



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
July 28, 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**
- 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 June 29 - July 3, 2020
- B.** List of Expenditures Under the Dates of July 6-10, 2020
- C.** List of Expenditures Under the Dates of July 13-17, 2020
- D.** Minutes of the Commissioners' Proceedings from July 21, 2020
- E.** Resolution for Final Acceptance of the Public Improvements Constructed at the Grasslands at Comanche Subdivision, Filing Number 1, (Case No's. PLT2016-00012, PLT2016-00032, EGR2016-00011, SIA2017-00008, SUB2017-00006)
(File approved by ELT)
- F.** Resolution Regarding Defense and Indemnification of Richard A. Reigenborn as a Defendant Pursuant to C.R.S. § 24-10-101, Et Seq.
(File approved by ELT)
- G.** Resolution Regarding Defense and Indemnification of Chad Jenkins as a Defendant Pursuant to C.R.S. § 24-10-101, Et Seq.
(File approved by ELT)
- H.** Resolution Regarding Defense and Indemnification of Andrew Ewing and Richard Shyrigh as Defendants Pursuant to C.R.S. § 24-10-101, Et Seq.
(File approved by ELT)
- I.** Resolution Approving an Easement Agreement from Adams County to Pecos Logistics Park, LLLP, for Storm Sewer Pipeline Purposes
(File approved by ELT)
- J.** Resolution Approving Right-of-Way Agreement between Adams County and Fortenberry Investment Co., LLP, for Property Necessary for the Dahlia Street Roadway and Drainage Improvements Project from East 74th Avenue to East 78th Avenue
(File approved by ELT)
- K.** Resolution Approving Right-of-Way Agreement between Adams County and Miles Family, LLLP for Property Necessary for the Dahlia Street Roadway and Drainage Improvements Project from East 74th Avenue to East 78th Avenue
(File approved by ELT)
- L.** Resolution Approving Right-of-Way Agreement between Adams County and Your Company, LLC, for Property Necessary for the Dahlia Street Roadway and Drainage Improvements Project from East 74th Avenue to East 78th Avenue
(File approved by ELT)
- M.** Resolution Approving Abatement Petitions and Authorizing the Refund of Taxes for Account Numbers R0095677,P0026082, R0110777, R0030949, R0037132, R0112265, R0030090, R0154806, R0169177, R01560966, R0161076, and R0179746
(File approved by ELT)
- N.** Resolution Approving Right-of-Way Agreement between Adams County and Ogden North Enterprises, LLC, for Property Necessary for the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street
(File approved by ELT)
- O.** Resolution Approving Right-of-Way Agreement between Adams County and Ogden North Enterprises, LLC, for Property Necessary for the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street
(File approved by ELT)

- P.** Resolution Approving Right-of-Way Agreement between Adams County and Hensley Properties, LLC, for Property Necessary for the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street
(File approved by ELT)
- Q.** Resolution Approving Right-of-Way Agreement between Adams County and Dennis and Jeff Enterprises, LLC, for Property Necessary for the Dahlia Street Roadway and Drainage Improvements Project from East 74th Avenue to East 78th Avenue
(File approved by ELT)
- R.** Resolution Approving Right-of-Way Agreement between Adams County and First Rock Property Group, LLC, for Property Necessary for the Dahlia Street Roadway and Drainage Improvements Project from East 74th Avenue to East 78th Avenue
(File approved by ELT)
- S.** Resolution Approving the Intergovernmental Agreement between Adams County and Douglas County Regarding Sharing of Board of Equalization Software and Source Code
(File approved by ELT)
- T.** Resolution Approving the Adams County Workforce Development Board Regional and Local Four-Year Plans of the Workforce Investment and Opportunity Act of 2014
(File approved by ELT)
- U.** Resolution Approving Intergovernmental Agreement between the Board of County Commissioners of the County of Adams and North Metro Fire Rescue District
(File approved by ELT)
- V.** Resolution Approving Intergovernmental Agreement between the Board of County Commissioners of the County of Adams and Adams County Fire Protection District
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

- 1.** Resolution Approving an Agreement between Adams County and Straight Line Sawcutting, Inc., for Parking Lot Repair and Maintenance
(File approved by ELT)
- 2.** Resolution Approving an Agreement between Adams County and HDR Engineering, Inc, for Right of Way Acquisition Services for York 78th to 88th Avenue Improvements Project
(File approved by ELT)
- 3.** Resolution Approving an Agreement between Adams County and JR Engineering, for Professional Engineering Services for the Berkeley Garden Improvement Project
(File approved by ELT)

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

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

2. RCU2020-00001 Mustang Borrow Site
(File approved by ELT)
3. PLN2020-00005 Marijuana Hospitality
(File approved by ELT)

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

From: noreply@granicusideas.com
Sent: Monday, July 27, 2020 7:17 AM
To: Erica Hannah
Subject: New eComment for Board of County Commissioners on 2020-07-28 9:30 AM

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

New eComment for Board of County
Commissioners on 2020-07-28 9:30 AM

Trevor Steen submitted a new eComment.

Meeting: Board of County Commissioners on 2020-07-28 9:30 AM

Item: F. 20-562 Resolution Regarding Defense and Indemnification of Richard A. Reigenborn as
a Defendant Pursuant to C.R.S. § 24-10-101, Et Seq. (File approved by ELT)

eComment: While we as a county do have a duty to protect our elected officials from frivolous
lawsuits, we also have a duty to protect taxpayers from paying for the potential wrongdoing of
elected official (if proven in court). I have concern that indemnification resolutions are being
made based on the sole investigation of the County Attorney's office rather than the full body of
facts and evidence and ultimate result of the subject lawsuits. Independent assessment of
indemnification is needed.

[View and Analyze eComments](#)

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From: noreply@granicusideas.com
Sent: Monday, July 27, 2020 7:18 AM
To: Erica Hannah
Subject: New eComment for Board of County Commissioners on 2020-07-28 9:30 AM

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

New eComment for Board of County
Commissioners on 2020-07-28 9:30 AM

Trevor Steen submitted a new eComment.

Meeting: Board of County Commissioners on 2020-07-28 9:30 AM

Item: G. 20-563 Resolution Regarding Defense and Indemnification of Chad Jenkins as a
Defendant Pursuant to C.R.S. § 24-10-101, Et Seq. (File approved by ELT)

eComment: While we as a county do have a duty to protect our elected officials from frivolous lawsuits, we also have a duty to protect taxpayers from paying for the potential wrongdoing of elected official (if proven in court). I have concern that indemnification resolutions are being made based on the sole investigation of the County Attorney's office rather than the full body of facts and evidence and ultimate result of the subject lawsuits. Independent assessment of indemnification is needed.

[View and Analyze eComments](#)

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From: noreply@granicusideas.com
Sent: Monday, July 27, 2020 7:19 AM
To: Erica Hannah
Subject: New eComment for Board of County Commissioners on 2020-07-28 9:30 AM

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

New eComment for Board of County
Commissioners on 2020-07-28 9:30 AM

Trevor Steen submitted a new eComment.

Meeting: Board of County Commissioners on 2020-07-28 9:30 AM

Item: H. 20-564 Resolution Regarding Defense and Indemnification of Andrew Ewing and
Richard Shyrigh as Defendants Pursuant to C.R.S. § 24-10-101, Et Seq. (File approved by ELT)

eComment: While we as a county do have a duty to protect our elected officials from frivolous lawsuits, we also have a duty to protect taxpayers from paying for the potential wrongdoing of elected official (if proven in court). I have concern that indemnification resolutions are being made based on the sole investigation of the County Attorney's office rather than the full body of facts and evidence and ultimate result of the subject lawsuits. Independent assessment of indemnification is needed.

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From: noreply@granicusideas.com
Sent: Monday, July 27, 2020 4:06 PM
To: Erica Hannah
Subject: New eComment for Board of County Commissioners on 2020-07-28 9:30 AM

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

New eComment for Board of County
Commissioners on 2020-07-28 9:30 AM

Thomas Spanos submitted a new eComment.

Meeting: Board of County Commissioners on 2020-07-28 9:30 AM

Item: 3. 20-592 PLN2020-00005 Marijuana Hospitality (File approved by ELT)

eComment: Good morning and thank you all for your willingness to move forward with hospitality licenses, thereby creating new opportunities within Adams County. As a resident of Adams County stuck working in a public facing position during a pandemic, I want to re-state my previous comments in asking the Board to require a health & safety plan for all Lottery applicants, ensuring safeguards are in place for both consumers & the employees who serve them. Thank you, Thomas Spanos The Green Outdoors, LLC

View and Analyze eComments

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County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	4,067,689.24
4	Capital Facilities Fund	15,588.85
5	Golf Course Enterprise Fund	41,462.35
6	Equipment Service Fund	48,356.62
7	Stormwater Utility Fund	14,394.77
13	Road & Bridge Fund	71,834.05
19	Insurance Fund	286,687.44
25	Waste Management Fund	2,462.50
27	Open Space Projects Fund	1,127.49
28	Open Space Sales Tax Fund	184,234.52
31	Head Start Fund	120.00
35	Workforce & Business Center	5,000.00
43	Colorado Air & Space Port	23,379.23
50	FLATROCK Facility Fund	3,213.74
		<u>4,765,550.80</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>
00006228	4936	ADAMS COUNTY ECONOMIC DEVELOP	6/30/2020	975,000.00
00006229	4936	ADAMS COUNTY ECONOMIC DEVELOP	6/30/2020	97,500.00
00006230	4936	ADAMS COUNTY ECONOMIC DEVELOP	6/30/2020	5,000.00
00006231	429545	ARVADA CHAMBER OF COMMERCE	6/30/2020	137,500.00
00006232	80120	AURORA CHAMBER OF COMMERCE	6/30/2020	385,000.00
00006233	1017428	B&R INDUSTRIES	6/30/2020	1,460.00
00006234	7998	BRIGHTON CHAMBER OF COMMERCE	6/30/2020	325,000.00
00006235	7998	BRIGHTON CHAMBER OF COMMERCE	6/30/2020	32,500.00
00006236	378404	CARUSO JAMES LOUIS	6/30/2020	5,075.00
00006237	1034558	COMMERCE CITY CHAMBER OF COMME	6/30/2020	412,500.00
00006238	1016895	G4S SECURE SOLUTIONS USA INC	6/30/2020	8,461.09
00006239	990074	OUTFRONT MEDIA LLC	6/30/2020	5,850.00
00006240	88408	SCHOOL DIST 27J	6/30/2020	90,415.68
00006241	1035146	WESTMINSTER CHAMBER OF COMMERC	6/30/2020	350,000.00
00006243	320525	ARIAS REBECCA M	7/2/2020	3,759.00
00750280	48724	ACCELA INC	7/2/2020	123,776.00
00750281	258636	ADAMS COUNTY FOOD BANK	7/2/2020	10,000.00
00750282	13884	ADAMS COUNTY SHERIFF	7/2/2020	1,869.29
00750285	12012	ALSCO AMERICAN INDUSTRIAL	7/2/2020	189.72
00750287	14661	AMERIGAS DENVER 1012	7/2/2020	1,379.56
00750289	498573	ARBORFORCE LLC	7/2/2020	13,246.72
00750292	26668	BOB POPP BUILDING SERVICES INC	7/2/2020	585.00
00750293	965443	BROOKS NICOLE	7/2/2020	2,500.00
00750296	56250	CCR EVENT GROUP	7/2/2020	37,907.00
00750300	255194	CHAMBERS HOLDINGS LLC	7/2/2020	16,377.71
00750303	9425	COLO GOVT FINANCE OFFICERS ASS	7/2/2020	50.00
00750304	252174	COLORADO COMMUNITY MEDIA	7/2/2020	25.56
00750305	612089	COMMERCIAL CLEANING SYSTEMS	7/2/2020	117,601.67
00750307	42984	CORECIVIC INC	7/2/2020	18,392.00
00750308	13338	CRESTVIEW WATER SAN	7/2/2020	345.72
00750309	612321	DAKTRONICS INC	7/2/2020	442.50
00750311	784149	DC APPRAISERS	7/2/2020	375.00
00750312	42540	DELL MARKETING LP	7/2/2020	2,240.00
00750314	1039197	DENVER METRO ORTHOPEDICS PC	7/2/2020	2,800.00
00750315	13377	DENVER REGIONAL COUNCIL OF	7/2/2020	62,300.00
00750316	56025	DISCOUNT PLUMBING SERVICES INC	7/2/2020	9,482.41

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>
00750318	808844	DUPRIEST JOHN FIELDEN	7/2/2020	65.00
00750319	134321	DYNALECTRIC COMPANY	7/2/2020	132.00
00750320	370160	EIDE BAILLY LLP	7/2/2020	2,250.00
00750321	35867	ELDORADO ARTESIAN SPRINGS INC	7/2/2020	20.97
00750324	47723	FEDEX	7/2/2020	585.52
00750327	7262	FRONTIER FERTILIZER AND CHEMIC	7/2/2020	3,375.00
00750328	293118	GARNER, ROSIE	7/2/2020	65.00
00750331	438625	GOVERNOR'S OFFICE OF IT	7/2/2020	2,237.22
00750335	293122	HERRERA, AARON	7/2/2020	65.00
00750336	922093	HIRATSUKA & ASSOCIATES LLP	7/2/2020	625.00
00750338	79260	IDEXX DISTRIBUTION INC	7/2/2020	484.45
00750342	13593	KAISER PERMANENTE	7/2/2020	9,900.00
00750345	1039643	LET YOUR LIGHT SHINE	7/2/2020	5,000.00
00750346	810888	MARTINEZ JUSTIN PAUL	7/2/2020	65.00
00750348	1011812	MCCLURE HILL INC	7/2/2020	59,600.00
00750349	1007328	MENDOZA VICTORIA E	7/2/2020	32.50
00750351	13591	MWI VETERINARY SUPPLY CO	7/2/2020	2,720.80
00750354	19241	NORTHERN HILLS CHRISTIAN CHURC	7/2/2020	10,000.00
00750355	1004574	OCHS CRYSTAL	7/2/2020	860.00
00750356	725673	PACIFIC OFFICE AUTOMATION INC	7/2/2020	18.49
00750357	858763	POLITICO LLC	7/2/2020	6,500.00
00750358	1009810	RADIX METASYSTEMS INC	7/2/2020	8,600.00
00750359	53054	RICHARDSON SHARON	7/2/2020	65.00
00750360	422902	ROADRUNNER PHARMACY INCORPORAT	7/2/2020	607.30
00750361	1026853	ROCKY MOUNTAIN MEDICAL GROUP	7/2/2020	1,418.40
00750362	990001	ROCKY MOUNTAIN PBS KUVU JAZZ	7/2/2020	2,000.00
00750365	145355	SANITY SOLUTIONS INC	7/2/2020	24,553.54
00750366	987225	SCHLISNER FLOORING	7/2/2020	577.00
00750367	46792	SECURE HORIZONS	7/2/2020	1,500.00
00750369	49221	SELECTRON TECHNOLOGIES INC	7/2/2020	10,450.00
00750370	1018893	SEWALD HANFLING PUBLIC AFFAIRS	7/2/2020	5,000.00
00750371	1031727	SGR	7/2/2020	20,742.00
00750373	13538	SHRED IT USA LLC	7/2/2020	70.00
00750374	227044	SOUTHWESTERN PAINTING	7/2/2020	49,988.00
00750375	32686	SPECIALTY INCENTIVES INC	7/2/2020	26,895.97
00750377	157984	STRASBURG SCHOOL DIST 31-J	7/2/2020	98,141.67

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>
00750378	871540	STRATEGY AND EVALUATION	7/2/2020	2,450.00
00750379	882335	STRATEGY WITH ROX	7/2/2020	17,750.00
00750381	948590	TCC CORPORATION	7/2/2020	48,578.01
00750382	701506	TETRUS CORP	7/2/2020	29,250.00
00750385	498722	THERMAL & MOISTURE PROTECTION	7/2/2020	2,280.00
00750386	385142	THOMPSON GREGORY PAUL	7/2/2020	65.00
00750387	1094	TRI COUNTY HEALTH DEPT	7/2/2020	313,985.66
00750388	666214	TYGRETTE DEBRA R	7/2/2020	108.00
00750390	240959	UNITED HEALTHCARE	7/2/2020	7,900.00
00750394	1007	UNITED POWER (UNION REA)	7/2/2020	9.33
00750395	1007	UNITED POWER (UNION REA)	7/2/2020	20.00
00750396	1007	UNITED POWER (UNION REA)	7/2/2020	9.33
00750397	1007	UNITED POWER (UNION REA)	7/2/2020	20.00
00750398	1007	UNITED POWER (UNION REA)	7/2/2020	6.67
00750399	1007	UNITED POWER (UNION REA)	7/2/2020	20.00
00750400	1007	UNITED POWER (UNION REA)	7/2/2020	225.74
00750402	725336	US CORRECTIONS LLC	7/2/2020	2,769.00
00750404	28618	VERIZON WIRELESS	7/2/2020	125.04
00750405	59983	WESTMINSTER PUBLIC SCHOOLS	7/2/2020	15,000.00
00750407	1028819	WIZEHIVE INC	7/2/2020	15,000.00
Fund Total				4,067,689.24

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>
00750332	12812	GROUND ENGINEERING CONSULTANTS	7/2/2020	2,372.25
00750376	740359	STANTEC ARCHITECTURE INC	7/2/2020	13,216.60
Fund Total				15,588.85

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>
00006245	6177	PROFESSIONAL RECREATION MGMT I	7/2/2020	33,297.55
00750283	8579	AGFINITY INC	7/2/2020	4,483.60
00750286	12012	ALSCO AMERICAN INDUSTRIAL	7/2/2020	52.34
00750330	160270	GOLF & SPORT SOLUTIONS	7/2/2020	609.75
00750337	649113	HOSEPOWER USA AND/OR COMPLETE	7/2/2020	164.30
00750344	11496	L L JOHNSON DIST	7/2/2020	1,724.91
00750347	308369	MASEK GOLF CARS OF COLORADO	7/2/2020	329.90
00750406	18645	WILBUR-ELLIS COMPANY LLC	7/2/2020	800.00
			Fund Total	41,462.35

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>
00750291	32682	BEARCOM WIRELESS WORLDWIDE	7/2/2020	11,018.00
00750339	682207	INSIGHT AUTO GLASS LLC	7/2/2020	1,686.70
00750364	16237	SAM HILL OIL INC	7/2/2020	33,709.12
00750383	790907	THE GOODYEAR TIRE AND RUBBER C	7/2/2020	1,942.80
Fund Total				48,356.62

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>
00750340	104742	JFW CORPORATION	7/2/2020	12,200.00
00750403	158184	UTILITY NOTIFICATION CENTER OF	7/2/2020	2,194.77
Fund Total				14,394.77

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>
00750301	1029887	CLASSIC METALS	7/2/2020	2,500.00
00750323	534975	EP&A ENVIROTAC INC	7/2/2020	35,644.18
00750329	212385	GMCO CORPORATION	7/2/2020	16,104.96
00750333	963915	HAUER GEOFFREY K	7/2/2020	9,263.00
00750350	36241	MONTANO CHRISTINA E	7/2/2020	1,315.00
00750352	498351	NATIONAL VALUATION CONSULTANTS	7/2/2020	5,250.00
00750353	13778	NORTH WASHINGTON ST WATER & SA	7/2/2020	76.91
00750384	1040625	THE KEARNEY TRUST DATED MARCH	7/2/2020	1,680.00
			Fund Total	71,834.05

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>
00750294	726898	CA SHORT COMPANY	7/2/2020	4,840.00
00750295	419839	CAREHERE LLC	7/2/2020	89,205.74
00750313	13663	DELTA DENTAL OF COLORADO	7/2/2020	41.80
00750325	947425	FIRST AMERICAN ADMINISTRATORS	7/2/2020	26,526.66
00750326	986661	FIT SOLDIERS LLC	7/2/2020	300.00
00750334	883606	HENDERSON CONSULTING AND EAP S	7/2/2020	136.00
00750341	13771	JOE'S TOWING & RECOVERY	7/2/2020	83.00
00750343	13593	KAISER PERMANENTE	7/2/2020	90,847.67
00750368	46792	SECURE HORIZONS	7/2/2020	17,216.90
00750372	13880	SHERER AUTO PARTS	7/2/2020	421.00
00750391	37507	UNITED HEALTHCARE	7/2/2020	1,766.31
00750392	240958	UNITED HEALTHCARE	7/2/2020	15,350.80
00750393	240959	UNITED HEALTHCARE	7/2/2020	39,951.56
Fund Total				286,687.44

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>
00750297	304171	CDPHE	7/2/2020	625.00
00750302	17409	COLO DEPT OF PUBLIC HEALTH AND	7/2/2020	1,837.50
Fund Total				2,462.50

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>
00750288	42655	AQUA SIERRA INC	7/2/2020	1,127.49
Fund Total				1,127.49

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>
00006244	43148	FEDERAL HEIGHTS CITY OF	7/2/2020	184,234.52
Fund Total				184,234.52

County of Adams
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>
00750299	327914	CESCO LINGUISTIC SERVICE INC	7/2/2020	120.00
Fund Total				120.00

County of Adams
Net Warrants by Fund Detail

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Workforce & Business Center

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750322	8816052	EMILY GRIFFITH TECHNICAL COLLEGE	7/2/2020	5,000.00
Fund Total				5,000.00

Net Warrants by Fund Detail

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Colorado Air & Space Port

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750284	88281	ALBERTS WATER & WASTEWATER SER	7/2/2020	7,682.16
00750290	351622	AURORA WATER	7/2/2020	6,419.25
00750298	80257	CENTURYLINK	7/2/2020	343.62
00750310	556579	DBT TRANSPORTATION SERVICES LL	7/2/2020	1,204.17
00750317	80156	DISH NETWORK	7/2/2020	154.04
00750363	44131	ROGGEN FARMERS ELEVATOR ASSN	7/2/2020	42.00
00750380	80267	SWIMS DISPOSAL	7/2/2020	298.75
00750389	80272	UNION PACIFIC RAILROAD COMPANY	7/2/2020	2,200.00
00750401	300982	UNITED SITE SERVICES	7/2/2020	609.01
00750408	13822	XCEL ENERGY	7/2/2020	12.72
00750409	13822	XCEL ENERGY	7/2/2020	14.26
00750410	13822	XCEL ENERGY	7/2/2020	15.15
00750411	13822	XCEL ENERGY	7/2/2020	36.94
00750412	13822	XCEL ENERGY	7/2/2020	38.01
00750413	13822	XCEL ENERGY	7/2/2020	38.67
00750414	13822	XCEL ENERGY	7/2/2020	41.68
00750415	13822	XCEL ENERGY	7/2/2020	46.71
00750416	13822	XCEL ENERGY	7/2/2020	59.70
00750417	13822	XCEL ENERGY	7/2/2020	79.94
00750418	13822	XCEL ENERGY	7/2/2020	82.22
00750419	13822	XCEL ENERGY	7/2/2020	87.75
00750420	13822	XCEL ENERGY	7/2/2020	94.81
00750421	13822	XCEL ENERGY	7/2/2020	112.24
00750422	13822	XCEL ENERGY	7/2/2020	115.36
00750423	13822	XCEL ENERGY	7/2/2020	116.92
00750424	13822	XCEL ENERGY	7/2/2020	148.82
00750425	13822	XCEL ENERGY	7/2/2020	325.21
00750426	13822	XCEL ENERGY	7/2/2020	496.40
00750427	13822	XCEL ENERGY	7/2/2020	1,061.94
00750428	13822	XCEL ENERGY	7/2/2020	1,400.78

Fund Total**23,379.23**

County of Adams
Net Warrants by Fund Detail

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FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750306	612089	COMMERCIAL CLEANING SYSTEMS	7/2/2020	3,213.74
Fund Total				3,213.74

County of Adams
Net Warrants by Fund Detail

Grand Total 4,765,550.80

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>
	Legal Notices					
	COLORADO COMMUNITY MEDIA	00001	977173	367382	6/25/2020	<u>25.56</u>
					Account Total	<u>25.56</u>
					Department Total	<u><u>25.56</u></u>

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	977611	367792	7/1/2020	<u>2,372.25</u>
					Account Total	<u>2,372.25</u>
					Department Total	<u><u>2,372.25</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					
	STANTEC ARCHITECTURE INC	00004	977651	367860	7/2/2020	13,216.60
					Account Total	13,216.60
					Department Total	13,216.60

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					
	ADAMS COUNTY ECONOMIC DEVELOP	00001	976969	366971	6/18/2020	975,000.00
	ADAMS COUNTY ECONOMIC DEVELOP	00001	976975	366972	6/18/2020	97,500.00
	ARVADA CHAMBER OF COMMERCE	00001	976976	366972	6/18/2020	12,500.00
	ARVADA CHAMBER OF COMMERCE	00001	976970	366971	6/18/2020	125,000.00
	AURORA CHAMBER OF COMMERCE	00001	976971	366971	6/18/2020	350,000.00
	AURORA CHAMBER OF COMMERCE	00001	976977	366972	6/18/2020	35,000.00
	BRIGHTON CHAMBER OF COMMERCE	00001	976973	366971	6/18/2020	325,000.00
	BRIGHTON CHAMBER OF COMMERCE	00001	976979	366972	6/18/2020	32,500.00
	COMMERCE CITY CHAMBER OF COMME	00001	976978	366972	6/18/2020	37,500.00
	COMMERCE CITY CHAMBER OF COMME	00001	976972	366971	6/18/2020	375,000.00
	STRASBURG SCHOOL DIST 31-J	00001	977276	367489	6/26/2020	98,141.67
	WESTMINSTER CHAMBER OF COMMERC	00001	976974	366971	6/18/2020	350,000.00
					Account Total	2,813,141.67
	Janitorial Services					
	COMMERCIAL CLEANING SYSTEMS	00001	977621	367794	7/1/2020	400.00
	COMMERCIAL CLEANING SYSTEMS	00001	977623	367794	7/1/2020	400.00
	COMMERCIAL CLEANING SYSTEMS	00001	977624	367794	7/1/2020	3,240.00
					Account Total	4,040.00
	Operating Supplies					
	ROCKY MOUNTAIN MEDICAL GROUP	00001	977535	367660	6/30/2020	1,418.40
					Account Total	1,418.40
					Department Total	2,818,600.07

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>
	Gas & Electricity					
	XCEL ENERGY	00043	977244	367413	6/25/2020	12.72
	XCEL ENERGY	00043	977245	367413	6/25/2020	14.26
					Account Total	26.98
	Other Rents & Leases					
	UNION PACIFIC RAILROAD COMPANY	00043	977574	367682	6/30/2020	2,200.00
					Account Total	2,200.00
	Telephone					
	CENTURYLINK	00043	977569	367681	6/30/2020	54.55
					Account Total	54.55
	Water/Sewer/Sanitation					
	SWIMS DISPOSAL	00043	977572	367682	7/1/2020	298.75
	UNITED SITE SERVICES	00043	977573	367682	7/1/2020	609.01
					Account Total	907.76
					Department Total	3,189.29

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>
	Gas & Electricity					
	XCEL ENERGY	00043	977246	367413	6/25/2020	15.15
	XCEL ENERGY	00043	977267	367418	6/25/2020	1,400.78
					Account Total	1,415.93
	Telephone					
	CENTURYLINK	00043	977569	367681	6/30/2020	54.97
	CENTURYLINK	00043	977569	367681	6/30/2020	132.74
					Account Total	187.71
					Department Total	1,603.64

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	977253	367416	6/25/2020	46.71
					Account Total	46.71
	Satellite Television					
	DISH NETWORK	00043	977570	367682	6/30/2020	154.04
					Account Total	154.04
	Telephone					
	CENTURYLINK	00043	977569	367681	6/30/2020	50.53
					Account Total	50.53
					Department Total	251.28

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					
	XCEL ENERGY	00043	977254	367416	6/25/2020	59.70
	XCEL ENERGY	00043	977255	367416	6/25/2020	35.21
	XCEL ENERGY	00043	977255	367416	6/25/2020	44.73
	XCEL ENERGY	00043	977256	367416	6/25/2020	1,307.03
	XCEL ENERGY	00043	977256	367416	6/25/2020	1,224.81-
	XCEL ENERGY	00043	977257	367416	6/25/2020	87.75
	XCEL ENERGY	00043	977258	367416	6/25/2020	657.24
	XCEL ENERGY	00043	977258	367416	6/25/2020	57.87
	XCEL ENERGY	00043	977258	367416	6/25/2020	601.45-
	XCEL ENERGY	00043	977258	367416	6/25/2020	18.85-
	XCEL ENERGY	00043	977259	367416	6/25/2020	112.24
	XCEL ENERGY	00043	977247	367413	6/25/2020	356.35
	XCEL ENERGY	00043	977247	367413	6/25/2020	716.03-
	XCEL ENERGY	00043	977247	367413	6/25/2020	396.62
	XCEL ENERGY	00043	977248	367413	6/25/2020	38.01
	XCEL ENERGY	00043	977250	367413	6/25/2020	38.67
	XCEL ENERGY	00043	977251	367413	6/25/2020	41.68
	XCEL ENERGY	00043	977261	367418	6/25/2020	115.36
	XCEL ENERGY	00043	977262	367418	6/25/2020	116.92
	XCEL ENERGY	00043	977263	367418	6/25/2020	101.96
	XCEL ENERGY	00043	977263	367418	6/25/2020	46.86
	XCEL ENERGY	00043	977264	367418	6/25/2020	1,095.98
	XCEL ENERGY	00043	977264	367418	6/25/2020	770.77-
	XCEL ENERGY	00043	977265	367418	6/25/2020	496.40
	XCEL ENERGY	00043	977266	367418	6/25/2020	999.82
	XCEL ENERGY	00043	977266	367418	6/25/2020	62.12
					Account Total	2,936.61
	Other Rents & Leases					
	ROGGEN FARMERS ELEVATOR ASSN	00043	977571	367682	6/30/2020	42.00
					Account Total	42.00
					Department Total	2,978.61

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>
	Security Service					
	G4 SECURE SOLUTIONS USA INC	00001	976510	366414	6/11/2020	1,038.54
	G4 SECURE SOLUTIONS USA INC	00001	976511	366414	6/11/2020	1,131.46
	G4 SECURE SOLUTIONS USA INC	00001	976512	366414	6/11/2020	1,038.54
	G4 SECURE SOLUTIONS USA INC	00001	976513	366414	6/11/2020	1,052.48
					Account Total	4,261.02
					Department Total	4,261.02

County of Adams
Vendor Payment Report

<u>43</u>	<u>Colorado Air & Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ALBERTS WATER & WASTEWATER SER	00043	977659	367860	7/2/2020	3,300.00
	ALBERTS WATER & WASTEWATER SER	00043	977662	367860	7/2/2020	3,300.00
	DBT TRANSPORTATION SERVICES LL	00043	977660	367860	7/2/2020	787.50
	DBT TRANSPORTATION SERVICES LL	00043	977661	367860	7/2/2020	416.67
					Account Total	7,804.17
					Department Total	7,804.17

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	977553	367671	6/30/2020	<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>1013</u>	<u>County Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	SGR	00001	977536	367660	6/30/2020	20,742.00
					Account Total	20,742.00
	Other Professional Serv					
	DC APPRAISERS	00001	977534	367660	6/30/2020	375.00
	DENVER METRO ORTHOPEDICS PC	00001	977532	367660	6/30/2020	2,800.00
					Account Total	3,175.00
					Department Total	23,917.00

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>
	Medical Services					
	CARUSO JAMES LOUIS	00001	977485	367533	6/26/2020	5,075.00
					Account Total	5,075.00
	Operating Supplies					
	ELDORADO ARTESIAN SPRINGS INC	00001	977579	367742	7/1/2020	20.97
					Account Total	20.97
	Other Professional Serv					
	ARIAS REBECCA M	00001	977577	367741	7/1/2020	1,722.00
	ARIAS REBECCA M	00001	977578	367741	7/1/2020	2,037.00
	FEDEX	00001	977580	367742	7/1/2020	290.62
	FEDEX	00001	977581	367742	7/1/2020	294.90
	OCHS CRYSTAL	00001	977596	367776	7/1/2020	860.00
					Account Total	5,204.52
					Department Total	10,300.49

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>
	Special Events					
	ADAMS COUNTY ECONOMIC DEVELOP	00001	977270	367482	6/26/2020	<u>5,000.00</u>
					Account Total	<u>5,000.00</u>
					Department Total	<u><u>5,000.00</u></u>

County of Adams
Vendor Payment Report

<u>1031</u>	<u>County Treasurer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PACIFIC OFFICE AUTOMATION INC	00001	977592	367768	7/1/2020	18.49
					Account Total	18.49
	Other Communications					
	VERIZON WIRELESS	00001	977590	367764	7/1/2020	125.04
					Account Total	125.04
	Other Professional Serv					
	SHRED IT USA LLC	00001	977593	367769	7/1/2020	40.00
					Account Total	40.00
					Department Total	<u>183.53</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 WIRELESS WORLDWIDE	00006	977631	367860	7/2/2020	11,018.00
	INSIGHT AUTO GLASS LLC	00006	977635	367860	7/2/2020	40.00
	INSIGHT AUTO GLASS LLC	00006	977636	367860	7/2/2020	267.33
	INSIGHT AUTO GLASS LLC	00006	977637	367860	7/2/2020	255.84
	INSIGHT AUTO GLASS LLC	00006	977638	367860	7/2/2020	267.33
	INSIGHT AUTO GLASS LLC	00006	977643	367860	7/2/2020	422.16
	INSIGHT AUTO GLASS LLC	00006	977644	367860	7/2/2020	434.04
	SAM HILL OIL INC	00006	977647	367860	7/2/2020	1,394.10
	SAM HILL OIL INC	00006	977648	367860	7/2/2020	10,786.90
	SAM HILL OIL INC	00006	977649	367860	7/2/2020	11,783.00
	SAM HILL OIL INC	00006	977673	367866	7/2/2020	1,015.66
	SAM HILL OIL INC	00006	977673	367866	7/2/2020	5,567.77
	SAM HILL OIL INC	00006	977639	367860	7/2/2020	1,891.42
	SAM HILL OIL INC	00006	977640	367860	7/2/2020	1,270.27
	THE GOODYEAR TIRE AND RUBBER C	00006	977641	367860	7/2/2020	37.50
	THE GOODYEAR TIRE AND RUBBER C	00006	977642	367860	7/2/2020	1,905.30
					Account Total	48,356.62
					Department Total	48,356.62

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>
	Membership Dues					
	COLO GOVT FINANCE OFFICERS ASS	00001	977550	367667	6/30/2020	50.00
					Account Total	50.00
	Other Professional Serv					
	HIRATSUKA & ASSOCIATES LLP	00001	977508	367647	6/30/2020	625.00
					Account Total	625.00
					Department Total	675.00

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					
	COMMERCIAL CLEANING SYSTEMS	00050	977685	367866	7/2/2020	1,606.87
	COMMERCIAL CLEANING SYSTEMS	00050	977686	367866	7/2/2020	1,606.87
					Account Total	<u>3,213.74</u>
					Department Total	<u><u>3,213.74</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>
	Building Repair & Maint					
	SCHLISNER FLOORING	00001	977619	367794	7/1/2020	577.00
					Account Total	<u>577.00</u>
	Buildings					
	THERMAL & MOISTURE PROTECTION	00001	977613	367794	7/1/2020	1,530.00
					Account Total	<u>1,530.00</u>
					Department Total	<u><u>2,107.00</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	977626	367794	7/1/2020	16,377.71
					Account Total	<u>16,377.71</u>
	Gas & Electricity					
	AMERIGAS DENVER 1012	00001	977618	367794	7/1/2020	1,379.56
	UNITED POWER (UNION REA)	00001	977617	367794	7/1/2020	225.74
					Account Total	<u>1,605.30</u>
					Department Total	<u><u>17,983.01</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					
	BOB POPP BUILDING SERVICES INC	00001	977612	367794	7/1/2020	<u>585.00</u>
					Account Total	<u>585.00</u>
					Department Total	<u><u>585.00</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>
	Building Repair & Maint					
	DYNALECTRIC COMPANY	00001	977616	367794	7/1/2020	132.00
					Account Total	132.00
					Department Total	132.00

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					
	COMMERCIAL CLEANING SYSTEMS	00001	977620	367794	7/1/2020	<u>975.00</u>
					Account Total	<u>975.00</u>
					Department Total	<u><u>975.00</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>
	Buildings					
	THERMAL & MOISTURE PROTECTION	00001	977614	367794	7/1/2020	750.00
	UNITED POWER (UNION REA)	00001	977599	367783	7/1/2020	9.33
	UNITED POWER (UNION REA)	00001	977600	367783	7/1/2020	20.00
	UNITED POWER (UNION REA)	00001	977601	367783	7/1/2020	9.33
	UNITED POWER (UNION REA)	00001	977602	367783	7/1/2020	20.00
	UNITED POWER (UNION REA)	00001	977604	367783	7/1/2020	6.67
	UNITED POWER (UNION REA)	00001	977605	367783	7/1/2020	20.00
					Account Total	835.33
					Department Total	835.33

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					
	DISCOUNT PLUMBING SERVICES INC	00001	977615	367794	7/1/2020	<u>9,482.41</u>
					Account Total	<u>9,482.41</u>
					Department Total	<u><u>9,482.41</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>
	Collateral Deposits Payable					
	SCHOOL DIST 27J	00001	976989	367048	6/19/2020	90,415.68
					Account Total	90,415.68
	Received not Vouchered Clrg					
	ACCELA INC	00001	977700	367866	7/2/2020	123,776.00
	ALSCO AMERICAN INDUSTRIAL	00001	977666	367860	7/2/2020	119.08
	ALSCO AMERICAN INDUSTRIAL	00001	977666	367860	7/2/2020	70.64
	ARBORFORCE LLC	00001	977697	367866	7/2/2020	8,216.18
	ARBORFORCE LLC	00001	977699	367866	7/2/2020	5,030.54
	B&R INDUSTRIES	00001	977544	367668	6/30/2020	730.00
	B&R INDUSTRIES	00001	977546	367668	6/30/2020	730.00
	CCR EVENT GROUP	00001	977704	367866	7/2/2020	37,907.00
	COMMERCIAL CLEANING SYSTEMS	00001	977687	367866	7/2/2020	1,209.10
	COMMERCIAL CLEANING SYSTEMS	00001	977687	367866	7/2/2020	10,368.30
	COMMERCIAL CLEANING SYSTEMS	00001	977688	367866	7/2/2020	385.20
	COMMERCIAL CLEANING SYSTEMS	00001	977689	367866	7/2/2020	1,209.10
	COMMERCIAL CLEANING SYSTEMS	00001	977689	367866	7/2/2020	10,368.30
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	7,720.86
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	4,756.87
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	493.03
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	801.73
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	809.73
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	495.21
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	3,413.66
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	21,297.13
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	678.63
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	936.75
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	30,736.84
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	1,915.76
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	927.29
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	4,971.36
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	491.59
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	171.20
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	1,821.48
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	4,326.73

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	726.54
	COMMERCIAL CLEANING SYSTEMS	00001	977703	367866	7/2/2020	1,554.28
	CORECIVIC INC	00001	977678	367866	7/2/2020	4,688.00
	CORECIVIC INC	00001	977679	367866	7/2/2020	5,292.00
	CORECIVIC INC	00001	977680	367866	7/2/2020	3,215.00
	CORECIVIC INC	00001	977681	367866	7/2/2020	5,197.00
	DELL MARKETING L P	00001	977705	367866	7/2/2020	2,240.00
	EIDE BAILLY LLP	00001	977665	367860	7/2/2020	2,250.00
	FRONTIER FERTILIZER AND CHEMIC	00001	977709	367866	7/2/2020	3,375.00
	G4S SECURE SOLUTIONS USA INC	00001	977540	367668	6/30/2020	1,057.12
	G4S SECURE SOLUTIONS USA INC	00001	977541	367668	6/30/2020	1,038.54
	G4S SECURE SOLUTIONS USA INC	00001	977542	367668	6/30/2020	1,065.87
	G4S SECURE SOLUTIONS USA INC	00001	977543	367668	6/30/2020	1,038.54
	GOVERNOR'S OFFICE OF IT	00001	977692	367866	7/2/2020	2,237.22
	IDEXX DISTRIBUTION INC	00001	977658	367860	7/2/2020	484.45
	MCCLURE HILL INC	00001	977629	367860	7/2/2020	59,600.00
	MENDOZA VICTORIA E	00001	977691	367866	7/2/2020	32.50
	MWI VETERINARY SUPPLY CO	00001	977655	367860	7/2/2020	35.70
	MWI VETERINARY SUPPLY CO	00001	977656	367860	7/2/2020	632.34
	MWI VETERINARY SUPPLY CO	00001	977657	367860	7/2/2020	227.88
	MWI VETERINARY SUPPLY CO	00001	977668	367860	7/2/2020	1,633.28
	MWI VETERINARY SUPPLY CO	00001	977669	367860	7/2/2020	191.60
	OUTFRONT MEDIA LLC	00001	977547	367668	6/30/2020	5,625.00
	OUTFRONT MEDIA LLC	00001	977548	367668	6/30/2020	225.00
	RADIX METASYSTEMS INC	00001	977690	367866	7/2/2020	8,600.00
	ROADRUNNER PHARMACY INCORPORAT	00001	977694	367866	7/2/2020	454.44
	ROADRUNNER PHARMACY INCORPORAT	00001	977695	367866	7/2/2020	152.86
	SANITY SOLUTIONS INC	00001	977664	367860	7/2/2020	24,553.54
	SELECTRON TECHNOLOGIES INC	00001	977663	367860	7/2/2020	10,450.00
	SEWALD HANFLING PUBLIC AFFAIRS	00001	977632	367860	7/2/2020	5,000.00
	SOUTHWESTERN PAINTING	00001	977683	367866	7/2/2020	40,000.00
	SOUTHWESTERN PAINTING	00001	977684	367866	7/2/2020	9,988.00
	STRATEGY AND EVALUATION	00001	977682	367866	7/2/2020	2,450.00
	STRATEGY WITH ROX	00001	977724	367875	7/2/2020	17,750.00
	TCC CORPORATION	00001	977670	367860	7/2/2020	48,578.01
	TETRUS CORP	00001	977630	367860	7/2/2020	29,250.00

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	TRI COUNTY HEALTH DEPT	00001	977633	367860	7/2/2020	313,985.66
	TYGRETT DEBRA R	00001	977696	367866	7/2/2020	108.00
	US CORRECTIONS LLC	00001	977717	367866	7/2/2020	836.36
	US CORRECTIONS LLC	00001	977718	367866	7/2/2020	1,130.94
	US CORRECTIONS LLC	00001	977719	367866	7/2/2020	401.70
	US CORRECTIONS LLC	00001	977720	367866	7/2/2020	400.00
	WIZEHIVE INC	00001	977701	367866	7/2/2020	15,000.00
					Account Total	<u>919,637.66</u>
					Department Total	<u><u>1,010,053.34</u></u>

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<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>
	Membership Dues					
	DENVER REGIONAL COUNCIL OF	00001	977275	367486	6/26/2020	<u>62,300.00</u>
					Account Total	<u>62,300.00</u>
					Department Total	<u><u>62,300.00</u></u>

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<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	24,184.04
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	2,883.97
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	9,794.21
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	1,526.72
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	16,506.71-
					Account Total	21,882.23
	Fuel, Gas & Oil					
	AGFINITY INC	00005	977089	367308	6/24/2020	1,679.60
	AGFINITY INC	00005	977090	367308	6/24/2020	2,804.00
					Account Total	4,483.60
	Grounds Maintenance					
	GOLF & SPORT SOLUTIONS	00005	977093	367308	6/24/2020	609.75
	L L JOHNSON DIST	00005	977094	367308	6/24/2020	1,240.00
	L L JOHNSON DIST	00005	977095	367308	6/24/2020	407.92
	WILBUR-ELLIS COMPANY LLC	00005	977098	367308	6/24/2020	800.00
					Account Total	3,057.67
	Repair & Maint Supplies					
	ALSCO AMERICAN INDUSTRIAL	00005	977091	367308	6/24/2020	52.34
					Account Total	52.34
	Vehicle Parts & Supplies					
	HOSEPOWER USA AND/OR COMPLETE	00005	977092	367308	6/24/2020	164.30
	L L JOHNSON DIST	00005	977096	367308	6/24/2020	76.99
	MASEK GOLF CARS OF COLORADO	00005	977097	367308	6/24/2020	329.90
					Account Total	571.19
					Department Total	30,047.03

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<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	16,506.72-
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	21,997.70
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	2,671.37
					Account Total	8,162.35
	Minor Equipment					
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	944.00
					Account Total	944.00
	Other Professional Serv					
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	346.29
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	346.29
					Account Total	692.58
	Security Service					
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	441.00
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	647.50
					Account Total	1,088.50
	Telephone					
	PROFESSIONAL RECREATION MGMT I	00005	977731	367889	7/2/2020	527.89
					Account Total	527.89
					Department Total	11,415.32

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<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					
	CESCO LINGUISTIC SERVICE INC	00031	977671	367860	7/2/2020	60.00
	CESCO LINGUISTIC SERVICE INC	00031	977672	367860	7/2/2020	60.00
					Account Total	<u>120.00</u>
					Department Total	<u><u>120.00</u></u>

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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	977537	367664	6/30/2020	34.20
	DELTA DENTAL OF COLORADO	00019	977537	367664	6/30/2020	7.60
					Account Total	<u>41.80</u>
					Department Total	<u><u>41.80</u></u>

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<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CA SHORT COMPANY	00019	977710	367866	7/2/2020	4,840.00
	CAREHERE LLC	00019	977674	367866	7/2/2020	20,447.00
	CAREHERE LLC	00019	977674	367866	7/2/2020	19,260.00
	CAREHERE LLC	00019	977675	367866	7/2/2020	30,952.67
	CAREHERE LLC	00019	977677	367866	7/2/2020	18,546.07
	FIT SOLDIERS LLC	00019	977714	367866	7/2/2020	300.00
	JOE'S TOWING & RECOVERY	00019	977667	367860	7/2/2020	83.00
					Account Total	94,428.74
	Retiree Med - AARP RX					
	UNITED HEALTHCARE	00019	977558	367675	6/30/2020	15,350.80
					Account Total	15,350.80
	Retiree Med - Kaiser					
	KAISER PERMANENTE	00019	977561	367675	6/30/2020	90,847.67
					Account Total	90,847.67
	Retiree Med - Pacificare					
	SECURE HORIZONS	00019	977556	367675	6/30/2020	17,216.90
					Account Total	17,216.90
	Retiree Med - UHC-MED					
	UNITED HEALTHCARE	00019	977559	367675	6/30/2020	39,951.56
					Account Total	39,951.56
					Department Total	257,795.67

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<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					
	SHERER AUTO PARTS	00019	974155	363338	4/28/2020	<u>421.00</u>
					Account Total	<u>421.00</u>
					Department Total	<u><u>421.00</u></u>

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<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	977555	367675	6/30/2020	544.54
	UNITED HEALTHCARE	00019	977555	367675	6/30/2020	57.32
					Account Total	601.86
	Insurance Premiums					
	UNITED HEALTHCARE	00019	977555	367675	6/30/2020	1,053.55
	UNITED HEALTHCARE	00019	977555	367675	6/30/2020	110.90
					Account Total	1,164.45
					Department Total	1,766.31

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<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	977545	367664	6/30/2020	7,986.99
	FIRST AMERICAN ADMINISTRATORS	00019	977551	367664	6/30/2020	15,978.91
	FIRST AMERICAN ADMINISTRATORS	00019	977552	367664	6/30/2020	367.38
					Account Total	24,333.28
					Department Total	24,333.28

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<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>
	Medical Services					
	HENDERSON CONSULTING AND EAP S	00019	977533	367660	6/30/2020	<u>136.00</u>
					Account Total	<u>136.00</u>
					Department Total	<u><u>136.00</u></u>

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<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>
	Infrastruc Rep & Maint					
	AQUA SIERRA INC	00027	977583	367748	7/1/2020	<u>1,127.49</u>
					Account Total	<u>1,127.49</u>
					Department Total	<u><u>1,127.49</u></u>

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<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					
	FEDERAL HEIGHTS CITY OF	00028	976796	366924	6/18/2020	184,234.52
					Account Total	184,234.52
					Department Total	184,234.52

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<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					
	KAISER PERMANENTE	00001	977562	367675	6/30/2020	9,900.00
	SECURE HORIZONS	00001	977557	367675	6/30/2020	1,500.00
	UNITED HEALTHCARE	00001	977560	367675	6/30/2020	7,900.00
					Account Total	19,300.00
	Tuition Reimbursement					
	BROOKS NICOLE	00001	977597	367777	7/1/2020	2,500.00
					Account Total	2,500.00
					Department Total	21,800.00

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<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 Professional Serv					
	DAKTRONICS INC	00001	977585	367748	7/1/2020	<u>442.50</u>
					Account Total	<u>442.50</u>
					Department Total	<u><u>442.50</u></u>

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<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					
	CRESTVIEW WATER SAN	00001	977584	367748	7/1/2020	<u>345.72</u>
					Account Total	<u>345.72</u>
					Department Total	<u><u>345.72</u></u>

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<u>1089</u>	<u>PLN- Boards & Commissions</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	DUPRIEST JOHN FIELDEN	00001	977490	367580	6/29/2020	65.00
	GARNER, ROSIE	00001	977492	367580	6/29/2020	65.00
	HERRERA, AARON	00001	977489	367580	6/29/2020	65.00
	MARTINEZ JUSTIN PAUL	00001	977493	367580	6/29/2020	65.00
	RICHARDSON SHARON	00001	977491	367580	6/29/2020	65.00
	THOMPSON GREGORY PAUL	00001	977494	367580	6/29/2020	65.00
					Account Total	390.00
					Department Total	390.00

