infrequently. This includes major drainageways for carrying urban storm runoff.

**~~11-02-610~~11-02-611** **WATERS OF THE STATE OF COLORADO**

Any and all surface waters which are contained in or flow in or through the State of Colorado, including, but not limited to, streams, lakes, rivers, ponds, wells, impounding reservoirs, watercourses, watercourses that are usually dry, springs, drainage systems, and irrigation systems, all sources of water such as snow, ice, and glaciers; and all other bodies or accumulations of water, surface and underground, natural or artificial, public or private, located wholly or partially within or bordering upon this state and within the jurisdiction of this state. This does not include waters in sewerage systems, waters in treatment works of disposal systems, waters in potable water distribution systems, and all water withdrawn for use until use and treatment have been completed. This definition includes water courses that are usually dry.

**~~11-02-611~~11-02-612** **WELDING SHOP**

An establishment or area for the purpose of welding.

**~~11-02-612~~11-02-613** **WHOLESALING**

An establishment or place of business primarily engaged in selling merchandise to retailers; to industrial, commercial, institutional, professional business users, or other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals as companies.

**~~11-02-613~~11-02-614** **WINDOW SIGN**

Any sign, picture, symbol, or combination thereof, designed to communicate information about an activity, business, commodity, event, sale, or service that is placed inside a window or upon the windowpane or glass and is visible from the exterior of the window.

**~~11-02-614~~11-02-615** **XERISCAPE**

A reduced water usage landscape achieved through the use of good planning and design, limited turf areas, soil improvements, efficient irrigation, mulching, low water use plants, and appropriate turf material.

~~11-02-615~~11-02-616 **YARD SALE**

See “Garage Sale”.

~~11-02-616~~11-02-617 **ZONING REVIEW**

A review performed by planners in the Development Review Section of the Community and Economic Development as part of the building permit or change in use review process to determine conformity with the requirements of these standards and regulations. This review is under the authority of the Director of Community and Economic Development and the approval of building permits requires a positive zoning review approval.

## Greg Barnes

---

**From:** BFR Plan Reviews <planreviews@brightonfire.org>  
**Sent:** Wednesday, June 3, 2020 5:38 PM  
**To:** Greg Barnes  
**Subject:** RE: For Review: Amendments to County Regulations (PLN2020-00001)

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

Good afternoon,

At this time the Fire District has no questions or concerns.

Thank you!



**Carla Gutierrez**

Fire Inspector  
Brighton Fire Rescue District  
500 S. 4<sup>th</sup> Ave – 3<sup>rd</sup> Floor  
Brighton CO 80601  
Office: 303.654.8042 / Cell: 720-684-7669  
[www.brightonfire.org](http://www.brightonfire.org)

---

**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Sent:** Friday, May 15, 2020 3:51 PM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** For Review: Amendments to County Regulations (PLN2020-00001)

The Adams County Planning Commission is requesting comments on the following application:  
Text amendments to the Adams County Development Standards and Regulations.

**The full text of the proposed request including draft language can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).**

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) 523-6853 by 06/05/2020 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org). Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. Thank you for your review of this case.



**Greg Barnes**

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

## Greg Barnes

---

**From:** Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>  
**Sent:** Friday, May 22, 2020 3:10 PM  
**To:** Greg Barnes  
**Cc:** Joanna Williams  
**Subject:** Fwd: For Review: Amendments to County Regulations (PLN2020-00001)  
**Attachments:** Detailed List of Changes.pdf

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

Mr. Barnes,

We have reviewed the referral related to proposed changes to the Adams County Development Standards and Regulations. According to the information provided amendments are proposed to Chapters 2 (Application and Permitting Procedures), Chapter 3 (Zone District Regulations), Chapter 4 (Design Requirements and Performance Standards), and Chapter 11 (Definitions).

The State Engineer's Office has no objections to the proposed amendments, since no water related changes were identified in this referral.

Sincerely,

Ioana Comaniciu, P.E.  
Water Resources Engineer



P 303-866-3581 x 8246  
1313 Sherman St., Suite 818, Denver, CO 80203  
[ioana.comaniciu@state.co.us](mailto:ioana.comaniciu@state.co.us) | [www.water.state.co.us](http://www.water.state.co.us)

----- Forwarded message -----

**From:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>  
**Date:** Fri, May 15, 2020 at 3:51 PM  
**Subject:** For Review: Amendments to County Regulations (PLN2020-00001)  
**To:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>

The Adams County Planning Commission is requesting comments on the following application:

Text amendments to the Adams County Development Standards and Regulations.