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<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					
	ADAMS COUNTY FOOD BANK	00001	977243	367405	6/25/2020	10,000.00
	LET YOUR LIGHT SHINE	00001	977260	367417	6/25/2020	5,000.00
	NORTHERN HILLS CHRISTIAN CHURC	00001	977268	367421	6/25/2020	10,000.00
	ROCKY MOUNTAIN PBS KUVO JAZZ	00001	977238	367398	6/25/2020	2,000.00
	SPECIALTY INCENTIVES INC	00001	977240	367400	6/25/2020	5,056.31
	SPECIALTY INCENTIVES INC	00001	977241	367401	6/25/2020	4,336.62
	SPECIALTY INCENTIVES INC	00001	977242	367402	6/25/2020	4,263.58
	SPECIALTY INCENTIVES INC	00001	977504	367645	6/30/2020	7,593.04
	SPECIALTY INCENTIVES INC	00001	977538	367666	6/30/2020	2,522.98
	SPECIALTY INCENTIVES INC	00001	977539	367666	6/30/2020	3,123.44
	WESTMINSTER PUBLIC SCHOOLS	00001	977239	367399	6/25/2020	15,000.00
					Account Total	68,895.97
					Department Total	68,895.97

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<u>3058</u>	<u>PW - ADA Transition Implement.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Land					
	MONTANO CHRISTINA E	00013	975904	365342	5/28/2020	<u>1,315.00</u>
					Account Total	<u>1,315.00</u>
					Department Total	<u><u>1,315.00</u></u>

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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					
	CLASSIC METALS	00013	977608	367788	7/1/2020	2,500.00
	HAUER GEOFFREY K	00013	975903	365342	5/28/2020	9,263.00
	NATIONAL VALUATION CONSULTANTS	00013	977610	367788	7/1/2020	5,250.00
	NORTH WASHINGTON ST WATER & SA	00013	977606	367788	7/1/2020	76.91
					Account Total	17,089.91
	Road & Streets					
	THE KEARNEY TRUST DATED MARCH	00013	977609	367788	7/1/2020	1,680.00
					Account Total	1,680.00
					Department Total	18,769.91

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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					
	POLITICO LLC	00001	977595	367773	7/1/2020	<u>6,500.00</u>
					Account Total	<u>6,500.00</u>
					Department Total	<u><u>6,500.00</u></u>

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<u>8624</u>	<u>Retiree-Vision</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Self-Insurance Claims					
	FIRST AMERICAN ADMINISTRATORS	00019	977554	367664	6/30/2020	1,277.33
	FIRST AMERICAN ADMINISTRATORS	00019	977549	367664	6/30/2020	916.05
					Account Total	<u>2,193.38</u>
					Department Total	<u><u>2,193.38</u></u>

County of Adams
Vendor Payment Report

<u>13</u>	<u>Road & Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	EP&A ENVIROTAC INC	00013	977708	367866	7/2/2020	35,644.18
	GMCO CORPORATION	00013	977715	367866	7/2/2020	3,953.66
	GMCO CORPORATION	00013	977716	367866	7/2/2020	12,151.30
					Account Total	<u>51,749.14</u>
					Department Total	<u><u>51,749.14</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>
	Extraditions					
	ADAMS COUNTY SHERIFF	00001	977627	367799	7/1/2020	<u>1,869.29</u>
					Account Total	<u>1,869.29</u>
					Department Total	<u><u>1,869.29</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>
	Other Professional Serv					
	UTILITY NOTIFICATION CENTER OF	00007	977625	367796	7/1/2020	<u>2,194.77</u>
					Account Total	<u>2,194.77</u>
					Department Total	<u><u>2,194.77</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>
	Deposits Payable					
	JFW CORPORATION	00007	977237	367396	6/25/2020	<u>12,200.00</u>
					Account Total	<u>12,200.00</u>
					Department Total	<u><u>12,200.00</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 Clrg					
	CDPHE	00025	977653	367860	7/2/2020	625.00
	COLO DEPT OF PUBLIC HEALTH AND	00025	977654	367860	7/2/2020	1,837.50
					Account Total	2,462.50
					Department Total	2,462.50

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	977566	367681	6/30/2020	120.00
	ALBERTS WATER & WASTEWATER SER	00043	977566	367681	6/30/2020	107.52
	ALBERTS WATER & WASTEWATER SER	00043	977566	367681	6/30/2020	510.00
	ALBERTS WATER & WASTEWATER SER	00043	977566	367681	6/30/2020	222.72
	ALBERTS WATER & WASTEWATER SER	00043	977567	367681	6/30/2020	107.52
	ALBERTS WATER & WASTEWATER SER	00043	977567	367681	6/30/2020	14.40
					Account Total	1,082.16
	Telephone					
	CENTURYLINK	00043	977569	367681	6/30/2020	50.83
					Account Total	50.83
	Water/Sewer/Sanitation					
	AURORA WATER	00043	977568	367681	6/30/2020	6,419.25
					Account Total	6,419.25
					Department Total	7,552.24

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-Tuition					
	EMILY GRIFFITH TECHNICAL COLLEGE	00035	977269	367481	6/26/2020	5,000.00
					Account Total	<u>5,000.00</u>
					Department Total	<u><u>5,000.00</u></u>

County of Adams
Vendor Payment Report

Grand Total 4,765,550.80

County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	4,168,173.85
4	Capital Facilities Fund	355,660.32
5	Golf Course Enterprise Fund	17,532.19
6	Equipment Service Fund	153,919.47
7	Stormwater Utility Fund	25,033.14
13	Road & Bridge Fund	267,011.34
19	Insurance Fund	106,901.57
27	Open Space Projects Fund	3,507.78
28	Open Space Sales Tax Fund	41,065.56
30	Community Dev Block Grant Fund	18,550.04
31	Head Start Fund	9,363.40
35	Workforce & Business Center	12,648.96
43	Colorado Air & Space Port	13,062.94
50	FLATROCK Facility Fund	1,606.87
		<u>5,194,037.43</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>
00006246	545155	JP MORGAN CHASE BANK NA	7/7/2020	866,424.97
00006247	977209	ADT COMMERCIAL LLC	7/7/2020	680.00
00006250	36892	TRUST FOR PUBLIC LAND	7/7/2020	24,000.00
00006251	1040286	SCHOOL DIST 27J	7/7/2020	1,908,458.73
00006254	977209	ADT COMMERCIAL LLC	7/10/2020	1,200.00
00006257	519505	DENOVO VENTURES LLC	7/10/2020	1,790.00
00006258	1016895	G4S SECURE SOLUTIONS USA INC	7/10/2020	2,459.70
00750436	383698	ALLIED UNIVERSAL SECURITY SERV	7/9/2020	2,780.55
00750437	12012	ALSCO AMERICAN INDUSTRIAL	7/9/2020	201.14
00750438	221351	APEX SYSTEMS GROUP LLC	7/9/2020	358.71
00750439	12514	AVIS RENT A CAR SYSTEM INC	7/9/2020	828.11
00750440	1029822	BC SURF & SPORT	7/9/2020	150.00
00750442	46309	BELLCO	7/9/2020	200.00
00750443	802666	BENEGAS TARA	7/9/2020	2,500.00
00750447	13160	BRIGHTON CITY OF (WATER)	7/9/2020	17,192.53
00750448	13160	BRIGHTON CITY OF (WATER)	7/9/2020	5,486.37
00750449	13160	BRIGHTON CITY OF (WATER)	7/9/2020	5,976.89
00750450	726898	CA SHORT COMPANY	7/9/2020	825.00
00750451	491853	CENTER POINT ENERGY SERVICES R	7/9/2020	2,209.40
00750452	491853	CENTER POINT ENERGY SERVICES R	7/9/2020	2,460.54
00750453	491853	CENTER POINT ENERGY SERVICES R	7/9/2020	2,156.01
00750454	491853	CENTER POINT ENERGY SERVICES R	7/9/2020	17,758.00
00750455	37266	CENTURY LINK	7/9/2020	201.40
00750458	1041842	CHUMACERO TAMMI	7/9/2020	100.00
00750459	248364	CITY OF BRIGHTON	7/9/2020	10,018.29
00750460	647801	CML SECURITY LLC	7/9/2020	62,324.00
00750461	6331	COLO ASSESSORS ASSN	7/9/2020	85.00
00750463	9425	COLO GOVT FINANCE OFFICERS ASS	7/9/2020	50.00
00750464	209334	COLO NATURAL GAS INC	7/9/2020	122.57
00750466	1029850	COLORADO HOSPITALITY SERVICES	7/9/2020	200.00
00750467	612089	COMMERCIAL CLEANING SYSTEMS	7/9/2020	190,441.14
00750469	274030	COMMUNICATION CONSTRUCTION & E	7/9/2020	103,347.88
00750471	42984	CORECIVIC INC	7/9/2020	171,120.00
00750472	1041021	CORONADO TIMOTHY	7/9/2020	2,213.29
00750474	163136	DEEP ROCK WATER	7/9/2020	72.83
00750475	13663	DELTA DENTAL OF COLORADO	7/9/2020	20.94

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>
00750477	1041836	DIFFERENCE MAKER THE	7/9/2020	250.00
00750479	430532	EASTERN ADAMS COUNTY METROPOLI	7/9/2020	805.30
00750480	1029825	ECO ATM LLC	7/9/2020	177.50
00750481	9496	ENVIRONMENTAL SYSTEMS RESEARCH	7/9/2020	83,586.30
00750486	197938	FIRST CALL OF COLO	7/9/2020	7,380.00
00750487	1040682	FITZPATRICK CAROLANN	7/9/2020	50.00
00750488	671123	FOUND MY KEYS	7/9/2020	2,295.87
00750489	1028737	GEORGE T SANDERS COMPANY	7/9/2020	9,386.34
00750490	608859	GLACIER CONSTRUCTION CO INC	7/9/2020	265,253.30
00750492	921985	GMR LANDSCAPE ARCHITECTURE LLC	7/9/2020	3,188.08
00750493	857854	GROWLING BEAR CO INC	7/9/2020	7,000.00
00750494	727893	HCL ENGINEERING & SURVEYING LL	7/9/2020	1,437.50
00750495	494097	HP INC	7/9/2020	125,431.10
00750500	13565	INTERMOUNTAIN REA	7/9/2020	143.13
00750502	13593	KAISER PERMANENTE	7/9/2020	1,569.05
00750504	77611	KD SERVICE GROUP	7/9/2020	216.25
00750505	1029847	KING SOOPERS	7/9/2020	150.00
00750506	1029848	KING SOOPERS	7/9/2020	100.00
00750507	753184	KOFILE TECHNOLOGIES INC	7/9/2020	99,544.50
00750509	40843	LANGUAGE LINE SERVICES	7/9/2020	2,037.70
00750511	1034009	MACY'S	7/9/2020	363.70
00750512	1041834	MARTINEZ DAUNINE	7/9/2020	5,281.00
00750513	828248	MAXSON ENGINEERING LLC	7/9/2020	4,963.22
00750514	1029860	MCDONALD SANDY	7/9/2020	200.00
00750515	51274	MCDONALD YONG HUI V	7/9/2020	4,882.50
00750516	357044	MILE HIGH FLEA MARKET	7/9/2020	100.00
00750517	38974	MINUTEMAN PRESS-BRIGHTON	7/9/2020	544.63
00750518	13591	MWI VETERINARY SUPPLY CO	7/9/2020	1,717.78
00750519	430881	NEON RAIN INTERACTIVE LLC	7/9/2020	1,183.00
00750520	13774	NORTH PECOS WATER & SANITATION	7/9/2020	41.13
00750526	2959	PEACE OFFICER STANDARDS	7/9/2020	7,500.00
00750527	12691	PEARL COUNSELING ASSOCIATES	7/9/2020	4,346.00
00750528	156818	PILMER RHODA	7/9/2020	1,680.00
00750529	1041835	PLACHE KIM	7/9/2020	100.00
00750531	837076	PSYCHOLOGICAL DIMENSIONS	7/9/2020	2,475.00
00750532	42838	PURCHASE POWER	7/9/2020	286.00

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750533	679843	REACHING HOPE	7/9/2020	750.00
00750535	914245	RICHARD LAMBERT FOUNDATION	7/9/2020	100.00
00750537	1041843	SANCHEZ CAROLS	7/9/2020	5,464.00
00750538	145355	SANITY SOLUTIONS INC	7/9/2020	18,462.75
00750539	1029870	SANTIAGOS MEXICAN RESTURANT	7/9/2020	550.00
00750540	13538	SHRED IT USA LLC	7/9/2020	100.00
00750542	13932	SOUTH ADAMS WATER & SANITATION	7/9/2020	372.45
00750543	13932	SOUTH ADAMS WATER & SANITATION	7/9/2020	1,351.99
00750544	13932	SOUTH ADAMS WATER & SANITATION	7/9/2020	1,159.88
00750545	13932	SOUTH ADAMS WATER & SANITATION	7/9/2020	48.18
00750546	13932	SOUTH ADAMS WATER & SANITATION	7/9/2020	3,108.07
00750547	227044	SOUTHWESTERN PAINTING	7/9/2020	17,607.00
00750548	1029881	SPRINT CUSTOMER FINANCE SERVIC	7/9/2020	50.00
00750549	599714	SUMMIT FOOD SERVICE LLC	7/9/2020	24,274.07
00750550	1041839	TAYLOR AL	7/9/2020	175.00
00750551	948590	TCC CORPORATION	7/9/2020	9,175.00
00750553	666214	TYGRETTE DEBRA R	7/9/2020	156.00
00750554	1035011	U-HAUL CREDIT ADMINISTRATION	7/9/2020	50.00
00750556	1007	UNITED POWER (UNION REA)	7/9/2020	172.77
00750557	1029885	US VENTURE	7/9/2020	150.00
00750558	158184	UTILITY NOTIFICATION CENTER OF	7/9/2020	262.24
00750562	1029886	WALMART	7/9/2020	25.00
00750564	46796	WESTMINSTER CITY OF	7/9/2020	9,148.70
00750567	737980	WOLD ARCHITECTS AND ENGINEERS	7/9/2020	6,805.55
00750568	13822	XCEL ENERGY	7/9/2020	78.25
00750569	13822	XCEL ENERGY	7/9/2020	12,090.56
00750570	13822	XCEL ENERGY	7/9/2020	718.68
00750571	13822	XCEL ENERGY	7/9/2020	725.05
00750572	13822	XCEL ENERGY	7/9/2020	44.73
00750573	13822	XCEL ENERGY	7/9/2020	56.09
00750574	13822	XCEL ENERGY	7/9/2020	46.14
00750575	13822	XCEL ENERGY	7/9/2020	127.98
00750576	13822	XCEL ENERGY	7/9/2020	46.14
00750577	13822	XCEL ENERGY	7/9/2020	74.21
00750579	473336	ZAYO GROUP HOLDINGS INC	7/9/2020	2,567.50

Fund Total**4,168,173.85**

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>
00006253	104910	SAUNDERS CONSTRUCTION INC	7/8/2020	158,446.45
00006260	908009	TAYLOR KOHRS LLC	7/10/2020	187,357.37
00750473	798606	D2C ARCHITECTS INC	7/9/2020	7,006.50
00750534	1031627	REDLAND	7/9/2020	2,850.00
Fund Total				355,660.32

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>
00006249	6177	PROFESSIONAL RECREATION MGMT I	7/7/2020	9,000.00
00006259	6177	PROFESSIONAL RECREATION MGMT I	7/10/2020	8,532.19
Fund Total				17,532.19

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>
00750441	32682	BEARCOM WIRELESS WORLDWIDE	7/9/2020	93,291.57
00750483	346750	FACTORY MOTOR PARTS	7/9/2020	8,062.04
00750499	682207	INSIGHT AUTO GLASS LLC	7/9/2020	267.33
00750523	13784	O'MEARA FORD CENTER	7/9/2020	10,781.61
00750530	324769	PRECISE MRM LLC	7/9/2020	5,472.00
00750536	16237	SAM HILL OIL INC	7/9/2020	26,349.33
00750552	790907	THE GOODYEAR TIRE AND RUBBER C	7/9/2020	8,482.25
00750566	350373	WEX BANK	7/9/2020	1,213.34
			Fund Total	153,919.47

Net Warrants by Fund Detail

7Stormwater Utility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750465	98554	COLO STORMWATER COUNCIL	7/9/2020	1,100.00
00750478	128693	DREXEL BARRELL & CO	7/9/2020	21,942.50
00750559	158184	UTILITY NOTIFICATION CENTER OF	7/9/2020	1,990.64
			Fund Total	25,033.14

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>
00006252	171233	LAND TITLE GUARANTEE COMPANY	7/8/2020	79,314.00
00750430	11902	3M COMPANY	7/9/2020	150.00
00750435	9507	ALLIED RECYCLED AGGREGATES	7/9/2020	18,883.16
00750445	49497	BFI TOWER ROAD LANDFILL	7/9/2020	4,767.70
00750446	8909	BRANNAN SAND & GRAVEL COMPANY	7/9/2020	2,830.04
00750482	534975	EP&A ENVIROTAC INC	7/9/2020	35,644.18
00750491	212385	GMCO CORPORATION	7/9/2020	52,322.30
00750496	34817	ICON ENGINEERING INC	7/9/2020	7,159.00
00750501	506641	JK TRANSPORTS INC	7/9/2020	62,705.00
00750508	40395	KUMAR & ASSOCIATES INC	7/9/2020	695.00
00750525	525686	OUTTA CONTROL DESIGNS	7/9/2020	965.96
00750563	78276	WAYNE A MITCHELL LLC	7/9/2020	1,575.00
Fund Total				267,011.34

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>
00006256	423439	DELTA DENTAL OF COLO	7/10/2020	81,678.90
00750476	13663	DELTA DENTAL OF COLORADO	7/9/2020	16,643.58
00750485	947425	FIRST AMERICAN ADMINISTRATORS	7/9/2020	175.23
00750503	13593	KAISER PERMANENTE	7/9/2020	7,809.74
00750522	42283	OLSEN KATHRYN	7/9/2020	67.68
00750541	60078	SIGLEY KENNETH	7/9/2020	190.00
00750555	37507	UNITED HEALTHCARE	7/9/2020	336.44
Fund Total				106,901.57

Net Warrants by Fund Detail

27Open Space Projects Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750431	35974	ADAMS COUNTY TREASURER	7/9/2020	1,313.42
00750432	35974	ADAMS COUNTY TREASURER	7/9/2020	780.58
00750433	35974	ADAMS COUNTY TREASURER	7/9/2020	1,312.48
00750434	35974	ADAMS COUNTY TREASURER	7/9/2020	76.66
00750578	13822	XCEL ENERGY	7/9/2020	24.64
Fund Total				3,507.78

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>
00750444	3020	BENNETT TOWN OF	7/9/2020	9,330.50
00750521	42881	NORTHGLENN CITY OF	7/9/2020	30,235.06
00750524	496938	OUTDOOR PROMOTIONS OF COLORADO	7/9/2020	1,500.00
Fund Total				41,065.56

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>
00750484	13456	FEDERAL HEIGHTS CITY OF	7/9/2020	18,550.04
			Fund Total	18,550.04

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>
00750456	152461	CENTURYLINK	7/9/2020	10.78
00750457	166025	CHILDRENS HOSPITAL	7/9/2020	375.00
00750462	5078	COLO DEPT OF HUMAN SERVICES	7/9/2020	140.00
00750470	248029	COMMUNITY REACH CENTER FOUNDAT	7/9/2020	6,515.84
00750497	479165	IDEMIA IDENTITY & SECURITY USA	7/9/2020	49.50
00750498	479165	IDEMIA IDENTITY & SECURITY USA	7/9/2020	49.50
00750565	31360	WESTMINSTER PRESBYTERIAN CHURC	7/9/2020	2,222.78
Fund Total				9,363.40

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>
00750510	643316	LOCKHEED MARTIN SPACE SYSTEMS	7/9/2020	10,000.00
00750560	8076	VERIZON WIRELESS	7/9/2020	1,330.84
00750561	8076	VERIZON WIRELESS	7/9/2020	1,318.12
Fund Total				12,648.96

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>
00006248	709816	CITY SERVICEVALCON LLC	7/7/2020	12,312.94
00006255	80120	AURORA CHAMBER OF COMMERCE	7/10/2020	750.00
Fund Total				13,062.94

County of Adams
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>
00750468	612089	COMMERCIAL CLEANING SYSTEMS	7/9/2020	1,606.87
Fund Total				1,606.87

County of Adams
Net Warrants by Fund Detail

Grand Total 5,194,037.43

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	977607	367789	6/23/2020	40.01
	PCard JE	00030	977607	367789	6/23/2020	40.01
					Account Total	<u>80.02</u>
					Department Total	<u><u>80.02</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>
	Other Communications					
	PCard JE	00015	977607	367789	6/23/2020	<u>320.08</u>
					Account Total	<u>320.08</u>
					Department Total	<u><u>320.08</u></u>

County of Adams
Vendor Payment Report

<u>3040P9999900</u>	<u>Adult Prot Non-Reimbursable</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	County Client/Provider					
	PCard JE	00015	977607	367789	6/23/2020	40.78
	PCard JE	00015	977607	367789	6/23/2020	34.00
					Account Total	<u>74.78</u>
					Department Total	<u><u>74.78</u></u>

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>
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	3,112.86
					Account Total	3,112.86
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	102.28
	PCard JE	00001	977607	367789	6/23/2020	24.00
	PCard JE	00001	977607	367789	6/23/2020	37.05
	PCard JE	00001	977607	367789	6/23/2020	107.89
	PCard JE	00001	977607	367789	6/23/2020	58.78
	PCard JE	00001	977607	367789	6/23/2020	378.99
	PCard JE	00001	977607	367789	6/23/2020	145.88
	PCard JE	00001	977607	367789	6/23/2020	259.33
					Account Total	1,114.20
					Department Total	4,227.06

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>
	Medical Services					
	PCard JE	00001	977607	367789	6/23/2020	75.00
	PCard JE	00001	977607	367789	6/23/2020	392.00
	PCard JE	00001	977607	367789	6/23/2020	654.00
	PCard JE	00001	977607	367789	6/23/2020	341.28
					Account Total	<u>1,462.28</u>
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	110.00
					Account Total	<u>110.00</u>
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	1,037.60
					Account Total	<u>1,037.60</u>
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	54.76
					Account Total	<u>54.76</u>
					Department Total	<u><u>2,664.64</u></u>

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>
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	108.24
	PCard JE	00001	977607	367789	6/23/2020	55.96
	PCard JE	00001	977607	367789	6/23/2020	235.10
	PCard JE	00001	977607	367789	6/23/2020	638.30
					Account Total	1,037.60
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	13.70
	PCard JE	00001	977607	367789	6/23/2020	26.97
	PCard JE	00001	977607	367789	6/23/2020	5.83
	PCard JE	00001	977607	367789	6/23/2020	19.94
	PCard JE	00001	977607	367789	6/23/2020	107.97
	PCard JE	00001	977607	367789	6/23/2020	24.98
	PCard JE	00001	977607	367789	6/23/2020	75.96
	PCard JE	00001	977607	367789	6/23/2020	51.75
	PCard JE	00001	977607	367789	6/23/2020	58.50
	PCard JE	00001	977607	367789	6/23/2020	48.37
	PCard JE	00001	977607	367789	6/23/2020	30.09
	PCard JE	00001	977607	367789	6/23/2020	7.95
	PCard JE	00001	977607	367789	6/23/2020	85.83
	PCard JE	00001	977607	367789	6/23/2020	208.21
	PCard JE	00001	977607	367789	6/23/2020	35.98
	PCard JE	00001	977607	367789	6/23/2020	35.88
	PCard JE	00001	977607	367789	6/23/2020	26.58
	PCard JE	00001	977607	367789	6/23/2020	116.99
					Account Total	981.48
					Department Total	2,019.08

County of Adams
Vendor Payment Report

<u>2054</u>	<u>ANS - Volunteer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	26.64-
	PCard JE	00001	977607	367789	6/23/2020	66.60
					Account Total	<u>39.96</u>
					Department Total	<u><u>39.96</u></u>

County of Adams
Vendor Payment Report

<u>1040</u>	<u>Assessor Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	COLO ASSESSORS ASSN	00001	977792	368131	7/7/2020	85.00
	PCard JE	00001	977607	367789	6/23/2020	45.00
	PCard JE	00001	977607	367789	6/23/2020	45.00
					Account Total	175.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	36.35
	PCard JE	00001	977607	367789	6/23/2020	52.47
	PCard JE	00001	977607	367789	6/23/2020	49.96
	PCard JE	00001	977607	367789	6/23/2020	44.92
	PCard JE	00001	977607	367789	6/23/2020	79.00
	PCard JE	00001	977607	367789	6/23/2020	48.71
	PCard JE	00001	977607	367789	6/23/2020	26.62
	PCard JE	00001	977607	367789	6/23/2020	115.22
	PCard JE	00001	977607	367789	6/23/2020	36.00
	PCard JE	00001	977607	367789	6/23/2020	518.07
	PCard JE	00001	977607	367789	6/23/2020	20.04
	PCard JE	00001	977607	367789	6/23/2020	53.18
	PCard JE	00001	977607	367789	6/23/2020	81.38
					Account Total	1,161.92
	Software and Licensing					
	PCard JE	00001	977607	367789	6/23/2020	15.00
					Account Total	15.00
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	84.45
	PCard JE	00001	977607	367789	6/23/2020	68.43
	PCard JE	00001	977607	367789	6/23/2020	61.89
	PCard JE	00001	977607	367789	6/23/2020	23.95
	PCard JE	00001	977607	367789	6/23/2020	74.94
					Account Total	313.66
					Department Total	1,665.58

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>
	Legal Notices					
	PCard JE	00001	977607	367789	6/23/2020	27.36
	PCard JE	00001	977607	367789	6/23/2020	10.80
	PCard JE	00001	977607	367789	6/23/2020	37.84
	PCard JE	00001	977607	367789	6/23/2020	48.84
	PCard JE	00001	977607	367789	6/23/2020	43.56
					Account Total	168.40
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	100.00
					Account Total	100.00
	Subscrip/Publications					
	PCard JE	00001	977607	367789	6/23/2020	12.95
					Account Total	12.95
					Department Total	281.35

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>
	Legal Notices					
	PCard JE	00001	977607	367789	6/23/2020	9.72
	PCard JE	00001	977607	367789	6/23/2020	10.08
					Account Total	19.80
	Other Professional Serv					
	PCard JE	00001	977607	367789	6/23/2020	2,388.00
					Account Total	2,388.00
	Software and Licensing					
	PCard JE	00001	977607	367789	6/23/2020	496.70
					Account Total	496.70
					Department Total	2,904.50

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>
	Books					
	PCard JE	00001	977607	367789	6/23/2020	471.65
					Account Total	471.65
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	445.00
					Account Total	445.00
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	6.97
					Account Total	6.97
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	1,273.12
					Account Total	1,273.12
	Travel & Transportation					
	PCard JE	00001	977607	367789	6/23/2020	28.50
	PCard JE	00001	977607	367789	6/23/2020	26.80
	PCard JE	00001	977607	367789	6/23/2020	25.55
	PCard JE	00001	977607	367789	6/23/2020	30.05
					Account Total	110.90
	Uniforms & Cleaning					
	PCard JE	00001	977607	367789	6/23/2020	187.25
					Account Total	187.25
					Department Total	<u>2,494.89</u>

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	977607	367789	6/23/2020	300.00
					Account Total	300.00
	Membership Dues					
	PCard JE	00015	977607	367789	6/23/2020	125.00
					Account Total	125.00
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	25.38
	PCard JE	00015	977607	367789	6/23/2020	11.99
					Account Total	37.37
					Department Total	462.37

County of Adams
Vendor Payment Report

<u>400032001210</u>	<u>Bus Ofc CW Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	PCard JE	00015	977607	367789	6/23/2020	<u>25.00</u>
					Account Total	<u>25.00</u>
					Department Total	<u><u>25.00</u></u>

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	977607	367789	6/23/2020	43.00
	PCard JE	00004	977607	367789	6/23/2020	3.95
					Account Total	46.95
					Department Total	46.95

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>
	Minor Equipment					
	PCard JE	00015	977607	367789	6/23/2020	79.80
					Account Total	79.80
					Department Total	79.80

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>
	Operating Supplies					
	PCard JE	00019	977607	367789	6/23/2020	316.50
					Account Total	316.50
	Printing External					
	PCard JE	00019	977607	367789	6/23/2020	1,967.16
					Account Total	1,967.16
	Safety-Drug & AI Test/Med Cert					
	PCard JE	00019	977607	367789	6/23/2020	231.43
	PCard JE	00019	977607	367789	6/23/2020	190.00
					Account Total	421.43
					Department Total	2,705.09

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>
	Advertising					
	PCard JE	00001	977607	367789	6/23/2020	200.00
					Account Total	200.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	16.25
	PCard JE	00001	977607	367789	6/23/2020	22.00
					Account Total	38.25
					Department Total	238.25

County of Adams
Vendor Payment Report

<u>1044</u>	<u>CA- SS Dependency/Neglect</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	16.25
					Account Total	16.25
					Department Total	16.25

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>
	Miscellaneous					
	PCard JE	00043	977607	367789	6/23/2020	128.50
					Account Total	128.50
					Department Total	128.50

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	978002	368419	7/9/2020	7,006.50
	REDLAND	00004	977962	368419	7/9/2020	2,850.00
	SAUNDERS CONSTRUCTION INC	00004	977870	368295	7/8/2020	166,785.73
	TAYLOR KOHRS LLC	00004	978008	368520	7/10/2020	197,218.28
					Account Total	<u>373,860.51</u>
	Retainages Payable					
	SAUNDERS CONSTRUCTION INC	00004	977870	368295	7/8/2020	8,339.29-
	TAYLOR KOHRS LLC	00004	978008	368520	7/10/2020	9,860.91-
					Account Total	<u>18,200.20-</u>
					Department Total	<u><u>355,660.31</u></u>

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	977607	367789	6/23/2020	115.64
					Account Total	115.64
	Computers					
	PCard JE	00001	977607	367789	6/23/2020	44,100.00
					Account Total	44,100.00
	Grants to Other Instit					
	SCHOOL DIST 27J	00001	977576	367685	6/30/2020	1,908,458.73
					Account Total	1,908,458.73
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	644.00
	PCard JE	00001	977607	367789	6/23/2020	142.90
	PCard JE	00001	977607	367789	6/23/2020	13.58
	PCard JE	00001	977607	367789	6/23/2020	1,500.00
	PCard JE	00001	977607	367789	6/23/2020	1,500.00
	PCard JE	00001	977607	367789	6/23/2020	1,500.00
	PCard JE	00001	977607	367789	6/23/2020	1,041.81
	PCard JE	00001	977607	367789	6/23/2020	278.38
	PCard JE	00001	977607	367789	6/23/2020	1,500.00
	PCard JE	00001	977607	367789	6/23/2020	69.84
	PCard JE	00001	977607	367789	6/23/2020	178.00
	PCard JE	00001	977607	367789	6/23/2020	813.60
	PCard JE	00001	977607	367789	6/23/2020	126.60
	PCard JE	00001	977607	367789	6/23/2020	34.46
	PCard JE	00001	977607	367789	6/23/2020	100.68
	PCard JE	00001	977607	367789	6/23/2020	20.02
	PCard JE	00001	977607	367789	6/23/2020	61.63
	PCard JE	00001	977607	367789	6/23/2020	162.64
	PCard JE	00001	977607	367789	6/23/2020	55.15
	PCard JE	00001	977607	367789	6/23/2020	137.97
	PCard JE	00001	977607	367789	6/23/2020	590.00
	PCard JE	00001	977607	367789	6/23/2020	34.99
	PCard JE	00001	977607	367789	6/23/2020	44.89
	PCard JE	00001	977607	367789	6/23/2020	48.81
	PCard JE	00001	977607	367789	6/23/2020	3.75

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	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	2.50
	PCard JE	00001	977607	367789	6/23/2020	146.63
	PCard JE	00001	977607	367789	6/23/2020	332.00
	PCard JE	00001	977607	367789	6/23/2020	2,550.00
	PCard JE	00001	977607	367789	6/23/2020	2,550.00
	PCard JE	00001	977607	367789	6/23/2020	188.42
	PCard JE	00001	977607	367789	6/23/2020	218.70
	PCard JE	00001	977607	367789	6/23/2020	55.00
					Account Total	16,656.95
	Other Professional Serv					
	PCard JE	00001	977607	367789	6/23/2020	5,291.00
					Account Total	5,291.00
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	5,000.00
					Account Total	5,000.00
					Department Total	1,979,622.32

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>
	Airport Materials & Supplies					
	PCard JE	00043	977607	367789	6/23/2020	58.13
					Account Total	58.13
	Building Repair & Maint					
	PCard JE	00043	977607	367789	6/23/2020	62.51
					Account Total	62.51
	Consumable Personnel Expenses					
	PCard JE	00043	977607	367789	6/23/2020	31.05
					Account Total	31.05
	Education & Training					
	PCard JE	00043	977607	367789	6/23/2020	698.00
					Account Total	698.00
	Licenses and Fees					
	PCard JE	00043	977607	367789	6/23/2020	400.00
					Account Total	400.00
	Operating Supplies					
	PCard JE	00043	977607	367789	6/23/2020	2,688.42-
					Account Total	2,688.42-
	Other Personnel Expenses					
	PCard JE	00043	977607	367789	6/23/2020	133.05
					Account Total	133.05
	Other Repair & Maint					
	PCard JE	00043	977607	367789	6/23/2020	523.50
	PCard JE	00043	977607	367789	6/23/2020	10.95
					Account Total	534.45
	Postage & Freight					
	PCard JE	00043	977607	367789	6/23/2020	8.85
					Account Total	8.85
	Promotion Expense					
	AURORA CHAMBER OF COMMERCE	00043	977727	367883	7/2/2020	750.00
	PCard JE	00043	977607	367789	6/23/2020	10.00
					Account Total	760.00

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>
	Registration Fees					
	PCard JE	00043	977607	367789	6/23/2020	236.25
					Account Total	<u>236.25</u>
	Telephone					
	PCard JE	00043	977607	367789	6/23/2020	835.33
					Account Total	<u>835.33</u>
					Department Total	<u><u>1,069.20</u></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>
	Telephone					
	PCard JE	00043	977607	367789	6/23/2020	<u>475.42</u>
					Account Total	<u>475.42</u>
					Department Total	<u><u>475.42</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>
	Equipment Maint & Repair					
	PCard JE	00043	977607	367789	6/23/2020	73.81
	PCard JE	00043	977607	367789	6/23/2020	50.98
					Account Total	124.79
	Fuel Farm					
	PCard JE	00043	977607	367789	6/23/2020	163.99
					Account Total	163.99
	Janitorial Services					
	PCard JE	00043	977607	367789	6/23/2020	24.55
	PCard JE	00043	977607	367789	6/23/2020	115.60
					Account Total	140.15
	Licenses and Fees					
	PCard JE	00043	977607	367789	6/23/2020	960.00
					Account Total	960.00
	Line Materials & Supplies					
	PCard JE	00043	977607	367789	6/23/2020	62.81
					Account Total	62.81
	Postage & Freight					
	PCard JE	00043	977607	367789	6/23/2020	7.10
					Account Total	7.10
	Promotion Expense					
	PCard JE	00043	977607	367789	6/23/2020	9.99
					Account Total	9.99
	Registration Fees					
	PCard JE	00043	977607	367789	6/23/2020	236.25
					Account Total	236.25
	Self Serve Fuel					
	PCard JE	00043	977607	367789	6/23/2020	.04
	PCard JE	00043	977607	367789	6/23/2020	.36
					Account Total	.40
	Uniforms & Cleaning					
	PCard JE	00043	977607	367789	6/23/2020	112.50

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>
	PCard JE	00043	977607	367789	6/23/2020	150.00
	PCard JE	00043	977607	367789	6/23/2020	43.21
					Account Total	<u>305.71</u>
	Vehicle Repair & Maint					
	PCard JE	00043	977607	367789	6/23/2020	41.76
					Account Total	<u>41.76</u>
	Waste Oil Recovery					
	PCard JE	00043	977607	367789	6/23/2020	100.00
					Account Total	<u>100.00</u>
					Department Total	<u><u>2,152.95</u></u>

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>
	Airport Materials & Supplies					
	PCard JE	00043	977607	367789	6/23/2020	200.00
	PCard JE	00043	977607	367789	6/23/2020	273.21
	PCard JE	00043	977607	367789	6/23/2020	19.98
					Account Total	493.19
	Airside Expenses					
	PCard JE	00043	977607	367789	6/23/2020	1,482.00
	PCard JE	00043	977607	367789	6/23/2020	2,676.00
					Account Total	4,158.00
	Building Repair & Maint					
	PCard JE	00043	977607	367789	6/23/2020	28.98
	PCard JE	00043	977607	367789	6/23/2020	48.61
					Account Total	77.59
	Equipment Maint & Repair					
	PCard JE	00043	977607	367789	6/23/2020	49.98
	PCard JE	00043	977607	367789	6/23/2020	127.05
	PCard JE	00043	977607	367789	6/23/2020	191.22
					Account Total	368.25
	Fertilizer/Herbicide					
	PCard JE	00043	977607	367789	6/23/2020	15.98
					Account Total	15.98
	Pesticides					
	PCard JE	00043	977607	367789	6/23/2020	129.50
					Account Total	129.50
					Department Total	5,242.51

County of Adams
Vendor Payment Report

<u>941018</u>	<u>CDBG 2018/2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Inst.-Pgm. Cst					
	FEDERAL HEIGHTS CITY OF	00030	977887	368327	7/8/2020	<u>18,550.04</u>
					Account Total	<u>18,550.04</u>
					Department Total	<u><u>18,550.04</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>
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	<u>25.95</u>
					Account Total	<u>25.95</u>
					Department Total	<u><u>25.95</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	977607	367789	6/23/2020	235.20
	PCard JE	00015	977607	367789	6/23/2020	25.20-
	PCard JE	00015	977607	367789	6/23/2020	180.00
	PCard JE	00015	977607	367789	6/23/2020	30.00
	PCard JE	00015	977607	367789	6/23/2020	200.00
	PCard JE	00015	977607	367789	6/23/2020	600.00
	PCard JE	00015	977607	367789	6/23/2020	210.00
	PCard JE	00015	977607	367789	6/23/2020	150.00
					Account Total	<u>1,580.00</u>
					Department Total	<u><u>1,580.00</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	977607	367789	6/23/2020	200.00
	PCard JE	00015	977607	367789	6/23/2020	50.00
	PCard JE	00015	977607	367789	6/23/2020	90.00
	PCard JE	00015	977607	367789	6/23/2020	90.00
	PCard JE	00015	977607	367789	6/23/2020	12.53
	PCard JE	00015	977607	367789	6/23/2020	50.00
	PCard JE	00015	977607	367789	6/23/2020	130.00
					Account Total	<u>622.53</u>
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	50.99
					Account Total	<u>50.99</u>
	Other Communications					
	PCard JE	00015	977607	367789	6/23/2020	40.01
					Account Total	<u>40.01</u>
					Department Total	<u><u>713.53</u></u>

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>
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	27.99
					Account Total	<u>27.99</u>
	Other Professional Serv					
	PCard JE	00015	977607	367789	6/23/2020	29.70
					Account Total	<u>29.70</u>
					Department Total	<u><u>57.69</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>
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	123.29
					Account Total	123.29
	Other Professional Serv					
	PCard JE	00015	977607	367789	6/23/2020	268.94
					Account Total	268.94
	Registration Fees					
	PCard JE	00015	977607	367789	6/23/2020	195.00
	PCard JE	00015	977607	367789	6/23/2020	185.00
	PCard JE	00015	977607	367789	6/23/2020	119.00
					Account Total	499.00
					Department Total	891.23

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>
	PCard JE	00015	977607	367789	6/23/2020	24.73
	PCard JE	00015	977607	367789	6/23/2020	18.99
					Account Total	137.18
	Other Professional Serv					
	PCard JE	00015	977607	367789	6/23/2020	112.86
					Account Total	112.86
	Postage & Freight					
	PCard JE	00015	977607	367789	6/23/2020	26.35
					Account Total	26.35
	Printing External					
	PCard JE	00015	977607	367789	6/23/2020	29.99
	PCard JE	00015	977607	367789	6/23/2020	19.00
	PCard JE	00015	977607	367789	6/23/2020	80.00
	PCard JE	00015	977607	367789	6/23/2020	80.00
					Account Total	208.99
					Department Total	4,692.88

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	977607	367789	6/23/2020	51.78
					Account Total	51.78
					Department Total	51.78

County of Adams
Vendor Payment Report

<u>1020</u>	<u>CLK Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	100.00
					Account Total	100.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	33.98
	PCard JE	00001	977607	367789	6/23/2020	45.11
	PCard JE	00001	977607	367789	6/23/2020	79.80
	PCard JE	00001	977607	367789	6/23/2020	129.90
	PCard JE	00001	977607	367789	6/23/2020	78.30
	PCard JE	00001	977607	367789	6/23/2020	18.99
	PCard JE	00001	977607	367789	6/23/2020	120.28
	PCard JE	00001	977607	367789	6/23/2020	233.86
	PCard JE	00001	977607	367789	6/23/2020	24.59
	PCard JE	00001	977607	367789	6/23/2020	257.60
	PCard JE	00001	977607	367789	6/23/2020	5.98
	PCard JE	00001	977607	367789	6/23/2020	71.71
	PCard JE	00001	977607	367789	6/23/2020	493.52
	PCard JE	00001	977607	367789	6/23/2020	112.28
	PCard JE	00001	977607	367789	6/23/2020	164.00
	PCard JE	00001	977607	367789	6/23/2020	26.64
	PCard JE	00001	977607	367789	6/23/2020	405.12
	PCard JE	00001	977607	367789	6/23/2020	16.60
	PCard JE	00001	977607	367789	6/23/2020	461.28
					Account Total	2,779.54
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	101.83
					Account Total	101.83
					Department Total	2,981.37

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>
	Education & Training					
	PCard JE	00001	977607	367789	6/23/2020	175.00
					Account Total	175.00
	Food Supplies					
	PCard JE	00001	977607	367789	6/23/2020	66.26
					Account Total	66.26
	Fuel, Gas & Oil					
	PCard JE	00001	977607	367789	6/23/2020	24.02
	PCard JE	00001	977607	367789	6/23/2020	44.49
	PCard JE	00001	977607	367789	6/23/2020	125.00
					Account Total	193.51
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	740.70
	PCard JE	00001	977607	367789	6/23/2020	451.06
	PCard JE	00001	977607	367789	6/23/2020	403.58
					Account Total	1,595.34
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	31.46
	PCard JE	00001	977607	367789	6/23/2020	162.67
	PCard JE	00001	977607	367789	6/23/2020	132.08
	PCard JE	00001	977607	367789	6/23/2020	156.20
	PCard JE	00001	977607	367789	6/23/2020	516.01
	PCard JE	00001	977607	367789	6/23/2020	25.29
	PCard JE	00001	977607	367789	6/23/2020	188.91
	PCard JE	00001	977607	367789	6/23/2020	76.52
	PCard JE	00001	977607	367789	6/23/2020	66.21
	PCard JE	00001	977607	367789	6/23/2020	25.40
	PCard JE	00001	977607	367789	6/23/2020	19.99
	PCard JE	00001	977607	367789	6/23/2020	79.96
	PCard JE	00001	977607	367789	6/23/2020	6,400.81
	PCard JE	00001	977607	367789	6/23/2020	14.24
	PCard JE	00001	977607	367789	6/23/2020	306.12
	PCard JE	00001	977607	367789	6/23/2020	291.80
	PCard JE	00001	977607	367789	6/23/2020	218.85

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	977607	367789	6/23/2020	109.75
	PCard JE	00001	977607	367789	6/23/2020	57.96
	PCard JE	00001	977607	367789	6/23/2020	631.04
	PCard JE	00001	977607	367789	6/23/2020	541.29
	PCard JE	00001	977607	367789	6/23/2020	12.15
	PCard JE	00001	977607	367789	6/23/2020	17.79
	PCard JE	00001	977607	367789	6/23/2020	1,646.91
	PCard JE	00001	977607	367789	6/23/2020	45.91
	PCard JE	00001	977607	367789	6/23/2020	134.82
	PCard JE	00001	977607	367789	6/23/2020	68.91
	PCard JE	00001	977607	367789	6/23/2020	34.68
	PCard JE	00001	977607	367789	6/23/2020	154.74
	PCard JE	00001	977607	367789	6/23/2020	79.95
	PCard JE	00001	977607	367789	6/23/2020	289.97
	PCard JE	00001	977607	367789	6/23/2020	83.15
	PCard JE	00001	977607	367789	6/23/2020	300.00
	PCard JE	00001	977607	367789	6/23/2020	63.38
	PCard JE	00001	977607	367789	6/23/2020	68.70
	PCard JE	00001	977607	367789	6/23/2020	1,945.29
	PCard JE	00001	977607	367789	6/23/2020	19.80
	PCard JE	00001	977607	367789	6/23/2020	1,716.45
					Account Total	16,533.38
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	2,176.88
					Account Total	2,176.88
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	290.95
	PCard JE	00001	977607	367789	6/23/2020	54.52
					Account Total	345.47
	Travel & Transportation					
	PCard JE	00001	977607	367789	6/23/2020	255.96
	PCard JE	00001	977607	367789	6/23/2020	10.34
	PCard JE	00001	977607	367789	6/23/2020	127.72
	PCard JE	00001	977607	367789	6/23/2020	56.00
	PCard JE	00001	977607	367789	6/23/2020	142.20

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>
					Account Total	592.22
					Department Total	21,678.06

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>
	Business Meetings					
	PCard JE	00001	977607	367789	6/23/2020	37.70
	PCard JE	00001	977607	367789	6/23/2020	64.98
					Account Total	102.68
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	49.84
	PCard JE	00001	977607	367789	6/23/2020	96.75
	PCard JE	00001	977607	367789	6/23/2020	210.36
	PCard JE	00001	977607	367789	6/23/2020	369.00
	PCard JE	00001	977607	367789	6/23/2020	191.20
	PCard JE	00001	977607	367789	6/23/2020	286.80
	PCard JE	00001	977607	367789	6/23/2020	80.56
	PCard JE	00001	977607	367789	6/23/2020	41.76
	PCard JE	00001	977607	367789	6/23/2020	150.62
	PCard JE	00001	977607	367789	6/23/2020	30.47
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	70.00
	PCard JE	00001	977607	367789	6/23/2020	218.15
	PCard JE	00001	977607	367789	6/23/2020	34.98
					Account Total	1,840.49
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	30.13
	PCard JE	00001	977607	367789	6/23/2020	945.59
	PCard JE	00001	977607	367789	6/23/2020	40.29
	PCard JE	00001	977607	367789	6/23/2020	263.05
					Account Total	1,279.06
					Department Total	3,222.23

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>
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	7.12
	PCard JE	00001	977607	367789	6/23/2020	122.91
	PCard JE	00001	977607	367789	6/23/2020	167.04
					Account Total	297.07
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	259.98
					Account Total	259.98
	Other Professional Serv					
	KOFILE TECHNOLOGIES INC	00001	977910	368410	7/9/2020	.50
					Account Total	.50
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	116.38
					Account Total	116.38
					Department Total	673.93

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>
	Car Washes					
	PCard JE	00001	977607	367789	6/23/2020	50.00
					Account Total	50.00
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	39.99
					Account Total	39.99
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	74.10
	PCard JE	00001	977607	367789	6/23/2020	39.99
	PCard JE	00001	977607	367789	6/23/2020	99.95
					Account Total	214.04
	Telephone					
	PCard JE	00001	977607	367789	6/23/2020	601.35
					Account Total	601.35
					Department Total	905.38

County of Adams
Vendor Payment Report

<u>43</u>	<u>Colorado Air & Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CITY SERVICEVALCON LLC	00043	977740	367898	7/2/2020	12,312.94
					Account Total	<u>12,312.94</u>
					Department Total	<u><u>12,312.94</u></u>

County of Adams
Vendor Payment Report

<u>2040</u>	<u>Comm Safety & 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	977607	367789	6/23/2020	30.39
	PCard JE	00001	977607	367789	6/23/2020	32.00
	PCard JE	00001	977607	367789	6/23/2020	65.03
	PCard JE	00001	977607	367789	6/23/2020	4.55-
					Account Total	122.87
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	216.90
	PCard JE	00001	977607	367789	6/23/2020	5.00
	PCard JE	00001	977607	367789	6/23/2020	216.90
					Account Total	438.80
					Department Total	561.67

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	977607	367789	6/23/2020	250.00
	PCard JE	00001	977607	367789	6/23/2020	98.67
					Account Total	348.67
	Business Meetings					
	PCard JE	00001	977607	367789	6/23/2020	94.02
					Account Total	94.02
	Multi-Media Services					
	PCard JE	00001	977607	367789	6/23/2020	9.99
	PCard JE	00001	977607	367789	6/23/2020	1,365.00
	PCard JE	00001	977607	367789	6/23/2020	3,555.55
					Account Total	4,930.54
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	150.00
	PCard JE	00001	977607	367789	6/23/2020	3.75
	PCard JE	00001	977607	367789	6/23/2020	2.50
	PCard JE	00001	977607	367789	6/23/2020	3.75
	PCard JE	00001	977607	367789	6/23/2020	114.99
					Account Total	274.99
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	10.80
					Account Total	10.80
	Subscrip/Publications					
	PCard JE	00001	977607	367789	6/23/2020	84.99
					Account Total	84.99
					Department Total	5,744.01

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	977607	367789	6/23/2020	19.58
					Account Total	19.58
					Department Total	19.58

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>
	Car Washes					
	PCard JE	00001	977607	367789	6/23/2020	50.00
					Account Total	50.00
	Telephone					
	PCard JE	00001	977607	367789	6/23/2020	489.73
					Account Total	489.73
					Department Total	539.73

County of Adams
Vendor Payment Report

<u>202012001700</u>	<u>CORE Home Based</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	PCard JE	00015	977607	367789	6/23/2020	59.98
					Account Total	59.98
					Department Total	59.98

County of Adams
Vendor Payment Report

<u>3060P9999900</u>	<u>County Admin Non-Reimbursable</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	<u>73.74</u>
					Account Total	<u>73.74</u>
					Department Total	<u><u>73.74</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	977607	367789	6/23/2020	480.00
					Account Total	480.00
	Business Meetings					
	PCard JE	00001	977607	367789	6/23/2020	56.79
					Account Total	56.79
	Court Reporting Transcripts					
	PCard JE	00001	977607	367789	6/23/2020	442.80
	PCard JE	00001	977607	367789	6/23/2020	811.05
					Account Total	1,253.85
	Education & Training					
	PCard JE	00001	977607	367789	6/23/2020	2,520.00
					Account Total	2,520.00
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	225.00
					Account Total	225.00
	Messenger/Delivery Service					
	PCard JE	00001	977607	367789	6/23/2020	14.86
					Account Total	14.86
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	272.09
	PCard JE	00001	977607	367789	6/23/2020	118.11
	PCard JE	00001	977607	367789	6/23/2020	116.98
	PCard JE	00001	977607	367789	6/23/2020	55.00
					Account Total	562.18
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	48.79
	PCard JE	00001	977607	367789	6/23/2020	59.70
	PCard JE	00001	977607	367789	6/23/2020	16.25
					Account Total	124.74
	Printing External					
	PCard JE	00001	977607	367789	6/23/2020	864.00
					Account Total	864.00

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>
					Department Total	<u>6,101.42</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>
	Business Meetings					
	PCard JE	00001	977607	367789	6/23/2020	25.73
	PCard JE	00001	977607	367789	6/23/2020	26.37
					Account Total	52.10
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	33.99
	PCard JE	00001	977607	367789	6/23/2020	139.00
	PCard JE	00001	977607	367789	6/23/2020	270.42
	PCard JE	00001	977607	367789	6/23/2020	9.92
	PCard JE	00001	977607	367789	6/23/2020	8.82
	PCard JE	00001	977607	367789	6/23/2020	9.29
	PCard JE	00001	977607	367789	6/23/2020	10.24
	PCard JE	00001	977607	367789	6/23/2020	31.98
	PCard JE	00001	977607	367789	6/23/2020	9.40
	PCard JE	00001	977607	367789	6/23/2020	11.83
	PCard JE	00001	977607	367789	6/23/2020	22.28
	PCard JE	00001	977607	367789	6/23/2020	12.08
	PCard JE	00001	977607	367789	6/23/2020	11.48
	PCard JE	00001	977607	367789	6/23/2020	10.05
	PCard JE	00001	977607	367789	6/23/2020	7.85
	PCard JE	00001	977607	367789	6/23/2020	10.16
	PCard JE	00001	977607	367789	6/23/2020	9.46
	PCard JE	00001	977607	367789	6/23/2020	7.96
	PCard JE	00001	977607	367789	6/23/2020	12.00
	PCard JE	00001	977607	367789	6/23/2020	55.00
	PCard JE	00001	977607	367789	6/23/2020	63.57
	PCard JE	00001	977607	367789	6/23/2020	82.99
	PCard JE	00001	977607	367789	6/23/2020	234.52
	PCard JE	00001	977607	367789	6/23/2020	153.00
	PCard JE	00001	977607	367789	6/23/2020	128.80
	PCard JE	00001	977607	367789	6/23/2020	119.82
	PCard JE	00001	977607	367789	6/23/2020	14.21-
	PCard JE	00001	977607	367789	6/23/2020	246.19
	PCard JE	00001	977607	367789	6/23/2020	13.78
	PCard JE	00001	977607	367789	6/23/2020	292.86

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	977607	367789	6/23/2020	63.57
	PCard JE	00001	977607	367789	6/23/2020	1,072.79
	PCard JE	00001	977607	367789	6/23/2020	1,005.00
					Account Total	4,155.89
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	2,447.76
	PCard JE	00001	977607	367789	6/23/2020	674.22
					Account Total	3,121.98
	Other Professional Serv					
	FIRST CALL OF COLO	00001	977726	367881	7/2/2020	7,380.00
	PCard JE	00001	977607	367789	6/23/2020	1,675.00-
	PCard JE	00001	977607	367789	6/23/2020	206.25
	PCard JE	00001	977607	367789	6/23/2020	252.02
	PCard JE	00001	977607	367789	6/23/2020	975.00
	PCard JE	00001	977607	367789	6/23/2020	211.96
					Account Total	7,350.23
	Printing External					
	PCard JE	00001	977607	367789	6/23/2020	573.45
	PCard JE	00001	977607	367789	6/23/2020	191.30
					Account Total	764.75
	Travel & Transportation					
	PCard JE	00001	977607	367789	6/23/2020	26.15
	PCard JE	00001	977607	367789	6/23/2020	27.85
					Account Total	54.00
	Uniforms & Cleaning					
	PCard JE	00001	977607	367789	6/23/2020	359.91
	PCard JE	00001	977607	367789	6/23/2020	59.97
	PCard JE	00001	977607	367789	6/23/2020	359.91
					Account Total	779.79
					Department Total	16,278.74

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>
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	12.99
					Account Total	12.99
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	46.14
					Account Total	46.14
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	2.05
	PCard JE	00001	977607	367789	6/23/2020	150.00
	PCard JE	00001	977607	367789	6/23/2020	150.00
	PCard JE	00001	977607	367789	6/23/2020	10.18
	PCard JE	00001	977607	367789	6/23/2020	3.25
	PCard JE	00001	977607	367789	6/23/2020	94.99
					Account Total	410.47
	Printing External					
	PCard JE	00001	977607	367789	6/23/2020	16.10
	PCard JE	00001	977607	367789	6/23/2020	97.00
	PCard JE	00001	977607	367789	6/23/2020	473.14
	PCard JE	00001	977607	367789	6/23/2020	316.72
					Account Total	902.96
	Subscrip/Publications					
	PCard JE	00001	977607	367789	6/23/2020	97.58
					Account Total	97.58
					Department Total	<u>1,470.14</u>

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>
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	216.90
	PCard JE	00001	977607	367789	6/23/2020	294.97
	PCard JE	00001	977607	367789	6/23/2020	188.70
	PCard JE	00001	977607	367789	6/23/2020	99.52
	PCard JE	00001	977607	367789	6/23/2020	54.44
	PCard JE	00001	977607	367789	6/23/2020	150.00
	PCard JE	00001	977607	367789	6/23/2020	342.19
	PCard JE	00001	977607	367789	6/23/2020	19.10
	PCard JE	00001	977607	367789	6/23/2020	264.00
	PCard JE	00001	977607	367789	6/23/2020	75.00
	PCard JE	00001	977607	367789	6/23/2020	280.00
					Account Total	1,984.82
					Department Total	1,984.82

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	977607	367789	6/23/2020	1,955.00
	PCard JE	00024	977607	367789	6/23/2020	1,765.00
	PCard JE	00024	977607	367789	6/23/2020	1,955.00
	PCard JE	00024	977607	367789	6/23/2020	1,765.00
					Account Total	7,440.00
	Operating Supplies					
	PCard JE	00024	977607	367789	6/23/2020	279.00
					Account Total	279.00
	Uniforms & Cleaning					
	PCard JE	00024	977607	367789	6/23/2020	217.00
					Account Total	217.00
					Department Total	7,936.00

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	977607	367789	6/23/2020	495.00
	PCard JE	00001	977607	367789	6/23/2020	325.00
					Account Total	820.00
	Employee Development					
	PCard JE	00001	977607	367789	6/23/2020	301.00
	PCard JE	00001	977607	367789	6/23/2020	31.14
					Account Total	332.14
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	62.43-
					Account Total	62.43-
	Printing External					
	PCard JE	00001	977607	367789	6/23/2020	40.00
					Account Total	40.00
	Software and Licensing					
	PCard JE	00001	977607	367789	6/23/2020	1,632.81
					Account Total	1,632.81
					Department Total	2,762.52

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	977607	367789	6/23/2020	568.34
	PCard JE	00015	977607	367789	6/23/2020	216.00
	PCard JE	00015	977607	367789	6/23/2020	576.92
					Account Total	<u>1,361.26</u>
	Travel & Transportation					
	PCard JE	00015	977607	367789	6/23/2020	83.00
	PCard JE	00015	977607	367789	6/23/2020	24.00
	PCard JE	00015	977607	367789	6/23/2020	223.10
	PCard JE	00015	977607	367789	6/23/2020	223.10
					Account Total	<u>553.20</u>
					Department Total	<u><u>1,914.46</u></u>

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>
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	45.00
					Account Total	45.00
	Special Events					
	PCard JE	00015	977607	367789	6/23/2020	119.99
					Account Total	119.99
	Travel & Transportation					
	PCard JE	00015	977607	367789	6/23/2020	223.10
	PCard JE	00015	977607	367789	6/23/2020	83.00
					Account Total	306.10
					Department Total	471.09

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>
	Education & Training					
	PCard JE	00015	977607	367789	6/23/2020	45.00
					Account Total	45.00
	Software and Licensing					
	PCard JE	00015	977607	367789	6/23/2020	576.00
	PCard JE	00015	977607	367789	6/23/2020	867.57
	PCard JE	00015	977607	367789	6/23/2020	300.00
					Account Total	1,743.57
					Department Total	1,788.57

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	977607	367789	6/23/2020	30.00
					Account Total	30.00
	Equipment Rental					
	PCard JE	00001	977607	367789	6/23/2020	281.22
	PCard JE	00001	977607	367789	6/23/2020	146.61
					Account Total	427.83
	Medical Services					
	PCard JE	00001	977607	367789	6/23/2020	625.00
	PCard JE	00001	977607	367789	6/23/2020	95.00
	PCard JE	00001	977607	367789	6/23/2020	190.00
	PCard JE	00001	977607	367789	6/23/2020	95.00
	PCard JE	00001	977607	367789	6/23/2020	340.00
	PCard JE	00001	977607	367789	6/23/2020	40.00
	PCard JE	00001	977607	367789	6/23/2020	160.00
	PCard JE	00001	977607	367789	6/23/2020	207.00
					Account Total	1,752.00
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	249.99
					Account Total	249.99
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	38.84
	PCard JE	00001	977607	367789	6/23/2020	26.97
	PCard JE	00001	977607	367789	6/23/2020	410.00
	PCard JE	00001	977607	367789	6/23/2020	42.99
	PCard JE	00001	977607	367789	6/23/2020	287.52
	PCard JE	00001	977607	367789	6/23/2020	123.92
	PCard JE	00001	977607	367789	6/23/2020	45.34
					Account Total	975.58
	Software and Licensing					
	PCard JE	00001	977607	367789	6/23/2020	110.00
	PCard JE	00001	977607	367789	6/23/2020	14.99
	PCard JE	00001	977607	367789	6/23/2020	14.99
	PCard JE	00001	977607	367789	6/23/2020	237.90

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>
	PCard JE	00001	977607	367789	6/23/2020	25.91
					Account Total	403.79
					Department Total	3,839.19

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>
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	38.80
	PCard JE	00015	977607	367789	6/23/2020	97.66
					Account Total	136.46
					Department Total	136.46

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	977607	367789	6/23/2020	169.84
					Account Total	169.84
	Membership Dues					
	PCard JE	00015	977607	367789	6/23/2020	20.00
					Account Total	20.00
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	115.02
	PCard JE	00015	977607	367789	6/23/2020	57.94
	PCard JE	00015	977607	367789	6/23/2020	429.00
	PCard JE	00015	977607	367789	6/23/2020	132.34
					Account Total	734.30
					Department Total	924.14

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	977607	367789	6/23/2020	149.00
	PCard JE	00001	977607	367789	6/23/2020	444.95
	PCard JE	00001	977607	367789	6/23/2020	21.99
	PCard JE	00001	977607	367789	6/23/2020	1,135.49
	PCard JE	00001	977607	367789	6/23/2020	314.99
	PCard JE	00001	977607	367789	6/23/2020	999.00-
	PCard JE	00001	977607	367789	6/23/2020	52.90
	PCard JE	00001	977607	367789	6/23/2020	1,797.00
					Account Total	2,917.32
	Destruction of Records					
	PCard JE	00001	977607	367789	6/23/2020	30.00
					Account Total	30.00
	Equipment Rental					
	PCard JE	00001	977607	367789	6/23/2020	872.01
	PCard JE	00001	977607	367789	6/23/2020	1,199.98
	PCard JE	00001	977607	367789	6/23/2020	179.22
	PCard JE	00001	977607	367789	6/23/2020	242.08
	PCard JE	00001	977607	367789	6/23/2020	358.37
	PCard JE	00001	977607	367789	6/23/2020	2,951.78
	PCard JE	00001	977607	367789	6/23/2020	184.72
					Account Total	5,988.16
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	95.00
					Account Total	95.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	320.88
	PCard JE	00001	977607	367789	6/23/2020	341.20
	PCard JE	00001	977607	367789	6/23/2020	57.90
	PCard JE	00001	977607	367789	6/23/2020	42.72
	PCard JE	00001	977607	367789	6/23/2020	59.20
	PCard JE	00001	977607	367789	6/23/2020	65.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00

County of Adams
Vendor Payment Report

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	977607	367789	6/23/2020	132.25
	PCard JE	00001	977607	367789	6/23/2020	71.30
	PCard JE	00001	977607	367789	6/23/2020	120.91
	PCard JE	00001	977607	367789	6/23/2020	18.95
	PCard JE	00001	977607	367789	6/23/2020	44.83
	PCard JE	00001	977607	367789	6/23/2020	7.56
	PCard JE	00001	977607	367789	6/23/2020	24.75
	PCard JE	00001	977607	367789	6/23/2020	48.39
	PCard JE	00001	977607	367789	6/23/2020	304.25
	PCard JE	00001	977607	367789	6/23/2020	24.75
					Account Total	1,704.84
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	120.03
	PCard JE	00001	977607	367789	6/23/2020	109.77
					Account Total	229.80
	Other Professional Serv					
	PCard JE	00001	977607	367789	6/23/2020	139.59
	PCard JE	00001	977607	367789	6/23/2020	1,078.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	2,100.00
					Account Total	3,327.59
	Postage & Freight					
	PCard JE	00001	977607	367789	6/23/2020	1,310.00
	PCard JE	00001	977607	367789	6/23/2020	26.35
					Account Total	1,336.35
	Printing External					
	PCard JE	00001	977607	367789	6/23/2020	87.50
	PCard JE	00001	977607	367789	6/23/2020	70.00
	PCard JE	00001	977607	367789	6/23/2020	1,100.00
	PCard JE	00001	977607	367789	6/23/2020	150.00
					Account Total	1,407.50
	Security Service					
	G4S SECURE SOLUTIONS USA INC	00001	976713	366820	6/17/2020	2,459.70
					Account Total	2,459.70

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>
	Software and Licensing					
	PCard JE	00001	977607	367789	6/23/2020	688.85
	PCard JE	00001	977607	367789	6/23/2020	14.64
					Account Total	703.49
	Subscrip/Publications					
	PCard JE	00001	977607	367789	6/23/2020	11.99
					Account Total	11.99
					Department Total	20,211.74

County of Adams
Vendor Payment Report

<u>7041</u>	<u>Economic Development Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	977607	367789	6/23/2020	615.00
					Account Total	615.00
					Department Total	615.00

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<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	977607	367789	6/23/2020	13.73
	PCard JE	00001	977607	367789	6/23/2020	33.85
					Account Total	47.58
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	12.57
					Account Total	12.57
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	36.23
	PCard JE	00001	977607	367789	6/23/2020	38.60
					Account Total	74.83
	Telephone					
	PCard JE	00001	977607	367789	6/23/2020	332.09
					Account Total	332.09
					Department Total	467.07

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<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>
	Communications Equipment					
	PCard JE	00035	977607	367789	6/23/2020	<u>717.00</u>
					Account Total	<u>717.00</u>
					Department Total	<u><u>717.00</u></u>

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<u>1191</u>	<u>Environmental Programs</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	23.97
					Account Total	<u>23.97</u>
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	202.56
					Account Total	<u>202.56</u>
					Department Total	<u><u>226.53</u></u>

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<u>6</u>	<u>Equipment Service Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	BEARCOM WIRELESS WORLDWIDE	00006	977900	368410	7/9/2020	15,858.63
	BEARCOM WIRELESS WORLDWIDE	00006	977901	368410	7/9/2020	17,307.03
	BEARCOM WIRELESS WORLDWIDE	00006	977902	368410	7/9/2020	15,858.63
	BEARCOM WIRELESS WORLDWIDE	00006	977903	368410	7/9/2020	11,101.62
	BEARCOM WIRELESS WORLDWIDE	00006	977904	368410	7/9/2020	17,307.03
	BEARCOM WIRELESS WORLDWIDE	00006	977905	368410	7/9/2020	15,858.63
	FACTORY MOTOR PARTS	00006	977911	368410	7/9/2020	8,062.04
	INSIGHT AUTO GLASS LLC	00006	977891	368410	7/9/2020	267.33
	O'MEARA FORD CENTER	00006	977906	368410	7/9/2020	10,781.61
	PRECISE MRM LLC	00006	977890	368410	7/9/2020	5,472.00
	SAM HILL OIL INC	00006	977893	368410	7/9/2020	6,380.67
	SAM HILL OIL INC	00006	977894	368410	7/9/2020	264.97
	SAM HILL OIL INC	00006	977895	368410	7/9/2020	1,015.45
	SAM HILL OIL INC	00006	977896	368410	7/9/2020	976.69
	SAM HILL OIL INC	00006	977897	368410	7/9/2020	333.87
	SAM HILL OIL INC	00006	977898	368410	7/9/2020	1,484.73
	SAM HILL OIL INC	00006	977899	368410	7/9/2020	1,344.22
	SAM HILL OIL INC	00006	977907	368410	7/9/2020	14,548.73
	THE GOODYEAR TIRE AND RUBBER C	00006	977909	368410	7/9/2020	688.25
	THE GOODYEAR TIRE AND RUBBER C	00006	977892	368410	7/9/2020	7,794.00
	WEX BANK	00006	977927	368410	7/9/2020	1,213.34
					Account Total	153,919.47
					Department Total	153,919.47

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<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	977607	367789	6/23/2020	16.27
					Account Total	16.27
					Department Total	16.27

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<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	977607	367789	6/23/2020	26.12
	PCard JE	00001	977607	367789	6/23/2020	19.99
					Account Total	46.11
	Postage & Freight					
	PCard JE	00001	977607	367789	6/23/2020	48.24
					Account Total	48.24
					Department Total	94.35

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<u>9241</u>	<u>Extension- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	<u>53.00</u>
					Account Total	<u>53.00</u>
					Department Total	<u><u>53.00</u></u>

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<u>1014</u>	<u>Finance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	178.00
	PCard JE	00001	977607	367789	6/23/2020	43.26
					Account Total	221.26
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	132.53
	PCard JE	00001	977607	367789	6/23/2020	14.97
					Account Total	147.50
					Department Total	368.76

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<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>
	Legal Notices					
	PCard JE	00001	977607	367789	6/23/2020	106.20
	PCard JE	00001	977607	367789	6/23/2020	324.36
	PCard JE	00001	977607	367789	6/23/2020	381.60
					Account Total	812.16
	Membership Dues					
	COLO GOVT FINANCE OFFICERS ASS	00001	977769	368028	7/6/2020	50.00
					Account Total	50.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	18.99
					Account Total	18.99
					Department Total	881.15

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<u>1017</u>	<u>Finance Purchasing</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	7.00
					Account Total	7.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	81.85
					Account Total	81.85
					Department Total	88.85

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<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					
	COMMERCIAL CLEANING SYSTEMS	00050	977963	368419	7/9/2020	<u>1,606.87</u>
					Account Total	<u>1,606.87</u>
					Department Total	<u><u>1,606.87</u></u>

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<u>9111</u>	<u>Fleet - Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Account Total	<u>17,457.33</u>
					Department Total	<u><u>22,819.34</u></u>

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<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>
	Medical Supplies					
	PCard JE	00006	977607	367789	6/23/2020	251.14
					Account Total	251.14
	Oil					
	PCard JE	00006	977607	367789	6/23/2020	35.00
					Account Total	35.00
	Operating Supplies					
	PCard JE	00006	977607	367789	6/23/2020	271.06
	PCard JE	00006	977607	367789	6/23/2020	190.37
	PCard JE	00006	977607	367789	6/23/2020	60.55
	PCard JE	00006	977607	367789	6/23/2020	463.65
	PCard JE	00006	977607	367789	6/23/2020	9.93
	PCard JE	00006	977607	367789	6/23/2020	50.04
	PCard JE	00006	977607	367789	6/23/2020	6.59
	PCard JE	00006	977607	367789	6/23/2020	209.00
	PCard JE	00006	977607	367789	6/23/2020	300.00
	PCard JE	00006	977607	367789	6/23/2020	339.00
					Account Total	1,900.19
	Travel & Transportation					
	PCard JE	00006	977607	367789	6/23/2020	4.22
	PCard JE	00006	977607	367789	6/23/2020	8.95
					Account Total	13.17
	Uniforms & Cleaning					
	PCard JE	00006	977607	367789	6/23/2020	115.75
	PCard JE	00006	977607	367789	6/23/2020	123.47
	PCard JE	00006	977607	367789	6/23/2020	123.47
	PCard JE	00006	977607	367789	6/23/2020	123.47
					Account Total	486.16
	Vehicle Parts & Supplies					
	PCard JE	00006	977607	367789	6/23/2020	76.78
	PCard JE	00006	977607	367789	6/23/2020	35.74
	PCard JE	00006	977607	367789	6/23/2020	9,866.26
	PCard JE	00006	977607	367789	6/23/2020	7,414.96
	PCard JE	00006	977607	367789	6/23/2020	6,236.43

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<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	977607	367789	6/23/2020	738.24
	PCard JE	00006	977607	367789	6/23/2020	332.52
	PCard JE	00006	977607	367789	6/23/2020	423.00
	PCard JE	00006	977607	367789	6/23/2020	270.58
					Account Total	25,394.51
	Vehicle Repair & Maint					
	PCard JE	00006	977607	367789	6/23/2020	388.00
	PCard JE	00006	977607	367789	6/23/2020	231.38
	PCard JE	00006	977607	367789	6/23/2020	80.00
	PCard JE	00006	977607	367789	6/23/2020	128.10
	PCard JE	00006	977607	367789	6/23/2020	187.50
	PCard JE	00006	977607	367789	6/23/2020	192.00
	PCard JE	00006	977607	367789	6/23/2020	206.50
	PCard JE	00006	977607	367789	6/23/2020	119.00
	PCard JE	00006	977607	367789	6/23/2020	119.00
	PCard JE	00006	977607	367789	6/23/2020	300.00
	PCard JE	00006	977607	367789	6/23/2020	190.00
	PCard JE	00006	977607	367789	6/23/2020	896.78
	PCard JE	00006	977607	367789	6/23/2020	188.00
	PCard JE	00006	977607	367789	6/23/2020	113.00
	PCard JE	00006	977607	367789	6/23/2020	77.00
	PCard JE	00006	977607	367789	6/23/2020	119.00
	PCard JE	00006	977607	367789	6/23/2020	77.00
	PCard JE	00006	977607	367789	6/23/2020	341.26
					Account Total	4,072.52
					Department Total	32,152.69

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<u>9115</u>	<u>Fleet - Strasburg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Minor Equipment					
	PCard JE	00006	977607	367789	6/23/2020	157.50
					Account Total	157.50
	Operating Supplies					
	PCard JE	00006	977607	367789	6/23/2020	16.57
	PCard JE	00006	977607	367789	6/23/2020	7.05
	PCard JE	00006	977607	367789	6/23/2020	298.45
	PCard JE	00006	977607	367789	6/23/2020	60.50
	PCard JE	00006	977607	367789	6/23/2020	7.16-
	PCard JE	00006	977607	367789	6/23/2020	20.25
					Account Total	395.66
	Uniforms & Cleaning					
	PCard JE	00006	977607	367789	6/23/2020	53.82
	PCard JE	00006	977607	367789	6/23/2020	53.82
	PCard JE	00006	977607	367789	6/23/2020	53.82
	PCard JE	00006	977607	367789	6/23/2020	53.82
	PCard JE	00006	977607	367789	6/23/2020	53.82
	PCard JE	00006	977607	367789	6/23/2020	57.47
	PCard JE	00006	977607	367789	6/23/2020	57.47
					Account Total	384.04
	Vehicle Parts & Supplies					
	PCard JE	00006	977607	367789	6/23/2020	1,381.91
	PCard JE	00006	977607	367789	6/23/2020	522.58
	PCard JE	00006	977607	367789	6/23/2020	4,253.49
	PCard JE	00006	977607	367789	6/23/2020	96.18
	PCard JE	00006	977607	367789	6/23/2020	195.03-
	PCard JE	00006	977607	367789	6/23/2020	170.81
	PCard JE	00006	977607	367789	6/23/2020	192.36-
	PCard JE	00006	977607	367789	6/23/2020	89.26
	PCard JE	00006	977607	367789	6/23/2020	503.67
	PCard JE	00006	977607	367789	6/23/2020	10.44
					Account Total	6,640.95
	Vehicle Repair & Maint					
	PCard JE	00006	977607	367789	6/23/2020	697.37

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<u>9115</u>	<u>Fleet - Strasburg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Account Total	<u>697.37</u>
					Department Total	<u><u>8,275.52</u></u>

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<u>1076</u>	<u>FO - Adams County Svc Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00001	977607	367789	6/23/2020	2,160.00
					Account Total	2,160.00
	Gas & Electricity					
	Energy Cap Bill ID=10716	00001	977824	368177	5/28/2020	2,156.01
	Energy Cap Bill ID=10795	00001	977825	368177	6/23/2020	12,090.56
					Account Total	14,246.57
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	79.24
	PCard JE	00001	977607	367789	6/23/2020	468.60
	PCard JE	00001	977607	367789	6/23/2020	270.35
	PCard JE	00001	977607	367789	6/23/2020	184.09
					Account Total	1,002.28
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	124.76
	PCard JE	00001	977607	367789	6/23/2020	991.89
	PCard JE	00001	977607	367789	6/23/2020	123.00
	PCard JE	00001	977607	367789	6/23/2020	500.27
	PCard JE	00001	977607	367789	6/23/2020	2,165.43
					Account Total	3,905.35
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10786	00001	977826	368177	6/13/2020	3,108.07
	PCard JE	00001	977607	367789	6/23/2020	239.07
	PCard JE	00001	977607	367789	6/23/2020	22.77
					Account Total	3,369.91
					Department Total	24,684.11

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<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 Repair & Maint					
	PCard JE	00001	977607	367789	6/23/2020	4,934.32
	PCard JE	00001	977607	367789	6/23/2020	319.68
	PCard JE	00001	977607	367789	6/23/2020	1,416.62
	PCard JE	00001	977607	367789	6/23/2020	3,649.56
	PCard JE	00001	977607	367789	6/23/2020	1,305.00
	PCard JE	00001	977607	367789	6/23/2020	658.18
					Account Total	12,283.36
	Education & Training					
	PCard JE	00001	977607	367789	6/23/2020	128.58
	PCard JE	00001	977607	367789	6/23/2020	128.58
	PCard JE	00001	977607	367789	6/23/2020	100.00
	PCard JE	00001	977607	367789	6/23/2020	100.00
					Account Total	457.16
	Equipment Rental					
	PCard JE	00001	977607	367789	6/23/2020	.08
					Account Total	.08
	Gas & Electricity					
	Energy Cap Bill ID=10780	00001	977830	368177	6/10/2020	143.13
	Energy Cap Bill ID=10788	00001	977831	368177	6/19/2020	725.05
	PCard JE	00001	977607	367789	6/23/2020	436.87
	PCard JE	00001	977607	367789	6/23/2020	386.47
	PCard JE	00001	977607	367789	6/23/2020	188.25
	PCard JE	00001	977607	367789	6/23/2020	183.45
					Account Total	2,063.22
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	33.05-
	PCard JE	00001	977607	367789	6/23/2020	23.47
	PCard JE	00001	977607	367789	6/23/2020	269.97
	PCard JE	00001	977607	367789	6/23/2020	99.75
	PCard JE	00001	977607	367789	6/23/2020	224.95
	PCard JE	00001	977607	367789	6/23/2020	260.27
	PCard JE	00001	977607	367789	6/23/2020	70.43
	PCard JE	00001	977607	367789	6/23/2020	45.59

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<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	977607	367789	6/23/2020	7,982.00
	PCard JE	00001	977607	367789	6/23/2020	6,186.22
	PCard JE	00001	977607	367789	6/23/2020	620.70
	PCard JE	00001	977607	367789	6/23/2020	2,261.28
	PCard JE	00001	977607	367789	6/23/2020	91.41
	PCard JE	00001	977607	367789	6/23/2020	15.56
	PCard JE	00001	977607	367789	6/23/2020	3.52
	PCard JE	00001	977607	367789	6/23/2020	56.62
	PCard JE	00001	977607	367789	6/23/2020	104.00
	PCard JE	00001	977607	367789	6/23/2020	80.20
	PCard JE	00001	977607	367789	6/23/2020	4,711.04
	PCard JE	00001	977607	367789	6/23/2020	156.84
	PCard JE	00001	977607	367789	6/23/2020	69.75
	PCard JE	00001	977607	367789	6/23/2020	97.85
	PCard JE	00001	977607	367789	6/23/2020	1,964.88
	PCard JE	00001	977607	367789	6/23/2020	2,493.60
					Account Total	27,856.85
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	3,960.12
	PCard JE	00001	977607	367789	6/23/2020	47.62
	PCard JE	00001	977607	367789	6/23/2020	20.16
	PCard JE	00001	977607	367789	6/23/2020	27.92
	PCard JE	00001	977607	367789	6/23/2020	8.54
	PCard JE	00001	977607	367789	6/23/2020	50.73
	PCard JE	00001	977607	367789	6/23/2020	236.83
	PCard JE	00001	977607	367789	6/23/2020	53.01
	PCard JE	00001	977607	367789	6/23/2020	654.76
	PCard JE	00001	977607	367789	6/23/2020	242.19
	PCard JE	00001	977607	367789	6/23/2020	158.30
	PCard JE	00001	977607	367789	6/23/2020	12.84
	PCard JE	00001	977607	367789	6/23/2020	25.68
	PCard JE	00001	977607	367789	6/23/2020	4,900.00
	PCard JE	00001	977607	367789	6/23/2020	2,278.32
	PCard JE	00001	977607	367789	6/23/2020	30.46
					Account Total	12,707.48

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<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Subscrip/Publications					
	PCard JE	00001	977607	367789	6/23/2020	16.25
					Account Total	16.25
	Water/Sewer/Sanitation					
	PCard JE	00001	977607	367789	6/23/2020	18.50
	PCard JE	00001	977607	367789	6/23/2020	102.46
					Account Total	120.96
					Department Total	55,505.36

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<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>
	Minor Equipment					
	PCard JE	00005	977607	367789	6/23/2020	119.00
	PCard JE	00005	977607	367789	6/23/2020	129.24
	PCard JE	00005	977607	367789	6/23/2020	16.98
					Account Total	265.22
	Repair & Maint Supplies					
	PCard JE	00005	977607	367789	6/23/2020	25.77
	PCard JE	00005	977607	367789	6/23/2020	75.14
	PCard JE	00005	977607	367789	6/23/2020	103.16
	PCard JE	00005	977607	367789	6/23/2020	1,292.26
	PCard JE	00005	977607	367789	6/23/2020	135.03
	PCard JE	00005	977607	367789	6/23/2020	31.56
	PCard JE	00005	977607	367789	6/23/2020	455.28
	PCard JE	00005	977607	367789	6/23/2020	338.14
	PCard JE	00005	977607	367789	6/23/2020	136.67
					Account Total	2,593.01
					Department Total	2,858.23

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	977607	367789	6/23/2020	157.50
					Account Total	157.50
	Maintenance Contracts					
	PCard JE	00001	977607	367789	6/23/2020	400.00
					Account Total	400.00
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	82.00
	PCard JE	00001	977607	367789	6/23/2020	304.00
	PCard JE	00001	977607	367789	6/23/2020	1.20
	PCard JE	00001	977607	367789	6/23/2020	38.89
	PCard JE	00001	977607	367789	6/23/2020	18.06
	PCard JE	00001	977607	367789	6/23/2020	358.95
	PCard JE	00001	977607	367789	6/23/2020	42.29
	PCard JE	00001	977607	367789	6/23/2020	166.40
	PCard JE	00001	977607	367789	6/23/2020	38.88
	PCard JE	00001	977607	367789	6/23/2020	53.05
	PCard JE	00001	977607	367789	6/23/2020	31.72
	PCard JE	00001	977607	367789	6/23/2020	63.43
	PCard JE	00001	977607	367789	6/23/2020	35.02
	PCard JE	00001	977607	367789	6/23/2020	31.16
	PCard JE	00001	977607	367789	6/23/2020	33.39
	PCard JE	00001	977607	367789	6/23/2020	205.38
					Account Total	1,171.02
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10787	00001	977811	368177	6/13/2020	372.45
					Account Total	372.45
					Department Total	2,100.97

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	977607	367789	6/23/2020	211.05
	PCard JE	00001	977607	367789	6/23/2020	110.00
					Account Total	321.05
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10776	00001	977836	368177	6/11/2020	5,976.89
	PCard JE	00001	977607	367789	6/23/2020	136.60
					Account Total	6,113.49
					Department Total	6,434.54

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	977607	367789	6/23/2020	82.57
	PCard JE	00050	977607	367789	6/23/2020	260.00
					Account Total	342.57
	Gas & Electricity					
	Energy Cap Bill ID=10796	00050	977838	368177	6/24/2020	46.14
	Energy Cap Bill ID=10797	00050	977839	368177	6/24/2020	74.21
					Account Total	120.35
	Maintenance Contracts					
	PCard JE	00050	977607	367789	6/23/2020	1,950.00
	PCard JE	00050	977607	367789	6/23/2020	1,950.00
					Account Total	3,900.00
	Operating Supplies					
	PCard JE	00050	977607	367789	6/23/2020	172.00
					Account Total	172.00
	Repair & Maint Supplies					
	PCard JE	00050	977607	367789	6/23/2020	219.35
	PCard JE	00050	977607	367789	6/23/2020	466.06
					Account Total	685.41
					Department Total	5,220.33

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					
	PCard JE	00001	977607	367789	6/23/2020	900.00
	PCard JE	00001	977607	367789	6/23/2020	350.00
	PCard JE	00001	977607	367789	6/23/2020	473.61
					Account Total	1,723.61
	Gas & Electricity					
	Energy Cap Bill ID=10789	00001	977827	368177	6/23/2020	718.68
					Account Total	718.68
	Grounds Maintenance					
	PCard JE	00001	977607	367789	6/23/2020	22.00
					Account Total	22.00
	Maintenance Contracts					
	PCard JE	00001	977607	367789	6/23/2020	465.30
	PCard JE	00001	977607	367789	6/23/2020	635.00
					Account Total	1,100.30
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	124.32
	PCard JE	00001	977607	367789	6/23/2020	121.31
					Account Total	245.63
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	570.50
	PCard JE	00001	977607	367789	6/23/2020	112.52
	PCard JE	00001	977607	367789	6/23/2020	184.09
	PCard JE	00001	977607	367789	6/23/2020	1,430.40
	PCard JE	00001	977607	367789	6/23/2020	515.40
					Account Total	2,812.91
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	476.97
	PCard JE	00001	977607	367789	6/23/2020	130.00
	PCard JE	00001	977607	367789	6/23/2020	366.94
	PCard JE	00001	977607	367789	6/23/2020	66.84
	PCard JE	00001	977607	367789	6/23/2020	269.10
	PCard JE	00001	977607	367789	6/23/2020	59.16
	PCard JE	00001	977607	367789	6/23/2020	2,030.76

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	977607	367789	6/23/2020	427.90
	PCard JE	00001	977607	367789	6/23/2020	137.78
	PCard JE	00001	977607	367789	6/23/2020	269.10-
	PCard JE	00001	977607	367789	6/23/2020	900.92
	PCard JE	00001	977607	367789	6/23/2020	50.00
	PCard JE	00001	977607	367789	6/23/2020	31.61
	PCard JE	00001	977607	367789	6/23/2020	57.60
	PCard JE	00001	977607	367789	6/23/2020	5.40
	PCard JE	00001	977607	367789	6/23/2020	69.77
					Account Total	4,811.65
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10777	00001	977828	368177	6/18/2020	5,486.37
	PCard JE	00001	977607	367789	6/23/2020	307.37
					Account Total	5,793.74
					Department Total	17,228.52

County of Adams
Vendor Payment Report

<u>1070</u>	<u>FO - Honnen/Plan&Devel/MV Ware</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PCard JE	00001	977607	367789	6/23/2020	277.50
					Account Total	277.50
	Gas & Electricity					
	Energy Cap Bill ID=10791	00001	977813	368177	6/23/2020	78.25
					Account Total	78.25
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	69.75
	PCard JE	00001	977607	367789	6/23/2020	92.85
					Account Total	162.60
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	442.00
	PCard JE	00001	977607	367789	6/23/2020	630.86
	PCard JE	00001	977607	367789	6/23/2020	18.15
	PCard JE	00001	977607	367789	6/23/2020	191.50
	PCard JE	00001	977607	367789	6/23/2020	17.98
					Account Total	1,300.49
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10783	00001	977814	368177	6/13/2020	1,351.99
	Energy Cap Bill ID=10784	00001	977815	368177	6/20/2020	1,159.88
	Energy Cap Bill ID=10785	00001	977816	368177	6/13/2020	48.18
	PCard JE	00001	977607	367789	6/23/2020	182.76
	PCard JE	00001	977607	367789	6/23/2020	478.14
					Account Total	3,220.95
					Department Total	5,039.79

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	977607	367789	6/23/2020	104.65
	PCard JE	00001	977607	367789	6/23/2020	768.89
					Account Total	873.54
	Maintenance Contracts					
	PCard JE	00001	977607	367789	6/23/2020	480.00
	PCard JE	00001	977607	367789	6/23/2020	225.00
					Account Total	705.00
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	96.89
	PCard JE	00001	977607	367789	6/23/2020	71.16
					Account Total	168.05
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	921.50
	PCard JE	00001	977607	367789	6/23/2020	184.09
	PCard JE	00001	977607	367789	6/23/2020	1,430.40
	PCard JE	00001	977607	367789	6/23/2020	1,164.36
					Account Total	3,700.35
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	9.40
	PCard JE	00001	977607	367789	6/23/2020	48.78
	PCard JE	00001	977607	367789	6/23/2020	20.69
	PCard JE	00001	977607	367789	6/23/2020	46.92
	PCard JE	00001	977607	367789	6/23/2020	10.98
	PCard JE	00001	977607	367789	6/23/2020	13.53
	PCard JE	00001	977607	367789	6/23/2020	33.84
	PCard JE	00001	977607	367789	6/23/2020	61.98
	PCard JE	00001	977607	367789	6/23/2020	32.44
	PCard JE	00001	977607	367789	6/23/2020	99.86
	PCard JE	00001	977607	367789	6/23/2020	491.28
	PCard JE	00001	977607	367789	6/23/2020	326.08
	PCard JE	00001	977607	367789	6/23/2020	126.14
	PCard JE	00001	977607	367789	6/23/2020	5.32
					Account Total	1,327.24

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>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10782	00001	977829	368177	6/22/2020	5,195.74
	PCard JE	00001	977607	367789	6/23/2020	1,024.57
					Account Total	6,220.31
					Department Total	12,994.49

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	977607	367789	6/23/2020	839.60
	PCard JE	00001	977607	367789	6/23/2020	1,620.00
	PCard JE	00001	977607	367789	6/23/2020	600.00
	PCard JE	00001	977607	367789	6/23/2020	1,230.00
	PCard JE	00001	977607	367789	6/23/2020	1,295.00
	PCard JE	00001	977607	367789	6/23/2020	232.00
					Account Total	5,816.60
	Gas & Electricity					
	Energy Cap Bill ID=10714	00001	977817	368177	5/28/2020	2,460.54
					Account Total	2,460.54
	Maintenance Contracts					
	PCard JE	00001	977607	367789	6/23/2020	410.00
					Account Total	410.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	707.78
	PCard JE	00001	977607	367789	6/23/2020	184.09
	PCard JE	00001	977607	367789	6/23/2020	1,133.00
					Account Total	2,024.87
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	415.28
	PCard JE	00001	977607	367789	6/23/2020	79.00
	PCard JE	00001	977607	367789	6/23/2020	135.98
	PCard JE	00001	977607	367789	6/23/2020	296.00
	PCard JE	00001	977607	367789	6/23/2020	24.08
	PCard JE	00001	977607	367789	6/23/2020	193.64
	PCard JE	00001	977607	367789	6/23/2020	84.91
	PCard JE	00001	977607	367789	6/23/2020	1,914.02
	PCard JE	00001	977607	367789	6/23/2020	31.44
	PCard JE	00001	977607	367789	6/23/2020	96.44
	PCard JE	00001	977607	367789	6/23/2020	31.92
	PCard JE	00001	977607	367789	6/23/2020	265.17-
	PCard JE	00001	977607	367789	6/23/2020	9.95-
	PCard JE	00001	977607	367789	6/23/2020	14.67

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	977607	367789	6/23/2020	34.93
	PCard JE	00001	977607	367789	6/23/2020	5.64
	PCard JE	00001	977607	367789	6/23/2020	65.01
	PCard JE	00001	977607	367789	6/23/2020	34.84
	PCard JE	00001	977607	367789	6/23/2020	144.47
	PCard JE	00001	977607	367789	6/23/2020	83.81
	PCard JE	00001	977607	367789	6/23/2020	4.43
	PCard JE	00001	977607	367789	6/23/2020	37.94
	PCard JE	00001	977607	367789	6/23/2020	70.64
	PCard JE	00001	977607	367789	6/23/2020	27.20
	PCard JE	00001	977607	367789	6/23/2020	1,309.03
	PCard JE	00001	977607	367789	6/23/2020	67.60
	PCard JE	00001	977607	367789	6/23/2020	66.00
	PCard JE	00001	977607	367789	6/23/2020	183.29
	PCard JE	00001	977607	367789	6/23/2020	142.20
	PCard JE	00001	977607	367789	6/23/2020	85.26
	PCard JE	00001	977607	367789	6/23/2020	1,302.41
	PCard JE	00001	977607	367789	6/23/2020	68.40
	PCard JE	00001	977607	367789	6/23/2020	2,484.00
	PCard JE	00001	977607	367789	6/23/2020	20.59
	PCard JE	00001	977607	367789	6/23/2020	800.60
	PCard JE	00001	977607	367789	6/23/2020	2,249.95
	PCard JE	00001	977607	367789	6/23/2020	28.24
					Account Total	12,358.74
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10775	00001	977818	368177	6/11/2020	17,192.53
	PCard JE	00001	977607	367789	6/23/2020	728.59
					Account Total	17,921.12
					Department Total	40,991.87

County of Adams
Vendor Payment Report

<u>1019</u>	<u>FO - Mailroom & Dock</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	PCard JE	00001	977607	367789	6/23/2020	914.52
	PCard JE	00001	977607	367789	6/23/2020	2,419.23
					Account Total	<u>3,333.75</u>
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	411.79
					Account Total	<u>411.79</u>
					Department Total	<u><u>3,745.54</u></u>

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=10713	00001	977812	368177	5/28/2020	2,209.40
					Account Total	2,209.40
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	234.00
	PCard JE	00001	977607	367789	6/23/2020	86.00
					Account Total	320.00
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	142.80
	PCard JE	00001	977607	367789	6/23/2020	33.32
	PCard JE	00001	977607	367789	6/23/2020	175.00
					Account Total	351.12
	Water/Sewer/Sanitation					
	PCard JE	00001	977607	367789	6/23/2020	341.52
					Account Total	341.52
					Department Total	<u>3,222.04</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	977607	367789	6/23/2020	1,302.28
					Account Total	1,302.28
	Gas & Electricity					
	Energy Cap Bill ID=10792	00001	977832	368177	6/23/2020	44.73
	Energy Cap Bill ID=10793	00001	977833	368177	6/23/2020	56.09
	Energy Cap Bill ID=10794	00001	977834	368177	6/23/2020	46.14
					Account Total	146.96
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	28.10
	PCard JE	00001	977607	367789	6/23/2020	1,430.40
					Account Total	1,458.50
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	1,200.00
	PCard JE	00001	977607	367789	6/23/2020	272.24
	PCard JE	00001	977607	367789	6/23/2020	217.45
	PCard JE	00001	977607	367789	6/23/2020	162.00
	PCard JE	00001	977607	367789	6/23/2020	83.20
	PCard JE	00001	977607	367789	6/23/2020	42.82
	PCard JE	00001	977607	367789	6/23/2020	56.34
					Account Total	2,034.05
					Department Total	4,941.79

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=10790	00001	977835	368177	6/23/2020	127.98
					Account Total	127.98
	Maintenance Contracts					
	PCard JE	00001	977607	367789	6/23/2020	470.00
					Account Total	470.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	226.40
					Account Total	226.40
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	89.70
					Account Total	89.70
	Water/Sewer/Sanitation					
	PCard JE	00001	977607	367789	6/23/2020	170.76
					Account Total	170.76
					Department Total	<u>1,084.84</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>
	Advertising					
	PCard JE	00001	977607	367789	6/23/2020	160.50
					Account Total	160.50
	Building Repair & Maint					
	PCard JE	00001	977607	367789	6/23/2020	330.00
					Account Total	330.00
	Fuel, Gas & Oil					
	PCard JE	00001	977607	367789	6/23/2020	184.25
					Account Total	184.25
	Gas & Electricity					
	Energy Cap Bill ID=10715	00001	977837	368177	5/28/2020	17,758.00
					Account Total	17,758.00
	Grounds Maintenance					
	PCard JE	00001	977607	367789	6/23/2020	169.49
	PCard JE	00001	977607	367789	6/23/2020	58.17
					Account Total	227.66
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	208.00
					Account Total	208.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	172.00
					Account Total	172.00
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	1,572.80
	PCard JE	00001	977607	367789	6/23/2020	319.34
	PCard JE	00001	977607	367789	6/23/2020	389.46
	PCard JE	00001	977607	367789	6/23/2020	64.45
	PCard JE	00001	977607	367789	6/23/2020	216.00
	PCard JE	00001	977607	367789	6/23/2020	293.45
	PCard JE	00001	977607	367789	6/23/2020	444.62
	PCard JE	00001	977607	367789	6/23/2020	18.99
	PCard JE	00001	977607	367789	6/23/2020	106.74
	PCard JE	00001	977607	367789	6/23/2020	33.01

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<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>
	PCard JE	00001	977607	367789	6/23/2020	41.78
	PCard JE	00001	977607	367789	6/23/2020	273.80
	PCard JE	00001	977607	367789	6/23/2020	4,419.92
	PCard JE	00001	977607	367789	6/23/2020	136.90
	PCard JE	00001	977607	367789	6/23/2020	111.44
					Account Total	8,442.70
	Water/Sewer/Sanitation					
	PCard JE	00001	977607	367789	6/23/2020	3,709.10
	PCard JE	00001	977607	367789	6/23/2020	136.61
	PCard JE	00001	977607	367789	6/23/2020	273.22
					Account Total	4,118.93
					Department Total	<u>31,602.04</u>

County of Adams
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<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=10774	00001	977821	368177	6/9/2020	122.57
	Energy Cap Bill ID=10778	00001	977822	368177	6/11/2020	172.77
					Account Total	295.34
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	265.79
	PCard JE	00001	977607	367789	6/23/2020	317.38
	PCard JE	00001	977607	367789	6/23/2020	39.00
	PCard JE	00001	977607	367789	6/23/2020	70.26
					Account Total	692.43
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10773	00001	977823	368177	6/9/2020	805.30
	PCard JE	00001	977607	367789	6/23/2020	17.07
					Account Total	822.37
					Department Total	1,810.14

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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					
	PCard JE	00001	977607	367789	6/23/2020	44.85
	PCard JE	00001	977607	367789	6/23/2020	500.00
	PCard JE	00001	977607	367789	6/23/2020	1,447.82
					Account Total	1,992.67
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	176.40
	PCard JE	00001	977607	367789	6/23/2020	184.09
	PCard JE	00001	977607	367789	6/23/2020	123.71
					Account Total	484.20
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	630.00
	PCard JE	00001	977607	367789	6/23/2020	53.02
	PCard JE	00001	977607	367789	6/23/2020	19.27
	PCard JE	00001	977607	367789	6/23/2020	35.21
	PCard JE	00001	977607	367789	6/23/2020	19.10
	PCard JE	00001	977607	367789	6/23/2020	10.52
	PCard JE	00001	977607	367789	6/23/2020	13.98
	PCard JE	00001	977607	367789	6/23/2020	161.60
	PCard JE	00001	977607	367789	6/23/2020	30.21
	PCard JE	00001	977607	367789	6/23/2020	40.88
	PCard JE	00001	977607	367789	6/23/2020	37.82
	PCard JE	00001	977607	367789	6/23/2020	52.15
	PCard JE	00001	977607	367789	6/23/2020	84.75
	PCard JE	00001	977607	367789	6/23/2020	61.63
	PCard JE	00001	977607	367789	6/23/2020	36.20
	PCard JE	00001	977607	367789	6/23/2020	26.76
	PCard JE	00001	977607	367789	6/23/2020	50.89
					Account Total	1,363.99
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10779	00001	977819	368177	6/22/2020	3,224.18
	Energy Cap Bill ID=10781	00001	977820	368177	6/22/2020	728.78
	PCard JE	00001	977607	367789	6/23/2020	495.05
					Account Total	4,448.01
					Department Total	8,288.87