**The full text of the proposed request including draft language can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).**

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) 523-6853 by 06/05/2020 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org). Once comments have been

## Greg Barnes

---

**From:** Patrick Conroy <pconroy@svfd8.org>  
**Sent:** Friday, May 22, 2020 3:55 PM  
**To:** Greg Barnes  
**Cc:** Gerri Ventura  
**Subject:** Re: For Review: Amendments to County Regulations (PLN2020-00001)

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

No comments from the Strasburg Fire Protection District.

Patrick Conroy, CFEI  
ICC Certified Building Official  
ICC Certified Fire Marshal  
Colorado Fire Plans Examiner  
Fire Marshal  
Strasburg Fire Protection District  
Station: 303-622-4444  
Cell: 720-775-8515

On Mon, May 18, 2020 at 11:19 AM Gerri Ventura <[gventura@svfd8.org](mailto:gventura@svfd8.org)> wrote:

----- Forwarded message -----

**From:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>  
**Date:** Fri, May 15, 2020 at 3:51 PM  
**Subject:** For Review: Amendments to County Regulations (PLN2020-00001)  
**To:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>

The Adams County Planning Commission is requesting comments on the following application:

Text amendments to the Adams County Development Standards and Regulations.

**The full text of the proposed request including draft language can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).**

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) 523-6853 by 06/05/2020 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org). Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. Thank you for your review of this case.

## Greg Barnes

---

**From:** Dan Biro <Dan.Biro@cityofthornton.net>  
**Sent:** Sunday, May 17, 2020 11:17 AM  
**To:** Greg Barnes  
**Subject:** RE: For Review: Amendments to County Regulations (PLN2020-00001)

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

Greg,

No comments on this review.

Thanks,  
Dan



**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](mailto:dan.biro@ThorntonCO.gov)  
[gocot.net/fire](http://gocot.net/fire)



---

**From:** Laurie Davidson <Laurie.Davidson@cityofthornton.net>  
**Sent:** Saturday, May 16, 2020 8:46 AM  
**To:** Stephanie Harpring <Stephanie.Harpring@cityofthornton.net>; Dan Biro <Dan.Biro@cityofthornton.net>  
**Subject:** FW: For Review: Amendments to County Regulations (PLN2020-00001)

---

**From:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>  
**Sent:** Friday, May 15, 2020 3:51 PM  
**To:** Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)>  
**Subject:** [EXTERNAL] For Review: Amendments to County Regulations (PLN2020-00001)

The Adams County Planning Commission is requesting comments on the following application:  
Text amendments to the Adams County Development Standards and Regulations.

**The full text of the proposed request including draft language can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases) [[adcogov.org](http://adcogov.org)].**

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) 523-6853 by 06/05/2020 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org). Once comments have been





## Request for Comments

Case Name: Amendments to the Development Standards and Regulation:  
Case Number: PLN2020-00001

May 15, 2020

The Adams County Planning Commission is requesting comments on the following application:  
**Text amendments to the Adams County Development Standards and Regulations.**

Applicant Information:

ADAMS COUNTY  
4430 SOUTH ADAMS COUNTY PKWY  
5TH FLOOR SUITE C5000A  
BRIGHTON, CO 806018204

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 06/05/2020 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 [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

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

Thank you for your review of this case.

Greg Barnes  
Planner III

# **PUBLICATION REQUEST**

## **Amendments to the Development Standards and Regulations**

**Case Number: PLN2020-00001**

**Planning Commission Hearing Date: 6/11/2020 at 6:00 p.m.**

**Board of County Commissioners Hearing Date: 6/23/2020 at 9:30 a.m.**

**Request: Text amendments to Chapters 2, 3, 4, and 11 of the Adams County Development Standards and Regulations**

**Case Manager: Greg Barnes [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)**

**Applicant: ADAMS COUNTY  
4430 SOUTH ADAMS COUNTY PKWY  
5TH FLOOR SUITE C5000A  
BRIGHTON, CO 806018204**

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, 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. You can view the meeting live through the county YouTube Channel link: <https://www.youtube.com/channel/UC7KDbF1XykrYlxfhEH5XVA/> and post comments on this agenda through the web at <https://adcogov.legistar.com/Calendar.aspx>. 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.

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. If you require any special accommodations, please contact the Adams County Community and Economic Development Department (CEDD) at [ceddpod@adcogov.org](mailto:ceddpod@adcogov.org) at least one hour prior to the meeting date.