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<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	977607	367789	6/23/2020	200.00
	PCard JE	00015	977607	367789	6/23/2020	300.00
	PCard JE	00015	977607	367789	6/23/2020	75.00
	PCard JE	00015	977607	367789	6/23/2020	100.00
	PCard JE	00015	977607	367789	6/23/2020	100.00
					Account Total	775.00
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	530.18
	PCard JE	00015	977607	367789	6/23/2020	633.75
	PCard JE	00015	977607	367789	6/23/2020	2,100.00
	PCard JE	00015	977607	367789	6/23/2020	1,153.71
					Account Total	4,417.64
					Department Total	5,192.64

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<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>
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	97.03
	PCard JE	00015	977607	367789	6/23/2020	120.99
					Account Total	218.02
					Department Total	218.02

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<u>3098</u>	<u>General Capital Improvements</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	ADT COMMERCIAL LLC	00004	977646	367861	7/2/2020	680.00
	SAUNDERS CONSTRUCTION INC	00004	977870	368295	7/8/2020	.01
					Account Total	680.01
	Office Furniture					
	PCard JE	00004	977607	367789	6/23/2020	1,154.16
					Account Total	1,154.16
					Department Total	1,834.17

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Diversion Restitution Payable					
	BC SURF & SPORT	00001	977743	368019	7/6/2020	50.00
	BC SURF & SPORT	00001	977744	368019	7/6/2020	100.00
	BELLCO	00001	977745	368019	7/6/2020	200.00
	COLORADO HOSPITALITY SERVICES	00001	977746	368019	7/6/2020	100.00
	COLORADO HOSPITALITY SERVICES	00001	977747	368019	7/6/2020	50.00
	COLORADO HOSPITALITY SERVICES	00001	977748	368019	7/6/2020	50.00
	ECO ATM LLC	00001	977749	368019	7/6/2020	177.50
	FITZPATRICK CAROLANN	00001	977750	368019	7/6/2020	50.00
	KING SOOPERS	00001	977751	368019	7/6/2020	150.00
	KING SOOPERS	00001	977752	368019	7/6/2020	100.00
	MACY'S	00001	977753	368019	7/6/2020	363.70
	MCDONALD SANDY	00001	977755	368019	7/6/2020	200.00
	MILE HIGH FLEA MARKET	00001	977754	368019	7/6/2020	100.00
	SANTIAGOS MEXICAN RESTURANT	00001	977756	368019	7/6/2020	250.00
	SANTIAGOS MEXICAN RESTURANT	00001	977757	368019	7/6/2020	300.00
	SPRINT CUSTOMER FINANCE SERVIC	00001	977758	368019	7/6/2020	50.00
	U-HAUL CREDIT ADMINISTRATION	00001	977759	368019	7/6/2020	25.00
	U-HAUL CREDIT ADMINISTRATION	00001	977760	368019	7/6/2020	25.00
	US VENTURE	00001	977761	368019	7/6/2020	150.00
	WALMART	00001	977762	368019	7/6/2020	25.00
					Account Total	2,516.20
	Received not Vouchered Clrg					
	ADT COMMERCIAL LLC	00001	978011	368520	7/10/2020	200.00
	ADT COMMERCIAL LLC	00001	978012	368520	7/10/2020	200.00
	ADT COMMERCIAL LLC	00001	978013	368520	7/10/2020	200.00
	ADT COMMERCIAL LLC	00001	978014	368520	7/10/2020	200.00
	ADT COMMERCIAL LLC	00001	978015	368520	7/10/2020	200.00
	ADT COMMERCIAL LLC	00001	978016	368520	7/10/2020	200.00
	ALLIED UNIVERSAL SECURITY SERV	00001	977979	368419	7/9/2020	2,780.55
	ALSCO AMERICAN INDUSTRIAL	00001	977955	368419	7/9/2020	201.14
	CML SECURITY LLC	00001	977931	368410	7/9/2020	48,724.00
	CML SECURITY LLC	00001	977977	368419	7/9/2020	13,600.00
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	1,554.28
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	7,720.86

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	4,756.87
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	493.03
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	801.73
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	809.73
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	495.21
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	3,413.66
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	21,297.13
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	678.63
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	936.75
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	30,736.84
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	1,915.76
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	927.29
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	4,971.36
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	491.59
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	171.20
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	1,821.48
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	4,326.73
	COMMERCIAL CLEANING SYSTEMS	00001	977986	368419	7/9/2020	726.54
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	7,720.86
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	4,756.87
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	493.03
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	801.73
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	809.73
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	495.21
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	3,413.66
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	1,554.28
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	21,297.13
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	678.63
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	936.75
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	30,736.84
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	1,915.76
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	927.29
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	4,971.36
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	491.59
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	171.20
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	1,821.48

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	4,326.73
	COMMERCIAL CLEANING SYSTEMS	00001	977987	368419	7/9/2020	726.54
	COMMERCIAL CLEANING SYSTEMS	00001	977964	368419	7/9/2020	1,209.10
	COMMERCIAL CLEANING SYSTEMS	00001	977964	368419	7/9/2020	10,368.30
	COMMERCIAL CLEANING SYSTEMS	00001	977965	368419	7/9/2020	385.20
	COMMERCIAL CLEANING SYSTEMS	00001	977966	368419	7/9/2020	385.20
	COMMUNICATION CONSTRUCTION & E	00001	977972	368419	7/9/2020	103,347.88
	CORECIVIC INC	00001	977943	368419	7/9/2020	171,120.00
	DENOVO VENTURES LLC	00001	978009	368520	7/10/2020	1,250.00
	DENOVO VENTURES LLC	00001	978010	368520	7/10/2020	540.00
	ENVIRONMENTAL SYSTEMS RESEARCH	00001	977971	368419	7/9/2020	83,586.30
	FOUND MY KEYS	00001	977953	368419	7/9/2020	803.40
	FOUND MY KEYS	00001	977954	368419	7/9/2020	1,492.47
	GEORGE T SANDERS COMPANY	00001	977967	368419	7/9/2020	9,236.34
	GEORGE T SANDERS COMPANY	00001	977967	368419	7/9/2020	150.00
	GLACIER CONSTRUCTION CO INC	00001	977948	368419	7/9/2020	279,214.00
	GMR LANDSCAPE ARCHITECTURE LLC	00001	977942	368419	7/9/2020	3,188.08
	GROWLING BEAR CO INC	00001	977920	368410	7/9/2020	7,000.00
	HCL ENGINEERING & SURVEYING LL	00001	977945	368419	7/9/2020	1,437.50
	HP INC	00001	977992	368419	7/9/2020	41,303.00
	HP INC	00001	977998	368419	7/9/2020	84,128.10
	KD SERVICE GROUP	00001	977952	368419	7/9/2020	216.25
	KOFILE TECHNOLOGIES INC	00001	977910	368410	7/9/2020	99,544.00
	MAXSON ENGINEERING LLC	00001	977930	368410	7/9/2020	4,963.22
	MCDONALD YONG HUI V	00001	977951	368419	7/9/2020	4,882.50
	MWI VETERINARY SUPPLY CO	00001	977912	368410	7/9/2020	75.47
	MWI VETERINARY SUPPLY CO	00001	977913	368410	7/9/2020	122.16
	MWI VETERINARY SUPPLY CO	00001	977914	368410	7/9/2020	673.58
	MWI VETERINARY SUPPLY CO	00001	977915	368410	7/9/2020	6.36
	MWI VETERINARY SUPPLY CO	00001	977916	368410	7/9/2020	128.15
	MWI VETERINARY SUPPLY CO	00001	977917	368410	7/9/2020	177.24
	MWI VETERINARY SUPPLY CO	00001	977918	368410	7/9/2020	65.07
	MWI VETERINARY SUPPLY CO	00001	977919	368410	7/9/2020	469.75
	PEARL COUNSELING ASSOCIATES	00001	977950	368419	7/9/2020	4,346.00
	REACHING HOPE	00001	977997	368419	7/9/2020	750.00
	SANITY SOLUTIONS INC	00001	977988	368419	7/9/2020	18,462.75

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	SOUTHWESTERN PAINTING	00001	977959	368419	7/9/2020	5,534.00
	SOUTHWESTERN PAINTING	00001	977960	368419	7/9/2020	5,820.00
	SOUTHWESTERN PAINTING	00001	977961	368419	7/9/2020	6,253.00
	SUMMIT FOOD SERVICE LLC	00001	977975	368419	7/9/2020	19,471.72
	SUMMIT FOOD SERVICE LLC	00001	977976	368419	7/9/2020	3,191.24
	TCC CORPORATION	00001	978004	368428	7/9/2020	9,175.00
	TRUST FOR PUBLIC LAND	00001	977741	367898	7/2/2020	24,000.00
	TYGRETTE DEBRA R	00001	977973	368419	7/9/2020	156.00
	WOLD ARCHITECTS AND ENGINEERS	00001	977956	368419	7/9/2020	645.60
	WOLD ARCHITECTS AND ENGINEERS	00001	977957	368419	7/9/2020	322.80
	WOLD ARCHITECTS AND ENGINEERS	00001	977958	368419	7/9/2020	2,743.80
	WOLD ARCHITECTS AND ENGINEERS	00001	977921	368410	7/9/2020	2,973.60
	WOLD ARCHITECTS AND ENGINEERS	00001	977922	368410	7/9/2020	119.75
	ZAYO GROUP HOLDINGS INC	00001	977970	368419	7/9/2020	2,567.50
					Account Total	1,262,600.41
	Retainages Payable					
	GLACIER CONSTRUCTION CO INC	00001	977948	368419	7/9/2020	13,960.70-
					Account Total	13,960.70-
					Department Total	1,251,155.91

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<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	977607	367789	6/23/2020	1,035.00
	PCard JE	00001	977607	367789	6/23/2020	442.00
	PCard JE	00001	977607	367789	6/23/2020	200.00
	PCard JE	00001	977607	367789	6/23/2020	1,530.00
	PCard JE	00001	977607	367789	6/23/2020	325.00
					Account Total	3,532.00
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	3,000.00
	PCard JE	00001	977607	367789	6/23/2020	2,500.00
					Account Total	5,500.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	347.03
	PCard JE	00001	977607	367789	6/23/2020	137.55
	PCard JE	00001	977607	367789	6/23/2020	604.07
	PCard JE	00001	977607	367789	6/23/2020	52.69
	PCard JE	00001	977607	367789	6/23/2020	195.00
	PCard JE	00001	977607	367789	6/23/2020	53.85
	PCard JE	00001	977607	367789	6/23/2020	3.81-
	PCard JE	00001	977607	367789	6/23/2020	257.60
	PCard JE	00001	977607	367789	6/23/2020	356.19
	PCard JE	00001	977607	367789	6/23/2020	138.76
	PCard JE	00001	977607	367789	6/23/2020	138.76
	PCard JE	00001	977607	367789	6/23/2020	138.76
	PCard JE	00001	977607	367789	6/23/2020	151.90
					Account Total	2,568.35
	Printing External					
	PCard JE	00001	977607	367789	6/23/2020	1,516.00
					Account Total	1,516.00
					Department Total	13,116.35

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<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					
	PROFESSIONAL RECREATION MGMT I	00005	977742	367898	7/2/2020	9,000.00
					Account Total	9,000.00
	Vendor Fee Sales Tax - State					
	PROFESSIONAL RECREATION MGMT I	00005	978005	368429	7/9/2020	1,408.63
					Account Total	1,408.63
					Department Total	10,408.63

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<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					
	PCard JE	00005	977607	367789	6/23/2020	339.99
	PCard JE	00005	977607	367789	6/23/2020	339.99-
	PCard JE	00005	977607	367789	6/23/2020	1.77-
	PCard JE	00005	977607	367789	6/23/2020	3.23-
	PCard JE	00005	977607	367789	6/23/2020	42.98
	PCard JE	00005	977607	367789	6/23/2020	88.88
					Account Total	126.86
	Grounds Maintenance					
	PCard JE	00005	977607	367789	6/23/2020	42.94
	PCard JE	00005	977607	367789	6/23/2020	75.57
	PCard JE	00005	977607	367789	6/23/2020	44.65
	PCard JE	00005	977607	367789	6/23/2020	21.24
	PCard JE	00005	977607	367789	6/23/2020	75.24
	PCard JE	00005	977607	367789	6/23/2020	242.43
	PCard JE	00005	977607	367789	6/23/2020	31.86-
	PCard JE	00005	977607	367789	6/23/2020	13.72
					Account Total	483.93
	Minor Equipment					
	PCard JE	00005	977607	367789	6/23/2020	593.49
					Account Total	593.49
					Department Total	1,204.28

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<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	977607	367789	6/23/2020	223.99
					Account Total	223.99
	Golf Merchandise					
	PROFESSIONAL RECREATION MGMT I	00005	978005	368429	7/9/2020	1,452.96
	PROFESSIONAL RECREATION MGMT I	00005	978005	368429	7/9/2020	1,853.66
	PROFESSIONAL RECREATION MGMT I	00005	978005	368429	7/9/2020	666.18
					Account Total	3,972.80
	Golf Range Expense					
	PROFESSIONAL RECREATION MGMT I	00005	978005	368429	7/9/2020	653.91
					Account Total	653.91
	Janitorial Services					
	PROFESSIONAL RECREATION MGMT I	00005	978005	368429	7/9/2020	1,104.45
					Account Total	1,104.45
	Operating Supplies					
	PCard JE	00005	977607	367789	6/23/2020	45.45
	PCard JE	00005	977607	367789	6/23/2020	15.15
	PCard JE	00005	977607	367789	6/23/2020	57.28
	PROFESSIONAL RECREATION MGMT I	00005	978005	368429	7/9/2020	744.90
					Account Total	862.78
	Other Repair & Maint					
	PCard JE	00005	977607	367789	6/23/2020	98.97
					Account Total	98.97
	Repair & Maint Supplies					
	PCard JE	00005	977607	367789	6/23/2020	127.85
	PCard JE	00005	977607	367789	6/23/2020	15.96
	PCard JE	00005	977607	367789	6/23/2020	59.36
	PCard JE	00005	977607	367789	6/23/2020	31.47
	PCard JE	00005	977607	367789	6/23/2020	27.99-
	PCard JE	00005	977607	367789	6/23/2020	18.43
					Account Total	225.08
	Security Service					
	PROFESSIONAL RECREATION MGMT I	00005	978005	368429	7/9/2020	647.50

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<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	647.50
	Telephone					
	PCard JE	00005	977607	367789	6/23/2020	60.48
					Account Total	60.48
					Department Total	7,849.96

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<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					
	CHILDRENS HOSPITAL	00031	977947	368419	7/9/2020	<u>375.00</u>
					Account Total	<u>375.00</u>
					Department Total	<u><u>375.00</u></u>

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<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	977487	367578	6/29/2020	6,515.84
	WESTMINSTER PRESBYTERIAN CHURC	00031	977488	367578	6/29/2020	2,222.78
					Account Total	8,738.62
	Education & Training					
	PCard JE	00031	977607	367789	6/23/2020	797.00
	PCard JE	00031	977607	367789	6/23/2020	69.00
	PCard JE	00031	977607	367789	6/23/2020	125.00
					Account Total	991.00
	Health & Safety Materials					
	PCard JE	00031	977607	367789	6/23/2020	548.39
	PCard JE	00031	977607	367789	6/23/2020	115.92
	PCard JE	00031	977607	367789	6/23/2020	163.89
	PCard JE	00031	977607	367789	6/23/2020	57.78
	PCard JE	00031	977607	367789	6/23/2020	334.44
	PCard JE	00031	977607	367789	6/23/2020	429.00
	PCard JE	00031	977607	367789	6/23/2020	1,679.30
	PCard JE	00031	977607	367789	6/23/2020	79.95
	PCard JE	00031	977607	367789	6/23/2020	69.93
	PCard JE	00031	977607	367789	6/23/2020	644.00
	PCard JE	00031	977607	367789	6/23/2020	75.32
	PCard JE	00031	977607	367789	6/23/2020	263.70
	PCard JE	00031	977607	367789	6/23/2020	1,944.65
	PCard JE	00031	977607	367789	6/23/2020	232.51
	PCard JE	00031	977607	367789	6/23/2020	191.28
	PCard JE	00031	977607	367789	6/23/2020	137.13
	PCard JE	00031	977607	367789	6/23/2020	1.22-
					Account Total	6,965.97
	Membership Dues					
	PCard JE	00031	977607	367789	6/23/2020	109.14
	PCard JE	00031	977607	367789	6/23/2020	16.25
	PCard JE	00031	977607	367789	6/23/2020	162.79
	PCard JE	00031	977607	367789	6/23/2020	16.27
					Account Total	304.45

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<u>935120</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00031	977607	367789	6/23/2020	14.39
	PCard JE	00031	977607	367789	6/23/2020	13.67
	PCard JE	00031	977607	367789	6/23/2020	4.49
	PCard JE	00031	977607	367789	6/23/2020	2,483.77
	PCard JE	00031	977607	367789	6/23/2020	47.73
	PCard JE	00031	977607	367789	6/23/2020	165.00
	PCard JE	00031	977607	367789	6/23/2020	68.76
	PCard JE	00031	977607	367789	6/23/2020	98.35
	PCard JE	00031	977607	367789	6/23/2020	15.05
	PCard JE	00031	977607	367789	6/23/2020	161.08
	PCard JE	00031	977607	367789	6/23/2020	51.99
					Account Total	3,124.28
	Other Communications					
	PCard JE	00031	977607	367789	6/23/2020	563.01
					Account Total	563.01
	Other Professional Serv					
	COLO DEPT OF HUMAN SERVICES	00031	977563	367578	6/30/2020	105.00
	COLO DEPT OF HUMAN SERVICES	00031	977563	367578	6/30/2020	35.00
	IDEMIA IDENTITY & SECURITY USA	00031	977564	367578	6/30/2020	49.50
	IDEMIA IDENTITY & SECURITY USA	00031	977565	367578	6/30/2020	49.50
	PCard JE	00031	977607	367789	6/23/2020	119.28
	PCard JE	00031	977607	367789	6/23/2020	468.00
					Account Total	826.28
	Telephone					
	CENTURYLINK	00031	977486	367578	6/29/2020	10.78
					Account Total	10.78
	Water/Sewer/Sanitation					
	PCard JE	00031	977607	367789	6/23/2020	100.67
					Account Total	100.67
					Department Total	21,625.06

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<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>
	Computers					
	PCard JE	00015	977607	367789	6/23/2020	441.00
					Account Total	<u>441.00</u>
	Software and Licensing					
	PCard JE	00015	977607	367789	6/23/2020	72.10
					Account Total	<u>72.10</u>
					Department Total	<u><u>513.10</u></u>

County of Adams
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<u>305006004000</u>	<u>IM Support - EBT Ch Sup Unit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	45.21
					Account Total	45.21
					Department Total	45.21

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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>
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	160.46
	PCard JE	00015	977607	367789	6/23/2020	1,015.85
	PCard JE	00015	977607	367789	6/23/2020	335.58
	PCard JE	00015	977607	367789	6/23/2020	959.70
					Account Total	<u>2,471.59</u>
	Other Communications					
	PCard JE	00015	977607	367789	6/23/2020	666.70
					Account Total	<u>666.70</u>
	Other Professional Serv					
	PCard JE	00015	977607	367789	6/23/2020	40.98
					Account Total	<u>40.98</u>
	Software and Licensing					
	PCard JE	00015	977607	367789	6/23/2020	650.76
					Account Total	<u>650.76</u>
					Department Total	<u><u>3,830.03</u></u>

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<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	977732	367885	7/2/2020	114.64
					Account Total	<u>114.64</u>
	Insurance Premiums					
	UNITED HEALTHCARE	00019	977732	367885	7/2/2020	221.80
					Account Total	<u>221.80</u>
					Department Total	<u><u>336.44</u></u>

County of Adams
Vendor Payment Report

<u>8622</u>	<u>Insurance -Benefits & Wellness</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	PCard JE	00019	977607	367789	6/23/2020	16.34
	PCard JE	00019	977607	367789	6/23/2020	80.00
	PCard JE	00019	977607	367789	6/23/2020	27.71
	PCard JE	00019	977607	367789	6/23/2020	480.00
	PCard JE	00019	977607	367789	6/23/2020	80.00
					Account Total	684.05
					Department Total	684.05

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<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	977707	367870	7/2/2020	21,925.00
	DELTA DENTAL OF COLO	00019	977711	367870	7/2/2020	16,919.00
	DELTA DENTAL OF COLO	00019	977713	367870	7/2/2020	824.00
	DELTA DENTAL OF COLO	00019	977721	367873	7/2/2020	20,367.20
	DELTA DENTAL OF COLO	00019	977722	367873	7/2/2020	21,576.50
	DELTA DENTAL OF COLO	00019	977723	367873	7/2/2020	67.20
					Account Total	<u>81,678.90</u>
					Department Total	<u><u>81,678.90</u></u>

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<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	COBRA Medical - Kaiser Ins.					
	KAISER PERMANENTE	00019	977733	367885	7/2/2020	5,795.21
	KAISER PERMANENTE	00019	977733	367885	7/2/2020	2,014.53
					Account Total	7,809.74
	Retiree Dental - Delta Premier					
	DELTA DENTAL OF COLORADO	00019	977735	367894	7/2/2020	16,643.58
					Account Total	16,643.58
	Retiree Med - AARP RX					
	OLSEN KATHRYN	00019	977738	367894	7/2/2020	10.20
					Account Total	10.20
	Retiree Med - UHC-MED					
	OLSEN KATHRYN	00019	977738	367894	7/2/2020	57.48
	SIGLEY KENNETH	00019	977728	367885	7/2/2020	190.00
					Account Total	247.48
					Department Total	24,711.00

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<u>1061</u>	<u>IT Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	PCard JE	00001	977607	367789	6/23/2020	16.25
					Account Total	16.25
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	317.21
					Account Total	317.21
					Department Total	333.46

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<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>
	Maintenance Contracts					
	PCard JE	00001	977607	367789	6/23/2020	124.38
					Account Total	124.38
					Department Total	124.38

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<u>1056</u>	<u>IT Help Desk & Servers</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	PCard JE	00001	977607	367789	6/23/2020	45.88
					Account Total	45.88
	Computers					
	PCard JE	00001	977607	367789	6/23/2020	350.00
	PCard JE	00001	977607	367789	6/23/2020	75.00
	PCard JE	00001	977607	367789	6/23/2020	267.00
	PCard JE	00001	977607	367789	6/23/2020	108.98
	PCard JE	00001	977607	367789	6/23/2020	750.00
	PCard JE	00001	977607	367789	6/23/2020	389.90
	PCard JE	00001	977607	367789	6/23/2020	54.43
	PCard JE	00001	977607	367789	6/23/2020	606.40
					Account Total	2,601.71
	Maintenance Contracts					
	PCard JE	00001	977607	367789	6/23/2020	656.70
	PCard JE	00001	977607	367789	6/23/2020	5.10
	PCard JE	00001	977607	367789	6/23/2020	5.04
					Account Total	666.84
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	149.50
	PCard JE	00001	977607	367789	6/23/2020	479.80
	PCard JE	00001	977607	367789	6/23/2020	164.90
					Account Total	794.20
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	39.78
	PCard JE	00001	977607	367789	6/23/2020	76.78
	PCard JE	00001	977607	367789	6/23/2020	520.00
					Account Total	636.56
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	2,518.25
					Account Total	2,518.25
	Software and Licensing					
	PCard JE	00001	977607	367789	6/23/2020	3,183.84
	PCard JE	00001	977607	367789	6/23/2020	4,823.40

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<u>1056</u>	<u>IT Help Desk & Servers</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PCard JE	00001	977607	367789	6/23/2020	1,869.89
					Account Total	9,877.13
					Department Total	17,140.57

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<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>
	Consultant Services					
	APEX SYSTEMS GROUP LLC	00001	977729	367888	7/2/2020	358.71
					Account Total	358.71
	ISP Services					
	PCard JE	00001	977607	367789	6/23/2020	67.54
	PCard JE	00001	977607	367789	6/23/2020	15.40
					Account Total	82.94
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	598.40
	PCard JE	00001	977607	367789	6/23/2020	530.50
	PCard JE	00001	977607	367789	6/23/2020	375.60
	PCard JE	00001	977607	367789	6/23/2020	6,576.40
					Account Total	8,080.90
	Other Professional Serv					
	UTILITY NOTIFICATION CENTER OF	00001	977730	367888	7/2/2020	262.24
					Account Total	262.24
	Telephone					
	PCard JE	00001	977607	367789	6/23/2020	24,001.72
	PCard JE	00001	977607	367789	6/23/2020	36.04
	PCard JE	00001	977607	367789	6/23/2020	1,728.44
	PCard JE	00001	977607	367789	6/23/2020	42.94
	PCard JE	00001	977607	367789	6/23/2020	24,638.18
					Account Total	50,447.32
					Department Total	59,232.11

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<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>
	Other Professional Serv					
	PCard JE	00015	977607	367789	6/23/2020	59.40
					Account Total	59.40
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	162.64
	PCard JE	00015	977607	367789	6/23/2020	154.56
	PCard JE	00015	977607	367789	6/23/2020	544.38
	PCard JE	00015	977607	367789	6/23/2020	544.01
					Account Total	1,405.59
					Department Total	1,464.99

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	977607	367789	6/23/2020	168.24
	PCard JE	00015	977607	367789	6/23/2020	722.43
	PCard JE	00015	977607	367789	6/23/2020	143.35
	PCard JE	00015	977607	367789	6/23/2020	99.96
	PCard JE	00015	977607	367789	6/23/2020	302.36
	PCard JE	00015	977607	367789	6/23/2020	153.20
	PCard JE	00015	977607	367789	6/23/2020	234.98
	PCard JE	00015	977607	367789	6/23/2020	79.99
	PCard JE	00015	977607	367789	6/23/2020	179.00
	PCard JE	00015	977607	367789	6/23/2020	166.98
	PCard JE	00015	977607	367789	6/23/2020	61.74
	PCard JE	00015	977607	367789	6/23/2020	234.37
	PCard JE	00015	977607	367789	6/23/2020	17.44
	PCard JE	00015	977607	367789	6/23/2020	23.99
	PCard JE	00015	977607	367789	6/23/2020	81.37
	PCard JE	00015	977607	367789	6/23/2020	19.97
	PCard JE	00015	977607	367789	6/23/2020	107.85
	PCard JE	00015	977607	367789	6/23/2020	65.46
	PCard JE	00015	977607	367789	6/23/2020	11.83
	PCard JE	00015	977607	367789	6/23/2020	13.99
	PCard JE	00015	977607	367789	6/23/2020	74.24
	PCard JE	00015	977607	367789	6/23/2020	159.99
	PCard JE	00015	977607	367789	6/23/2020	130.94
	PCard JE	00015	977607	367789	6/23/2020	105.18
	PCard JE	00015	977607	367789	6/23/2020	125.13
	PCard JE	00015	977607	367789	6/23/2020	19.97
	PCard JE	00015	977607	367789	6/23/2020	147.32
	PCard JE	00015	977607	367789	6/23/2020	155.27
	PCard JE	00015	977607	367789	6/23/2020	154.77
	PCard JE	00015	977607	367789	6/23/2020	27.99
	PCard JE	00015	977607	367789	6/23/2020	42.98
	PCard JE	00015	977607	367789	6/23/2020	33.98
					Account Total	3,771.62
					Department Total	3,771.62

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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>
	Other Professional Serv					
	CITY OF BRIGHTON	00001	977781	368108	7/7/2020	10,018.29
					Account Total	10,018.29
					Department Total	10,018.29

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<u>700005007000</u>	<u>Mail/File Svcs Common Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00015	977607	367789	6/23/2020	106.86
					Account Total	106.86
					Department Total	106.86

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Vendor Payment Report

<u>99650</u>	<u>Misc Reimbursable Purchases</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Clnt Trng-Work Experience					
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.95
	PCard JE	00035	977607	367789	6/23/2020	804.62
	PCard JE	00035	977607	367789	6/23/2020	804.62
					Account Total	12,874.25
					Department Total	12,874.25

County of Adams
Vendor Payment Report

<u>97813</u>	<u>MSFW Housing Inspection</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	977589	367756	7/1/2020	<u>386.03</u>
					Account Total	<u>386.03</u>
					Department Total	<u><u>386.03</u></u>

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>
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	3,991.94
					Account Total	3,991.94
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	173.42
					Account Total	173.42
					Department Total	4,165.36

County of Adams
Vendor Payment Report

<u>1190</u>	<u>One-Stop Customer Service Cent</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	977607	367789	6/23/2020	<u>124.95</u>
					Account Total	<u>124.95</u>
					Department Total	<u><u>124.95</u></u>

County of Adams
Vendor Payment Report

<u>6107</u>	<u>Open Space Projects</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	PCard JE	00027	977607	367789	6/23/2020	26.43
	PCard JE	00027	977607	367789	6/23/2020	30.70
	PCard JE	00027	977607	367789	6/23/2020	33.35
	PCard JE	00027	977607	367789	6/23/2020	20.00
	XCEL ENERGY	00027	977850	368256	7/8/2020	24.64
					Account Total	135.12
	Infrastruc Rep & Maint					
	PCard JE	00027	977607	367789	6/23/2020	484.45
	PCard JE	00027	977607	367789	6/23/2020	464.11
	PCard JE	00027	977607	367789	6/23/2020	500.06
	PCard JE	00027	977607	367789	6/23/2020	845.37
	PCard JE	00027	977607	367789	6/23/2020	187.88
	PCard JE	00027	977607	367789	6/23/2020	375.10
	PCard JE	00027	977607	367789	6/23/2020	460.80
	PCard JE	00027	977607	367789	6/23/2020	477.36
	PCard JE	00027	977607	367789	6/23/2020	597.60
	PCard JE	00027	977607	367789	6/23/2020	1,196.29
	PCard JE	00027	977607	367789	6/23/2020	484.84
					Account Total	6,073.86
	Land					
	ADAMS COUNTY TREASURER	00027	977772	368030	7/6/2020	1,313.42
	ADAMS COUNTY TREASURER	00027	977974	368422	7/9/2020	780.58
	ADAMS COUNTY TREASURER	00027	977980	368422	7/9/2020	76.66
	ADAMS COUNTY TREASURER	00027	977978	368422	7/9/2020	1,312.48
					Account Total	3,483.14
					Department Total	9,692.12

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 Clrg					
	OUTDOOR PROMOTIONS OF COLORADO	00028	977981	368419	7/9/2020	<u>1,500.00</u>
					Account Total	<u>1,500.00</u>
					Department Total	<u><u>1,500.00</u></u>

County of Adams
Vendor Payment Report

<u>6201</u>	<u>Open Space Tax- Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00028	977607	367789	6/23/2020	<u>32.00</u>
					Account Total	<u>32.00</u>
					Department Total	<u><u>32.00</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					
	BENNETT TOWN OF	00028	977806	368154	7/7/2020	9,330.50
	NORTHGLENN CITY OF	00028	977805	368152	7/7/2020	30,235.06
					Account Total	<u>39,565.56</u>
					Department Total	<u><u>39,565.56</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>
	EE of Season					
	CA SHORT COMPANY	00001	977782	368113	7/7/2020	825.00
					Account Total	825.00
	Insurance Premiums					
	DELTA DENTAL OF COLORADO	00001	977736	367894	7/2/2020	20.94
	KAISER PERMANENTE	00001	977734	367885	7/2/2020	1,569.05
					Account Total	1,589.99
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	55.29
	PCard JE	00001	977607	367789	6/23/2020	35.68
	PCard JE	00001	977607	367789	6/23/2020	5.63
	PCard JE	00001	977607	367789	6/23/2020	41.76
					Account Total	138.36
	Printing External					
	PCard JE	00001	977607	367789	6/23/2020	40.00
					Account Total	40.00
	Tuition Reimbursement					
	BENEGAS TARA	00001	977622	367795	7/1/2020	2,500.00
	CORONADO TIMOTHY	00001	977739	367896	7/2/2020	2,213.29
	PILMER RHODA	00001	977779	368101	7/7/2020	1,680.00
					Account Total	6,393.29
					Department Total	8,986.64

County of Adams
Vendor Payment Report

<u>1034</u>	<u>People Services-Social Svcs</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Subscrip/Publications					
	PCard JE	00001	977607	367789	6/23/2020	490.00
					Account Total	490.00
					Department Total	490.00

County of Adams
Vendor Payment Report

<u>2061</u>	<u>PKS - Weed & Pest</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PCard JE	00001	977607	367789	6/23/2020	70.00
					Account Total	70.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	1,213.67
	PCard JE	00001	977607	367789	6/23/2020	70.58
	PCard JE	00001	977607	367789	6/23/2020	321.93
	PCard JE	00001	977607	367789	6/23/2020	2,617.59
	PCard JE	00001	977607	367789	6/23/2020	108.96
					Account Total	4,332.73
	Other Professional Serv					
	PCard JE	00001	977607	367789	6/23/2020	2,186.97
					Account Total	2,186.97
	Vehicle Repair & Maint					
	PCard JE	00001	977607	367789	6/23/2020	525.15
					Account Total	525.15
					Department Total	7,114.85

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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					
	PCard JE	00001	977607	367789	6/23/2020	40.13
	PCard JE	00001	977607	367789	6/23/2020	378.00
	PCard JE	00001	977607	367789	6/23/2020	27.88
	PCard JE	00001	977607	367789	6/23/2020	57.58
	PCard JE	00001	977607	367789	6/23/2020	86.25
	PCard JE	00001	977607	367789	6/23/2020	68.41
	PCard JE	00001	977607	367789	6/23/2020	40.98
	PCard JE	00001	977607	367789	6/23/2020	12.95
					Account Total	712.18
	Other Professional Serv					
	PCard JE	00001	977607	367789	6/23/2020	157.13
					Account Total	157.13
					Department Total	869.31

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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					
	NEON RAIN INTERACTIVE LLC	00001	977780	368104	7/7/2020	1,183.00
					Account Total	1,183.00
	Liquor Sales					
	SANCHEZ CAROLS	00001	977847	368256	7/8/2020	1,500.00
					Account Total	1,500.00
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	149.95
					Account Total	149.95
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	34.05
	PCard JE	00001	977607	367789	6/23/2020	140.20
	PCard JE	00001	977607	367789	6/23/2020	183.25
	PCard JE	00001	977607	367789	6/23/2020	113.30
					Account Total	470.80
	Public Relations					
	PCard JE	00001	977607	367789	6/23/2020	3,446.51
	PCard JE	00001	977607	367789	6/23/2020	25.00
	PCard JE	00001	977607	367789	6/23/2020	25.00
	PCard JE	00001	977607	367789	6/23/2020	25.00
	PCard JE	00001	977607	367789	6/23/2020	27.95
					Account Total	3,549.46
	Regional Park Concessions					
	MARTINEZ DAUNINE	00001	977851	368259	7/8/2020	150.00
	SANCHEZ CAROLS	00001	977853	368261	7/8/2020	150.00
					Account Total	300.00
	Regional Park Rentals					
	CHUMACERO TAMMI	00001	977843	368256	7/8/2020	100.00
	DIFFERENCE MAKER THE	00001	977849	368256	7/8/2020	250.00
	MARTINEZ DAUNINE	00001	977851	368259	7/8/2020	3,685.00
	PLACHE KIM	00001	977845	368256	7/8/2020	100.00
	RICHARD LAMBERT FOUNDATION	00001	977846	368256	7/8/2020	100.00
	SANCHEZ CAROLS	00001	977853	368261	7/8/2020	3,250.00
	TAYLOR AL	00001	977848	368256	7/8/2020	175.00

County of Adams
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<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Account Total	7,660.00
	Sheriff Park Security Fees					
	MARTINEZ DAUNINE	00001	977851	368259	7/8/2020	1,446.00
	SANCHEZ CAROLS	00001	977853	368261	7/8/2020	564.00
					Account Total	2,010.00
					Department Total	16,823.21

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	977607	367789	6/23/2020	37.36
	PCard JE	00001	977607	367789	6/23/2020	1,868.21
					Account Total	1,905.57
	Maintenance Contracts					
	PCard JE	00001	977607	367789	6/23/2020	1,890.76
					Account Total	1,890.76
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	1,256.38
	PCard JE	00001	977607	367789	6/23/2020	109.98
	PCard JE	00001	977607	367789	6/23/2020	1,741.03
	PCard JE	00001	977607	367789	6/23/2020	1,671.23
	PCard JE	00001	977607	367789	6/23/2020	1,252.23
	PCard JE	00001	977607	367789	6/23/2020	828.37
	PCard JE	00001	977607	367789	6/23/2020	403.74
	PCard JE	00001	977607	367789	6/23/2020	43.00
	PCard JE	00001	977607	367789	6/23/2020	94.65
					Account Total	7,400.61
	Water/Sewer/Sanitation					
	PCard JE	00001	977607	367789	6/23/2020	415.20
					Account Total	415.20
					Department Total	11,612.14

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>
	Building Repair & Maint					
	PCard JE	00001	977607	367789	6/23/2020	190.00
	PCard JE	00001	977607	367789	6/23/2020	82.89
	PCard JE	00001	977607	367789	6/23/2020	596.80
	PCard JE	00001	977607	367789	6/23/2020	445.00
					Account Total	1,314.69
	Fuel, Gas & Oil					
	PCard JE	00001	977607	367789	6/23/2020	1,063.72
	PCard JE	00001	977607	367789	6/23/2020	400.89
	PCard JE	00001	977607	367789	6/23/2020	284.11
					Account Total	1,748.72
	Gas & Electricity					
	PCard JE	00001	977607	367789	6/23/2020	84.23
	PCard JE	00001	977607	367789	6/23/2020	491.85
	PCard JE	00001	977607	367789	6/23/2020	26.92
					Account Total	603.00
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	225.00
	PCard JE	00001	977607	367789	6/23/2020	1,139.65
					Account Total	1,364.65
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	84.90
	PCard JE	00001	977607	367789	6/23/2020	229.56
	PCard JE	00001	977607	367789	6/23/2020	265.83
	PCard JE	00001	977607	367789	6/23/2020	25.85
	PCard JE	00001	977607	367789	6/23/2020	216.17
	PCard JE	00001	977607	367789	6/23/2020	216.17
	PCard JE	00001	977607	367789	6/23/2020	56.10
	PCard JE	00001	977607	367789	6/23/2020	25.50
	PCard JE	00001	977607	367789	6/23/2020	362.40
					Account Total	1,482.48
	Other Repair & Maint					
	PCard JE	00001	977607	367789	6/23/2020	3,200.00
	PCard JE	00001	977607	367789	6/23/2020	1,249.41

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>
					Account Total	4,449.41
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	73.41
	PCard JE	00001	977607	367789	6/23/2020	874.98
	PCard JE	00001	977607	367789	6/23/2020	219.57
					Account Total	1,167.96
	Tires					
	PCard JE	00001	977607	367789	6/23/2020	66.68
					Account Total	66.68
	Vehicle Parts & Supplies					
	PCard JE	00001	977607	367789	6/23/2020	315.43
	PCard JE	00001	977607	367789	6/23/2020	62.50
	PCard JE	00001	977607	367789	6/23/2020	21.85
	PCard JE	00001	977607	367789	6/23/2020	115.90
	PCard JE	00001	977607	367789	6/23/2020	283.81
	PCard JE	00001	977607	367789	6/23/2020	83.06
	PCard JE	00001	977607	367789	6/23/2020	698.15
	PCard JE	00001	977607	367789	6/23/2020	216.92
	PCard JE	00001	977607	367789	6/23/2020	17.44
	PCard JE	00001	977607	367789	6/23/2020	187.06
					Account Total	2,002.12
	Water/Sewer/Sanitation					
	PCard JE	00001	977607	367789	6/23/2020	3,042.74
					Account Total	3,042.74
					Department Total	17,242.45

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>
	Fuel, Gas & Oil					
	PCard JE	00001	977607	367789	6/23/2020	626.35
					Account Total	626.35
	Gas & Electricity					
	PCard JE	00001	977607	367789	6/23/2020	30.00
					Account Total	30.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	15.37
	PCard JE	00001	977607	367789	6/23/2020	29.41
	PCard JE	00001	977607	367789	6/23/2020	256.00
	PCard JE	00001	977607	367789	6/23/2020	562.45
	PCard JE	00001	977607	367789	6/23/2020	.26-
	PCard JE	00001	977607	367789	6/23/2020	87.00
	PCard JE	00001	977607	367789	6/23/2020	712.23
	PCard JE	00001	977607	367789	6/23/2020	128.00
	PCard JE	00001	977607	367789	6/23/2020	631.80
	PCard JE	00001	977607	367789	6/23/2020	207.86
	PCard JE	00001	977607	367789	6/23/2020	438.64
	PCard JE	00001	977607	367789	6/23/2020	420.00
	PCard JE	00001	977607	367789	6/23/2020	1,694.80
					Account Total	5,183.30
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	399.12
	PCard JE	00001	977607	367789	6/23/2020	326.86
					Account Total	725.98
	Vehicle Parts & Supplies					
	PCard JE	00001	977607	367789	6/23/2020	533.40
	PCard JE	00001	977607	367789	6/23/2020	252.49
					Account Total	785.89
	Water/Sewer/Sanitation					
	NORTH PECOS WATER & SANITATION	00001	977844	368256	7/8/2020	41.13
	PCard JE	00001	977607	367789	6/23/2020	1,285.00
	PCard JE	00001	977607	367789	6/23/2020	382.43
	PCard JE	00001	977607	367789	6/23/2020	318.39

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	977607	367789	6/23/2020	1,606.50
	PCard JE	00001	977607	367789	6/23/2020	596.62
	PCard JE	00001	977607	367789	6/23/2020	3,010.72
	PCard JE	00001	977607	367789	6/23/2020	138.94
	PCard JE	00001	977607	367789	6/23/2020	3,361.62
	PCard JE	00001	977607	367789	6/23/2020	514.62
	PCard JE	00001	977607	367789	6/23/2020	1,614.06
					Account Total	<u>12,870.03</u>
					Department Total	<u><u>20,221.55</u></u>

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	977607	367789	6/23/2020	300.00
					Account Total	300.00
	Equipment Rental					
	PCard JE	00001	977607	367789	6/23/2020	1,881.30
					Account Total	1,881.30
	Printing External					
	MINUTEMAN PRESS-BRIGHTON	00001	977784	368121	7/7/2020	456.09
	MINUTEMAN PRESS-BRIGHTON	00001	977785	368121	7/7/2020	88.54
					Account Total	544.63
					Department Total	2,725.93

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	977607	367789	6/23/2020	94.99
	PCard JE	00001	977607	367789	6/23/2020	95.20
	PCard JE	00001	977607	367789	6/23/2020	500.00
	PCard JE	00001	977607	367789	6/23/2020	500.00
	PCard JE	00001	977607	367789	6/23/2020	399.27
	PCard JE	00001	977607	367789	6/23/2020	1,385.41
	PCard JE	00001	977607	367789	6/23/2020	99.00
	PCard JE	00001	977607	367789	6/23/2020	197.98
	PCard JE	00001	977607	367789	6/23/2020	309.50
	PCard JE	00001	977607	367789	6/23/2020	1,944.59
	PCard JE	00001	977607	367789	6/23/2020	2,000.00
					Account Total	7,525.94
	Business Meetings					
	PCard JE	00001	977607	367789	6/23/2020	45.90
					Account Total	45.90
	Education & Training					
	PCard JE	00001	977607	367789	6/23/2020	25.00
	PCard JE	00001	977607	367789	6/23/2020	25.00
	PCard JE	00001	977607	367789	6/23/2020	1,120.00
					Account Total	1,170.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	50.68
	PCard JE	00001	977607	367789	6/23/2020	11.99
					Account Total	62.67
	Printing External					
	PCard JE	00001	977607	367789	6/23/2020	771.62
					Account Total	771.62
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	11.97
	PCard JE	00001	977607	367789	6/23/2020	197.60
	PCard JE	00001	977607	367789	6/23/2020	183.80
	PCard JE	00001	977607	367789	6/23/2020	185.20
	PCard JE	00001	977607	367789	6/23/2020	29.85

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>
	PCard JE	00001	977607	367789	6/23/2020	322.98
	PCard JE	00001	977607	367789	6/23/2020	39.99
					Account Total	<u>971.39</u>
					Department Total	<u><u>10,547.52</u></u>

County of Adams
Vendor Payment Report

<u>3050C8298000</u>	<u>PUB 1075 Background Checks</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Finger Prints					
	PCard JE	00015	977607	367789	6/23/2020	49.50
					Account Total	49.50
					Department Total	49.50

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>
	Minor Equipment PCard JE	00001	977607	367789	6/23/2020	249.00
					Account Total	249.00
					Department Total	249.00

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>
	Business Meetings					
	PCard JE	00013	977607	367789	6/23/2020	102.00
	PCard JE	00013	977607	367789	6/23/2020	58.65
	PCard JE	00013	977607	367789	6/23/2020	104.55
					Account Total	265.20
	Education & Training					
	PCard JE	00013	977607	367789	6/23/2020	50.00
					Account Total	50.00
	Equipment Rental					
	PCard JE	00013	977607	367789	6/23/2020	138.00
					Account Total	138.00
	Membership Dues					
	PCard JE	00013	977607	367789	6/23/2020	34.19
					Account Total	34.19
	Operating Supplies					
	PCard JE	00013	977607	367789	6/23/2020	540.01
	PCard JE	00013	977607	367789	6/23/2020	42.89
	PCard JE	00013	977607	367789	6/23/2020	211.03
	PCard JE	00013	977607	367789	6/23/2020	11.58
	PCard JE	00013	977607	367789	6/23/2020	59.65
					Account Total	865.16
					Department Total	1,352.55

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					
	LAND TITLE GUARANTEE COMPANY	00013	977852	368260	7/8/2020	79,314.00
					Account Total	<u>79,314.00</u>
					Department Total	<u><u>79,314.00</u></u>

County of Adams
Vendor Payment Report

<u>3052</u>	<u>PW - Constr & Inspec</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	PCard JE	00013	977607	367789	6/23/2020	211.02
					Account Total	211.02
	Other Communications					
	PCard JE	00013	977607	367789	6/23/2020	1,790.35
					Account Total	1,790.35
					Department Total	2,001.37

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>
	Minor Equipment					
	PCard JE	00013	977607	367789	6/23/2020	981.00
					Account Total	981.00
	Operating Supplies					
	PCard JE	00013	977607	367789	6/23/2020	211.02
					Account Total	211.02
	Other Communications					
	PCard JE	00013	977607	367789	6/23/2020	298.38
					Account Total	298.38
					Department Total	<u>1,490.40</u>

County of Adams
Vendor Payment Report

<u>3031</u>	<u>PW - Operations & Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Debris Removal					
	PCard JE	00013	977607	367789	6/23/2020	333.86
					Account Total	333.86
	Operating Supplies					
	PCard JE	00013	977607	367789	6/23/2020	113.66
	PCard JE	00013	977607	367789	6/23/2020	7.23
	PCard JE	00013	977607	367789	6/23/2020	167.30
	PCard JE	00013	977607	367789	6/23/2020	222.08
	PCard JE	00013	977607	367789	6/23/2020	12.46
	PCard JE	00013	977607	367789	6/23/2020	19.99
	PCard JE	00013	977607	367789	6/23/2020	96.18
	PCard JE	00013	977607	367789	6/23/2020	54.99
					Account Total	693.89
	Other Communications					
	PCard JE	00013	977607	367789	6/23/2020	100.72
					Account Total	100.72
	Other Professional Serv					
	PCard JE	00013	977607	367789	6/23/2020	277.50
					Account Total	277.50
	Pothole Asphalt					
	PCard JE	00013	977607	367789	6/23/2020	67.76
	PCard JE	00013	977607	367789	6/23/2020	138.16
	PCard JE	00013	977607	367789	6/23/2020	135.52
	PCard JE	00013	977607	367789	6/23/2020	154.44
	PCard JE	00013	977607	367789	6/23/2020	160.60
					Account Total	656.48
	Repair & Maint Supplies					
	PCard JE	00013	977607	367789	6/23/2020	35.88
	PCard JE	00013	977607	367789	6/23/2020	1,215.00
	PCard JE	00013	977607	367789	6/23/2020	430.86
	PCard JE	00013	977607	367789	6/23/2020	169.22
					Account Total	1,850.96
	Water/Sewer/Sanitation					
	PCard JE	00013	977607	367789	6/23/2020	262.42

County of Adams
Vendor Payment Report

<u>3031</u>	<u>PW - Operations & Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Account Total	262.42
					Department Total	4,175.83

County of Adams
Vendor Payment Report

<u>1037</u>	<u>PW - Regional Transportation</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	149.20
					Account Total	149.20
					Department Total	149.20

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	977607	367789	6/23/2020	512.33
					Account Total	512.33
					Department Total	512.33

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	977737	367894	7/2/2020	<u>175.23</u>
					Account Total	<u>175.23</u>
					Department Total	<u><u>175.23</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>
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	169.99
	PCard JE	00001	977607	367789	6/23/2020	169.99
					Account Total	<u>339.98</u>
					Department Total	<u><u>339.98</u></u>

County of Adams
Vendor Payment Report

<u>13</u>	<u>Road & Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	3M COMPANY	00013	977982	368419	7/9/2020	150.00
	ALLIED RECYCLED AGGREGATES	00013	977923	368410	7/9/2020	18,883.16
	BFI TOWER ROAD LANDFILL	00013	978000	368419	7/9/2020	4,118.45
	BFI TOWER ROAD LANDFILL	00013	978001	368419	7/9/2020	649.25
	BRANNAN SAND & GRAVEL COMPANY	00013	977989	368419	7/9/2020	86.10
	BRANNAN SAND & GRAVEL COMPANY	00013	977989	368419	7/9/2020	177.32
	BRANNAN SAND & GRAVEL COMPANY	00013	977990	368419	7/9/2020	1,545.18
	BRANNAN SAND & GRAVEL COMPANY	00013	977991	368419	7/9/2020	1,021.44
	EP&A ENVIROTAC INC	00013	977999	368419	7/9/2020	35,644.18
	GMCO CORPORATION	00013	977924	368410	7/9/2020	30,017.28
	GMCO CORPORATION	00013	977925	368410	7/9/2020	14,165.76
	GMCO CORPORATION	00013	977926	368410	7/9/2020	8,139.26
	ICON ENGINEERING INC	00013	977946	368419	7/9/2020	7,159.00
	JK TRANSPORTS INC	00013	978003	368425	7/9/2020	4,400.00
	JK TRANSPORTS INC	00013	978003	368425	7/9/2020	40.00
	JK TRANSPORTS INC	00013	977993	368419	7/9/2020	21,505.00
	JK TRANSPORTS INC	00013	977994	368419	7/9/2020	18,600.00
	JK TRANSPORTS INC	00013	977995	368419	7/9/2020	13,260.00
	JK TRANSPORTS INC	00013	977996	368419	7/9/2020	4,900.00
	KUMAR & ASSOCIATES INC	00013	977944	368419	7/9/2020	695.00
	OUTTA CONTROL DESIGNS	00013	977929	368410	7/9/2020	965.96
	WAYNE A MITCHELL LLC	00013	977928	368410	7/9/2020	1,575.00
					Account Total	187,697.34
					Department Total	187,697.34

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>
	Membership Dues					
	PCard JE	00001	977607	367789	6/23/2020	190.00
					Account Total	190.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	440.00
	PCard JE	00001	977607	367789	6/23/2020	160.58
	PCard JE	00001	977607	367789	6/23/2020	110.37
	PCard JE	00001	977607	367789	6/23/2020	249.95
	PCard JE	00001	977607	367789	6/23/2020	78.87
	PCard JE	00001	977607	367789	6/23/2020	19.36
	PCard JE	00001	977607	367789	6/23/2020	196.90
	PCard JE	00001	977607	367789	6/23/2020	39.15
	PCard JE	00001	977607	367789	6/23/2020	5.99
	PCard JE	00001	977607	367789	6/23/2020	295.98
	PCard JE	00001	977607	367789	6/23/2020	72.19
	PCard JE	00001	977607	367789	6/23/2020	172.25
	PCard JE	00001	977607	367789	6/23/2020	153.94
	PCard JE	00001	977607	367789	6/23/2020	79.99
					Account Total	1,767.64
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	118.99
	PCard JE	00001	977607	367789	6/23/2020	118.99
					Account Total	237.98
	Other Professional Serv					
	PCard JE	00001	977607	367789	6/23/2020	177.23
					Account Total	177.23
	Subscrip/Publications					
	PCard JE	00001	977607	367789	6/23/2020	66.50
					Account Total	66.50
					Department Total	2,439.35

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>
	Business Meetings					
	PCard JE	00001	977607	367789	6/23/2020	158.17
	PCard JE	00001	977607	367789	6/23/2020	181.79
					Account Total	339.96
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	430.24
	PCard JE	00001	977607	367789	6/23/2020	518.40
	PCard JE	00001	977607	367789	6/23/2020	221.40
	PCard JE	00001	977607	367789	6/23/2020	288.00
	PCard JE	00001	977607	367789	6/23/2020	96.75
	PCard JE	00001	977607	367789	6/23/2020	297.42
	PCard JE	00001	977607	367789	6/23/2020	69.90
	PCard JE	00001	977607	367789	6/23/2020	180.56
	PCard JE	00001	977607	367789	6/23/2020	440.00
	PEACE OFFICER STANDARDS	00001	977879	368299	7/8/2020	7,500.00
					Account Total	10,042.67
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	65.44
	PCard JE	00001	977607	367789	6/23/2020	145.00
	PCard JE	00001	977607	367789	6/23/2020	227.50
					Account Total	437.94
					Department Total	10,820.57

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	977607	367789	6/23/2020	33.00
	PCard JE	00001	977607	367789	6/23/2020	15.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	9.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	15.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	15.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	11.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	9.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	15.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	9.00
	PCard JE	00001	977607	367789	6/23/2020	3.00

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>
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	13.00
	PCard JE	00001	977607	367789	6/23/2020	7.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	12.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	10.00
					Account Total	611.47
	Consultant Services					
	PCard JE	00001	977607	367789	6/23/2020	171.85
	PCard JE	00001	977607	367789	6/23/2020	165.00
					Account Total	336.85
	Education & Training					
	PCard JE	00001	977607	367789	6/23/2020	2,320.00-
	PCard JE	00001	977607	367789	6/23/2020	1,295.00
	PCard JE	00001	977607	367789	6/23/2020	2,320.00
	PCard JE	00001	977607	367789	6/23/2020	268.00
					Account Total	1,563.00
	Operating Supplies					
	DEEP ROCK WATER	00001	977875	368299	7/8/2020	72.83
	PCard JE	00001	977607	367789	6/23/2020	82.90
	PCard JE	00001	977607	367789	6/23/2020	759.00
	PCard JE	00001	977607	367789	6/23/2020	4.10
	PCard JE	00001	977607	367789	6/23/2020	545.30
	PCard JE	00001	977607	367789	6/23/2020	545.30
	PCard JE	00001	977607	367789	6/23/2020	862.80
	PCard JE	00001	977607	367789	6/23/2020	182.00
	PCard JE	00001	977607	367789	6/23/2020	18.07
	PCard JE	00001	977607	367789	6/23/2020	209.98
	PCard JE	00001	977607	367789	6/23/2020	32.02-
	PCard JE	00001	977607	367789	6/23/2020	290.00
	PCard JE	00001	977607	367789	6/23/2020	664.90
	PCard JE	00001	977607	367789	6/23/2020	128.90
	PCard JE	00001	977607	367789	6/23/2020	25.99
	PCard JE	00001	977607	367789	6/23/2020	76.75

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	977607	367789	6/23/2020	424.43
	PCard JE	00001	977607	367789	6/23/2020	39.18-
	PCard JE	00001	977607	367789	6/23/2020	117.54-
	PCard JE	00001	977607	367789	6/23/2020	124.66
	PCard JE	00001	977607	367789	6/23/2020	87.98
	PCard JE	00001	977607	367789	6/23/2020	800.00
	PCard JE	00001	977607	367789	6/23/2020	2,931.50
	PCard JE	00001	977607	367789	6/23/2020	67.90
	PCard JE	00001	977607	367789	6/23/2020	148.97
	PCard JE	00001	977607	367789	6/23/2020	35.00
	PCard JE	00001	977607	367789	6/23/2020	15.95
	PCard JE	00001	977607	367789	6/23/2020	311.24
	PCard JE	00001	977607	367789	6/23/2020	6,250.00
	PCard JE	00001	977607	367789	6/23/2020	63.56
	PCard JE	00001	977607	367789	6/23/2020	99.99
	PCard JE	00001	977607	367789	6/23/2020	34.95
	PCard JE	00001	977607	367789	6/23/2020	39.33
	PCard JE	00001	977607	367789	6/23/2020	34.99
	PCard JE	00001	977607	367789	6/23/2020	115.28
	PCard JE	00001	977607	367789	6/23/2020	121.94
	PCard JE	00001	977607	367789	6/23/2020	44.95
	PCard JE	00001	977607	367789	6/23/2020	367.70
	PCard JE	00001	977607	367789	6/23/2020	23.14
	PCard JE	00001	977607	367789	6/23/2020	73.05
	PCard JE	00001	977607	367789	6/23/2020	27.51
	PCard JE	00001	977607	367789	6/23/2020	50.08
	PCard JE	00001	977607	367789	6/23/2020	23.14-
	PCard JE	00001	977607	367789	6/23/2020	44.60
	PCard JE	00001	977607	367789	6/23/2020	50.34
	PCard JE	00001	977607	367789	6/23/2020	1,189.90
	PCard JE	00001	977607	367789	6/23/2020	94.63
	PCard JE	00001	977607	367789	6/23/2020	25.12
	SHRED IT USA LLC	00001	977881	368299	7/8/2020	100.00
					Account Total	18,055.63
	Other Professional Serv					
	PCard JE	00001	977607	367789	6/23/2020	214.69

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	977607	367789	6/23/2020	370.80
	PSYCHOLOGICAL DIMENSIONS	00001	977878	368299	7/8/2020	2,475.00
					Account Total	3,060.49
	Other Repair & Maint					
	PCard JE	00001	977607	367789	6/23/2020	4,864.42
					Account Total	4,864.42
	Special Events					
	PCard JE	00001	977607	367789	6/23/2020	200.00-
	PCard JE	00001	977607	367789	6/23/2020	350.00
	PCard JE	00001	977607	367789	6/23/2020	450.00
	PCard JE	00001	977607	367789	6/23/2020	237.34
	PCard JE	00001	977607	367789	6/23/2020	60.00-
	PCard JE	00001	977607	367789	6/23/2020	170.00
	PCard JE	00001	977607	367789	6/23/2020	500.00-
					Account Total	447.34
	Travel & Transportation					
	PCard JE	00001	977607	367789	6/23/2020	67.96
	PCard JE	00001	977607	367789	6/23/2020	20.00
	PCard JE	00001	977607	367789	6/23/2020	20.00
	PCard JE	00001	977607	367789	6/23/2020	1,492.42-
					Account Total	1,384.46-
	Uniforms & Cleaning					
	PCard JE	00001	977607	367789	6/23/2020	27.95
	PCard JE	00001	977607	367789	6/23/2020	27.95
	PCard JE	00001	977607	367789	6/23/2020	499.75
					Account Total	555.65
					Department Total	28,595.92

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	977607	367789	6/23/2020	<u>13.95</u>
					Account Total	<u>13.95</u>
					Department Total	<u><u>13.95</u></u>

County of Adams
Vendor Payment Report

<u>2075</u>	<u>SHF- Commissary Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	PCard JE	00001	977607	367789	6/23/2020	97.00
					Account Total	<u>97.00</u>
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	7.99
	PCard JE	00001	977607	367789	6/23/2020	63.18
					Account Total	<u>71.17</u>
	Other Communications					
	CENTURY LINK	00001	977874	368299	7/8/2020	201.40
					Account Total	<u>201.40</u>
					Department Total	<u><u>369.57</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>
	Business Meetings					
	PCard JE	00001	977607	367789	6/23/2020	11.12
	PCard JE	00001	977607	367789	6/23/2020	75.10
	PCard JE	00001	977607	367789	6/23/2020	31.38
	PCard JE	00001	977607	367789	6/23/2020	24.75
	PCard JE	00001	977607	367789	6/23/2020	126.49
	PCard JE	00001	977607	367789	6/23/2020	43.62
					Account Total	312.46
	Equipment Rental					
	PCard JE	00001	977607	367789	6/23/2020	411.56
					Account Total	411.56
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	977876	368299	7/8/2020	154.98
	LANGUAGE LINE SERVICES	00001	977877	368299	7/8/2020	53.30
					Account Total	208.28
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	136.00
					Account Total	136.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	15.45
	PCard JE	00001	977607	367789	6/23/2020	64.95
	PCard JE	00001	977607	367789	6/23/2020	2,029.74
	PCard JE	00001	977607	367789	6/23/2020	86.41
	PCard JE	00001	977607	367789	6/23/2020	86.45
	PCard JE	00001	977607	367789	6/23/2020	54.50
	PCard JE	00001	977607	367789	6/23/2020	34.88
	PCard JE	00001	977607	367789	6/23/2020	71.97
	PCard JE	00001	977607	367789	6/23/2020	63.88
	PCard JE	00001	977607	367789	6/23/2020	119.98
	PCard JE	00001	977607	367789	6/23/2020	19.62
	PCard JE	00001	977607	367789	6/23/2020	178.15
	PCard JE	00001	977607	367789	6/23/2020	386.84
	PCard JE	00001	977607	367789	6/23/2020	26.90
	PCard JE	00001	977607	367789	6/23/2020	84.59

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	977607	367789	6/23/2020	79.83
	PCard JE	00001	977607	367789	6/23/2020	107.95
	PCard JE	00001	977607	367789	6/23/2020	274.51
	PCard JE	00001	977607	367789	6/23/2020	271.20
	PCard JE	00001	977607	367789	6/23/2020	10.00
	PCard JE	00001	977607	367789	6/23/2020	4.10
	PCard JE	00001	977607	367789	6/23/2020	119.98
					Account Total	4,191.88
	Other Professional Serv					
	PCard JE	00001	977607	367789	6/23/2020	51.00
	PCard JE	00001	977607	367789	6/23/2020	309.75
	PCard JE	00001	977607	367789	6/23/2020	182.00
					Account Total	542.75
	Postage & Freight					
	PCard JE	00001	977607	367789	6/23/2020	52.38
					Account Total	52.38
	Travel & Transportation					
	PCard JE	00001	977607	367789	6/23/2020	.01
					Account Total	.01
	Uniforms & Cleaning					
	PCard JE	00001	977607	367789	6/23/2020	50.00
					Account Total	50.00
					Department Total	5,905.32

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	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	4.00
	PCard JE	00001	977607	367789	6/23/2020	4.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	4.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	4.00
	PCard JE	00001	977607	367789	6/23/2020	4.00
	PCard JE	00001	977607	367789	6/23/2020	4.00
	PCard JE	00001	977607	367789	6/23/2020	4.00
	PCard JE	00001	977607	367789	6/23/2020	4.00
	PCard JE	00001	977607	367789	6/23/2020	4.00
	PCard JE	00001	977607	367789	6/23/2020	4.00
	PCard JE	00001	977607	367789	6/23/2020	4.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
	PCard JE	00001	977607	367789	6/23/2020	3.00
					Account Total	71.00
	Education & Training					
	PCard JE	00001	977607	367789	6/23/2020	280.00
	PCard JE	00001	977607	367789	6/23/2020	840.00
					Account Total	1,120.00
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	977876	368299	7/8/2020	914.30
	LANGUAGE LINE SERVICES	00001	977877	368299	7/8/2020	594.50
					Account Total	1,508.80
	Machinery					
	PCard JE	00001	977607	367789	6/23/2020	474.50
					Account Total	474.50
	Office Furniture & Equip					
	PCard JE	00001	977607	367789	6/23/2020	4,939.69

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>
					Account Total	4,939.69
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	110.00
	PCard JE	00001	977607	367789	6/23/2020	44.67
	PCard JE	00001	977607	367789	6/23/2020	10.20
	PCard JE	00001	977607	367789	6/23/2020	36.90
	PCard JE	00001	977607	367789	6/23/2020	1,499.77
	PCard JE	00001	977607	367789	6/23/2020	4,496.42
	PCard JE	00001	977607	367789	6/23/2020	36.12
	PCard JE	00001	977607	367789	6/23/2020	60.00
	PCard JE	00001	977607	367789	6/23/2020	146.20
	PCard JE	00001	977607	367789	6/23/2020	43.90
	PCard JE	00001	977607	367789	6/23/2020	1,699.00
	PCard JE	00001	977607	367789	6/23/2020	4,968.00
	PCard JE	00001	977607	367789	6/23/2020	207.80
	PCard JE	00001	977607	367789	6/23/2020	572.58
	PCard JE	00001	977607	367789	6/23/2020	191.39
	PCard JE	00001	977607	367789	6/23/2020	4,555.00
	PCard JE	00001	977607	367789	6/23/2020	4,549.00
	PCard JE	00001	977607	367789	6/23/2020	2,274.50
	PCard JE	00001	977607	367789	6/23/2020	50.00
	PCard JE	00001	977607	367789	6/23/2020	114.45
	PCard JE	00001	977607	367789	6/23/2020	47.84
	PCard JE	00001	977607	367789	6/23/2020	449.38
	PCard JE	00001	977607	367789	6/23/2020	50.00
	PCard JE	00001	977607	367789	6/23/2020	30.87
	PCard JE	00001	977607	367789	6/23/2020	498.00
	PCard JE	00001	977607	367789	6/23/2020	128.35
	PCard JE	00001	977607	367789	6/23/2020	5.94
	PCard JE	00001	977607	367789	6/23/2020	74.64
	PCard JE	00001	977607	367789	6/23/2020	309.00
	PCard JE	00001	977607	367789	6/23/2020	52.75
	PCard JE	00001	977607	367789	6/23/2020	42.49
	PCard JE	00001	977607	367789	6/23/2020	17.51
	PCard JE	00001	977607	367789	6/23/2020	23.43
	PCard JE	00001	977607	367789	6/23/2020	37.50

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	977607	367789	6/23/2020	136.48
	PCard JE	00001	977607	367789	6/23/2020	247.60
	PCard JE	00001	977607	367789	6/23/2020	29.52
	SUMMIT FOOD SERVICE LLC	00001	977882	368299	7/8/2020	1,611.11
					Account Total	29,458.31
	Other Repair & Maint					
	PCard JE	00001	977607	367789	6/23/2020	560.00
	PCard JE	00001	977607	367789	6/23/2020	429.71
					Account Total	989.71
	Printing External					
	PCard JE	00001	977607	367789	6/23/2020	2,035.00
					Account Total	2,035.00
	Repair & Maint Supplies					
	PCard JE	00001	977607	367789	6/23/2020	1,462.40
	PCard JE	00001	977607	367789	6/23/2020	482.00
	PCard JE	00001	977607	367789	6/23/2020	594.65
	PCard JE	00001	977607	367789	6/23/2020	3,995.20
	PCard JE	00001	977607	367789	6/23/2020	56.25
	PCard JE	00001	977607	367789	6/23/2020	39.00
					Account Total	6,629.50
	Uniforms & Cleaning					
	PCard JE	00001	977607	367789	6/23/2020	290.74
	PCard JE	00001	977607	367789	6/23/2020	16.46
	PCard JE	00001	977607	367789	6/23/2020	27.95
	PCard JE	00001	977607	367789	6/23/2020	16.46
	PCard JE	00001	977607	367789	6/23/2020	16.46
	PCard JE	00001	977607	367789	6/23/2020	188.61
					Account Total	556.68
					Department Total	47,783.19

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>
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	345.38
					Account Total	345.38
	Other Professional Serv					
	PCard JE	00001	977607	367789	6/23/2020	956.94
					Account Total	956.94
	Postage & Freight					
	PURCHASE POWER	00001	977880	368299	7/8/2020	286.00
					Account Total	286.00
					Department Total	1,588.32

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>
	Maintenance Contracts					
	PCard JE	00001	977607	367789	6/23/2020	478.50
	PCard JE	00001	977607	367789	6/23/2020	81.00
	PCard JE	00001	977607	367789	6/23/2020	1,482.00
	PCard JE	00001	977607	367789	6/23/2020	3,700.00
	PCard JE	00001	977607	367789	6/23/2020	4,785.84
					Account Total	10,527.34
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	73.99
	PCard JE	00001	977607	367789	6/23/2020	104.97
	PCard JE	00001	977607	367789	6/23/2020	215.51
	PCard JE	00001	977607	367789	6/23/2020	64.99
	PCard JE	00001	977607	367789	6/23/2020	2,110.75
	PCard JE	00001	977607	367789	6/23/2020	321.33
	PCard JE	00001	977607	367789	6/23/2020	893.32
					Account Total	3,784.86
	Software and Licensing					
	PCard JE	00001	977607	367789	6/23/2020	29.98
	PCard JE	00001	977607	367789	6/23/2020	3,394.98
					Account Total	3,424.96
					Department Total	17,737.16

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>
	Business Meetings					
	PCard JE	00001	977607	367789	6/23/2020	10.48
	PCard JE	00001	977607	367789	6/23/2020	67.76
					Account Total	78.24
	Education & Training					
	PCard JE	00001	977607	367789	6/23/2020	698.00
	PCard JE	00001	977607	367789	6/23/2020	570.00
					Account Total	1,268.00
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	977877	368299	7/8/2020	144.32
	LANGUAGE LINE SERVICES	00001	977876	368299	7/8/2020	150.06
					Account Total	294.38
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	2,389.00
					Account Total	2,389.00
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	19.99
	PCard JE	00001	977607	367789	6/23/2020	136.37
	PCard JE	00001	977607	367789	6/23/2020	51.90
	PCard JE	00001	977607	367789	6/23/2020	3,284.46
	PCard JE	00001	977607	367789	6/23/2020	12.30
	PCard JE	00001	977607	367789	6/23/2020	107.00
	PCard JE	00001	977607	367789	6/23/2020	47.35
	PCard JE	00001	977607	367789	6/23/2020	43.50
	PCard JE	00001	977607	367789	6/23/2020	239.75
	PCard JE	00001	977607	367789	6/23/2020	35.99
	PCard JE	00001	977607	367789	6/23/2020	226.52
	PCard JE	00001	977607	367789	6/23/2020	2,359.70
					Account Total	6,564.83
	Other Communications					
	PCard JE	00001	977607	367789	6/23/2020	106.92
	PCard JE	00001	977607	367789	6/23/2020	1.05
	PCard JE	00001	977607	367789	6/23/2020	106.92
					Account Total	214.89

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					
	PCard JE	00001	977607	367789	6/23/2020	51.00
					Account Total	51.00
	Other Repair & Maint					
	PCard JE	00001	977607	367789	6/23/2020	268.28
					Account Total	268.28
	Travel & Transportation					
	PCard JE	00001	977607	367789	6/23/2020	13.85
					Account Total	13.85
					Department Total	<u>11,142.47</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>
	Extraditions					
	AVIS RENT A CAR SYSTEM INC	00001	977873	368299	7/8/2020	828.11
	PCard JE	00001	977607	367789	6/23/2020	246.72
	PCard JE	00001	977607	367789	6/23/2020	250.70
	PCard JE	00001	977607	367789	6/23/2020	600.70
	PCard JE	00001	977607	367789	6/23/2020	600.70
	PCard JE	00001	977607	367789	6/23/2020	302.60
	PCard JE	00001	977607	367789	6/23/2020	596.20
	PCard JE	00001	977607	367789	6/23/2020	596.20
	PCard JE	00001	977607	367789	6/23/2020	298.10
	PCard JE	00001	977607	367789	6/23/2020	204.06
	PCard JE	00001	977607	367789	6/23/2020	265.84
	PCard JE	00001	977607	367789	6/23/2020	673.70
	PCard JE	00001	977607	367789	6/23/2020	673.70
	PCard JE	00001	977607	367789	6/23/2020	278.10
	PCard JE	00001	977607	367789	6/23/2020	279.42
	PCard JE	00001	977607	367789	6/23/2020	490.20
	PCard JE	00001	977607	367789	6/23/2020	490.20
	PCard JE	00001	977607	367789	6/23/2020	302.10
	PCard JE	00001	977607	367789	6/23/2020	220.80
	PCard JE	00001	977607	367789	6/23/2020	118.10
	PCard JE	00001	977607	367789	6/23/2020	451.20
	PCard JE	00001	977607	367789	6/23/2020	451.20
	PCard JE	00001	977607	367789	6/23/2020	118.10-
	PCard JE	00001	977607	367789	6/23/2020	451.20-
	PCard JE	00001	977607	367789	6/23/2020	451.20-
	PCard JE	00001	977607	367789	6/23/2020	110.40-
	PCard JE	00001	977607	367789	6/23/2020	110.40-
	PCard JE	00001	977607	367789	6/23/2020	259.82
	PCard JE	00001	977607	367789	6/23/2020	192.54
	PCard JE	00001	977607	367789	6/23/2020	256.20
	PCard JE	00001	977607	367789	6/23/2020	256.20
	PCard JE	00001	977607	367789	6/23/2020	128.10
	PCard JE	00001	977607	367789	6/23/2020	1,406.20
	PCard JE	00001	977607	367789	6/23/2020	1,406.20
	PCard JE	00001	977607	367789	6/23/2020	302.60

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	977607	367789	6/23/2020	129.91-
	PCard JE	00001	977607	367789	6/23/2020	129.91-
					Account Total	11,925.39
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	977877	368299	7/8/2020	26.24
					Account Total	26.24
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	1,554.24
	PCard JE	00001	977607	367789	6/23/2020	14.99-
	PCard JE	00001	977607	367789	6/23/2020	9.99
	PCard JE	00001	977607	367789	6/23/2020	59.99
	PCard JE	00001	977607	367789	6/23/2020	26.11
	PCard JE	00001	977607	367789	6/23/2020	106.67
	PCard JE	00001	977607	367789	6/23/2020	28.18
	PCard JE	00001	977607	367789	6/23/2020	38.84
					Account Total	1,809.03
	Other Professional Serv					
	PCard JE	00001	977607	367789	6/23/2020	157.19
	PCard JE	00001	977607	367789	6/23/2020	122.79
	PCard JE	00001	977607	367789	6/23/2020	108.75
					Account Total	388.73
					Department Total	14,149.39

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>
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	738.65
	PCard JE	00001	977607	367789	6/23/2020	738.65-
	PCard JE	00001	977607	367789	6/23/2020	770.64
					Account Total	770.64
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	110.34
	PCard JE	00001	977607	367789	6/23/2020	17.30
	PCard JE	00001	977607	367789	6/23/2020	25.98
	PCard JE	00001	977607	367789	6/23/2020	75.49
	PCard JE	00001	977607	367789	6/23/2020	29.99
	PCard JE	00001	977607	367789	6/23/2020	37.80
	PCard JE	00001	977607	367789	6/23/2020	95.34
	PCard JE	00001	977607	367789	6/23/2020	33.98
	PCard JE	00001	977607	367789	6/23/2020	36.04
	PCard JE	00001	977607	367789	6/23/2020	17.40
	PCard JE	00001	977607	367789	6/23/2020	10.49
	PCard JE	00001	977607	367789	6/23/2020	14.40
	PCard JE	00001	977607	367789	6/23/2020	9.27
	PCard JE	00001	977607	367789	6/23/2020	141.96
	PCard JE	00001	977607	367789	6/23/2020	107.01
	PCard JE	00001	977607	367789	6/23/2020	46.82
	PCard JE	00001	977607	367789	6/23/2020	47.96
	PCard JE	00001	977607	367789	6/23/2020	545.86
	PCard JE	00001	977607	367789	6/23/2020	13.98
	PCard JE	00001	977607	367789	6/23/2020	27.32
	PCard JE	00001	977607	367789	6/23/2020	9.50
	PCard JE	00001	977607	367789	6/23/2020	73.60
	PCard JE	00001	977607	367789	6/23/2020	99.98
	PCard JE	00001	977607	367789	6/23/2020	10.56
	PCard JE	00001	977607	367789	6/23/2020	27.36
	PCard JE	00001	977607	367789	6/23/2020	206.21
	PCard JE	00001	977607	367789	6/23/2020	31.77
	PCard JE	00001	977607	367789	6/23/2020	209.97
	PCard JE	00001	977607	367789	6/23/2020	153.98

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>
	PCard JE	00001	977607	367789	6/23/2020	271.98
	PCard JE	00001	977607	367789	6/23/2020	105.98
	PCard JE	00001	977607	367789	6/23/2020	322.56
	PCard JE	00001	977607	367789	6/23/2020	149.99
	PCard JE	00001	977607	367789	6/23/2020	52.15
	PCard JE	00001	977607	367789	6/23/2020	19.99
					Account Total	3,190.31
	Other Repair & Maint					
	PCard JE	00001	977607	367789	6/23/2020	41.67
	PCard JE	00001	977607	367789	6/23/2020	41.67
					Account Total	83.34
	Printing External					
	PCard JE	00001	977607	367789	6/23/2020	629.84
	PCard JE	00001	977607	367789	6/23/2020	98.90
					Account Total	728.74
					Department Total	4,773.03

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>
	Business Meetings					
	PCard JE	00001	977607	367789	6/23/2020	14.96
					Account Total	14.96
	Minor Equipment					
	PCard JE	00001	977607	367789	6/23/2020	249.95
					Account Total	249.95
	Operating Supplies					
	PCard JE	00001	977607	367789	6/23/2020	36.98
	PCard JE	00001	977607	367789	6/23/2020	17.88
	PCard JE	00001	977607	367789	6/23/2020	15.99
	PCard JE	00001	977607	367789	6/23/2020	25.78
					Account Total	96.63
					Department Total	361.54

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>
	Membership Dues					
	COLO STORMWATER COUNCIL	00007	977706	367871	7/2/2020	1,100.00
					Account Total	1,100.00
	Operating Supplies					
	PCard JE	00007	977607	367789	6/23/2020	211.02
	PCard JE	00007	977607	367789	6/23/2020	86.64
	PCard JE	00007	977607	367789	6/23/2020	43.32
					Account Total	340.98
	Other Communications					
	PCard JE	00007	977607	367789	6/23/2020	745.98
					Account Total	745.98
	Other Professional Serv					
	UTILITY NOTIFICATION CENTER OF	00007	977858	368265	7/8/2020	1,990.64
					Account Total	1,990.64
					Department Total	4,177.60

County of Adams
Vendor Payment Report

<u>7</u>	<u>Stormwater Utility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg DREXEL BARRELL & CO	00007	977932	368410	7/9/2020	<u>21,942.50</u>
					Account Total	<u>21,942.50</u>
					Department Total	<u><u>21,942.50</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>
	Other Communications					
	PCard JE	00015	977607	367789	6/23/2020	28.25
					Account Total	28.25
					Department Total	28.25

County of Adams
Vendor Payment Report

<u>97800</u>	<u>Wagner-Peyser</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	977589	367756	7/1/2020	40.01
	VERIZON WIRELESS	00035	977588	367756	7/1/2020	40.01
					Account Total	<u>80.02</u>
					Department Total	<u><u>80.02</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 Communications					
	VERIZON WIRELESS	00035	977588	367756	7/1/2020	177.48
					Account Total	177.48
	Other Professional Serv					
	PCard JE	00035	977607	367789	6/23/2020	63.20
	PCard JE	00035	977607	367789	6/23/2020	71.10
					Account Total	134.30
					Department Total	311.78

County of Adams
Vendor Payment Report

<u>99600</u>	<u>WBC Admin Pool</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	977588	367756	7/1/2020	203.01
	VERIZON WIRELESS	00035	977589	367756	7/1/2020	180.29
					Account Total	<u>383.30</u>
					Department Total	<u><u>383.30</u></u>

County of Adams
Vendor Payment Report

<u>99806</u>	<u>WIOA & Wag/Pey Shared Prog Cst</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	977589	367756	7/1/2020	52.74
	VERIZON WIRELESS	00035	977588	367756	7/1/2020	52.74
					Account Total	<u>105.48</u>
					Department Total	<u><u>105.48</u></u>

County of Adams
Vendor Payment Report

<u>97200</u>	<u>WIOA ADULT PROGRAM</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Apprenticeship					
	LOCKHEED MARTIN SPACE SYSTEMS	00035	977586	367756	7/1/2020	5,000.00
	LOCKHEED MARTIN SPACE SYSTEMS	00035	977587	367756	7/1/2020	5,000.00
					Account Total	10,000.00
	Clnt Trng-GED/ESL					
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
	PCard JE	00035	977607	367789	6/23/2020	400.00
					Account Total	5,600.00
	Clnt Trng-Testing					
	PCard JE	00035	977607	367789	6/23/2020	100.00
					Account Total	100.00
	Clnt Trng-Tuition					
	PCard JE	00035	977607	367789	6/23/2020	4,495.00
	PCard JE	00035	977607	367789	6/23/2020	4,495.00
	PCard JE	00035	977607	367789	6/23/2020	5,000.00
	PCard JE	00035	977607	367789	6/23/2020	4,495.00
	PCard JE	00035	977607	367789	6/23/2020	795.00
	PCard JE	00035	977607	367789	6/23/2020	4,495.00
	PCard JE	00035	977607	367789	6/23/2020	4,610.00
	PCard JE	00035	977607	367789	6/23/2020	1,200.00
	PCard JE	00035	977607	367789	6/23/2020	5,000.00
	PCard JE	00035	977607	367789	6/23/2020	4,495.00
	PCard JE	00035	977607	367789	6/23/2020	1,225.00

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	977607	367789	6/23/2020	4,495.00
	PCard JE	00035	977607	367789	6/23/2020	3,060.00
	PCard JE	00035	977607	367789	6/23/2020	4,495.00
	PCard JE	00035	977607	367789	6/23/2020	4,495.00
					Account Total	56,850.00
	Clnt Trng-Work Experience					
	PCard JE	00035	977607	367789	6/23/2020	745.05
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
	PCard JE	00035	977607	367789	6/23/2020	745.38
					Account Total	11,925.75
					Department Total	84,475.75

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	977607	367789	6/23/2020	83.50
	PCard JE	00035	977607	367789	6/23/2020	259.99
					Account Total	343.49
	Clnt Trng-Testing					
	PCard JE	00035	977607	367789	6/23/2020	500.00
					Account Total	500.00
	Clnt Trng-Tuition					
	PCard JE	00035	977607	367789	6/23/2020	2,025.00
	PCard JE	00035	977607	367789	6/23/2020	5,000.00
	PCard JE	00035	977607	367789	6/23/2020	3,280.20
	PCard JE	00035	977607	367789	6/23/2020	4,495.00
					Account Total	14,800.20
					Department Total	15,643.69

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	977607	367789	6/23/2020	21.17
	PCard JE	00035	977607	367789	6/23/2020	49.44
					Account Total	70.61
	Clnt Trng-GED/ESL					
	PCard JE	00035	977607	367789	6/23/2020	37.50
	PCard JE	00035	977607	367789	6/23/2020	37.50
	PCard JE	00035	977607	367789	6/23/2020	37.50
	PCard JE	00035	977607	367789	6/23/2020	37.50
	PCard JE	00035	977607	367789	6/23/2020	17.50
	PCard JE	00035	977607	367789	6/23/2020	17.50
	PCard JE	00035	977607	367789	6/23/2020	37.50
	PCard JE	00035	977607	367789	6/23/2020	17.50
					Account Total	240.00
	Testing/Licensing Employment					
	PCard JE	00035	977607	367789	6/23/2020	37.50
					Account Total	37.50
					Department Total	348.11

County of Adams
Vendor Payment Report

<u>97400</u>	<u>WIOA YOUTH YOUNGER</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Clnt Trng-Books					
	PCard JE	00035	977607	367789	6/23/2020	49.44
	PCard JE	00035	977607	367789	6/23/2020	49.44
					Account Total	98.88
	Clnt Trng-Work Experience					
	PCard JE	00035	977607	367789	6/23/2020	1,168.40
	PCard JE	00035	977607	367789	6/23/2020	1,550.00
	PCard JE	00035	977607	367789	6/23/2020	1,168.40
					Account Total	3,886.80
					Department Total	3,985.68

County of Adams
Vendor Payment Report

<u>99807</u>	<u>Youth Shared Prgrm Direct Cost</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	977588	367756	7/1/2020	857.60
	VERIZON WIRELESS	00035	977589	367756	7/1/2020	659.05
					Account Total	<u>1,516.65</u>
					Department Total	<u><u>1,516.65</u></u>

County of Adams
Vendor Payment Report

Grand Total 5,194,037.43

County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	1,167,199.86
4	Capital Facilities Fund	8,197.41
5	Golf Course Enterprise Fund	138,156.59
6	Equipment Service Fund	34,684.02
13	Road & Bridge Fund	305,043.88
19	Insurance Fund	45,287.26
30	Community Dev Block Grant Fund	10,822.42
31	Head Start Fund	1,501.01
34	Comm Services Blk Grant Fund	19,705.23
35	Workforce & Business Center	8,141.08
43	Colorado Air & Space Port	14,450.74
50	FLATROCK Facility Fund	9,851.04
		<u>1,763,040.54</u>

Net Warrants by Fund Detail

1 General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00006264	1008782	ANGEL ARMOR LLC	7/17/2020	3,241.26
00006265	1017428	B&R INDUSTRIES	7/17/2020	1,800.00
00006267	519505	DENOVO VENTURES LLC	7/17/2020	1,530.00
00006270	491215	WELLPATH LLC	7/17/2020	720,179.44
00006271	1041088	WESTMINSTER CHAMBER OF COMMERC	7/17/2020	35,000.00
00750595	13056	ADAMS COUNTY SCHOOL DIST 14	7/16/2020	10,000.00
00750596	35974	ADAMS COUNTY TREASURER	7/16/2020	687.16
00750597	91631	ADAMSON POLICE PRODUCTS	7/16/2020	1,643.96
00750598	311872	ADCO COMMUNITY & ECONOMIC DEVE	7/16/2020	175.00
00750599	689589	ALPHA INSULATION & WATERPROOFI	7/16/2020	2,485.00
00750600	12012	ALSCO AMERICAN INDUSTRIAL	7/16/2020	45.42
00750601	221351	APEX SYSTEMS GROUP LLC	7/16/2020	6,848.90
00750603	954075	BEETHOVENS RESCUE INC	7/16/2020	500.00
00750604	40942	BI INCORPORATED	7/16/2020	10,449.83
00750605	494250	BLACK ROOFING INC	7/16/2020	18,364.00
00750606	673295	BODIE ENGER LAW TRUST	7/16/2020	19.00
00750609	731706	BREWER PERRY D	7/16/2020	150.00
00750610	726898	CA SHORT COMPANY	7/16/2020	1,868.07
00750613	37266	CENTURY LINK	7/16/2020	85.00
00750618	1043097	CHEN CHUNG	7/16/2020	66.00
00750619	661015	CHP METRO NORTH LLC	7/16/2020	1,050.00
00750623	241207	CLIFTONLARSONALLEN LLP	7/16/2020	13,500.00
00750624	250958	COHEN MILSTEIN SELLERS & TOLL	7/16/2020	945.00
00750625	2381	COLO ANALYTICAL LABORATORY	7/16/2020	30.00
00750628	5050	COLO DIST ATTORNEY COUNCIL	7/16/2020	2,072.40
00750629	274030	COMMUNICATION CONSTRUCTION & E	7/16/2020	6,641.00
00750633	13377	DENVER REGIONAL COUNCIL OF	7/16/2020	76,115.00
00750637	921013	DUPONT LAW FIRM LLC	7/16/2020	17.00
00750640	671123	FOUND MY KEYS	7/16/2020	1,418.31
00750641	463649	GABLEHOUSE GRANBERG LLC	7/16/2020	1,344.00
00750642	12689	GALLS LLC	7/16/2020	14,254.08
00750643	1043098	GILBERT ANITA	7/16/2020	19.00
00750644	223411	GIRSH AND ROTTMAN	7/16/2020	19.00
00750646	866174	HARRIS KOCHER SMITH	7/16/2020	1,336.00
00750647	8721	HILL & ROBBINS	7/16/2020	280.00
00750648	350168	HOFFER MICHELLE L	7/16/2020	200.00

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>
00750650	479165	IDEMIA IDENTITY & SECURITY USA	7/16/2020	5,206.00
00750652	79260	IDEXX DISTRIBUTION INC	7/16/2020	263.76
00750653	937711	INDEPENDENT ROOFING SPECIALIST	7/16/2020	33,823.80
00750655	32276	INSIGHT PUBLIC SECTOR	7/16/2020	35,054.73
00750656	230516	JANEWAY LAW FIRM PC	7/16/2020	19.00
00750657	859588	JAZOWSKI KAREN	7/16/2020	1,350.00
00750661	77611	KD SERVICE GROUP	7/16/2020	9,705.01
00750662	881878	KELYN TECHNOLOGIES	7/16/2020	1,099.50
00750663	485045	KORBY LANDSCAPE LLC	7/16/2020	24,839.28
00750665	262991	MACKEY BRIANNA L	7/16/2020	150.00
00750669	871154	MEI TOTAL ELEVATOR SOLUTIONS	7/16/2020	5,317.00
00750670	729564	METRO TRANSPORTATION PLANNING	7/16/2020	957.25
00750671	4863	METROWEST NEWSPAPERS	7/16/2020	176.88
00750672	12484	MODERN OFFICE	7/16/2020	8,490.00
00750673	13591	MWI VETERINARY SUPPLY CO	7/16/2020	1,695.14
00750675	32509	NCS PEARSON INC	7/16/2020	212.75
00750676	16428	NICOLETTI-FLATER ASSOCIATES	7/16/2020	928.00
00750677	13778	NORTH WASHINGTON ST WATER & SA	7/16/2020	28,988.62
00750678	13422	NORTHGLENN AMBULANCE	7/16/2020	48.30
00750679	33716	OLD VINE PINNACLE ASSOCIATES	7/16/2020	800.00
00750682	725673	PACIFIC OFFICE AUTOMATION INC	7/16/2020	50.43
00750683	1043096	PINON-CHACON ANNA	7/16/2020	19.00
00750684	4842	PITNEY BOWES INC	7/16/2020	1,017.00
00750685	192059	POINT SPORTS/ERGOMED	7/16/2020	540.00
00750687	9635	PUBLICATION PRINTERS	7/16/2020	17,905.21
00750688	422902	ROADRUNNER PHARMACY INCORPORAT	7/16/2020	147.69
00750690	51032	ROTARY CLUB OF NORTHGLENN THOR	7/16/2020	275.00
00750691	620110	RUDIBAUGH JENS	7/16/2020	350.00
00750692	472626	SAFEWARE INC	7/16/2020	998.89
00750693	16237	SAM HILL OIL INC	7/16/2020	1,853.95
00750695	255505	SHERMAN & HOWARD LLC	7/16/2020	5,525.00
00750696	13538	SHRED IT USA LLC	7/16/2020	216.00
00750701	946053	THE OPPORTUNITY EXCHANGE	7/16/2020	5,000.00
00750702	498722	THERMAL & MOISTURE PROTECTION	7/16/2020	1,125.00
00750703	1003446	THK ASSOCIATES INC	7/16/2020	525.00
00750704	270589	TOP HAT FILE AND SERVE	7/16/2020	19.00

Net Warrants by Fund Detail

1 **General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750705	7189	TOSHIBA FINANCIAL SERVICES	7/16/2020	6,178.33
00750706	38221	TRANE US INC	7/16/2020	913.00
00750707	666214	TYGRETTE DEBRA R	7/16/2020	168.00
00750708	381453	UNITED RENTALS NORTH AMERICA I	7/16/2020	9,848.00
00750711	28574	VERIZON WIRELESS	7/16/2020	302.46
00750712	28617	VERIZON WIRELESS	7/16/2020	2,945.16
00750714	790609	VOICE PRODUCTS SERVICE LLC	7/16/2020	5,642.31
00750716	3550	WESTERN PAPER DISTRIBUTORS	7/16/2020	10,884.00
00750717	980602	WILLIAM DISBERGER	7/16/2020	1,050.00
00750718	13822	XCEL ENERGY	7/16/2020	197.58
Fund Total				1,167,199.86

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>
00006268	979090	E CUBE INC	7/17/2020	1,907.41
00750592	727878	ACKLAM INC	7/16/2020	1,194.50
00750664	40395	KUMAR & ASSOCIATES INC	7/16/2020	4,520.50
00750674	734987	NATIONAL SCULPTORS GUILD	7/16/2020	575.00
			Fund Total	8,197.41

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>
00006261	6177	PROFESSIONAL RECREATION MGMT I	7/14/2020	73,937.90
00006262	6177	PROFESSIONAL RECREATION MGMT I	7/16/2020	64,218.69
Fund Total				138,156.59

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>
00750593	23962	ACS MANAGEMENT LLC	7/16/2020	8,424.00
00750654	682207	INSIGHT AUTO GLASS LLC	7/16/2020	430.40
00750694	16237	SAM HILL OIL INC	7/16/2020	14,054.77
00750700	790907	THE GOODYEAR TIRE AND RUBBER C	7/16/2020	11,774.85
Fund Total				34,684.02

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>
00750607	37580	BONNIE ROERIG AND ASSOCIATES L	7/16/2020	5,222.50
00750608	8909	BRANNAN SAND & GRAVEL COMPANY	7/16/2020	10,432.80
00750621	465316	CLAYTON AND COMPANY INC	7/16/2020	9,450.00
00750631	1043510	COVARRUBIAS ALEJANDRO	7/16/2020	830.00
00750634	1042144	DOMENICO AGNES L	7/16/2020	35,280.00
00750635	1042147	DOMENICO GREGORY L	7/16/2020	35,280.00
00750636	128693	DREXEL BARRELL & CO	7/16/2020	1,800.00
00750639	873559	EST INC	7/16/2020	119,584.97
00750645	212385	GMCO CORPORATION	7/16/2020	9,275.14
00750649	34817	ICON ENGINEERING INC	7/16/2020	26,504.25
00750658	506641	JK TRANSPORTS INC	7/16/2020	28,345.00
00750667	1043511	MARINI DIESEL INC	7/16/2020	5,250.00
00750668	9379	MARTIN MARTIN CONSULTING ENGIN	7/16/2020	4,756.00
00750681	525686	OUTTA CONTROL DESIGNS	7/16/2020	1,093.25
00750689	147080	ROCKSOL CONSULTING GROUP INC	7/16/2020	2,978.50
00750715	13082	W L CONTRACTORS INC	7/16/2020	8,961.47
Fund Total				305,043.88

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>
00750611	726898	CA SHORT COMPANY	7/16/2020	1,302.00
00750612	419839	CAREHERE LLC	7/16/2020	39,916.00
00750632	13663	DELTA DENTAL OF COLORADO	7/16/2020	41.80
00750659	13771	JOE'S TOWING & RECOVERY	7/16/2020	236.00
00750710	52339	UNITED STATES TREASURY	7/16/2020	3,672.46
00750713	11552	VISION SERVICE PLAN-CONNECTICU	7/16/2020	119.00
			Fund Total	45,287.26

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>
00006266	296713	COMMUNITY RESOURCES AND	7/17/2020	10,822.42
			Fund Total	10,822.42

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>
00750614	37266	CENTURY LINK	7/16/2020	106.10
00750615	37266	CENTURY LINK	7/16/2020	407.33
00750616	37266	CENTURY LINK	7/16/2020	372.19
00750620	327250	CINTAS CORPORATION NO 2	7/16/2020	160.89
00750626	5078	COLO DEPT OF HUMAN SERVICES	7/16/2020	35.00
00750627	54679	COLO DEPT OF HUMAN SERVICES	7/16/2020	370.00
00750651	479165	IDEMIA IDENTITY & SECURITY USA	7/16/2020	49.50
Fund Total				1,501.01

Net Warrants by Fund Detail

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Comm Services Blk Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750680	95382	OMNI INSTITUTE	7/16/2020	14,720.25
00750686	189016	PROJECT ANGEL HEART	7/16/2020	4,984.98
			Fund Total	19,705.23

Net Warrants by Fund Detail

35Workforce & Business Center

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750594	252050	ADAMS COUNTY HUMAN SERVICES	7/16/2020	2.50
00750617	152461	CENTURYLINK	7/16/2020	1,338.58
00750630	1483	COMPUTER SYSTEMS DESIGN	7/16/2020	4,800.00
00750666	1044030	MALM ELECTRICAL CONTRACTORS LL	7/16/2020	2,000.00
Fund Total				8,141.08

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>
00006269	80249	OFFEN PETROLEUM INC	7/17/2020	1,296.82
00750602	80118	AT&T CORP	7/16/2020	107.50
00750622	852482	CLEARWAY ENERGY GROUP LLC	7/16/2020	3,888.66
00750638	13410	EASTERN SLOPE RURAL TELEPHONE	7/16/2020	129.63
00750660	204737	JVIATION INC	7/16/2020	7,939.50
00750697	33604	STATE OF COLORADO	7/16/2020	1,086.00
00750698	33604	STATE OF COLORADO	7/16/2020	2.63
Fund Total				14,450.74

Net Warrants by Fund Detail

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FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750699	33604	STATE OF COLORADO	7/16/2020	3.04
00750709	381453	UNITED RENTALS NORTH AMERICA I	7/16/2020	9,848.00
Fund Total				9,851.04

County of Adams
Net Warrants by Fund Detail

Grand Total 1,763,040.54

County of Adams
Vendor Payment Report

<u>99800</u>	<u>All Ofc Shared Direct</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	ADAMS COUNTY HUMAN SERVICES	00035	978166	368899	7/15/2020	2.50
					Account Total	2.50
	Telephone					
	CENTURYLINK	00035	978168	368899	7/15/2020	223.91
					Account Total	223.91
					Department Total	226.41

County of Adams
Vendor Payment Report

<u>1011</u>	<u>Board of County Commissioners</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Special Events					
	BEETHOVENS RESCUE INC	00001	978165	368898	7/15/2020	<u>500.00</u>
					Account Total	<u>500.00</u>
					Department Total	<u><u>500.00</u></u>

County of Adams
Vendor Payment Report

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ACKLAM INC	00004	978194	368970	7/16/2020	930.55
	ACKLAM INC	00004	978194	368970	7/16/2020	263.95
	E CUBE INC	00004	978347	369085	7/17/2020	1,907.41
	KUMAR & ASSOCIATES INC	00004	978196	368970	7/16/2020	4,520.50
	NATIONAL SCULPTORS GUILD	00004	978193	368970	7/16/2020	575.00
					Account Total	8,197.41
					Department Total	8,197.41