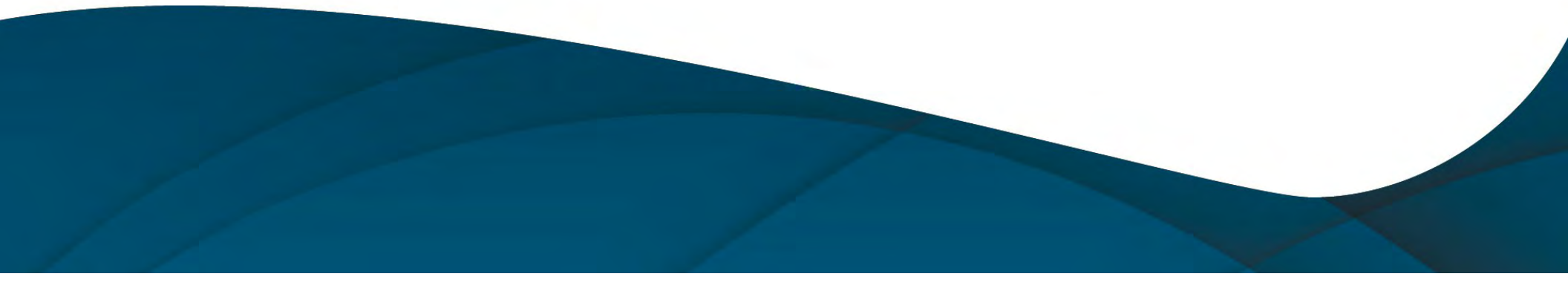
Business_N	First_Name	Last_Name	Match_addr
Adams County Fire Protection District	Chris	Wilder	8055 N. WASHINGTON ST., Denver, CO, 80229
Adams East Development Co., LLC	Ms. Ronna	Finley	Eastlake, Ohio
ALOHA BEACH	PERDITTA	GILLAN	3124 W 62nd Ave, Denver, Colorado, 80221
ALOHA BEACH	KIM	GILLAN	3556 W 62nd Ave, Denver, Colorado, 80221
Arapahoe County	Julio	Iturreria	6924 S Lima St, Centennial, CO 80112
ARC LLC, MOBILE GARDENS	.	.	4643 S Ulster St, Denver, Colorado, 80237
BASELINE LAKES	JERRY	ROHLFS	12484 Cherry St, Thornton, Colorado, 80241
BERKELEY NEIGHBORHOOD ASSOC.	GLORIA	RUDDEN	4420 W 52nd Pl, Denver, Colorado, 80212
BOX ELDER ESTATES HOMEOWNERS ASSOCIATION	STEVE	GURAL	2200 E 104th Ave, Denver, Colorado, 80233
BOX ELDER ESTATES HOMESITE SUBDIVISION	MARTY	CHRISTENSEN	14405 N Maywood Ct, Brighton, Colorado, 80603
Brighton Fire District	Whitney	Even	500 S 4th Ave, Brighton, Colorado, 80601
CASTLE ROCK DEVELOPMENT SERVICES	.	.	100 Wilcox St, Castle Rock, Colorado, 80104
CAVANAUGH HILLS / CAVANAUGH HEIGHTS	DARRELL	BROWN	37909 E 149th Pl, Keenesburg, Colorado, 80643
Citizen	Shawn	BAIR	10741 Idalia St, Commerce City, Colorado, 80022
CITY OF ARVADA	Rita	McConnell	8101 Ralston Rd, Arvada, Colorado, 80002
City of Arvada	Sarah	Washburn	8101 Ralston Rd, Arvada, Colorado, 80002
City of Aurora Building Division	Mike	Dean	25079 E 3rd Pl, Aurora, Colorado, 80018
City of Brighton	Bob	Irving	500 S 4th Ave, Brighton, Colorado, 80601
CITY OF BRIGHTON - Planning	Jason	Bradford	500 S 4th Ave, Brighton, Colorado, 80601
City of Brighton - Urban Renewal Authority	.	.	22 S 4th Ave, Brighton, Colorado, 80601
CITY OF BROOMFIELD	ELLIS	HANSON	1 Descomes Dr., Broomfield, CO 80020
City of Commerce City	William	Consuegra	7887 E 60th Ave, Commerce City, Colorado, 80022