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					
	WESTMINSTER CHAMBER OF COMMERC	00001	978006	368440	7/9/2020	<u>35,000.00</u>
					Account Total	<u>35,000.00</u>
					Department Total	<u><u>35,000.00</u></u>

County of Adams
Vendor Payment Report

<u>4302</u>	<u>CASP Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	AT&T CORP	00043	978102	368746	7/14/2020	<u>93.22</u>
					Account Total	<u>93.22</u>
					Department Total	<u><u>93.22</u></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>
	Telephone					
	AT&T CORP	00043	978102	368746	7/14/2020	7.14
					Account Total	7.14
					Department Total	7.14

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	978156	368887	7/15/2020	<u>.20-</u>
					Account Total	<u>.20-</u>
					Department Total	<u><u>.20-</u></u>

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	978103	368746	7/14/2020	1,534.52
	CLEARWAY ENERGY GROUP LLC	00043	978104	368746	7/14/2020	957.96
	CLEARWAY ENERGY GROUP LLC	00043	978105	368746	7/14/2020	701.72
	CLEARWAY ENERGY GROUP LLC	00043	978106	368746	7/14/2020	694.46
					Account Total	3,888.66
	Gasoline					
	OFFEN PETROLEUM INC	00043	977575	367683	6/30/2020	1,296.82
					Account Total	1,296.82
	Telephone					
	AT&T CORP	00043	978102	368746	7/14/2020	7.14
	EASTERN SLOPE RURAL TELEPHONE	00043	978107	368746	7/14/2020	129.63
					Account Total	136.77
					Department Total	5,322.25

County of Adams
Vendor Payment Report

<u>1020</u>	<u>CLK Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	ROTARY CLUB OF NORTHGLENN THOR	00001	978127	368857	7/15/2020	<u>275.00</u>
					Account Total	<u>275.00</u>
					Department Total	<u><u>275.00</u></u>

County of Adams
Vendor Payment Report

<u>1022</u>	<u>CLK Elections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Legal Notices					
	METROWEST NEWSPAPERS	00001	978126	368857	7/15/2020	176.88
					Account Total	176.88
					Department Total	176.88

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	978128	368857	7/15/2020	216.00
					Account Total	216.00
	Operating Supplies					
	ALSCO AMERICAN INDUSTRIAL	00001	978125	368857	7/15/2020	45.42
					Account Total	45.42
					Department Total	261.42

County of Adams
Vendor Payment Report

<u>43</u>	<u>Colorado Air & Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00043	978157	368887	7/15/2020	2.63
	STATE OF COLORADO	00043	978156	368887	7/15/2020	1,086.20
					Account Total	1,088.83
	Received not Vouchered Clrg					
	JVIATION INC	00043	978192	368970	7/16/2020	5,002.00
	JVIATION INC	00043	978231	368970	7/16/2020	2,937.50
					Account Total	7,939.50
					Department Total	9,028.33

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>
	Other Professional Serv JAZOWSKI KAREN	00001	978018	368528	7/10/2020	1,350.00
					Account Total	1,350.00
					Department Total	1,350.00

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>
	Maintenance Contracts					
	PACIFIC OFFICE AUTOMATION INC	00001	975982	365714	6/3/2020	16.81
	PACIFIC OFFICE AUTOMATION INC	00001	978204	368982	7/16/2020	16.81
	PACIFIC OFFICE AUTOMATION INC	00001	978205	368982	7/16/2020	16.81
					Account Total	50.43
	Treasurer-Redemptions					
	ADAMS COUNTY TREASURER	00001	978203	368979	7/16/2020	687.16
					Account Total	687.16
					Department Total	737.59

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	978082	368727	7/14/2020	4,984.98
					Account Total	<u>4,984.98</u>
	Other Professional Serv					
	OMNI INSTITUTE	00034	978083	368727	7/14/2020	14,720.25
					Account Total	<u>14,720.25</u>
					Department Total	<u><u>19,705.23</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	978187	368970	7/16/2020	4,212.00
	ACS MANAGEMENT LLC	00006	978188	368970	7/16/2020	4,212.00
	INSIGHT AUTO GLASS LLC	00006	978176	368970	7/16/2020	430.40
	SAM HILL OIL INC	00006	978190	368970	7/16/2020	11,922.84
	SAM HILL OIL INC	00006	978191	368970	7/16/2020	2,131.93
	THE GOODYEAR TIRE AND RUBBER C	00006	978189	368970	7/16/2020	1,220.50
	THE GOODYEAR TIRE AND RUBBER C	00006	978177	368970	7/16/2020	192.00
	THE GOODYEAR TIRE AND RUBBER C	00006	978178	368970	7/16/2020	187.50
	THE GOODYEAR TIRE AND RUBBER C	00006	978179	368970	7/16/2020	848.58
	THE GOODYEAR TIRE AND RUBBER C	00006	978180	368970	7/16/2020	1,506.40
	THE GOODYEAR TIRE AND RUBBER C	00006	978181	368970	7/16/2020	625.16
	THE GOODYEAR TIRE AND RUBBER C	00006	978182	368970	7/16/2020	600.96
	THE GOODYEAR TIRE AND RUBBER C	00006	978183	368970	7/16/2020	2,125.00
	THE GOODYEAR TIRE AND RUBBER C	00006	978184	368970	7/16/2020	1,593.75
	THE GOODYEAR TIRE AND RUBBER C	00006	978185	368970	7/16/2020	1,362.50
	THE GOODYEAR TIRE AND RUBBER C	00006	978186	368970	7/16/2020	1,512.50
					Account Total	34,684.02
					Department Total	34,684.02

County of Adams
Vendor Payment Report

<u>9243</u>	<u>Extension - Family & Consumer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	977886	368310	7/8/2020	<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	977886	368310	7/8/2020	<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	977886	368310	7/8/2020	41.15
	VERIZON WIRELESS	00001	977886	368310	7/8/2020	41.15
	VERIZON WIRELESS	00001	977886	368310	7/8/2020	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	977886	368310	7/8/2020	96.71
					Account Total	<u>96.71</u>
					Department Total	<u><u>96.71</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>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00050	978092	368730	7/14/2020	2.95
					Account Total	2.95
	Received not Vouchered Clrg					
	UNITED RENTALS NORTH AMERICA I	00050	978248	368987	7/16/2020	9,848.00
					Account Total	9,848.00
					Department Total	9,850.95

County of Adams
Vendor Payment Report

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COLO ANALYTICAL LABORATORY	00001	978109	368753	7/14/2020	30.00
	MEI TOTAL ELEVATOR SOLUTIONS	00001	978115	368753	7/14/2020	995.00
	MEI TOTAL ELEVATOR SOLUTIONS	00001	978116	368753	7/14/2020	1,696.00
					Account Total	<u>2,721.00</u>
					Department Total	<u><u>2,721.00</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>
	Building Repair & Maint					
	MEI TOTAL ELEVATOR SOLUTIONS	00001	978114	368753	7/14/2020	<u>2,626.00</u>
					Account Total	<u>2,626.00</u>
					Department Total	<u><u>2,626.00</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					
	ALPHA INSULATION & WATERPROOFI	00001	978113	368753	7/14/2020	<u>2,485.00</u>
					Account Total	<u>2,485.00</u>
					Department Total	<u><u>2,485.00</u></u>

County of Adams
Vendor Payment Report

<u>1123</u>	<u>FO - Riverdale Animal Shelter</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Fuel, Gas & Oil					
	SAM HILL OIL INC	00001	978112	368753	7/14/2020	<u>1,853.95</u>
					Account Total	<u>1,853.95</u>
					Department Total	<u><u>1,853.95</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	978111	368753	7/14/2020	913.00
					Account Total	913.00
	Maintenance Contracts					
	THERMAL & MOISTURE PROTECTION	00001	978108	368753	7/14/2020	1,125.00
					Account Total	1,125.00
					Department Total	2,038.00

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>
	Received not Vouchered Clrg					
	ADAMSON POLICE PRODUCTS	00001	978230	368970	7/16/2020	103.49
	ADAMSON POLICE PRODUCTS	00001	978291	368987	7/16/2020	97.17
	ADAMSON POLICE PRODUCTS	00001	978292	368987	7/16/2020	1,163.50
	ADAMSON POLICE PRODUCTS	00001	978293	368987	7/16/2020	279.80
	ANGEL ARMOR LLC	00001	978325	369085	7/17/2020	1,851.26
	ANGEL ARMOR LLC	00001	978326	369085	7/17/2020	1,390.00
	B&R INDUSTRIES	00001	978348	369085	7/17/2020	600.00
	B&R INDUSTRIES	00001	978349	369085	7/17/2020	600.00
	B&R INDUSTRIES	00001	978350	369085	7/17/2020	430.00
	B&R INDUSTRIES	00001	978350	369085	7/17/2020	170.00
	BI INCORPORATED	00001	978259	368987	7/16/2020	10,449.83
	BLACK ROOFING INC	00001	978232	368970	7/16/2020	9,743.00
	BLACK ROOFING INC	00001	978232	368970	7/16/2020	6,549.00
	BLACK ROOFING INC	00001	978232	368970	7/16/2020	2,072.00
	CA SHORT COMPANY	00001	978201	368970	7/16/2020	353.07
	CA SHORT COMPANY	00001	978254	368987	7/16/2020	1,515.00
	CHP METRO NORTH LLC	00001	978202	368970	7/16/2020	1,050.00
	CLIFTONLARSONALLEN LLP	00001	978236	368970	7/16/2020	13,500.00
	COHEN MILSTEIN SELLERS & TOLL	00001	978200	368970	7/16/2020	945.00
	COLO DIST ATTORNEY COUNCIL	00001	978197	368970	7/16/2020	2,072.40
	DENOVO VENTURES LLC	00001	978324	369085	7/17/2020	1,530.00
	DENVER REGIONAL COUNCIL OF	00001	978296	368987	7/16/2020	39,120.00
	DENVER REGIONAL COUNCIL OF	00001	978298	368987	7/16/2020	36,995.00
	FOUND MY KEYS	00001	978225	368970	7/16/2020	923.91
	FOUND MY KEYS	00001	978226	368970	7/16/2020	494.40
	GALLS LLC	00001	978228	368970	7/16/2020	182.97
	GALLS LLC	00001	978310	368998	7/16/2020	3,476.40
	GALLS LLC	00001	978278	368987	7/16/2020	1,475.28
	GALLS LLC	00001	978279	368987	7/16/2020	92.26
	GALLS LLC	00001	978280	368987	7/16/2020	159.00
	GALLS LLC	00001	978281	368987	7/16/2020	196.95
	GALLS LLC	00001	978282	368987	7/16/2020	111.00
	GALLS LLC	00001	978283	368987	7/16/2020	19.99
	GALLS LLC	00001	978284	368987	7/16/2020	39.00
	GALLS LLC	00001	978285	368987	7/16/2020	286.30

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	GALLS LLC	00001	978286	368987	7/16/2020	294.35
	GALLS LLC	00001	978287	368987	7/16/2020	72.00
	GALLS LLC	00001	978288	368987	7/16/2020	1,467.29
	GALLS LLC	00001	978289	368987	7/16/2020	96.50
	GALLS LLC	00001	978260	368987	7/16/2020	471.60
	GALLS LLC	00001	978261	368987	7/16/2020	305.26
	GALLS LLC	00001	978262	368987	7/16/2020	1,487.50
	GALLS LLC	00001	978263	368987	7/16/2020	1,475.00
	GALLS LLC	00001	978264	368987	7/16/2020	148.20
	GALLS LLC	00001	978265	368987	7/16/2020	175.99
	GALLS LLC	00001	978266	368987	7/16/2020	25.75
	GALLS LLC	00001	978267	368987	7/16/2020	358.77
	GALLS LLC	00001	978268	368987	7/16/2020	159.24
	GALLS LLC	00001	978269	368987	7/16/2020	161.25
	GALLS LLC	00001	978270	368987	7/16/2020	120.50
	GALLS LLC	00001	978271	368987	7/16/2020	174.51
	GALLS LLC	00001	978272	368987	7/16/2020	186.98
	GALLS LLC	00001	978273	368987	7/16/2020	158.14
	GALLS LLC	00001	978274	368987	7/16/2020	174.51
	GALLS LLC	00001	978275	368987	7/16/2020	306.81
	GALLS LLC	00001	978276	368987	7/16/2020	394.78
	HARRIS KOCHER SMITH	00001	978199	368970	7/16/2020	1,336.00
	HILL & ROBBINS	00001	978207	368970	7/16/2020	123.44
	HILL & ROBBINS	00001	978207	368970	7/16/2020	156.56
	IDEMIA IDENTITY & SECURITY USA	00001	978297	368987	7/16/2020	5,206.00
	IDEXX DISTRIBUTION INC	00001	978213	368970	7/16/2020	263.76
	INDEPENDENT ROOFING SPECIALIST	00001	978245	368987	7/16/2020	35,604.00
	INSIGHT PUBLIC SECTOR	00001	978308	368987	7/16/2020	35,054.73
	JOE'S TOWING & RECOVERY	00001	978195	368970	7/16/2020	236.00
	KD SERVICE GROUP	00001	978257	368987	7/16/2020	5,053.96
	KD SERVICE GROUP	00001	978258	368987	7/16/2020	3,485.96
	KD SERVICE GROUP	00001	978227	368970	7/16/2020	52.95
	KD SERVICE GROUP	00001	978227	368970	7/16/2020	29.43
	KD SERVICE GROUP	00001	978223	368970	7/16/2020	598.71
	KD SERVICE GROUP	00001	978224	368970	7/16/2020	484.00
	KELYN TECHNOLOGIES	00001	978299	368987	7/16/2020	1,099.50

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	KORBY LANDSCAPE LLC	00001	978238	368970	7/16/2020	1,412.39
	KORBY LANDSCAPE LLC	00001	978238	368970	7/16/2020	941.59
	KORBY LANDSCAPE LLC	00001	978238	368970	7/16/2020	1,158.88
	KORBY LANDSCAPE LLC	00001	978238	368970	7/16/2020	1,207.87
	KORBY LANDSCAPE LLC	00001	978238	368970	7/16/2020	533.20
	KORBY LANDSCAPE LLC	00001	978238	368970	7/16/2020	525.20
	KORBY LANDSCAPE LLC	00001	978238	368970	7/16/2020	861.95
	KORBY LANDSCAPE LLC	00001	978238	368970	7/16/2020	1,638.68
	KORBY LANDSCAPE LLC	00001	978239	368970	7/16/2020	1,412.39
	KORBY LANDSCAPE LLC	00001	978239	368970	7/16/2020	941.59
	KORBY LANDSCAPE LLC	00001	978239	368970	7/16/2020	1,158.88
	KORBY LANDSCAPE LLC	00001	978239	368970	7/16/2020	1,207.87
	KORBY LANDSCAPE LLC	00001	978239	368970	7/16/2020	533.20
	KORBY LANDSCAPE LLC	00001	978239	368970	7/16/2020	525.20
	KORBY LANDSCAPE LLC	00001	978239	368970	7/16/2020	861.95
	KORBY LANDSCAPE LLC	00001	978239	368970	7/16/2020	1,638.68
	KORBY LANDSCAPE LLC	00001	978240	368970	7/16/2020	1,412.39
	KORBY LANDSCAPE LLC	00001	978240	368970	7/16/2020	941.59
	KORBY LANDSCAPE LLC	00001	978240	368970	7/16/2020	1,158.88
	KORBY LANDSCAPE LLC	00001	978240	368970	7/16/2020	1,207.87
	KORBY LANDSCAPE LLC	00001	978240	368970	7/16/2020	533.20
	KORBY LANDSCAPE LLC	00001	978240	368970	7/16/2020	525.20
	KORBY LANDSCAPE LLC	00001	978240	368970	7/16/2020	861.95
	KORBY LANDSCAPE LLC	00001	978240	368970	7/16/2020	1,638.68
	MODERN OFFICE	00001	978256	368987	7/16/2020	8,490.00
	MWI VETERINARY SUPPLY CO	00001	978243	368987	7/16/2020	1,300.64
	MWI VETERINARY SUPPLY CO	00001	978214	368970	7/16/2020	9.83
	MWI VETERINARY SUPPLY CO	00001	978215	368970	7/16/2020	45.42
	MWI VETERINARY SUPPLY CO	00001	978216	368970	7/16/2020	73.34
	MWI VETERINARY SUPPLY CO	00001	978217	368970	7/16/2020	124.99
	MWI VETERINARY SUPPLY CO	00001	978218	368970	7/16/2020	140.92
	NCS PEARSON INC	00001	978255	368987	7/16/2020	212.75
	NORTHGLENN AMBULANCE	00001	978222	368970	7/16/2020	48.30
	OLD VINE PINNACLE ASSOCIATES	00001	978209	368970	7/16/2020	800.00
	PUBLICATION PRINTERS	00001	978251	368987	7/16/2020	7,341.25
	PUBLICATION PRINTERS	00001	978252	368987	7/16/2020	7,302.25

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PUBLICATION PRINTERS	00001	978253	368987	7/16/2020	3,261.71
	ROADRUNNER PHARMACY INCORPORAT	00001	978237	368970	7/16/2020	147.69
	SAFEWARE INC	00001	978250	368987	7/16/2020	998.89
	SHERMAN & HOWARD LLC	00001	978208	368970	7/16/2020	5,525.00
	THE OPPORTUNITY EXCHANGE	00001	978219	368970	7/16/2020	5,000.00
	TYGRETT DEBRA R	00001	978249	368987	7/16/2020	168.00
	UNITED RENTALS NORTH AMERICA I	00001	978247	368987	7/16/2020	4,924.00
	UNITED RENTALS NORTH AMERICA I	00001	978247	368987	7/16/2020	4,924.00
	WELLPATH LLC	00001	978321	369085	7/17/2020	97.00
	WELLPATH LLC	00001	978322	369085	7/17/2020	118,627.74
	WELLPATH LLC	00001	978323	369085	7/17/2020	601,454.47
	WELLPATH LLC	00001	978323	369085	7/17/2020	.23
	WESTERN PAPER DISTRIBUTORS	00001	978246	368987	7/16/2020	10,884.00
					Account Total	<u>1,043,778.61</u>
	Retainages Payable					
	INDEPENDENT ROOFING SPECIALIST	00001	978245	368987	7/16/2020	1,780.20-
					Account Total	<u>1,780.20-</u>
					Department Total	<u><u>1,041,998.41</u></u>

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<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	978277	368993	7/16/2020	23,179.51
	PROFESSIONAL RECREATION MGMT I	00005	978277	368993	7/16/2020	2,750.48
	PROFESSIONAL RECREATION MGMT I	00005	978277	368993	7/16/2020	10,966.78
	PROFESSIONAL RECREATION MGMT I	00005	978277	368993	7/16/2020	1,345.47
					Account Total	<u>38,242.24</u>
					Department Total	<u><u>38,242.24</u></u>

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<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	978277	368993	7/16/2020	21,711.57
	PROFESSIONAL RECREATION MGMT I	00005	978277	368993	7/16/2020	2,622.50
					Account Total	24,334.07
	Equipment Rental					
	PROFESSIONAL RECREATION MGMT I	00005	978277	368993	7/16/2020	944.00
					Account Total	944.00
	Other Professional Serv					
	PROFESSIONAL RECREATION MGMT I	00005	978062	368710	7/14/2020	73,937.90
					Account Total	73,937.90
	Security Service					
	PROFESSIONAL RECREATION MGMT I	00005	978277	368993	7/16/2020	698.38
					Account Total	698.38
					Department Total	99,914.35

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<u>935120</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	COLO DEPT OF HUMAN SERVICES	00031	977810	368021	7/6/2020	370.00
					Account Total	370.00
	Operating Supplies					
	CINTAS CORPORATION NO 2	00031	977807	368021	7/6/2020	160.89
					Account Total	160.89
	Other Professional Serv					
	COLO DEPT OF HUMAN SERVICES	00031	977808	368021	7/6/2020	35.00
	IDEMIA IDENTITY & SECURITY USA	00031	977809	368021	7/6/2020	49.50
					Account Total	84.50
	Telephone					
	CENTURY LINK	00031	977763	368021	7/6/2020	106.10
	CENTURY LINK	00031	977764	368021	7/6/2020	407.33
	CENTURY LINK	00031	977765	368021	7/6/2020	372.19
					Account Total	885.62
					Department Total	<u>1,501.01</u>

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<u>961018</u>	<u>HOME 2018 / 2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	COMMUNITY RESOURCES AND	00030	977888	368337	7/8/2020	<u>10,822.42</u>
					Account Total	<u>10,822.42</u>
					Department Total	<u><u>10,822.42</u></u>

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<u>8613</u>	<u>Insurance - UHC EPO Medical</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	POCR Fee					
	UNITED STATES TREASURY	00019	978122	368853	7/15/2020	<u>3,672.46</u>
					Account Total	<u>3,672.46</u>
					Department Total	<u><u>3,672.46</u></u>

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<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	978117	368755	7/14/2020	34.20
	DELTA DENTAL OF COLORADO	00019	978117	368755	7/14/2020	7.60
					Account Total	<u>41.80</u>
					Department Total	<u><u>41.80</u></u>

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<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CA SHORT COMPANY	00019	978309	368987	7/16/2020	1,302.00
	CAREHERE LLC	00019	978294	368987	7/16/2020	10,373.00
	CAREHERE LLC	00019	978294	368987	7/16/2020	9,585.00
	CAREHERE LLC	00019	978295	368987	7/16/2020	10,373.00
	CAREHERE LLC	00019	978295	368987	7/16/2020	9,585.00
					Account Total	41,218.00
					Department Total	41,218.00

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<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					
	VISION SERVICE PLAN-CONNECTICU	00019	978174	368908	7/15/2020	<u>119.00</u>
					Account Total	<u>119.00</u>
					Department Total	<u><u>119.00</u></u>

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<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					
	APEX SYSTEMS GROUP LLC	00001	978072	368714	7/14/2020	1,335.00
					Account Total	1,335.00
	Other Professional Serv					
	APEX SYSTEMS GROUP LLC	00001	978069	368713	7/14/2020	5,513.90
	COMMUNICATION CONSTRUCTION & E	00001	978073	368714	7/14/2020	801.00
	COMMUNICATION CONSTRUCTION & E	00001	978074	368714	7/14/2020	2,890.00
	COMMUNICATION CONSTRUCTION & E	00001	978076	368714	7/14/2020	2,950.00
					Account Total	12,154.90
					Department Total	13,489.90

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<u>5011</u>	<u>PKS- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	THK ASSOCIATES INC	00001	978154	368886	7/15/2020	<u>525.00</u>
					Account Total	<u>525.00</u>
					Department Total	<u><u>525.00</u></u>

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<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Fair Expenses-General					
	BREWER PERRY D	00001	978084	368729	7/14/2020	150.00
	MACKEY BRIANNA L	00001	978020	368533	7/10/2020	150.00
	RUDIBAUGH JENS	00001	978019	368533	7/10/2020	350.00
	WILLIAM DISBERGER	00001	978021	368533	7/10/2020	400.00
	WILLIAM DISBERGER	00001	978022	368533	7/10/2020	650.00
					Account Total	1,700.00
	Licenses and Fees					
	ADCO COMMUNITY & ECONOMIC DEVE	00001	978151	368886	7/15/2020	175.00
					Account Total	175.00
					Department Total	1,875.00

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<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	978155	368886	7/15/2020	197.58
					Account Total	197.58
	Water/Sewer/Sanitation					
	NORTH WASHINGTON ST WATER & SA	00001	978152	368886	7/15/2020	2,398.91
	NORTH WASHINGTON ST WATER & SA	00001	978153	368886	7/15/2020	26,589.71
					Account Total	28,988.62
					Department Total	29,186.20

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<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					
	ADAMS COUNTY SCHOOL DIST 14	00001	976629	366737	6/16/2020	<u>10,000.00</u>
					Account Total	<u>10,000.00</u>
					Department Total	<u><u>10,000.00</u></u>

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<u>3058</u>	<u>PW - ADA Transition Implement.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Land					
	COVARRUBIAS ALEJANDRO	00013	978085	368717	7/14/2020	830.00
					Account Total	830.00
					Department Total	830.00

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<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					
	BONNIE ROERIG AND ASSOCIATES L	00013	978080	368717	7/14/2020	5,222.50
	CLAYTON AND COMPANY INC	00013	978079	368717	7/14/2020	9,450.00
	DOMENICO AGNES L	00013	977934	368416	7/9/2020	33,200.00
	DOMENICO GREGORY L	00013	977936	368416	7/9/2020	33,200.00
	MARINI DIESEL INC	00013	978086	368717	7/14/2020	5,250.00
					Account Total	86,322.50
	Road & Streets					
	DOMENICO AGNES L	00013	977933	368416	7/9/2020	2,080.00
	DOMENICO GREGORY L	00013	977935	368416	7/9/2020	2,080.00
					Account Total	4,160.00
					Department Total	90,482.50

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13	Road & Bridge Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	BRANNAN SAND & GRAVEL COMPANY	00013	978301	368987	7/16/2020	5,968.16
	BRANNAN SAND & GRAVEL COMPANY	00013	978302	368987	7/16/2020	2,551.08
	BRANNAN SAND & GRAVEL COMPANY	00013	978302	368987	7/16/2020	334.84
	BRANNAN SAND & GRAVEL COMPANY	00013	978303	368987	7/16/2020	898.92
	BRANNAN SAND & GRAVEL COMPANY	00013	978304	368987	7/16/2020	679.80
	DREXEL BARRELL & CO	00013	978244	368987	7/16/2020	1,800.00
	EST INC	00013	978210	368970	7/16/2020	26,881.42
	EST INC	00013	978211	368970	7/16/2020	22,610.00
	EST INC	00013	978212	368970	7/16/2020	70,093.55
	GMCO CORPORATION	00013	978235	368970	7/16/2020	9,275.14
	ICON ENGINEERING INC	00013	978206	368970	7/16/2020	103.44
	ICON ENGINEERING INC	00013	978206	368970	7/16/2020	26,400.81
	JK TRANSPORTS INC	00013	978305	368987	7/16/2020	4,250.00
	JK TRANSPORTS INC	00013	978306	368987	7/16/2020	1,490.00
	JK TRANSPORTS INC	00013	978307	368987	7/16/2020	22,605.00
	MARTIN MARTIN CONSULTING ENGIN	00013	978221	368970	7/16/2020	4,756.00
	OUTTA CONTROL DESIGNS	00013	978241	368970	7/16/2020	1,093.25
	ROCKSOL CONSULTING GROUP INC	00013	978234	368970	7/16/2020	2,978.50
	W L CONTRACTORS INC	00013	978233	368970	7/16/2020	8,961.47
					Account Total	213,731.38
					Department Total	213,731.38

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	978092	368730	7/14/2020	<u>.09</u>
					Account Total	<u>.09</u>
					Department Total	<u><u>.09</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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	252.36
					Account Total	252.36
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	47.74
					Account Total	47.74
					Department Total	300.10

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>
	Education & Training					
	HOFFER MICHELLE L	00001	978143	368865	7/15/2020	200.00
					Account Total	200.00
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	113.11
					Account Total	113.11
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	1.30
					Account Total	1.30
	Other Communications					
	VERIZON WIRELESS	00001	978146	368865	7/15/2020	119.04
					Account Total	119.04
					Department Total	433.45

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	978141	368865	7/15/2020	928.00
					Account Total	928.00
	Equipment Rental					
	PITNEY BOWES INC	00001	978140	368865	7/15/2020	1,017.00
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	634.92
					Account Total	1,651.92
	Minor Equipment					
	VOICE PRODUCTS SERVICE LLC	00001	978145	368865	7/15/2020	5,642.31
					Account Total	5,642.31
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	358.36
					Account Total	358.36
	Other Communications					
	VERIZON WIRELESS	00001	978146	368865	7/15/2020	893.12
					Account Total	893.12
	Other Professional Serv					
	POINT SPORTS/ERGOMED	00001	978142	368865	7/15/2020	540.00
					Account Total	540.00
					Department Total	10,013.71

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	978146	368865	7/15/2020	409.19
					Account Total	409.19
	Sheriff's Fees					
	BODIE ENGER LAW TRUST	00001	978042	368622	7/13/2020	19.00
	CHEN CHUNG	00001	978048	368622	7/13/2020	66.00
	DUPONT LAW FIRM LLC	00001	978045	368622	7/13/2020	17.00
	GILBERT ANITA	00001	978049	368622	7/13/2020	19.00
	GIRSH AND ROTTMAN	00001	978043	368622	7/13/2020	19.00
	JANEWAY LAW FIRM PC	00001	978046	368622	7/13/2020	19.00
	PINON-CHACON ANNA	00001	978047	368622	7/13/2020	19.00
	TOP HAT FILE AND SERVE	00001	978044	368622	7/13/2020	19.00
					Account Total	197.00
					Department Total	606.19

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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	221.72
					Account Total	221.72
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	100.83
					Account Total	100.83
	Other Communications					
	CENTURY LINK	00001	978138	368865	7/15/2020	85.00
					Account Total	85.00
	Other Professional Serv					
	METRO TRANSPORTATION PLANNING	00001	978139	368865	7/15/2020	957.25
					Account Total	957.25
					Department Total	1,364.80

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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	680.85
					Account Total	680.85
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	104.17
					Account Total	104.17
	Other Communications					
	VERIZON WIRELESS	00001	978146	368865	7/15/2020	40.01
					Account Total	40.01
					Department Total	825.03

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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	1,707.84
					Account Total	1,707.84
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	663.76
					Account Total	663.76
	Other Communications					
	VERIZON WIRELESS	00001	978146	368865	7/15/2020	339.88
					Account Total	339.88
					Department Total	2,711.48

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	978146	368865	7/15/2020	<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	978146	368865	7/15/2020	<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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	521.48
					Account Total	521.48
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	135.58
					Account Total	135.58
	Other Communications					
	VERIZON WIRELESS	00001	978146	368865	7/15/2020	660.06
					Account Total	660.06
					Department Total	<u>1,317.12</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	978144	368865	7/15/2020	377.25
					Account Total	377.25
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	71.48
					Account Total	71.48
	Other Communications					
	VERIZON WIRELESS	00001	978146	368865	7/15/2020	40.01
					Account Total	40.01
					Department Total	488.74

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	978144	368865	7/15/2020	139.24
					Account Total	<u>139.24</u>
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	978144	368865	7/15/2020	46.34
					Account Total	<u>46.34</u>
	Other Communications					
	VERIZON WIRELESS	00001	978146	368865	7/15/2020	311.55
					Account Total	<u>311.55</u>
					Department Total	<u><u>497.13</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					
	GABLEHOUSE GRANBERG LLC	00025	978110	368753	7/14/2020	<u>1,344.00</u>
					Account Total	<u>1,344.00</u>
					Department Total	<u><u>1,344.00</u></u>

County of Adams
Vendor Payment Report

<u>97800</u>	<u>Wagner-Peyser</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	CENTURYLINK	00035	978169	368899	7/15/2020	33.87
	CENTURYLINK	00035	978167	368899	7/15/2020	69.92
	CENTURYLINK	00035	978168	368899	7/15/2020	1,009.00
					Account Total	<u>1,112.79</u>
					Department Total	<u><u>1,112.79</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- OJT					
	MALM ELECTRICAL CONTRACTORS LL	00035	978170	368899	7/15/2020	<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>97500</u>	<u>WIOA YOUTH OLDER</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	CENTURYLINK	00035	978167	368899	7/15/2020	1.88
					Account Total	1.88
					Department Total	1.88

County of Adams
Vendor Payment Report

<u>35</u>	<u>Workforce & Business Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	COMPUTER SYSTEMS DESIGN	00035	978220	368970	7/16/2020	<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 1,763,040.54



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

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

**Tuesday
July 21, 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 Tedesco, seconded by Commissioner Hodge, that this Agenda be approved. The motion carried by the following vote:

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

4. AWARDS AND PRESENTATIONS

5. PUBLIC COMMENT

A. Citizen Communication

Public Comment Submitted for July 21, 2020

B. Elected Officials' Communication

6. CONSENT CALENDAR

A motion was made by Commissioner Hodge, seconded by Commissioner Henry, 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 June 22-26, 2020
- B.** Minutes of the Commissioners' Proceedings from July 14, 2020
- C.** Resolution Approving Land Lease Agreement between Adams County and Lucien Frank Company
(File approved by ELT)
- D.** Resolution Approving Land Lease Agreement between Adams County and Lucien Frank Company
(File approved by ELT)
- E.** Resolution Approving the Adams County Head Start Year One of Five Continuation Grant Application for 2020-2021
(File approved by ELT)
- F.** Resolution Approving Right-of-Way Agreement between Adams County and Cecilio Avalos and Josefina Fernandez for Property Necessary for the 2019 Miscellaneous Concrete and ADA Ramps Project
(File approved by ELT)
- G.** Resolution Approving the County Incentive Contract Amendment No. 6 between Adams County and the State of Colorado through the Colorado Department of Health Care Policy and Financing (HCPF)
(File approved by ELT)
- H.** Resolution Authorizing Assignment to the Colorado Housing and Finance Authority of a Private Activity Bond Allocation of Adams County Pursuant to the Colorado Private Activity Bond Ceiling Allocation Act
(File approved by ELT)
- I.** Resolution Approving Intergovernmental Agreement between the Board of County Commissioners of the County of Adams and South Adams County Fire Protection District
(File approved by ELT)
- J.** Resolution Approving Intergovernmental Agreement between the Board of County Commissioners of the County of Adams and Brighton Fire Rescue District
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

1. Resolution Approving Amendment One to the Agreement between Adams County and American Logistics Company to Provide Transportation Services (File approved by ELT)

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

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

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

1. PRC2019-00007 Unison Housing at 7401 Broadway Final Development Plan, Final Plat, and Subdivision Improvement Agreement (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. PRC2019-00019 Berkley Shores Final Development Plan, Final Plat, Waiver, and Subdivision Improvements Agreement (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

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28th, 2020
SUBJECT: Final Acceptance of the Public Improvements constructed at the Grasslands at Comanche Subdivision, Filing Number 1, 72 nd Ave. and Strasburg Road
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, PE, PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve a resolution granting Final Acceptance of the public improvements constructed at the Grasslands at Comanche Subdivision, Filing Number 1, 72 nd Ave. and Strasburg Road, (Case No.'s PLT2016-00012, PLT2016-00032, EGR2016-00011, SIA2017-00008, SUB2017-00006).

BACKGROUND:

The GRASSLANDS AT COMANCHE SUBDIVISION, FILING NUMBER 1 is generally located at the intersection of 72ND Avenue and Strasburg Road in unincorporated Adams County as indicated by the attached map (Exhibit A). The public improvements for the Grasslands at Comanche Subdivision, Filing Number 1, were granted Preliminary Acceptance on July 19, 2019. As outlined in the Subdivision Improvements Agreement attached to resolution number 2017-420, all improvements have satisfactorily completed the guarantee period. The Irrevocable Letter of Credit No. 15-17-01, issued by the Valley Bank and Trust of Brighton, Colorado that has been placed as collateral, will need to be released as part of this Final Acceptance.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works Department
Adams County Community and Economic Development Department
Adams County Attorney's Office

ATTACHED DOCUMENTS:

Exhibit A

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION FOR FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS CONSTRUCTED AT
THE GRASSLANDS AT COMANCHE SUBDIVISION, FILING NUMBER 1, (Case No's. PLT2016-
00012, PLT2016-00032, EGR2016-00011, SIA2017-00008, SUB2017-00006)

WHEREAS, the required public street improvements have been constructed at the GRASSLANDS AT COMANCHE SUBDIVISION, FILING NUMBER 1, (Case No's. PLT2016-00012, PLT2016-00032, EGR2016-00011, SIA2017-00008, SUB2017-00006), in accordance with the approved construction drawings; and,

WHEREAS, in accordance with the provisions of the Adams County Development Standards and Regulations, the public improvements have satisfactorily completed the guaranty period; and,

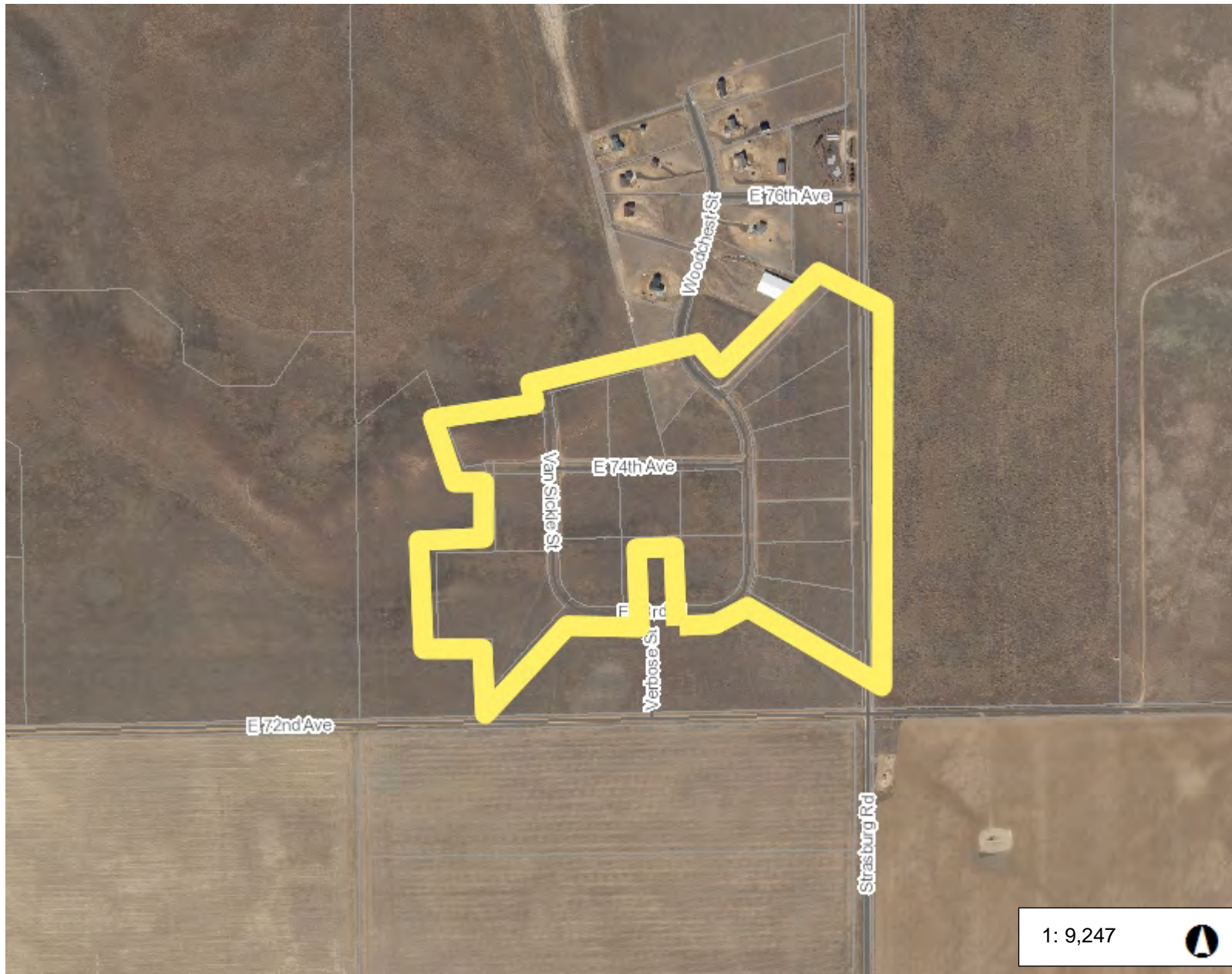
WHEREAS, in accordance with the Adams County Development Standards and Regulations, the Adams County Public Works Department has inspected the public improvements for Final Acceptance; and,

WHEREAS, the Adams County Public Works Department recommends Final Acceptance of the public improvements constructed at the GRASSLANDS AT COMANCHE SUBDIVISION, FILING NUMBER 1; and,

WHEREAS, in accordance with the Adams County Development Standards and Regulations, and the Subdivision Improvements Agreement as approved by resolution number 2017-420, the Irrevocable Letter of Credit No. 15-17-01, issued by the Valley Bank and Trust of Brighton, Colorado, that has been placed as collateral, will need to be released as part of this Final Acceptance.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the public improvements constructed at the GRASSLANDS AT COMANCHE SUBDIVISION, FILING NUMBER 1, be and hereby are accepted and approved in accordance with the provisions of the Adams County Development Standards and Regulations.

BE IT FURTHER RESOLVED, that the BOCC hereby authorizes the release of the posted collateral, as noted in The Irrevocable Letter of Credit No. 15-17-01, issued by the Valley Bank and Trust of Brighton, Colorado.



Legend

- Highways (5,000 - 10,000)
 - Interstate
 - Highway
 - Tollway
- Parcel Linework
 - <all other values>
- 4
- Building
- County Parks and Open Space
- Cities
 - Arvada
 - Aurora
 - Bennett
 - Brighton
 - Commerce City
 - Federal Heights
 - Lochbuie
 - Northglenn
 - Thornton
 - Westminster
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcel

1: 9,247



0.3 0 0.15 0.3 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

ROW2004-00813, PLT2016-00012, PLT2016-00032, EGR2016-00011, SIA2017-00008, SUB2017-00006



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution Regarding Defense and Indemnification of Richard A. Reigenborn as a Defendant Pursuant to C.R.S. § 24-10-101, et seq., 20-cv-01936-STV
FROM: Heidi Miller, County Attorney, County Attorney
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Adopt the Resolution Regarding Defense and Indemnification of Richard A. Reigenborn as a Defendant Pursuant to C.R.S. § 24-10-101, et seq.

BACKGROUND:

The Board of County Commissioners formally indemnifies employees and elected officials who are named in civil lawsuits. This lawsuit is brought by Timothy James Coates, Gene Claps, Mark Mitchell, and Kevin Currier who claim their First and Fourteenth Amendment Rights to the U.S. Constitution were violated by Richard A. Reigenborn when he terminated their employment with Adams County Sheriff's Office in January 2019 shortly after he was elected Adams County Sheriff.

The County Attorney's Office has reviewed the facts of this lawsuit and it has been determined that Richard A. Reigenborn was acting within the course and scope of his employment at all relevant times relevant to this lawsuit. Therefore, the County Attorney's Office is recommending that Richard A. Reigenborn be indemnified for any potential damages that might arise out of this litigation.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: **YES** **NO**

Future Amendment Needed: **YES** **NO**

Additional Note:

Potential fiscal impact is unknown. If litigation results in settlement or judgment against the County or its employees/elected officials, there would be a fiscal impact. The potential amount of that impact is impossible to estimate at this time.

RESOLUTION REGARDING DEFENSE AND INDEMNIFICATION OF RICHARD A. REIGENBORN AS A DEFENDANT PURSUANT TO C.R.S. § 24-10-101, ET SEQ.

WHEREAS, Adams County is a public entity pursuant to the Colorado Governmental Immunity Act; and,

WHEREAS, Adams County is obligated to bear the cost of the defense of its elected officials and employees and pay all judgments entered against its elected officials and employees pursuant to the Colorado Governmental Immunity Act so long as they acted within the course and scope of their employment and their acts were not willful and wanton; and,

WHEREAS, Richard A. Reigenborn has been sued in the matter of *Timothy James Coates, et al. v. the Adams County Sheriff's Office, et al.* filed in the U.S. District Court, Case Number 20-cv-01936-STV, with said Defendant being an elected official of Adams County at the time of the incident described in the Complaint; and,

WHEREAS, initial investigation has revealed to the satisfaction of the Board of County Commissioners and the determination has been made that the Defendant appears to have acted within the course and scope of his employment and his actions do not appear to be willful and wanton; and,

WHEREAS, pursuant to C.R.S. §§ 24-10-110, 24-10-113 and 24-10-118(5) Adams County hereby determines that it is in the public interest to bear the cost of defense for the Defendant against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendant; and,

WHEREAS, in exchange for such defense, the Defendant is required to cooperate fully in the defense of this matter, including but not limited to, assisting in the discovery process, participating in mediation, facilitation, or other measures deemed appropriate by the Board of County Commissioners, and Defendant acknowledges that Adams County may settle on behalf of the Defendant any or all asserted claims, including those for personal liability and punitive damages.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that Adams County shall bear the cost of defense for Richard A. Reigenborn against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendant in the matter of *Timothy James Coates, et al. v. the Adams County Sheriff's Office, et al.*

IT IS FURTHER RESOLVED that the Adams County Attorney is directed to enter her appearance as counsel for Defendant and to defend this matter.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution Regarding Defense and Indemnification of Chad Jenkins as a Defendant Pursuant to C.R.S. § 24-10-101, et seq., 20-cv-00976-LTB
FROM: Heidi Miller, County Attorney, County Attorney and Kerri Booth, Assistant County Attorney
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Adopt the Resolution Regarding Defense and Indemnification of Chad Jenkins as a Defendant Pursuant to C.R.S. § 24-10-101, et seq.

BACKGROUND:

The Board of County Commissioners formally indemnifies employees and elected officials who are named in civil lawsuits. This lawsuit is brought by Twilight Hovey, individually, and as the Personal Representative of the Estate of Leah Ford, who claims Leah Ford was killed in a car accident when the truck she was driving collided with a commercial tractor trailer. Twilight Hovey claims Chad Jenkins instructed Leah Ford to drive the truck.

The County Attorney's Office has reviewed the facts of this lawsuit and it has been determined that Chad Jenkins was acting within the course and scope of his employment at all relevant times relevant to this lawsuit. Therefore, the County Attorney's Office is recommending that Chad Jenkins be indemnified for any potential damages that might arise out of this litigation.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

Potential fiscal impact is unknown. If litigation results in settlement or judgment against the County or its employees/elected officials, there would be a fiscal impact. The potential amount of that impact is impossible to estimate at this time.

RESOLUTION REGARDING DEFENSE AND INDEMNIFICATION OF CHAD JENKINS AS
A DEFENDANT PURSUANT TO C.R.S. § 24-10-101, ET SEQ.

WHEREAS, Adams County is a public entity pursuant to the Colorado Governmental Immunity Act; and,

WHEREAS, Adams County is obligated to bear the cost of the defense of its elected officials and employees and pay all judgments entered against its elected officials and employees pursuant to the Colorado Governmental Immunity Act so long as they acted within the course and scope of their employment and their acts were not willful and wanton; and,

WHEREAS, Chad Jenkins has been sued in the matter of *Twilight Hovey v. Chad Jenkins, et al.* filed in the U.S. District Court, Case Number 20-cv-00976-LTB, with said Defendant being an employee of Adams County at the time of the incident described in the Complaint; and,

WHEREAS, initial investigation has revealed to the satisfaction of the Board of County Commissioners and the determination has been made that the Defendant appears to have acted within the course and scope of his employment and his actions do not appear to be willful and wanton; and,

WHEREAS, pursuant to C.R.S. §§ 24-10-110, 24-10-113 and 24-10-118(5) Adams County hereby determines that it is in the public interest to bear the cost of defense for the Defendant against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendant; and,

WHEREAS, in exchange for such defense, the Defendant is required to cooperate fully in the defense of this matter, including but not limited to, assisting in the discovery process, participating in mediation, facilitation, or other measures deemed appropriate by the Board of County Commissioners, and Defendant acknowledges that Adams County may settle on behalf of the Defendant any or all asserted claims, including those for personal liability and punitive damages.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that Adams County shall bear the cost of defense for Chad Jenkins against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendant in the matter of *Twilight Hovey v. Chad Jenkins, et al.*

IT IS FURTHER RESOLVED, that the Adams County Attorney is directed to enter her appearance as counsel for Defendant and to defend this matter.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution Regarding Defense and Indemnification of Andrew Ewing and Richard Shyrigh as Defendants Pursuant to C.R.S. § 24-10-101, et seq., 19-cv-03705-RBJ-SKC
FROM: Heidi Miller, County Attorney, County Attorney and Kerri Booth, Assistant County Attorney
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Adopt the Resolution Regarding Defense and Indemnification of Andrew Ewing and Richard Shyrigh as Defendants Pursuant to C.R.S. § 24-10-101, et seq.

BACKGROUND:

The Board of County Commissioners formally indemnifies employees and elected officials who are named in civil lawsuits. This lawsuit is brought by Jessie Tunson-Harrington who claims his constitutional rights were violated by Deputy Andrew Ewing and Deputy Richard Shyrigh.

The County Attorney's Office has reviewed the facts of this lawsuit and it has been determined that Deputy Andrew Ewing and Deputy Richard Shyrigh were acting within the course and scope of their employment at all relevant times relevant to this lawsuit. Therefore, the County Attorney's Office is recommending that Deputy Andrew Ewing and Deputy Richard Shyrigh be indemnified for any potential damages that might arise out of this litigation.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

Potential fiscal impact is unknown. If litigation results in settlement or judgment against the County or its employees/elected officials, there would be a fiscal impact. The potential amount of that impact is impossible to estimate at this time.

RESOLUTION REGARDING DEFENSE AND INDEMNIFICATION OF
ANDREW EWING, AND RICHARD SHYRIGH AS DEFENDANTS PURSUANT TO
C.R.S. § 24-10-101, ET SEQ.