City of Commerce City	Rose	Clawson	8602 Rosemary St, Commerce City, Colorado, 80022
City of Commerce City	Caitlin	Long	7887 E 60th Ave, Commerce City, Colorado, 80022
CITY OF DACONO	.	ATTN: CITY PLANNER	512 Cherry Ave, Dacono, Colorado, 80514
CITY OF FEDERAL HEIGHTS	TIM	WILLIAMS	2380 W 90th Ave, Denver, Colorado, 80260
City of Federal Heights	Kristen	Teague	2380 W 90th Ave, Denver, Colorado, 80260
CITY OF NORTHGLENN	Brook	Svoboda	11701 Community Center Dr, Denver, Colorado, 80233
City of Northglenn	Alan	Sielaff	11701 Community Center Dr, Denver, Colorado, 80233
CITY OF THORNTON	JASON	O'SHEA	9500 Civic Center Dr, Denver, Colorado, 80229
CITY OF THORNTON	Lori	Hight	9500 Civic Center Dr, Denver, Colorado, 80229
CITY OF THORNTON	JIM	KAISER	12450 Washington St, Thornton, Colorado, 80241
CITY OF WESTMINSTER	MAC	CUMMINS	4800 W 92nd Ave, Westminster, Colorado, 80031
City of Westminster	Bob	Krugmire	4800 W 92nd Ave, Westminster, Colorado, 80031
COMMANCHE CROSSING METRO DISTRICT	HULSE	DON	Strasburg, Virginia
Commerce City Planning Division	Robin	Kern	7887 E 60th Ave, Commerce City, Colorado, 80022
Community Planning & Development (CITY AND COUNTY OF DENVER)	Steve	Nalley	201 W Colfax Ave, Denver, Colorado, 80202
CREEKSIDE SOUTH ESTATES	STEVE	MARTIN - PRESIDENT	10700 E 157th Ct, Brighton, Colorado, 80602
CREEKSIDE SOUTH ESTATES HOMEOWNERS ASSOC.	THOMAS	HEADRICK	15605 Havana Way, Brighton, Colorado, 80602
Denver International Airport	Andrea	Christensen	8500 Pena Blvd, Denver, Colorado, 80249
Denver Police Department	Daniel	Kayser	1331 Cherokee St, Denver, Colorado, 80204
Fair Market Realty	Christina	Fair	2932 S Coors Dr, Denver, Colorado, 80228
Fullhouse Carpet Cleaning	Robert	Bender	7142 Xavier Way, Westminster, Colorado, 80030
GOAT HILL	SHARON	WHITEHAIR	2901 W 63rd Ave, Denver, Colorado, 80221

GREATROCK NORTH HOA	CYRENA	DRUSE	28650 E 160th Pl, Brighton, Colorado, 80603
Guardian Angel Neighborhood	Greg	Alcaro	5353 Columbine St, Denver, Colorado, 80216
Hawk Ridge Subdivision (Northside Mgmt%	Blackwood	Steve	Eastlake, Ohio
HAZELTINE HEIGHTS	SAM	MOLINARO	8450 Counter Dr, Henderson, Colorado, 80640
Hepp Realty, LLC	Joni	Pierce	435 S 4th Ave, Brighton, Colorado, 80601
HIGH FIVE PLAINS FOUNDATION	FRANK	DOYLE - PRESIDENT	157 S Strasburg St, Strasburg, Illinois, 62465
METRO NORTH CHAMBER OF COMMERCE	Debb	Obermeyer	2921 W 120th Ave, Denver, Colorado, 80234
MH Specialty Services, LLC	Cricket	Prendergast	4704 Harlan St, Denver, Colorado, 80212
Misty Scheidt	Misty	Scheidt	11404 E 119th Ave, Henderson, Colorado, 80640
MOBILE GARDENS	VERA MARIE	JONES	6250 Federal Blvd, Denver, Colorado, 80221
MUSTANG ACRES	J-M	GREBENC	1364 W 154th Ave, Broomfield, Colorado, 80023
Neighborhood Improvement Committee	LARRY	QUINTANA	7780 Magnolia St, Commerce City, Colorado, 80022
NORTH FEDERAL HILLS HOMEOWNERS	ROBIN	PRICE	2831 W 66th Pl, Denver, Colorado, 80221
NORTH FEDERAL HILLS HOMEOWNERS	NANCY	FOX	2520 W 66th Pl, Denver, Colorado, 80221
NORTHRIDGE ESTATES AT GOLD RUN HOA	SHANE	LUSSIER	14901 E Hampden Ave, Aurora, Colorado, 80014
PERL MACK NEIGHBORHOOD GROUP	DAN	MICEK - PRESIDENT	7294 Navajo St, Denver, Colorado, 80221
Pioneer Parks LLC dba Pioneer Village MHC	Dorothy	Ross-Overhultz	2901 W 63rd Ave, Denver, Colorado, 80221
precision templating	david	defonzo	5135 E 116th Pl, Denver, Colorado, 80233
QUAIL HILL HOMEOWNERS ASSOC.	RANDY	SETTERGREN	14602 Kalamath Ct, Broomfield, Colorado, 80023
REMAX Unlimited, Inc.	Jo Ann	Patrick	3300 S Parker Rd, Aurora, Colorado, 80014
RIVERDALE FARMS	JACK	ROGERS	3250 E 85th Dr, Denver, Colorado, 80229
SILVER SPRINGS / C/O MANAGEMENT SPECIALTIES	KEVIN	HOLDREN	390 Interlocken Cres, Broomfield, Colorado, 80021
SOUTH BRIGHTON CITIZEN GROUP	.	.	14110 Brighton Rd, Brighton, Colorado, 80601
SUNSET VISTA ESTATES HOMEOWNERS ASSOC.	SARAH	QUILLEN	15955 Jackson St, Brighton, Colorado, 80602
THE ESTATES AT BROMLEY LN	MICHAEL	NUANES	15920 Nashville St, Hudson, Colorado, 80642
The Pooch Mobile	Susan	Chupurdia	6261 Monaco St, Commerce City, Colorado, 80022
TODD CREEK FARMS HOA / COLORADO ASSOCIATION SERVICES	Dana	Pepper	14142 Denver West Pkwy, Golden, Colorado, 80401
TODD CREEK VILLAGE MASTER ASSOCIATION	KAREN	BLACKWOOD	Eastlake, Ohio
TOWN OF BENNETT	MATHEW	REAY	355 4th St, Bennett, Iowa, 52721
Town of Bennett	Lynette	White	355 4th St, Bennett, Iowa, 52721
TOWN OF ERIE	Community	Development	PO Box 750, Erie, CO 80516
TOWN OF LOCHBUIE	MARI	SANCHEZ	703 WCR 37, Lochbuie, CO 80603
TOWN OF PARKER	.	.	20120 E Mainstreet, Parker, Colorado, 80138
TRI-COUNTY HEALTH DEPARTMENT	MONTE	DEATRICH	4201 E 72nd Ave, Commerce City, Colorado, 80022
TRI-COUNTY HEALTH DEPARTMENT	Sheila	Lynch	6162 S Willow Dr, Englewood, Colorado, 80111
VANTAGE ESTATES	JERILYN	JAMES	30085 E 128th Ave, Commerce City, Colorado, 80022
WADLEY FARMS HOA	Bob	Olivier	Eastlake, Ohio
WELBY CITIZEN GROUP	NORMA	FRANK	7401 Race St, Denver, Colorado, 80229
WELBY HERITAGE FOUNDATION	ROBIN	O'DORISIO	7403 Race St, Denver, Colorado, 80229
WELCH'S HILLTOP ACRES ARCH. CONTROL	FRED	KEIL	15373 Kimbark Dr, Brighton, Colorado, 80601
WELCH'S HILLTOP ACRES ARCH. CONTROL	.	.	15271 Parkview Dr, Brighton, Colorado, 80601
	Gabriel	Leverance	1000 Englewood Rd, Englewood, Ohio, 45322
	Brook	Zion	1120 Lincoln St, Denver, Iowa, 50622
	dave	roybal	7560 Locust St, Commerce City, Colorado, 80022
	Grant	Goodman	1200 Galapago St, #321, Denver, Colorado, 80204
	Jose	Fernandez	3132 W 46th Ave, Denver, Colorado, 80211