WHEREAS, Adams County is a public entity pursuant to the Colorado Governmental Immunity Act; and,

WHEREAS, Adams County is obligated to bear the cost of the defense of its elected officials and employees and pay all judgments entered against its elected officials and employees pursuant to the Colorado Governmental Immunity Act so long as they acted within the course and scope of their employment and their acts were not willful and wanton; and,

WHEREAS, Andrew Ewing and Richard Shyrigh have been sued in the matter of the *Jessie Tunson-Harrington, v. Ewing, et al.* in the U.S. District Court, Case Number 19-cv-03705-RBJ-SKC; said Defendants, being employees of Adams County at the time of the incident described in the Complaint; and,

WHEREAS, initial investigation has revealed to the satisfaction of the Board of County Commissioners and the determination has been made that the Defendants appear to have acted within the course and scope of their employment and their actions do not appear to be willful and wanton; and,

WHEREAS, pursuant to C.R.S. §§ 24-10-110, 24-10-113 and 24-10-118(5) Adams County hereby determines that it is in the public interest to bear the cost of defense for the Defendants against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendants; and,

WHEREAS, in exchange for such defense, the Defendants are required to cooperate fully in the defense of this matter, including but not limited to, assisting in the discovery process, participating in mediation, facilitation, or other measures deemed appropriate by the Board of County Commissioners, and Defendants acknowledge that Adams County may settle on behalf of the Defendants any or all asserted claims, including those for personal liability and punitive damages.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that Adams County shall bear the cost of defense for Andrew Ewing and Richard Shyrigh against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendants in the matter of the *Jessie Tunson-Harrington, v. Ewing, et al.*

IT IS FURTHER RESOLVED, that the Adams County Attorney is directed to enter her appearance as counsel for Defendants and to defend this matter.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution approving an easement agreement from Adams County to Pecos Logistics Park, LLLP, for storm sewer pipeline purposes
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the Easement Agreement.

BACKGROUND:

Pecos Logistics Park, LLLP, plans to construct a storm sewer pipeline, for the benefit of the Pecos Logistics Park Development, through a portion of Adams County owned property located along a drainage channel between Federal Boulevard and Pecos Street just south of I-76. Pecos Logistics Park, LLLP, requests from the County an Easement Agreement to allow for the construction and maintenance of the storm sewer facilities. Granting of the easement on the property will not impact the County's use of the property for its projects. The attached resolution allows Adams County to approve the Easement Agreement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Easement Agreement

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN EASEMENT AGREEMENT
FROM ADAMS COUNTY TO PECOS LOGISTICS PARK, LLLP,
FOR STORM SEWER PIPELINE PURPOSES

WHEREAS, Adams County owns a fee parcel of land located in the Southwest Quarter of Section 9, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado (the "Property"); and,

WHEREAS, Pecos Logistics Park, LLLP, ("Grantee") plans to construct storm sewer pipeline facilities on Adams County owned property; and,

WHEREAS, the Grantee requires the conveyance of an Easement Agreement over the Property in order to satisfy the subdivision and engineering requirements for the approved Pecos Logistics Park Subdivision development; and,

WHEREAS, granting of the easement on the Property will not impact the County's use of the Property for County projects.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Easement Agreement between Adams County and Pecos Logistics Park, LLLP, 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 Easement Agreement on behalf of Adams County.

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT is made and entered into as of the ____ day of _____, 2020, by and between **Adams County, Colorado**, a body corporate and politic and a political subdivision of the State of Colorado, hereinafter called “Grantor,” (whether grammatically singular or plural) and the **Pecos Logistics Park, LLLP**, hereinafter called “Grantee.”

By way of example and not by way of limitation, the parties intend to include within the terms “pipelines” and “appurtenances” the following: pipes and conduits, manholes, ventilators, and the like, in, through, over and across the parcel of land situate, lying and being in the County of Adams and State of Colorado, to-wit:

The real property described in Exhibit A attached hereto and incorporated herein by this reference (the “Easement Area”).

IT IS HEREBY MUTUALLY covenanted and agreed by and between the parties hereto as follows:

1. The Grantee shall have and exercise the right of ingress and egress in, to, over, through and across the Easement Area for any purpose needful for the installation, maintenance, and repair of storm sewer pipelines. The Easement Area shall be free of obstacles throughout the length of the Easement.

2. The Grantor shall not construct or place any structure or building, fence, retaining wall, street light, power pole, yard light, mail box, sign, trash receptacle, temporary or permanent, or plant any shrub, tree, woody plant or nursery stock, on any part of the Easement Area, except as specified in writing by the Grantee. Any structure or building, fence, retaining wall, street light, power pole, yard light, mail box, sign, trash receptacle, temporary or permanent, or shrub, tree, woody plant or nursery stock, of any kind situated on the Easement Area, except as specified in writing by the Grantee, may be removed by the Grantee without liability for damages arising therefrom.

3. In the event Grantor, in its sole discretion, directs Grantee to remove or relocate Grantee’s infrastructure, the Grantee shall remove or relocate the storm sewer pipeline and appurtenances at the Grantee’s sole cost and expense.

4. The storm sewer pipelines and all appurtenances shall be installed in accordance with the Grantee’s current Design Standards. Grantee shall be solely responsible for obtaining, at its sole expense, any applicable governmental approvals.

5. The Grantee shall have and exercise the right of subjacent and lateral support to whatever extent is necessary or desirable for the full, complete and unmolested enjoyment of the rights hereinabove described. It is specifically agreed between the parties that the Grantor shall take no action that would impair the earth cover over, or the lateral or subjacent support for any storm sewer pipeline or lines and appurtenances within the Easement Area.

6. Grantor retains the right to use the Easement Area for ingress and egress, including vehicular traffic, insofar as such use and occupancy is consistent with and does not impair any grant herein contained.

7. The Grantee agrees that other public utilities such as water, sanitary sewer, storm sewer, gas, and electric lines, may be installed in the Easement Area as long as they do not interfere with the Grantee's easement and as long as piping crossing the storm sewer line at the discretion of the Grantee is metallic or concrete and is encased in an acceptable material. Any piping or cable crossing the line must be installed in accordance with Grantee's Standards. The intent is to reserve for the non-exclusive use of the Grantee's storm sewer lines at least 30 feet of the Easement Area width.

8. The Grantee, at Grantee's expense, shall be solely responsible for the maintenance of the surface of the Easement Area such as streets, surfacing, including gravel, asphalt and/or concrete pavement, curbs and gutters within the Easement Area, except as specified in this paragraph. When the Grantee deems it necessary to reconstruct, repair, relocate, remove, replace, enlarge, operate or in any way maintain its storm sewer pipelines, and appurtenances thereto, the Grantee will backfill, compact and resurface the area of excavation, to include replacement of gravel, asphalt and/or concrete pavement, curbs and gutters, damaged by the Grantee's activity, to the grade and condition existing immediately prior to excavation, as nearly as reasonable. The Grantee will exercise all reasonable means to prevent damage to the surface, including gravel, pavement, curbs and gutters that are situated within the Easement Area but outside the immediate area of excavation. In the event said improvements are damaged due solely to Grantee negligence, the Grantee will repair and/or replace said improvements at its expense. Grantee shall maintain commercial liability insurance in the amount of one million dollars per occurrence, two million dollars aggregate. and shall indemnify Grantor for any damages caused by the negligent act or omission of Grantee, its employees, and contractors while on Grantor's property or related to Grantee's facilities/infrastructure located on Grantor's property. Grantee shall not introduce any hazardous substances onto Grantor's property. In the event Grantee causes any environmental contamination, Grantee shall indemnify Grantor for any damages related to the environmental contamination and shall, at Grantee's sole expense, remediate the environmental contamination.

9. The Grantee is acquiring the rights in the subject property in order to ensure to the Grantee an easement for the exercise of the Grantee's functions, and that the exercise of any rights in the subject property other than those retained by the Grantor shall be within the discretion of the Grantee. The Grantee agrees to permit and authorize such other uses of the subject property, not reserved in the Grantor, as will not impair the Grantee's rights, upon such terms, limitations, and conditions as the Grantee shall find reasonably necessary to protect its easement without undue or unnecessary injury to or impairment of the estate retained by the Grantor.

10. The Grantee agrees that at such time and in the event that the line and/or Easement are abandoned by the Grantee or any permitted assignee by written notice to Grantor, such Easement shall terminate and the real property interest represented by such Easement shall revert to the Grantor, its successors and/or assigns, and Grantee shall cooperate with Grantor to execute any necessary recordable documentation to clear title to the easement property.

11. Each and every one of the benefits and burdens of this Agreement are intended to run with the land and shall inure to the benefit of and be binding upon the respective successors and assigns of the parties. Grantee shall not assign this Easement without the written consent of Grantor.

12. Unless special provisions are listed below or attached, the above constitutes the whole agreement between the parties and no additional or different oral representation, promise, or agreement shall be binding on any of the parties with respect to the subject matter of this instrument. To the extent that any special provisions are in conflict with any other provisions, the special provisions shall control and supersede any other term or provisions. Venue for any dispute between the parties shall be in Adams County, Colorado.

SPECIAL PROVISIONS: NONE.

IN WITNESS WHEREOF, the parties hereto have executed the within Agreement as of the day and year first above written.

THE BOARD OF COUNTY COMMISSIONERS
OF AND FOR THE COUNTY OF ADAMS,
STATE OF COLORADO, a body corporate and
politic and a political subdivision of the State of
Colorado

By: _____
Chair

ATTEST:

By: _____

APPROVED AS TO FORM

County Attorney

PECOS LOGISTICS PARK, LLLP

By: [Signature]

Printed Name: Matt Mitchell

Title: Vice President

STATE OF Colorado)
) ss.
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 29th day of June, 2020,
by Matt Mitchell, as Vice President of Pecos Logistics Park, LLLP.

Witness my hand and official seal:



[Signature]
Notary Public

My commission expires: 2/8/21

EXHIBIT "A"

STORM SEWER OUTFALL EASEMENT

LAND DESCRIPTION FOR STORM SEWER OUTFALL EASEMENT:

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

COMMENCING AT THE CENTER $\frac{1}{4}$ CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A FOUND 2" DIA. ALLOY CAP STAMPED PLS 24942 IN RANGE BOX; THENCE S66°50'40"W, 2543.870 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING SEVEN (7) DESCRIBED COURSES:

1. THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 71.27 FEET, HAVING A RADIUS OF 1575.85 FEET, HAVING A CENTRAL ANGLE OF 02°35'28", HAVING A CHORD DISTANCE OF 71.26 FEET AND WHOSE CHORD BEARS S79°26'18"W TO A POINT OF CURVATURE;
2. THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 103.51 FEET, HAVING A RADIUS OF 1482.69 FEET, HAVING A CENTRAL ANGLE OF 04°00'00", HAVING A CHORD DISTANCE OF 103.49 FEET AND WHOSE CHORD BEARS S75°34'54"W;
3. THENCE N75°26'01"W, 149.06 FEET;
4. THENCE N14°33'59"E, 30.00 FEET;
5. THENCE S75°26'01"E, 155.82 FEET;
6. THENCE N78°18'21"E, 151.89 FEET;
7. THENCE S21°08'22"E, 20.68 FEET TO THE POINT OF BEGINNING,

COUNTY OF ADAMS, STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL CONTAINS 7,847 SQUARE FEET OR 0.1801 ACRES MORE OR LESS.

BASIS OF BEARINGS: AN ASSUMED BEARING OF N00°00'00"E BEING THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BETWEEN TWO POINTS 2646.62 FEET APART; ONE POINT BEING A FOUND 2" DIAMETER ALLOY CAP STAMPED PLS 24942 IN A RANGE BOX AT THE CENTER $\frac{1}{4}$ CORNER OF OF SAID SECTION 9 AND THE OTHER POINT BEING THE SOUTH $\frac{1}{4}$ CORNER OF SAID SECTION 9 THAT WAS CALCULATED FROM A FOUND ILLEGIBLE ALLOY CAP IN A RANGE BOX 5.00 FEET WEST OF SAID SOUTH $\frac{1}{4}$ CORNER AS PER MONUMENT RECORD TIE SHEETS.

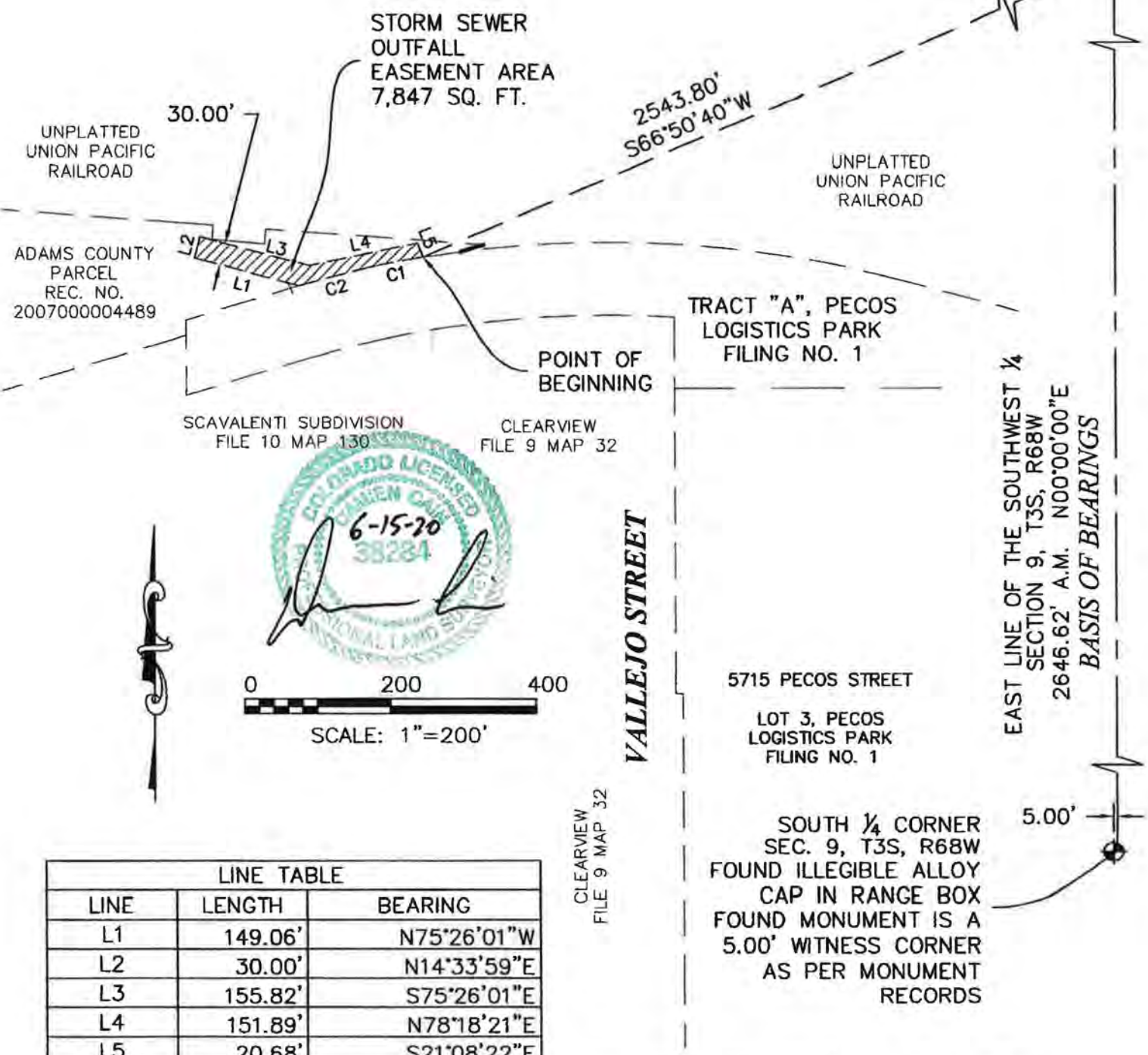
PREPARED BY:
DAMIEN CAIN PLS 38284
FOR AND ON BEHALF OF
39 NORTH ENGINEERING AND SURVEYING LLC
1601 IVY STREET
DENVER, CO 80220



EXHIBIT "A"

STORM SEWER OUTFALL EASEMENT

CENTER ¼ CORNER
SEC. 9, T3S, R68W
FOUND 2" DIA. ALLOY
CAP IN RANGE BOX
STAMPED PLS 24942
POINT OF COMMENCEMENT



LINE TABLE		
LINE	LENGTH	BEARING
L1	149.06'	N75°26'01"W
L2	30.00'	N14°33'59"E
L3	155.82'	S75°26'01"E
L4	151.89'	N78°18'21"E
L5	20.68'	S21°08'22"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING
C1	71.27'	1575.85'	2°35'28"	71.26'	S79°26'18"W
C2	103.51'	1482.69'	4°00'00"	103.49'	S75°34'54"W

NOTE: THIS IS NOT A MONUMENTED LAND SURVEY OR LAND SURVEY PLAT. THIS EXHIBIT IS A DEPICTION OF THE LAND DESCRIPTION.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution approving right-of-way agreement between Adams County and Fortenberry Investment Co., LLP, for property necessary for the Dahlia Street Roadway and Drainage Improvements Project from East 74 th Avenue to East 78 th Avenue
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the Dahlia Street Roadway and Drainage Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the Dahlia Street corridor from East 74th Avenue to East 78th Avenue for the Dahlia Street Roadway and Drainage Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of Dahlia Street. Attached is a copy of the right-of-way agreement between Adams County and Fortenberry Investment CO., LLP, for acquisition of property interests in the amount of \$46,310.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	10,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 FORTENBERRY INVESTMENT CO., LLP,
FOR PROPERTY NECESSARY FOR THE DAHLIA STREET ROADWAY AND
DRAINAGE IMPROVEMENTS PROJECT FROM EAST 74TH AVENUE TO
EAST 78TH AVENUE

WHEREAS, Adams County is in the process of acquiring rights-of-way and easements along Dahlia Street corridor from East 74th Avenue to East 78th Avenue for the Dahlia Street Roadway and Drainage Improvements Project (“Project”); and,

WHEREAS, the intention of this Project is to identify and improve the overall roadway and drainage (“Improvements”); and,

WHEREAS, this right-of-way acquisition is a portion of 7630 Dahlia Street located in the Northeast Quarter of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Fortenberry Investment Co., LLP (“Parcel 25”); and,

WHEREAS, Adams County requires ownership of Parcel 25 for construction of the Improvements; and,

WHEREAS, Fortenberry Investment Co., LLP, is willing to sell Parcel 25 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 Fortenberry Investment Co., LLP, 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 Fortenberry Investment Co., LLP whose address is 6545 W. Berry Avenue, Littleton, Colorado, 80123 (“Owner”), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 (“County”) for the conveyance of rights-of-way on property located at 7630 Dahlia Street, Commerce City, CO 80022, hereinafter (the “Property”) for the Dahlia Street Roadway and Drainage Improvements, E. 74th Ave to E. 78th Ave (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is FORTY SIX THOUSAND THREE HUNDRED TEN AND NO/100'S DOLLARS (\$46,310.00) including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement with an expected date of _____, 2020.
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 County's construction plans indicate the removal of 3,530 square feet of irrigated landscaping will be removed. Additionally, 1,160 square feet of chain link fence

screening along the West and North edges of the property will be removed. Moreover, 280 square feet of concrete paving will be removed. Finally, 4 spruce trees will be removed. The County will not reset or reconstruct these improvements. But the County has agreed to reimburse the owner the expense to reset or reconstruct the improvements and made a part of this Agreement.

6. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
7. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
8. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
9. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner(s):

By:



Printed Name:

Peter R. Fortenberry

Title: Owner

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution approving right-of-way agreement between Adams County and Miles Family, LLLP for property necessary for the Dahlia Street Roadway and Drainage Improvements Project from East 74 th Avenue to East 78 th Avenue
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the Dahlia Street Roadway and Drainage Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the Dahlia Street corridor from East 74th Avenue to East 78th Avenue for the Dahlia Street Roadway and Drainage Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of Dahlia Street. Attached is a copy of the right-of-way agreement between Adams County and Miles Family, LLLP for acquisition of property interests in the amount of \$18,200.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	\$10,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 MILES FAMILY, LLLP
FOR PROPERTY NECESSARY FOR THE DAHLIA STREET ROADWAY AND
DRAINAGE IMPROVEMENTS PROJECT FROM EAST 74TH AVENUE TO
EAST 78TH AVENUE

WHEREAS, Adams County is in the process of acquiring rights-of-way and easements along Dahlia Street corridor from East 74th Avenue to East 78th Avenue for the Dahlia Street Roadway and Drainage Improvements Project (“Project”); and,

WHEREAS, the intention of this Project is to identify and improve the overall roadway and drainage (“Improvements”); and,

WHEREAS, this right-of-way acquisition is a portion of 7725 Dahlia Street located in the Northwest Quarter of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Miles Family, LLLP (“Parcel 28 and 29”); and,

WHEREAS, Adams County requires ownership of Parcel 28 and 29 for construction of the Improvements; and,

WHEREAS, Miles Family, LLLP, is willing to sell Parcel 28 and 29 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Right-of-Way Agreement between Adams County and Miles Family, LLLP, 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 Miles Family, LLLP whose address is 6969 E 11th Ave, Denver, Colorado 80220 (“Owner”), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 (“County”) for the conveyance of rights-of-way on property located at 7725 Dahlia Street, Commerce City, CO 80022, hereinafter (the “Property”) for the Dahlia Street Roadway and Drainage Improvements, E. 74th Ave to E. 78th Ave (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is EIGHTEEN THOUSAND TWO HUNDRED AND NO/100’S DOLLARS (\$18,200.00) including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement with an expected date of 6/1, 2020.
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 County’s construction plans indicate the removal of 902 square feet of irrigated landscaping located along the Dahlia Street right-of-way line. Additionally, 4 Pinyon

Pine and 2 Maple trees will be removed. The County will not reset or reconstruct these improvements. But the County has agreed to reimburse the owner the expense to reset or reconstruct the improvements and made a part of this Agreement.

6. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
7. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
8. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
9. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner(s):

By: 

Printed Name:

DANIEL MILES

Title: Owner

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution approving right-of-way agreement between Adams County and Your Company, LLC, for property necessary for the Dahlia Street Roadway and Drainage Improvements Project from East 74 th Avenue to East 78 th Avenue
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the Dahlia Street Roadway and Drainage Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the Dahlia Street corridor from East 74th Avenue to East 78th Avenue for the Dahlia Street Roadway and Drainage Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of Dahlia Street. Attached is a copy of the right-of-way agreement between Adams County and Your Company, LLC, for acquisition of property interests in the amount of \$1,260.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	\$10,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 YOUR COMPANY, LLC, FOR PROPERTY NECESSARY FOR THE
DAHLIA STREET ROADWAY AND DRAINAGE IMPROVEMENTS PROJECT FROM
EAST 74TH AVENUE TO EAST 78TH AVENUE

WHEREAS, Adams County is in the process of acquiring rights-of-way and easements along Dahlia Street corridor from East 74th Avenue to East 78th Avenue for the Dahlia Street Roadway and Drainage Improvements Project (“Project”); and,

WHEREAS, the intention of this Project is to identify and improve the overall roadway and drainage (“Improvements”); and,

WHEREAS, this right-of-way acquisition is a portion of 7505 Dahlia Street located in the Southwest Quarter of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Your Company, LLC (“Parcel 17”); and,

WHEREAS, Adams County requires ownership of Parcel 17 for construction of the Improvements; and,

WHEREAS, Your Company, LLC, is willing to sell Parcel 17 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 Your Company, 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 Your Company, 1120 Lincoln Street, Suite 1100, Denver, Colorado 80203 ("Owner"), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at 7505 Dahlia Street, Commerce City, CO 80022, hereinafter (the "Property") for the Dahlia Street Roadway and Drainage Improvements, E. 74th Ave to E. 78th Ave (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **ONE THOUSAND TWO HUNDRED SIXTY AND NO/100'S DOLLARS (\$1,260.00)** including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$1,050.00 for the conveyance of road right-of-way and \$210.00 for 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 promise and covenants below, the Owner and the County agree to the following:

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2019 taxes due in 2020 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner's property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
7. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
8. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
9. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
10. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

YOUR COMPANY, LLC

Owner:

By: _____

[Handwritten Signature]

Name

MEMBER, THE GWENNE ROGERS TRUST,
DATED APRIL 16, 2001, KATZ, LOOK & HONORATO, P.C.,
TRUSTEE, By: MICHAEL M. KATZ, PRESIDENT

Date: _____

6/16/2020

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Abatements
FROM: Meredith P. Van Horn, Assistant Adams County Attorney
AGENCY/DEPARTMENT: County Attorney
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the recommendations of the Assessor's Office for the attached abatement petitions.

BACKGROUND:

The Assessor's Office reviewed the attached abatement petitions concerning tax years 2018 and 2019 and has agreed to the abated values for the respective accounts. The findings and recommendations of the Assessor's Office are attached hereto for approval and adoption.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Assessor's Office

ATTACHED DOCUMENTS:

Resolution
Summary Findings and Recommendations of the Assessor's Office

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

RESOLUTION APPROVING ABATEMENT PETITIONS AND AUTHORIZING THE REFUND OF TAXES FOR ACCOUNT NUMBERS R0095677,P0026082, R0110777, R0030949, R0037132, R0112265, R0030090, R0154806, R0169177, R01560966, R0161076, and R0179746

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

WHEREAS, the attached petitions for account numbers R0095677, P0026082, R0110777, R0030949, R0037132, R0112265, R0030090, R0154806, R0169177, R01560966, R0161076, have been processed, reviewed and approved by the Adams County Assessor's Office; and,

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

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

WHEREAS, for account number R0179746, approval by the Board of County Commissioners shall be forwarded as a recommendation to the Colorado Property Tax Administrator for review and approval as required by C.R.S. §§ 39-1-113(3) and 39-2-116.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the abatement petitions for account numbers R0095677, P0026082, R0110777, R0030949, R0037132, R0112265, R0030090, R0154806, R0169177, R01560966, and R0161076, are hereby approved.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the resolution approving the petition for account number R0179746 be forwarded, for review, to the Colorado Property Tax Administrator to approve the abatement petition for the Property.

Ken Musso
Assessor



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

BOARD OF COUNTY COMMISSIONERS

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

1. The property subject to this Stipulation is:
Schedule No. (S): **R0095677** Parcel NO.(S) **01823-34-4-29-015**

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

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


Land	\$77,000
Improvements	\$192,558
Total	\$269,558

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

Land	\$77,000
Improvements	\$73,000
Total	\$150,000

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

DATED this: June 15, 2020


Petitioner's Representative

Jennifer
Palermo

Digitally signed by Jennifer
Palermo
DN: cn=Jennifer Palermo, o. ou,
email=jpalermo@adcogov.org,
c=US
Date: 2020.06.15 13:23:40 -08'00'

Assessor Representative
Adams County Assessor's Office

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

Account No : R0095677 Parcel No :
 Petition Year : 2019 Date Filed :
 Owner Entity : RUSCIO JASON AND BARTHOLOMEW GREGORY
 Owner Address : 1531 HANOVER ST
 Owner City : AURORA State : CO
 Property Location : 1531 HANOVER ST, AURORA, CO

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL	100	L: [REDACTED]	[REDACTED]	L: \$77,000	\$5,510	A. Ratio 7.15%
		I: [REDACTED]	[REDACTED]	I: \$192,558	\$13,770	Mill Levy 117.794
TOTALS :		\$150,000	\$10,730	\$269,558	\$19,280	Original Tax \$2,271.07

Petitioner's Statement :

[Empty space for Petitioner's Statement]

Assessor's Report

Situation :

[Empty space for Assessor's Report Situation]

Action :

[Empty space for Assessor's Report Action]

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL		L: \$77,000	\$5,510	L: \$77,000	\$5,510	Tax Refund \$1,007.14
		I: \$192,558	\$13,770	I: \$73,000	\$5,220	Revised Tax
TOTALS :		\$269,558	\$19,280	\$150,000	\$10,730	\$1,263.93

Jennifer Palermo
Appraiser

June 24, 2020
Date

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

MAY 27 2020

OFFICE OF THE
ADAMS COUNTY ASSESSOR

Section I: Petitioner, please complete Section I only.

Date: 5 / 15 / 2020
Month Day Year

Petitioner's Name: Gregory Marcus Bartholomew
 Petitioner's Mailing Address: 2865 Cherry St. Denver
Denver CO 80207
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
	<u>1531 Hanover St.</u>

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

Petitioner's estimate of value: \$ 150,000 2020
Value Year

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

Gregory Bartholomew Daytime Phone Number (720) 841-9597
 Petitioner's Signature Email Gregbart30@gmail.com
 By _____ Daytime Phone Number ()
 Agent's Signature* Email _____

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

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

Section II: Assessor's Recommendation (For Assessor's Use Only)			
	Tax Year _____		
	Actual	Assessed	Tax
Original	see attached worksheet		
Corrected	_____	_____	_____
Abate/Refund	_____	_____	_____
<input checked="" type="checkbox"/> Assessor recommends approval as outlined above.			
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(1)(D), C.R.S.			
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)			
<input type="checkbox"/> Assessor recommends denial for the following reason(s):			
			Jennifer Palermo Digitally signed by Jennifer Palermo DN: cn=Jennifer Palermo, o=ou, email=jpalermo@adco.gov, c=US Date: 2020.06.24 09:12:29 -0600'
Assessor's or Deputy Assessor's Signature			

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

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

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

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

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

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

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

 Petitioner's Signature Date

 Assessor's or Deputy Assessor's Signature Date

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

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

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (being present--not present) and

Petitioner _____ (being present--not present), and WHEREAS, the said

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor, and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

 Chairperson of the Board of County Commissioners' Signature

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

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

this _____ day of _____, _____
Month Year

 County Clerk's or Deputy County Clerk's Signature

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

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

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

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

 Secretary's Signature

 Property Tax Administrator's Signature

 Date

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 02/28/2020
Month Day Year

Petitioner's Name: Sonic Drive In
 Petitioner's Mailing Address: PO Box 469
Furt Scott KS 66701
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>P0026082</u>	<u>10319 Tower Rd</u>
_____	_____
_____	_____

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

Double Assessment with Lease (P0037257)

Petitioner's estimate of value: \$ 67,999 (2019)
Value Year

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

[Signature]
Petitioner's Signature

Daytime Phone Number 303 597-1530
Email sdliw@sonicdrivein.com

By _____ Daytime Phone Number (_____) _____
Agent's Signature*

Printed Name: _____ Email _____

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

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

Assessor's or Deputy Assessor's Signature				

ABATEMENT FOR TAX YEAR:		2019
TODAYS DATE		02/28/20
BUSINESS NAME:	SONIC DRIVE IN	
ACCOUNT NUMBER:	P0026082	
PARCEL NUMBER:		

	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	TAX DOLLARS
ORIGINAL VALUE	\$100,180	\$29,050	209.009	\$6,071.71
REVISED VALUE	\$67,999	\$19,720	209.009	\$4,121.66
ABATED VALUE	\$32,181	\$9,330	209.009	\$1,950.05

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

PP double assessed for 2019.

ADDED ASSESSMENT FOR TAX YEAR:

BUSINESS NAME:		
ACCOUNT NUMBER:		
PARCEL NUMBER:		

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

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 02/28/2020
Month Day Year

Petitioner's Name: SONIC DRIVE IN

Petitioner's Mailing Address: PO BOX 469
FORT SCOTT KS 66701-0469
City or Town State Zip Code

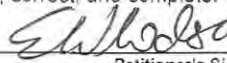
SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>P0019293</u>	<u>15120 BRIGHTON RD</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2018 and 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.)

Double assessment for 2018, and double assessment with lease company (P0037256) for 2019.

Petitioner's estimate of value: \$ 133,444.00 (2018) and \$ 97,868.00 (2019)
Value Year Value Year

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


 Petitioner's Signature

Daytime Phone Number (303) 597-1530

By _____
 Agent's Signature*

Daytime Phone Number (_____)

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

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

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

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

Assessor recommends approval as outlined above.

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

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

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

Assessor recommends denial for the following reason(s):

Assessor's or Deputy Assessor's Signature

ABATEMENT FOR TAX YEAR:		2019		
TODAYS DATE		02/28/20		
BUSINESS NAME:	SONIC DRIVE IN			
ACCOUNT NUMBER:	P0019293			
PARCEL NUMBER:				
	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	TAX DOLLARS
ORIGINAL VALUE	\$165,983	\$48,140	100.427	\$4,834.56
REVISED VALUE	\$97,868	\$28,380	100.427	\$2,850.12
ABATED VALUE	\$68,115	\$19,760	100.427	\$1,984.44
Provide your reason for the Abatement/Added in the space below:				
PP double assessed for 2018 & 2019.				
ADDED ASSESSMENT FOR TAX YEAR: <input type="text"/>				
BUSINESS NAME:				
ACCOUNT NUMBER:				
PARCEL NUMBER:				
	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	TAX DOLLARS
ORIGINAL VALUE		\$0		\$0.00
REVISED VALUE		\$0	0	\$0.00
ADDED VALUE	\$0	\$0	0	\$0.00

ABATEMENT FOR TAX YEAR:		2018
TODAYS DATE		02/28/20
BUSINESS NAME:	SONIC DRIVE IN	
ACCOUNT NUMBER:	P0019293	
PARCEL NUMBER:		

	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	TAX DOLLARS
ORIGINAL VALUE	\$174,556	\$50,620	100.427	\$5,083.61
REVISED VALUE	\$133,444	\$38,700	100.427	\$3,886.52
ABATED VALUE	\$41,112	\$11,920	100.427	\$1,197.09

Provide your reason for the Abatement/Added in the space below:
 PP double assessed for 2018 & 2019.

ADDED ASSESSMENT FOR TAX YEAR:

BUSINESS NAME:		
ACCOUNT NUMBER:		
PARCEL NUMBER:		

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

Ken Musso
Assessor



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

COUNTY BOARD OF EQUALIZATION

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

1. The property subject to this Stipulation is:
Schedule No. (S): R0110777 Parcel NO.(S) 01721-18-4-11-003

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

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

Land	\$112,000
Improvements	\$749,873
Total	\$861,873

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

Land	\$112,000
Improvements	\$463,000
Total	\$575,000

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

DATED this: July 9, 2020

Christopher Rowe

Petitioner's Representative

Christopher Rowe

5490 E. 100th Ave

Denver, CO 80229

**Eric I
Norberg**

Assessor Representative

Adams County Assessor's Office

Digitally signed by Eric I Norberg
DN: cn=Eric I Norberg, o, ou,
email=ericknorberg@adcogov.org,
c=US
Date: 2020.07.09 12:39:42 -06'00'

Ken Musso
Assessor



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

BOARD OF COUNTY COMMISSIONERS

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

1. The property subject to this Stipulation is:
Schedule No. (S): R0030949 Parcel NO.(S) 0171903400004

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

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

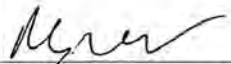
Land	\$120,618
Improvements	\$138,842
Total	\$259,460

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

Land	\$120,618
Improvements	\$86,360
Total	\$206,978

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

DATED this: June 15, 2020

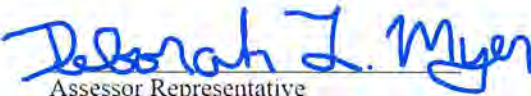


Petitioner's Representative
Minh Nguyen

CHRM Properties, LLC

11926 Washington Street

Northglenn, CO 80233



Assessor Representative
Adams County Assessor's Office

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

Account No : R0030949 Parcel No : 0171903400004
 Petition Year : 2019 Date Filed : February 21, 2020
 Owner Entity : CHRM Properties, LLC
 Owner Address : 11926 Washington St.
 Owner City : Northglenn State : CO
 Property Location : 11215 Washington St., Northglenn St., Northglenn, CO

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL	344	L: \$120,618	\$34,980	L: \$120,618	\$34,980	A. Ratio	29.00%
		I: \$379,382	\$40,260	I: \$138,842	\$40,260	Mill Levy	127.846
TOTALS :		\$500,000	\$145,000	\$259,460	\$75,240	Original Tax	#####

Tax Exempt Portion
0%

Petitioner's Statement :

Building on fire.

Assessor's Report

Situation :

Petition asking for \$500,000. This is more than the actual value on the account. Reached out for clarification. Taxpayer owns both parcels R0030949 and R0030950. Taxpayer corrected petition. Property is a 1978 year built office building consisting of 1,848 SF. Office currently valued at \$140 PSF +/-.

Action :

Reviewed the file, fire photos and the documents supplied by the taxpayer including the insurance claim.

Recommendation :

Upon further review, fire damage was prorated to date of damage.

		Date of Damage	Improvement Calculation for Damaged Year				
		5/16/2019	Jan-May 15	135	37%	\$138,842	\$51,372
			May 16-Dec. 31	230	63%	\$55,537	\$34,988
				<u>365</u>			<u>\$86,360</u>
	Total	Proposed					
	Actual Value	Actual Value					
L:	\$120,618	\$120,618					
I:	\$138,842	\$86,360	Pro-rate to date of damage at 40 % good				
T:	\$259,460	\$206,978					

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL	344	L: \$120,618	\$34,980	L: 120618	\$34,980	\$1,945.81
		I: \$138,842	\$40,260	I: \$86,360	\$25,040	Revised Tax
TOTALS :		\$259,460	\$75,240	\$206,978	\$60,020	\$7,673.32

Deborah L. Myer
Appraiser

June 18, 2020
Date

Settlement Offer Corrected

R0030949 Actual Value Calculation from Fire Damage

2019 Tax Year

Date of Damage
5/16/2019

Improvement Calculation for Damaged Year

Jan-May 15	135	37%	\$138,842	\$51,372
May 16-Dec. 31	<u>230</u>	63%	<u>\$55,537</u>	<u>\$34,988</u>
	<u><u>365</u></u>			<u><u>\$86,360</u></u>

	Total
	Actual Value
L:	<u>\$120,618</u>
I:	<u>\$138,842</u>
T:	<u><u>\$259,460</u></u>

	Proposed
	Actual Value
	<u>\$120,618</u>
	<u>\$86,360</u>
	<u><u>\$206,978</u></u>

Pro-rate to date of damage at 40 % good
80%

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

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

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

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

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

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

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

 Petitioner's Signature Date

 Assessor's or Deputy Assessor's Signature Date

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

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

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (being present--not present) and

Petitioner _____ (being present--not present), and WHEREAS, the said
Name Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor, and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

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

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

County Clerk's or Deputy County Clerk's Signature

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

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

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

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

 Secretary's Signature Property Tax Administrator's Signature Date

RECEIVED

PETITION FOR ABATEMENT OR REFUND OF TAXES

FEB 28 2020

County: Adams

Date Received _____
(Use Assessor's or Commissioner's Date Stamp)

OFFICE OF THE
ADAMS COUNTY ASSESSOR

Section I: Petitioner, please complete Section I only.

Date: 2 - 21 - 20
Month Day Year

Petitioner's Name: Minh Nguyen
Petitioner's Mailing Address: 11215 Washington St.
Nor Ongleton CO 80233
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) 0030949 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
11215 Washington St. Nor Ongleton, CO 80233

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

Building on five initial and date
MN 16-13-20
Insert Value \$ 206,978

Petitioner's estimate of value: \$ 200,000 (2020)
Value Year

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

Nguyen Daytime Phone Number (720) 343-9270
Petitioner's Signature Email Nguyenm17@hotmail.com
By _____ Daytime Phone Number (_____) _____
Agent's Signature Email _____

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

If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-115, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S.

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

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

Assessor recommends approval as outlined above.

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

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

Assessor recommends denial for the following reason(s): _____

Assessor's or Deputy Assessor's Signature _____

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 02/28/2020
Month Day Year

Petitioner's Name: Sonic Drive In
 Petitioner's Mailing Address: PO Box 469
Furt Scott KS 66701
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>P0026082</u>	<u>10319 Tower Rd</u>
_____	_____
_____	_____

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

Double Assessment with Lease (P0037257)

Petitioner's estimate of value: \$ 67,999 (2019)
Value Year

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

[Signature] Daytime Phone Number 303 597-1530
 Petitioner's Signature Email sdliw@sonicdrivein.com

By _____ Daytime Phone Number (_____) _____
 Agent's Signature*

Printed Name: _____ Email _____

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

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

Assessor's or Deputy Assessor's Signature				

ABATEMENT FOR TAX YEAR:		2019
TODAYS DATE		02/28/20
BUSINESS NAME:	SONIC DRIVE IN	
ACCOUNT NUMBER:	P0026082	
PARCEL NUMBER:		

	ACTUAL VALUE	ASSESSED VALUE	MILL LEVY	TAX DOLLARS
ORIGINAL VALUE	\$100,180	\$29,050	209.009	\$6,071.71
REVISED VALUE	\$67,999	\$19,720	209.009	\$4,121.66
ABATED VALUE	\$32,181	\$9,330	209.009	\$1,950.05

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

PP double assessed for 2019.

ADDED ASSESSMENT FOR TAX YEAR:

BUSINESS NAME:		
ACCOUNT NUMBER:		
PARCEL NUMBER:		

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

Ken Musso
Assessor



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

BOARD OF COUNTY COMMISSIONERS

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

- 1. The property subject to this Stipulation is:
Schedule No. (S): R0037132 Parcel NO.(S) 0171910217032
- 2. The subject property is classified as a Commercial property.

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

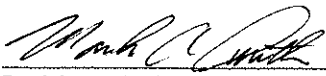
Land	\$11,346
Improvements	\$329,454
Total	\$340,800

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

Land	\$11,346
Improvements	\$255,654
Total	\$267,000

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

DATED this: June 24, 2020



 Petitioner's Representative
 Mark Smith

 Conclusive Holdings, LLC

Deb Myer

 Assessor Representative
 Adams County Assessor's Office

Digitally signed by Deb Myer
 DN: cn=Deb Myer, o=Adams
 County, ou=Assessor's Office,
 email=dmyer@adcogov.org, c=US
 Date: 2020.06.24 08:57:14 -0600'

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

Account No : R0037132 Parcel No : 0171910217032
 Petition Year : 2019 Date Filed : April 27, 2020
 Owner Entity : Conclusive Holdings, LLC
 Owner Address : 11160 Huron Street, Ste 32
 Owner City : Northglenn State : CO 80234
 Property Location : 11160 Huron Street, Ste 32

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL	344	L: \$11,346	\$3,290	L: \$11,346	\$3,290	A. Ratio 29.00%
		I: \$253,654	\$95,540	I: \$329,454	\$95,540	Mill Levy 127.846
TOTALS :		\$265,000	\$98,830	\$340,800	\$98,830	Original Tax \$12,635.02

Petitioner's Statement :

Over-valuation. Value greatly exceeds adjoining properties.

Assessor's Report

Situation :

Upon review it appeared the value enrolled was incorrect. The property is a 1984 year built condominium office unit of 1,796 SF. Property was also shown as an office and this was corrected to an office condominium codes for both land and building.

Action :

Valuation was reviewed by commercial manager, Shannon Wheeler. Reviewed base year sales including the subject's sale. Reviewed the appraisal submitted by the taxpayer. Reviewed and analyzed the mean of the sales prices in the area.

Recommendation : \$267,000

Upon further review, value was adjusted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL	1344	L: \$11,346	\$3,290	L: \$11,346	\$3,290	\$2,735.90
		I: \$329,454	\$95,540	I: \$255,654	\$74,140	
TOTALS :		\$340,800	\$98,830	\$267,000	\$77,430	\$9,899.12

Deborah L. Myer
Appraiser

June 26, 2020
Date

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 4 27 2020
Month Day Year

Petitioner's Name: Conclusive Holdings LLC
 Petitioner's Mailing Address: PO Box 16034
Portland OR 97292
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>0171910217032</u>	<u>1160 Huron St. Unit 32, Northglenn</u>
_____	_____
_____	_____

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

Over-Valuation. Value greatly exceeds adjoining properties.

Petitioner's estimate of value: \$ 265,000 ('19)
Value Year

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

Mark A. Smith
Petitioner's Signature

Daytime Phone Number (503) 754-1091

Email MSmith@conclusivesystems.com

By _____
Agent's Signature*

Daytime Phone Number (_____) _____

Email _____

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

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

Section II:	Assessor's Recommendation (For Assessor's Use Only)												
	Tax Year _____												
	<table border="0" style="width: 100%;"> <tr> <td style="width: 33%; text-align: center;"><u>Actual</u></td> <td style="width: 33%; text-align: center;"><u>Assessed</u></td> <td style="width: 33%; text-align: center;"><u>Tax</u></td> </tr> <tr> <td>Original _____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Corrected _____</td> <td>_____</td> <td>_____</td> </tr> <tr> <td>Abate/Refund _____</td> <td>_____</td> <td>_____</td> </tr> </table>	<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	Original _____	_____	_____	Corrected _____	_____	_____	Abate/Refund _____	_____	_____
<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>											
Original _____	_____	_____											
Corrected _____	_____	_____											
Abate/Refund _____	_____	_____											
<input type="checkbox"/> Assessor recommends approval as outlined above.													
If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.													
Tax year: _____ Protest? <input type="checkbox"/> No <input type="checkbox"/> Yes (If a protest was filed, please attach a copy of the NOD.)													
<input type="checkbox"/> Assessor recommends denial for the following reason(s):													
_____ Assessor's or Deputy Assessor's Signature													

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

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

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to \$10,000)

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

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

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

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

Petitioner's Signature Date

Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

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

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ *(being present--not present)* and

Petitioner _____ *(being present--not present)*, and WHEREAS, the said

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board *(agrees--does not agree)* with the recommendation of the Assessor, and that the petition be *(approved--approved in part--denied)* with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

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

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

County Clerk's or Deputy County Clerk's Signature

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

Section V: Action of the Property Tax Administrator

(For all abatements greater than \$10,000)

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

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

Secretary's Signature Property Tax Administrator's Signature Date

SUBJECT DESCRIPTION- VACANT PARCEL

OVERVIEW

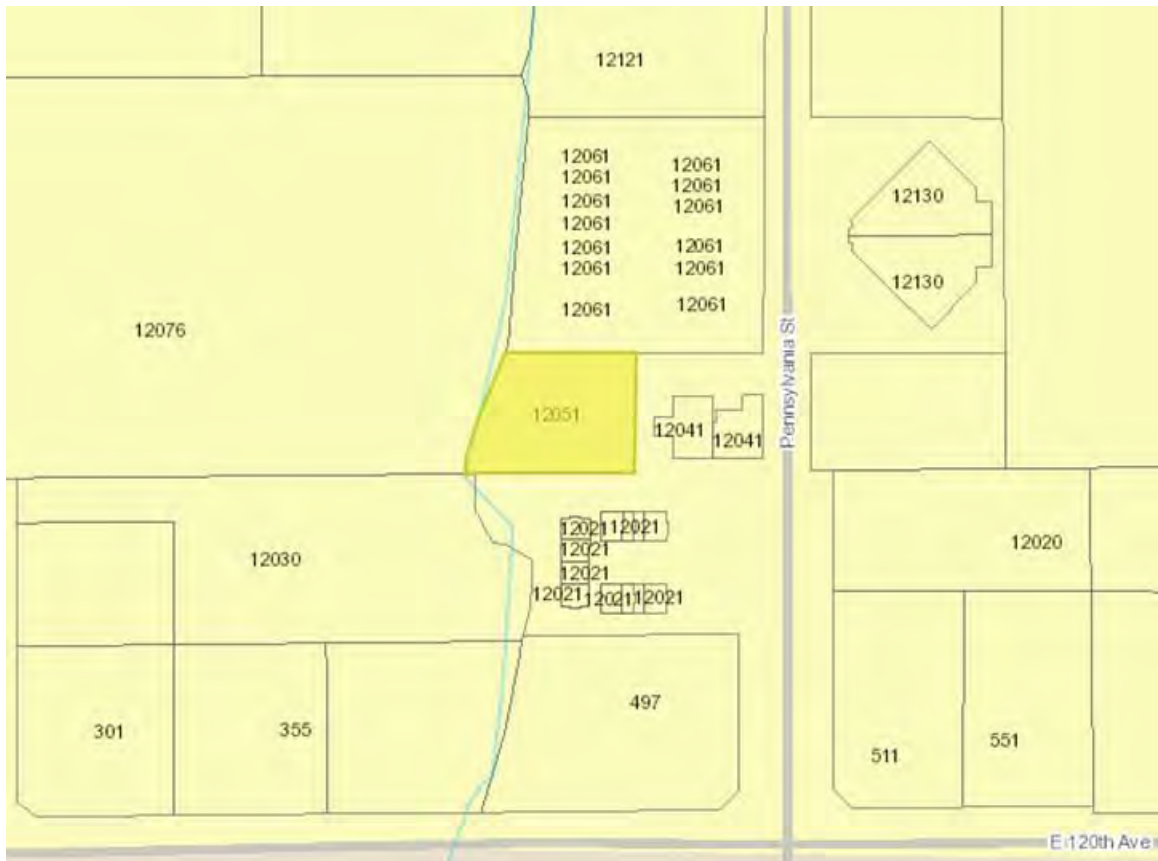


Aerial View of Site (subject highlighted in yellow)

The subject represents a vacant, single parcel property, with a gross land area of approximately 30,056 square feet (.69 acres). It is located at 12051 Pennsylvania Street in the City of Thornton. The subject does not front a roadway and is accessed by crossing the eastern adjacent parcel via an access easement agreement. The subject was previously owned by the National High School Rodeo Association; they had planned to develop the site into a rodeo museum with offices. Due to financial difficulties, the museum was never constructed and the parcel was sold in 2015 to the current owner. Traffic, soil and drainage studies were performed and all utilities are available to the site. The subject as of the effective date of this report still represents a vacant land parcel. As noted, this property is being used as collateral for the purchase of the subject condominium unit. Both properties operate independently and are not currently related.

The subject is located in Flood Zone X, which is an area of low flood risk. The subject is located within the Business Park Zoning District, under the jurisdiction of the City of Thornton. This district allows for a variety of uses including offices, restaurants and select industrial property types.