# 2020 Regulation Amendments, Ph. 1

## PLN2020-00001

Board of County Commissioners Public Hearing  
Case Manager: Greg Barnes, Community and Economic  
Development Department  
June 23, 2020



---

# Request

---

## Text Amendments to the Adams County Development Standards and Regulations.

Proposed Amendments will only affect the following chapters:

- Chapter 2: Application and Permitting Procedures
- Chapter 3: Zone District Regulations
- Chapter 4: Design requirements and Performance Standards
- Chapter 11: Definitions

---

# Criteria for Approval

---

1. The text amendment is consistent with the Adams County Comprehensive Plan.
2. The text amendment is consistent with the purposes of these Standards and Regulations.
3. The text amendment will not be detrimental to the majority of persons or property in the surrounding areas nor the community in general.



---

# Summary of 2020 Text Amendments

---

- Categories of Proposed Changes:
  - Sign Code
  - Inert Fill Definition & Performance Standards
  - Accessory Dwelling Unit – No condo plat
  - Public Lands (PL) Zone District Setbacks
  - Table of Permitted Uses



---

# Sign Code

---

- Brightness and luminance levels for electronic signage (electronic message centers)
- Back-to-back signage versus 45-degree angle counting as one sign (current regulation allows just back-to-back)
- Temporarily delete off-site directional signage
- Sign standards for institutional and commercial uses in residential zone districts

---

# Inert Fill Definition & Performance Standards

---

- New definitions
  - Fill for Grading
  - Fill for Landfilling
- Temporary Use Permit
  - Exemption for importation of <10 cubic yards
- Performance Standards
  - Proof of inert fill:
    - Signed letter from owner of fill source
    - Phase I ESA
    - Soils test
  - Materials Management Plan (Inert Fill Landfills)

---

# Accessory Dwelling Unit (ADU)

---

- Purpose of an ADU is to be an accessory use/structure to a primary dwelling
- Not be separated to a different parcel or conveyed to different ownership from the primary dwelling's parcel or owner.
- Move this section from Accessory Commercial to Accessory Residential



---

# Public Lands Zone District

---

The purpose of the Public Lands, Parks, Open Space, and Facilities District is to protect established public lands and to provide an area in the County for location of parks, public open space, government buildings and facilities, schools and school grounds, quasi-public buildings and facilities, and related open space.

Lot setback and dimensional requirements:

3-29-07-03-01

***MINIMUM FRONT SETBACK***

The minimum front setback for a structure in a Public Lands, Parks, Open Space, and Facilities District shall be thirty (30) feet or the same as the minimum front setback requirement for the adjacent zone district, whichever is greater.



---

# Use Chart Updates

---

## Day care centers and homes (Adult or Child)

- Day Care Center (Principal institutional use)
- Day Care Home (Accessory residential use)

# Use Chart Updates

## Day care centers (day or nursery schools) (Adult\* or Child)

Use Category	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	PL
Day care centers (day or nursery schools) (Adult or Child)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P
Suggested revision	C	P	P	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P
Comparables:																				
Public or private primary and secondary schools (excluding trade schools)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	-	P
Services (Commercial use)	-	-	C	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-

- Remove requirement for day care center to be on arterial or collector



# Use Chart Updates

## Fertilizer manufacturing and processing

Use Category	A-1	A-2	A-3	RE	R-1-C	R-2	R-3	R-4	MH	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	PL
Fertilizer manufacturing and processing	C	C	C	-	-	-	-	-	-	-	-	-	-	C	P	P	P	P	-	-
Suggested revision	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-
Comparables:																				
Hemp manufacturing and extraction (Moderate Manufacturing or Processing)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-
Chemical manufacturing (Heavy Industry)	-	-	C	-	-	-	-	-	-	-	-	-	-	-	-	C	P	P	-	-
Pickle manufacturing (Heavy Manufacturing)	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	C	P	-	-



---

# Stakeholder & Public Outreach

---

- Public Meetings:
  - Monday, May 4<sup>th</sup> at 5:30 P.M.  
Virtually - Zoom
  - Tuesday, May 5<sup>th</sup> at 5:30 P.M.  
Virtually - Zoom
- Stakeholder Meeting:
  - Monday, March 9, 2020 at 3:30pm
  - Sign and billboard companies, representatives

---

# Referral Period

---

- No public comments provided to the County regarding these proposed amendments

Referral request sent to 250+ agencies:

Responding with Support:

- Tri-County Health Department

Responding without Concerns:

- Brighton Fire,
- Colorado Division of Water Resources,
- Strasburg Fire,
- Thornton Fire,
- Xcel Energy

---

# Planning Commission

---

Public Hearing: June 11, 2020

No public comment was provided.

Recommended APPROVAL (6-0)

---

# PC Recommendation

---

Approval of the text amendments (PLN2020-00001) with 3 findings-of-fact and 1 condition.

Condition allows staff to change any typographic errors for a period of 30 days following the hearing.



---

# Findings-of-Fact

---

1. The text amendment is consistent with the Adams County Comprehensive Plan.
2. The text amendment is consistent with the purposes of these Standards and Regulations.
3. The text amendment will not be detrimental to the majority of persons or property in the surrounding areas nor the community in general.