PROPERTY IDENTIFICATION



Assessor GIS Parcel Map (subject outlined in yellow)

Location/ Address:	12051 Pennsylvania Street, Thornton, Colorado, 80241
Legal Description:	SUB: WASHINGTON SQUARE FILING NO 16 BLK: 1 LOT: 1, CITY OF THORNTON, COUNTY OF ARAPAHOE, STATE OF COLORADO
Assessor's Parcel Number:	0157334010020
Current Ownership:	Conclusive Systems LLC
Previous Sale(s):	Yes
3-Year Sale/Marketing History	
Previous Sale Date:	11/10/2015
Previous Sale Price:	\$80,000



Listings or Offers:	The subject previously sold in November of 2015. This transaction reportedly was below market due to seller motivations.
	Prior to that the subject last sold on 9/23/2003 for \$135,000.

Treasurer Information

Tax Authority:	Adams County
Tax Year:	2017 payable in 2018
Mill Levy:	107.466
Actual Value:	\$57,688
Assessed Value:	\$16,730
Tax Liability:	\$1,797.91 (estimated using 2016 mill levy)
Delinquent Taxes:	No
Special Tax District:	No

The 2016 taxes payable in 2017 have been paid according to the Adams County Treasurer. The above amount of taxes due was estimated using the 2016 mill levy. This amount may vary depending on the 2017 mill levy, which will be determined in December 2017.

The assessor's 2016 actual value is less than the concluded value of this appraisal, likely due to the mass appraisal methods employed and the statutory June 30, 2014 effective used by the assessor.

Neighborhood, Location and Access Attributes



Subject Area Map

The subject is located in the City of Thornton, which is an incorporated city in Adams County and is part of northern metropolitan Denver. It is located just north of the well-established East 120th Avenue commercial corridor, which consists of a variety of commercial properties varying in type. The subject does not have frontage on East 120th Avenue nor Pennsylvania Street, but is located in close proximity to both roadways. The properties located in the immediate area include retail establishments, restaurants, offices, educational facilities, lodging properties and light industrial sites. The properties on Pennsylvania Street, like East 120th Avenue, consists of mixed commercial uses. The subject represents one of remaining undeveloped sites north of East 120th Avenue and east of I-25.

Pennsylvania Street is a secondary street that links with East 120th Avenue southeast of the site and Washington Street northeast of the site. East 120th Avenue is a primary east/west travel route in Thornton. It links with Grant Street, I-25, Huron Street, North Pecos Street and Federal Parkway west of the subject. It also

links with Washington Street and Colorado Boulevard east of the site. The site is situated just east of I-25, which is the primary north/south highway in the State of Colorado. The other primary travel routes in relatively close proximity to the subject include Washington Street, East 128th Avenue and Huron Street.

In terms of access to the site, the subject does not directly front a roadway. It was reported that there is an access easement agreement with the property directly east of the site that allows access off Pennsylvania Street. The subject is currently a vacant land parcel with no interior roadways. Once developed access will be possible by the access easement agreement.

The following topographical map indicates the topography of the subject area:



Topographical Map

Physical Attributes: In terms of physical attributes, the site and general area are essentially level. The site is at grade and level with the surrounding streets and properties. The site is bounded by a light industrial property to the north and office properties to the west, south and east. As previously stated, access to the site is via an access easement agreement with the office property that borders the subjects

eastern side. The subject is a vacant land parcel consisting of vegetation including grass trees and shrubs. There is an irrigation ditch on the western side of the site that runs north/south.

The site is located in flood zone X, an area of low flood risk. During our inspection, we observed no standing pools of water or drainage issues. The subject's elevation is approximately 5,366 feet above sea level.

The following bird's eye view is of the subject site:



Bird's Eye View Facing East

Gross Land Area (Acres):	0.69 acres (per assessor)
Gross Land Area (SF):	30,056 square feet (per assessor)
Net (Usable) Land Area (SF):	30,056 square feet
Land-to-Building Ratio:	N/A
Surplus Site Area:	None
Excess Site Area:	None
Frontage:	None
Visibility:	Below Average



Access:	Below Average
Shape:	Irregular
Topography:	Essentially Level
North Adjacent Use:	Light Industrial
West Adjacent Use:	Office
East Adjacent Use:	Office
South Adjacent Use:	Office

Site Improvements

Parking:	N/A
Parking Type:	N/A
Sidewalks / Type:	None
Curbs and Gutters / Type:	None
Landscaping:	Yes
Landscaping Description:	Grass and trees

Utilities at Site

Electricity:	Yes; Xcel Energy
Gas:	Yes; Xcel Energy
Water:	Yes; City of Thornton
Sewer:	Yes; City of Thornton

Easements: A title commitment was not available for review. We assume there are no existing easements or encumbrances that would significantly limit the economic use of the site. We are appraising the subject as if there were no issues.

Environmental Issues: No environmental studies were provided. It is assumed that there are no environmental issues, based on our visual observation during the inspection. **We advise the client to obtain a current environmental assessment of the subject if there are any concerns.**

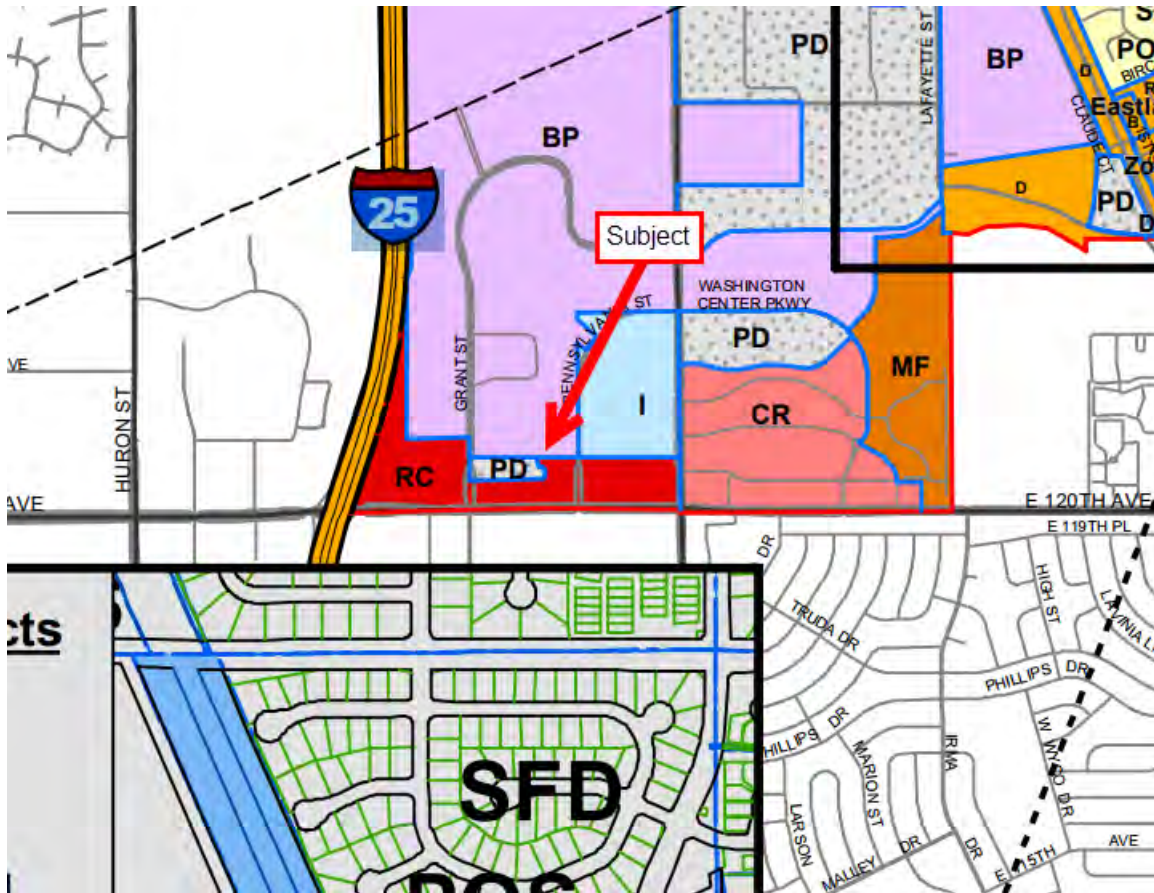
Flood Hazard: According to the following FEMA Flood Map #08001C0311J, dated January 20, 2016, the subject is situated in Zone X, which is an area of low flood risk. The subject is not located in a 500-year or 100-year flood plain.



FEMA Flood Map

Zoning Code/Jurisdiction:

BP- Business Park Zoning District- City of Thornton



Thornton Zoning Map

The subject is located within the Business Park Zoning District, under the jurisdiction of the City of Thornton. Below is the allowable uses within this district in addition to general development standards.



Business Park District – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

Accessory Uses

- Accessory outside display of merchandise
- Accessory outside sales
- Accessory outside storage
- Amateur telecommunication facility
- Attachment of telecommunication antennae to existing structure
- Golf safety net (SUP)
- Solar Collectors
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

Agricultural Uses

- Community garden
- Crop production (L)

Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Industrial – inside (high risk) (SUP)
- Industrial – inside (not high risk)
- Marijuana testing facility
- Mining (SUP)
- Well sites or production sites

Institutional/Community Service Uses

- Cemeteries and mausoleums (SUP)
- Church
- Crematorium (SUP)
- Cultural arts facilities
- Day care facility
- Hospitals and sanitariums
- Limited fundraising events (L)
- Nursing, convalescent homes and hospices (SUP)
- Schools, public and private

Lodging Uses

- Hotels and motels

Office Uses

- Financial institution with drive-in window (SUP)
- Financial institution without drive-in window
- General office
- Medical clinic

SUP – Use permitted by specific use permit
TUP – Use permitted by temporary use permit
L – Limited use permitted by right



Recreation Uses

- Community park, recreation center or golf course
- Neighborhood park or playground
- Private recreation center, club or area

Residential Uses – None allowed

Retail and Personal Service Uses

- Animal clinic with outside runs (SUP)
- Animal clinic without outside runs
- Auto rental (SUP)
- Auto service center (SUP)
- Bar, lounge or tavern (SUP)
- Business school
- Catering service
- General merchandise or food store 3,500 sq. ft. or less
- Job printing
- Liquor store
- Mortuary, funeral home (SUP)
- Motor vehicle fueling station (SUP)
- Personal service use
- Restaurant with drive-in or drive-through (SUP)
- Restaurant without drive-in or drive-through
- Taxidermist (SUP)
- Technical and trade schools (SUP)

Temporary Uses

- Christmas tree lots (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary donation collection bin (TUP)
- Temporary grazing (TUP)
- Traveling show, carnival, circus or special event (TUP)

Transportation Uses

- Commercial bus station and terminal (SUP)
- Heliports (SUP)
- Transit passenger shelter

Utility and Public Service Uses

- Commercial radio and TV station
- Electric substation and gas regulator station (SUP)
- Library
- Local utilities

SUP – Use permitted by specific use permit
TUP – Use permitted by temporary use permit
L – Limited use permitted by right



- Police and fire stations
- Post office
- Telephone exchange without shops or offices
- Utility or government installation other than listed (SUP)
- Water treatment plant, reservoir and water storage tanks (SUP)

Wholesale, Distribution and Storage Uses

- Office showroom/warehouse
- Recycling collection center (SUP)
- Warehouse (SUP)

Wireless Telecommunication Uses

- Commercial radio or TV facility (SUP)
- Commercial satellite dish (SUP)
- Mobile telephone facility (SUP)
- Public safety telecommunication facility

SUP – Use permitted by specific use permit
TUP – Use permitted by temporary use permit
L – Limited use permitted by right



DEVELOPMENT STANDARDS BY ZONING DISTRICT		
Standard	Requirement for Zoning District	
	BUSINESS PARK	
Minimum Lot Size	No minimum lot size	
<i>Building Setbacks:</i> Performance criteria contained in Sections 18-444, 18-446, and 18-447 shall be used to determine the actual front, side, and rear yard requirements for each project during the development permit review process. Different requirements may be established on the same lot for different types of structures. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:		
	Minimum Permitted	Maximum Required
Front	25 feet	50 feet
Side	0 or 15 feet	25 feet
Rear	0 or 15 feet	25 feet
Maximum Lot Coverage	a) 75% b) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.	
Maximum Dwelling Unit Density	None permitted	
Floor Area Ratio	Maximum 0.5	
Maximum Building Height	a) 120 feet b) Residential proximity slope. If any portion of a building is over 30 feet in height, that portion may not be located above a residential proximity slope. See Section 18-452	
(Code 1975, § 58-2.124; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3165, § 1, 4-12-11)		

Zoning Summary: As previously stated the subject was formerly to be developed as a rodeo museum with a secondary office use. The subject was in the planning stages, with preliminary site work completed, including soil, traffic and drainage studies. The project was cancelled and the subject was sold in 2015. Per a conversation with the City of Thornton Planning Department, there were preliminary development meetings in 2016 with the current owners. There have not been definite plans for the site submitted to the planning department as of the date of this report.

Future development of the site must adhere to the requirements within the Business Park Zoning District. Possible development may include an office, retail or light industrial uses. The Business Park Zoning District allows for a variety of uses that include lodging, office, industrial, retail and restaurants. Although the site is not developed, many of the preliminary processes have been completed previously by the previous and current owners.

Neighborhood Description



Neighborhood Map

The City of Thornton and Northglenn are located in the northern section of metropolitan Denver. Both cities consist of high concentrations of residential development, commercial, and industrial development. The subject's immediate neighborhood is a mix of newer suburban single family and multi-family development, along with new and newer commercial development along major roads and at major intersections. Most are located in or near neighborhood retail centers.

The following are demographic data from CCIM Site-to-do-business (May 2017) for the City of Thornton:



The Certified Group

Summary	Census 2010	2016	2021	
Population	118,792	129,988	139,547	
Households	41,367	44,473	47,437	
Families	30,261	32,861	34,969	
Average Household Size	2.86	2.91	2.93	
Owner Occupied Housing Units	29,085	30,557	32,495	
Renter Occupied Housing Units	12,282	13,915	14,942	
Median Age	32.0	33.1	33.7	
Trends: 2016 - 2021 Annual Rate	Area	State	National	
Population	1.43%	1.45%	0.84%	
Households	1.30%	1.41%	0.79%	
Families	1.25%	1.39%	0.72%	
Owner HHs	1.24%	1.40%	0.73%	
Median Household Income	2.22%	2.71%	1.89%	
Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	2,114	4.8%	2,409	5.1%
\$15,000 - \$24,999	2,388	5.4%	2,314	4.9%
\$25,000 - \$34,999	3,491	7.8%	3,376	7.1%
\$35,000 - \$49,999	5,891	13.2%	5,608	11.8%
\$50,000 - \$74,999	9,333	21.0%	7,792	16.4%
\$75,000 - \$99,999	7,838	17.6%	9,094	19.2%
\$100,000 - \$149,999	9,152	20.6%	11,481	24.2%
\$150,000 - \$199,999	2,798	6.3%	3,607	7.6%
\$200,000+	1,468	3.3%	1,758	3.7%
Median Household Income	\$71,326		\$79,609	
Average Household Income	\$83,587		\$91,221	
Per Capita Income	\$28,442		\$30,824	

Population

In the identified area, the current year population is 129,988. In 2010, the Census count in the area was 118,792. The rate of change since 2010 was 1.45% annually. The five-year projection for the population in the area is 139,547 representing a change of 1.43% annually from 2016 to 2021.

Households

The household count in this area has changed from 41,367 in 2010 to 44,473 in the current year, a change of 1.17% annually. The five-year projection of households is 47,437, a change of 1.30% annually from the current year total. Average household size is currently 2.91, compared to 2.86 in the year 2010. The number of families in the current year is 32,861 in the specified area.

Household Income

Current median household income is \$71,326 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$79,609 in five years, compared to \$59,476 for all U.S. households. Current average household income is \$83,587 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$91,221 in five years, compared to \$84,021 for all U.S. households. Current per capita income is \$28,442 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$30,824 in five years, compared to \$32,025 for all U.S. households.



Housing

Currently, 66.0% of the 46,279 housing units in the area are owner occupied; 30.1%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 43,238 housing units in the area - 67.3% owner occupied, 28.4% renter occupied, and 4.3% vacant. The annual rate of change in housing units since 2010 is 3.07%. Median home value in the area is \$233,865, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.39% annually to \$276,346.

As noted, the subject is located in the northern Denver metropolitan area; the subject condominium unit is located in the City of Northglenn and the vacant land parcel is located in the City of Thornton. This area for the past 25 years has seen significant new development, spurred originally by larger scale residential developments beginning in the 1960's. The area has already seen one phase of urban renewal with the demolition of the Northglenn Mall in the earlier part of this century, replaced with an outdoor retail power center. There has also been significant retail development west of I-25 along this latitude that has occurred in the past 10 years. This development includes several large department stores, national retailers, and a Super Wal-Mart. The general area represents a growth plume extending up between I-25 and E-470.

The subject's immediate area includes suburban residential and commercial developments, limited low impact industrial development and open space/park tracts. There is some vacant land in both subject areas representing future residential infill development, with most large scale future development located north of 136th Avenue. The completion of E-470 spurred development activity and continues to do so for the general area, although this slowed significantly after the 2008 recession. It is now on the upswing again. An important new development is the proposed northern extension of the metro light rail system. The timing of this development is uncertain.

The general area represents former agricultural land that was located between the Denver metropolitan area to the south and the City of Brighton to the northeast. The City of Thornton incorporated in 1969 as part of the first wave of suburban development after World War II. The city of Northglenn started as a master planned community design by Jordon Perlmutter in 1959; it was incorporated soon afterwards. Northglenn is surrounded by other municipalities and cannot physically expand, unlike Thornton. It has had water supply issues and there is



some who believe that in the long term it will eventually merge with an adjoining city such as Thornton.

Major traffic routes include I-25 and E-470, the latter a toll highway that serves as the northeastern arm of the metropolitan beltway system. I-25 travels north-south along the western border of Thornton. I-25 continues north to the Wyoming-Colorado border and south to the New Mexico border. South of Thornton, I-25 intersects with US Highway 36, which travels to Boulder, as well as I-76, which merges with I-70 to the west and travels from the Denver metropolitan area northeast and merges with I-80 across the border in Nebraska. I-25 also intersects I-70 to the south, which is the major east-west interstate that travels from the Kansas-Colorado border to the Utah-Colorado border.

Thornton, Commerce City and Brighton are home rule municipalities. The latter is situated in both Weld and Adams Counties and serves as the county seat of Adams County. The City of Brighton is technically not part of the Denver Metropolitan Statistical area, although most consider it a suburb of Denver. Thornton and Commerce City are part of the Denver SMSA; all three cities have been the focal point of significant growth both before and after the 2008 recession.

Overall, we rated the subject neighborhoods in Northglenn and Thornton as very good in comparison with other areas of the city in terms of long term commercial and residential growth. The northern rim of the metropolitan area posted the strongest growth rate prior to the 2008 recession and has continued to lead the metropolitan area after the recession subsided in 2013 and now during the strong 4-year growth track metropolitan Denver is currently experiencing.

SUBJECT VACANT LAND PHOTOGRAPHS



LOOKING NORTH ON PENNSYLVANIA STREET



LOOKING SOUTH ON PENNSYLVANIA STREET



LOOKING WEST TOWARDS SITE FROM EASTERN ADJACENT PROPERTY



DRIVEWAY ON NORTH ADJACENT PROPERTY



LOOKING WEST ACROSS SITE



LOOKING NORTH FROM SITE



LOOKING WEST ACROSS SITE



LOOKING WEST ACROSS SITE



LOOKING SOUTHWEST ACROSS SITE



LOOKING WEST ACROSS SITE



REGIONAL ANALYSIS

Metropolitan Denver is east of the foothills and mountains, providing good access to the state's many natural recreational amenities for local residents and tourists. The area's early settlement and development utilized the plains setting for agriculture and ranching. Under the land's surface are coal, natural gas, and oil. The arid setting relies on deep aquifers, mountain snow, and surface reservoirs for water.

Geographic factors have significantly affected development patterns in the Denver Metropolitan Area (DMA). The foothills of the Rocky Mountains have limited westward development. During the past 20 years, individual communities have melded through infill development into today's metropolitan character.

The City of Denver is located on the Front Range of Colorado, east of the Rocky Mountains, in the northeastern portion of the state. Denver is 102 miles south of Cheyenne, Wyoming; 449 miles northeast of Albuquerque, New Mexico; 485 miles southwest of Lincoln, Nebraska; 536 miles southeast of Salt Lake City, Utah; 601 miles northwest of Kansas City, Missouri; and 877 miles northwest of Dallas, Texas. Within Colorado, Denver is 8 miles northwest of Aurora, 29 miles southeast of Boulder, 69 miles north of Colorado Springs, 113 miles north of Pueblo, 65 miles south of Fort Collins, and 65 miles southwest of Greeley. The Denver Metropolitan Area consists of the City of Denver, and the adjacent counties of Adams, Arapahoe, Broomfield, Douglas and Jefferson.

Original areas of Denver are located in and around the Platte River valley. Denver is generally associated with an elevation of one mile above sea level, although elevations vary significantly through the metropolitan area. The area's latitudinal location, high altitude, proximity to the Rocky Mountains, and high-plains setting result in a unique blend of weather conditions. Metropolitan Denver's location provides an arid climate, with very warm and cold temperatures possible. Most of Denver's precipitation comes through winter snow, supplemented by sporadic spring and summer rain.

Since the 19th century, Denver has been a point of departure for those traveling west into the Rocky Mountains. In the years following World War II, when the ski industry developed, Denver continued its tradition as a gateway to the Rockies. Now, tourists pursuing winter sports and summer vacations in the mountains pass through Denver International Airport (DIA) and the City of Denver. According to the Bureau of Economic Analysis (BEA), the Denver Metropolitan Area is the 18th largest metropolitan area in the nation, and the largest in the Rocky Mountain Region.



Transportation

Denver is the largest metropolitan area in the Rocky Mountain region, and the 18th largest in the United States. Today, the metropolitan area is benefiting from one of the busiest airports in the county, a substantially completed loop highway system, an improved Interstate 25 corridor, an expanded light rail system, and long-range plans for further light rail expansion to the north metropolitan area connecting Northglenn, Westminster and Thornton to downtown Denver. The most recent light rail route to open was to Denver International Airport, which has been completed and is open and operational as of April of 2016, with the exception of minor issues at gate crossings. The expansion of light rail has also led to infrastructure investment near light rail stations. For example, the City of Westminster and the Adams County Housing Authority are nearing completion on \$75 million in public investments in the area of the Regional Transportation District's B Line station in Westminster near West 70th Avenue and Federal Boulevard, including a 40-acre park and a mixed-use affordable housing project.

Four highways in the Denver area are part of the interstate highway system. North-south transportation uses I-25, which extends from I-10 in southern New Mexico to I-90 in northern Wyoming. East-west travel is primarily done through I-70, which extends from I-15 in southern Utah to I-695 in metropolitan Baltimore, Maryland. A southwest-northeast route is I-76, which extends from I-70 in metropolitan Denver to I-80, just beyond the northeast corner of Colorado in Nebraska. I-225 connects I-70 and I-25 on the east side of metropolitan Denver. The principal route between Denver and Boulder is US-36, a highway originally constructed as a toll way. Beginning in mid-July 2015, one toll lane has been added in each direction of US-36.

Interstate 25 was expanded to 10 lanes from Lincoln Avenue on south to Broadway in the north in order to alleviate traffic congestion in southeast Denver and southeast suburban areas. The project (named T-Rex) commenced in 2001 and was completed in 2006. This significantly improved transportation to the southeast part of the DMA, which has historically experienced the highest traffic volumes.

A peripheral highway system has been built surrounding the DMA (aside from the western portion through the City of Golden, which has not obtained approvals). Colorado 470 (C-470) has been completed around the southern, eastern and northern portions of the DMA. This highway extends from I-70 on the western fringe to I-25 on the southern fringe, loops around to again connect with I-70 on the eastern fringe, and then extends north to I-25. The eastern portion of the highway (E-470) is a toll road, and directly accesses the Denver International Airport (DIA). The Northwest Parkway opened in 2003 and connects I-25 on the north to Highway 36 toward the northwest near Boulder. A connection from Highway 36 to I-70 through Golden would complete the loop. A coalition met in April 2015 to discuss finishing the project, although no dates for beginning construction have been set.



Air transportation is also excellent due to the 1995 completion of the Denver International Airport. This is among the largest and busiest airports in the nation, providing extensive passenger and freight service. There are also numerous regional and county airports serving the area, including Centennial Airport, one of the busiest commuter airports in the country.

Public transportation continues to improve as well, as the Regional Transportation District provides bus and light rail transportation throughout the Denver Metropolitan Area region. Light rail lines have been built from downtown Denver to the southwest and southeast, as part of the T-Rex project. A third line to the western part of the DMA was completed in 2014. Rail transportation is also extensive, with multiple passenger and freight rail lines converging in the DMA; the rail line connects to DIA from Union Station. Denver is also major hub for freight rail transportation.

With the convergence of several interstate highways, major rail hubs, Denver International Airport, major regional airports, and extensive public transportation, Denver has become one of the primary central locations for passenger and goods transportation in the country.

General Economic Trends

Portions of the information below have been extracted from the Colorado Legislative Council December 2016 Economic Forecast, with supplemental data provided by the Colorado Department of Labor and Employment.

Inflation

Core Colorado inflation, as measured by the Denver-Boulder-Greeley consumer price index, rose 4.5 percent in the first half of 2016 over the first half of the prior year. Headline inflation rose more modestly at 3.0 percent due to low energy prices. Colorado inflation was double that of the nation in the first half of the year, due primarily to strong appreciation in the housing component. Recreation and apparel components also outpaced nationwide price growth in the first half of the year, while education and medical care cost increases were more subdued than the nation as a whole. The Denver-Boulder-Greeley consumer price index for the second half of the year becomes available early in February 2017, but continued increases in home prices and Front Range rents are projected to drive inflation through the forecast period.



Industry

Energy

The oil and gas industry accounts for 8,932 jobs in Colorado, with over 6,000 of those jobs in the DMA alone. The Denver-Julesburg Basin, located primarily in Weld County provides jobs for many residents of the northern DMA suburbs in the oil and gas industries. With the precipitous fall in oil prices that began toward the end of 2014, new drilling activity, as measured by active drilling rigs, dropped off dramatically in the U.S. and Colorado. New drilling activity has crept up slightly over the past six months as oil prices have stabilized and trended modestly upward. While new drilling has been rising, crude oil production continues to fall, reflecting shifts made by producers to curb production in areas that are more costly to drill. Natural gas remains relatively less expensive to produce in northern Colorado, and Colorado continues to be a contributor to the industry overall. Natural gas prices rose at the start of December on expectations of a cold winter. Prices, however, remain low relative to historical prices. The coal industry does not have a significant presence in the DMA.

Residential Real Estate

Residential real estate continues to be in short supply in the DMA relative to demand thanks to an influx of residents relocating into the state. While pace may slow, it is anticipated sale prices will continue to increase through 2017 and 2018. As measured by the Case-Shiller home prices index for Denver, home prices rose 8.8 percent in September over year ago prices. Comparatively, the 10- and 20-city composite indices, which represent prices across 10 and 20 other major U.S. metropolitan areas, rose 4.3 percent and 5.1 percent, respectively. Prices among lower value homes continue to see the steepest rise in the Denver metro area. Strong in-migration to Colorado has sent rental vacancy rates downward over the past seven years. U.S. rental vacancy rates have also declined since the Great Recession, but are nearly double the vacancy rates of Colorado.



Selected Housing Market Indicators



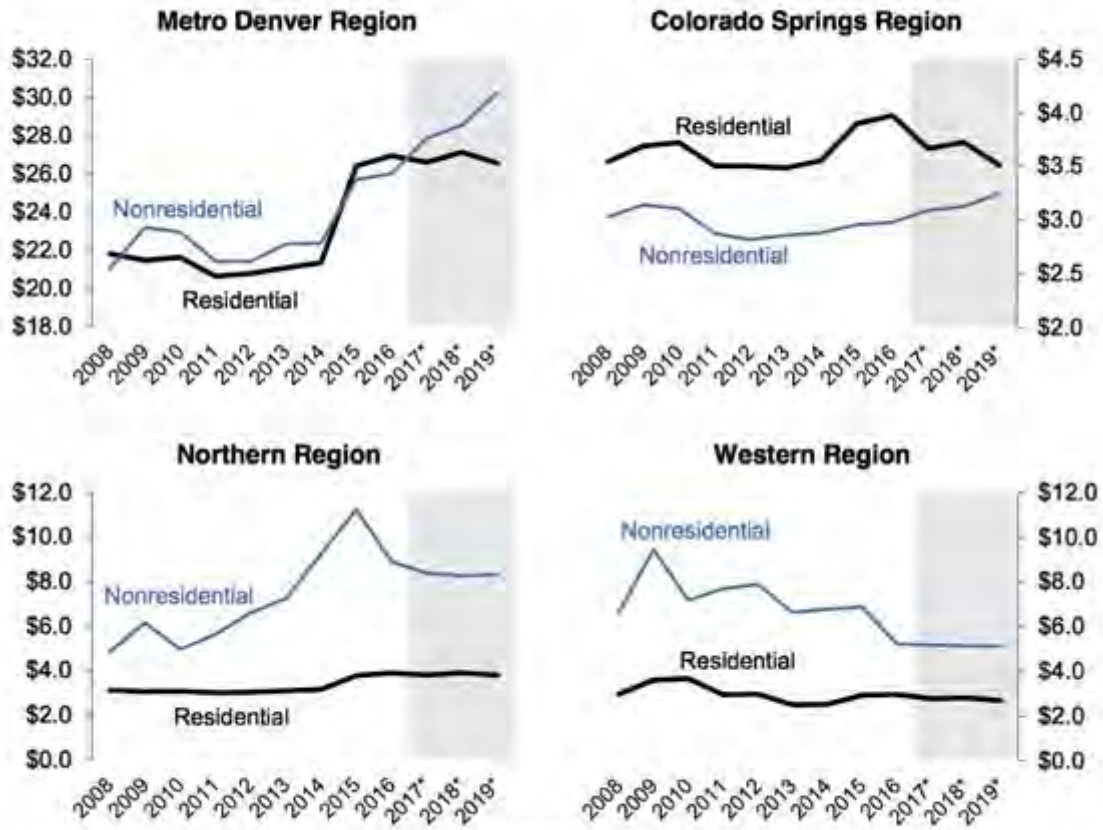
Commercial Real Estate

Nonresidential building activity continued at historically high levels in 2016. Lower cost projects were undertaken, as the value and number of projects decreased through September while the square footage of projects rose. Meanwhile, metro Denver vacancy rates for both offices and industrial space increased in the third quarter of 2016. According to data published by CoStar Group, the vacancy rate for offices increased from 9.7 percent in the second quarter to 10.0 percent in the third quarter, while the rate for industrial space increased from 3.5 percent to 3.7 percent.

Assessed value of commercial real estate is expected to increase through 2017 and 2018. Commercial real estate, coupled with residential real estate assessed values are expected to increase 2.9 percent through 2017 and 2018.



Assessed Values by Region
Dollar Amounts in Billions



Source: Department of Local Affairs, Division of Property Taxation.
*Legislative Council Staff forecast.

Retail

Low gasoline prices dampened retail sales in the area in 2015, nonetheless, retail sales in the DMA have outpaced the nation overall. Fueling this growth is the increase in the value of residential real estate, coupled with historically low unemployment.

Figure 44
Retail Trade Trends



Source: Colorado Department of Revenue and U.S. Census Bureau. Data are shown as a three-month moving averages. Data are seasonally adjusted and are through December 2015.

Employment

According to the Colorado Department of Labor and Employment, the civilian labor force for the Denver-Aurora Metropolitan Area totaled 1,560,290 workers, or approximately half of the state's workforce. Of this number, only 45,070 or 2.9 percent are unemployed. This is lower than the state unemployment rate of 3.2 percent. The area is a draw for skilled employees, with 42.03 percent of all job openings requiring a bachelor's degree.

The top 10 employers in the DMA are as follows:

1. HCA Holdings, Inc.
2. Dish Network, LLC
3. Centura Health
4. SCL Health
5. Denver Public Schools
6. University of Colorado
7. University of Colorado Hospital
8. Safeway Inc.
9. Lockheed Martin Corporation
10. Denver Health & Hospital Authority

According to the BEA personal income rose 1.9 percent in 2015 (most recent available) and GDP grew 4.0 percent in the DMA.



Demographics

The following are 2016 and 2021 estimates for the Denver-Aurora-Lakewood Metropolitan Statistical Area and were provided by the CCIM/STDB (from December 2016):

Population

In the identified area, the current year population is 2,778,258. In 2010, the Census count in the area was 2,543,482. The rate of change since 2010 was 1.42% annually. The five-year projection for the population in the area is 3,026,079 representing a change of 1.72% annually from 2016 to 2021.

Households

The household count in this area has changed from 1,004,696 in 2010 to 1,089,587 in the current year, a change of 1.31% annually. The five-year projection of households is 1,183,210, a change of 1.66% annually from the current year total. Average household size is currently 2.52, compared to 2.50 in the year 2010. The number of families in the current year is 683,557 in the specified area.

Housing

Currently, 57.6% of the 1,160,803 housing units in the area are owner occupied; 36.3%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 1,078,837 housing units in the area - 59.9% owner occupied, 33.2% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 3.31%. Median home value in the area is \$303,816, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.04% annually to \$352,857.

Income

Current median household income is \$65,777 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$76,246 in five years, compared to \$59,476 for all U.S. households. Current average household income is \$89,956 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$98,447 in five years, compared to \$84,021 for all U.S. households. Current per capita income is \$35,661 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$38,844 in five years, compared to \$32,025 for all U.S. households.

Conclusion

The Denver Metropolitan Area economy has several tailwinds that will continue to serve it well through 2017 and 2018. Increasing real estate prices, low



unemployment, and high income will continue to boost the local economy. The area continues to draw a well-educated workforce skilled to work in a variety of industries. This diversity will further buffer the area from any substantial loss in one particular industry in the years to come.



SUBJECT OFFICE MARKET SUMMARY

Introduction

The subject condominium property is located in the northern submarket of metropolitan Denver. The following is a summary of current economic conditions for this submarket:

Overview

North Denver Office			
12 Mo. Deliveries in SF (000)	12 Mo. Net Absorption (000)	Vacancy Rate	12 Mo. Rent Growth
76	87	7.3%	2.0%

Market Analyst: David Pierce - dpierce@costar.com

The North Denver office Submarket contains roughly 4.5 million SF, just over 40% of which is in the northeast part of the city of Westminster. Another 35% of the inventory is located in Thornton, while the remaining 25% is spread more or less evenly between Northglenn and, at the submarket's far south, the city of Denver. Roughly two-thirds of the submarket's inventory delivered during one of two development booms: In the first, 1.6 million SF delivered between 1980–1985. The second began in the late 1990s, during a period of booming suburban office development throughout the metro. Between 1997–2003, 1.5 million SF delivered. The largest concentration of office space lies near the intersection of 120th Avenue and I-25.

Fundamentals remain healthy: At the onset of 17Q3, the vacancy and availability rates in North Denver were within 100 basis points of cyclical lows. And while rents have continued to grow at a slower annual rate since first moderating in 2016, the submarket has retained more rent growth momentum than the metro at large, a testament to healthy fundamentals, and to North Denver's relatively limited exposure to escalating speculative development elsewhere in the metro.

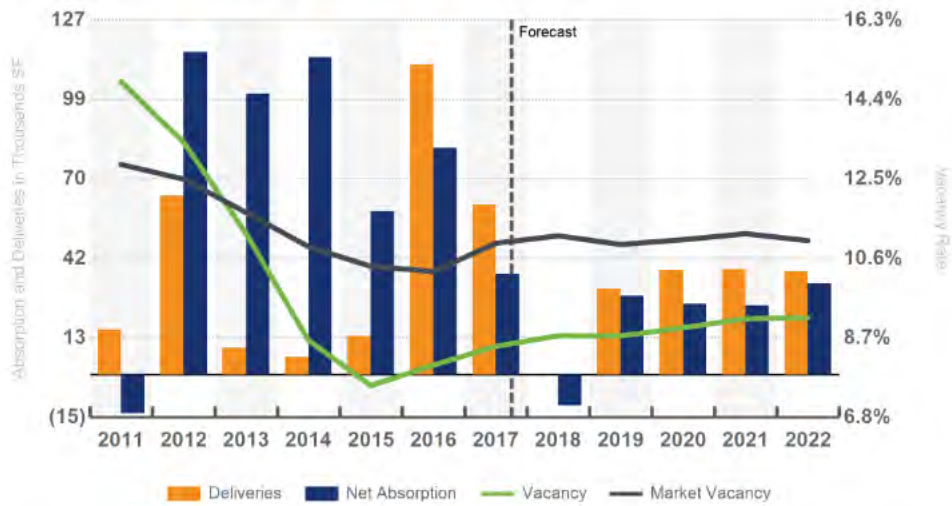
KEY INDICATORS

Current Quarter	RBA (000)	Vacancy Rate	Gross Asking Rent	Availability Rate	Net Absorption (000)	Net Deliveries (000)	Under Const. (000)
4 & 5 Star	872	3.2%	\$25.71	3.6%	11	--	0
3 Star	2,676	9.5%	\$23.18	12.5%	(1)	--	0
1 & 2 Star	846	4.4%	\$18.03	7.9%	2	--	0
SUBMARKET	4,393	7.3%	\$22.49	9.8%	12	--	0

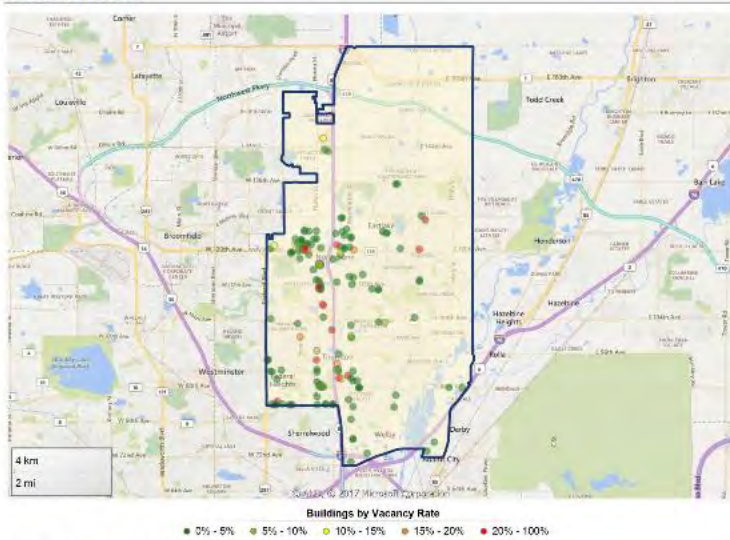
Annual Trends	12 Month Change	Hist. Avg.	Fcst. Avg.	Peak	When	Trough	When
Vacancy	-0.4%	11.4%	8.9%	15.1%	2011 Q2	4.6%	2000 Q2
Net Absorption (000)	87	100	15	773	2001 Q3	(94)	2006 Q3
Net Deliveries (000)	76	110	28	837	2001 Q3	0	2015 Q2
Rent Growth	2.0%	0.8%	2.8%	7.3%	2006 Q4	-8.8%	2009 Q4
Sales (\$ millions)	\$49	\$28	N/A	\$137	2014 Q4	\$0	2010 Q3



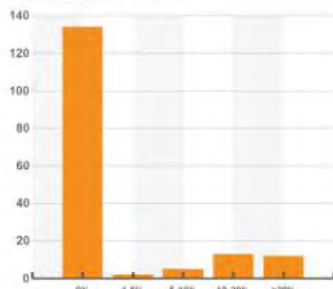
NET ABSORPTION, NET DELIVERIES AND VACANCY RATE



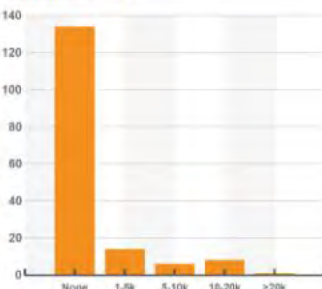
BUILDINGS BY VACANCY



BUILDINGS BY VACANCY RATE

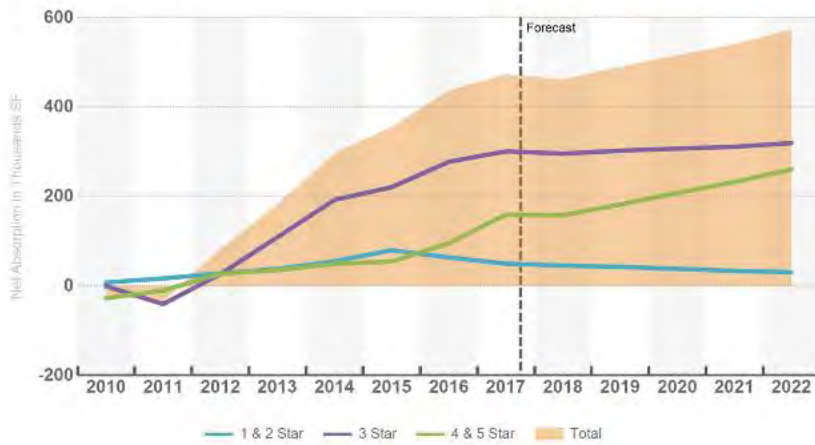


BUILDINGS BY VACANT SF

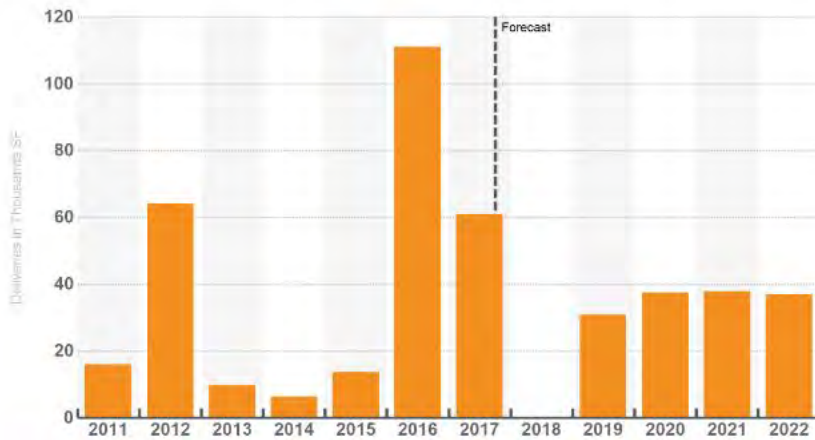




CUMULATIVE NET ABSORPTION



NET DELIVERIES





4 & 5 STAR MOST ACTIVE COMPETITIVE BUILDINGS IN SUBMARKET

Building Name	Address	RBA	% of Slice	Vacancy	Net Absorption in SF
Building 2	1511 W 124th Ave	6,000	0.7%	0.0%	Unstabilized
Building 1	1501 W 124th Ave	15,243	1.7%	0.0%	Unstabilized
Horizon Terrace	9351 Grant St	90,094	10.3%	15.7%	2,444
One Park Centre	1333 W 120th Ave	69,173	7.9%	19.4%	(3,661)

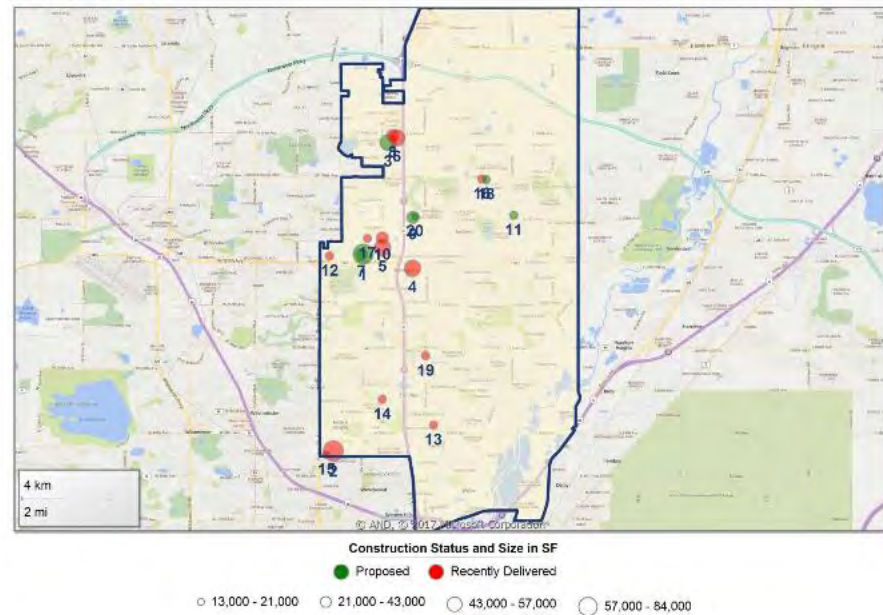
3 STAR MOST ACTIVE COMPETITIVE BUILDINGS IN SUBMARKET

Building Name	Address	RBA	% of Slice	Vacancy	Net Absorption in SF
Grant Street Medical Pavilio...	9025 Grant St	15,013	0.6%	51.1%	2,045
Metro North	11990 N Grant St	86,044	3.2%	14.3%	2,005
12050 N Pecos St	12050 N Pecos St	50,000	1.9%	6.2%	1,091
Bank of the West	12000 N Washington St	39,985	1.5%	16.6%	(1,728)
Pearl Professional Bldg	9101 Pearl St	23,005	0.9%	10.1%	(1,950)
Building J 1	2781 W 120th Ave	19,158	0.7%	11.2%	(2,148)

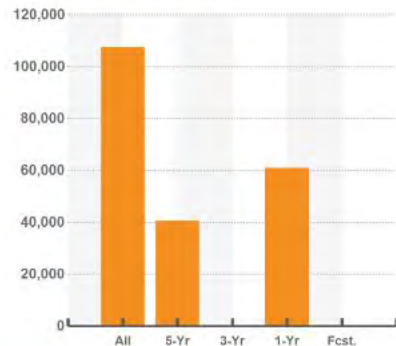
1 & 2 STAR MOST ACTIVE COMPETITIVE BUILDINGS IN SUBMARKET

Building Name	Address	RBA	% of Slice	Vacancy	Net Absorption in SF
Wickes Bldg	2090 E 104th Ave	19,000	2.2%	0.0%	8,550
725 Malley Dr	725 Malley Dr	1,762	0.2%	0.0%	3,502
11178 Huron St	11178 Huron St	21,434	2.5%	0.0%	967
North Huron Professional Bld...	9699 N Huron St	8,000	0.9%	8.1%	850
8801 Fox Dr	8801 Fox Dr	8,219	1.0%	6.1%	(500)
Northglenn Greens I	10190 Bannock St	47,957	5.7%	35.2%	(11,518)

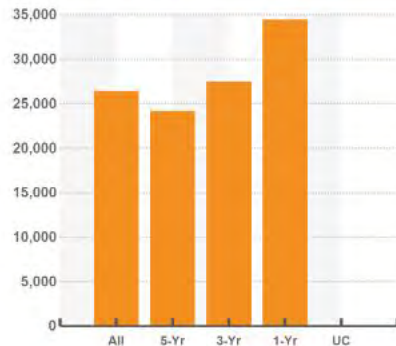
CONSTRUCTION ACTIVITY



12 MONTH AVERAGE DELIVERIES IN SF



AVERAGE BUILDING SIZE IN SF





RENTS

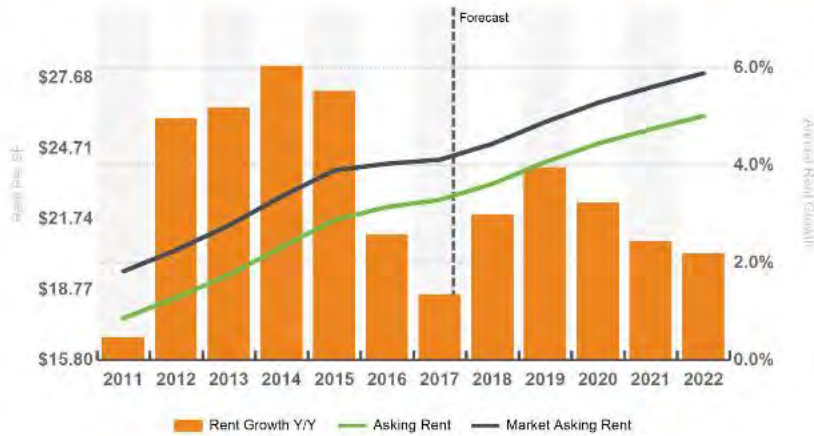
Rent growth has moderated metrowide, and North Denver is no exception. Following average annual gains of 5% from 2012-2015, rent growth moderated to just under 3% in 2016, and rents were growing by closer to 2% at the midway point of 2017. The metro posted similar gains from 2012-2015, but has experienced a more abrupt rent growth slowdown: Rents grew by just 1% year-over-year metrowide in 2016, and were growing by just under 1% midway through 2017.

In addition to healthy fundamentals, North Denver's relative retention of rent growth momentum comes down to its lessened exposure to high-end office space, where the slowdown has been most abrupt. At the midway point of 2017, 4 & 5 Star rents metrowide were down by about 2%, 3 Star rents were up by about 4%, and 1 & 2 Star rents were up by about 4%. As recently as 2015, all tiers of office space were growing by about 5% year-over-year. High-end 4 & 5 Star office space comprises less than 20% of North Denver's Inventory (compared to 40% of the metrowide stock), and the submarket is less exposed to the ongoing metrowide ramp-up in speculative development.



The Certified Group

ASKING RENT LEVELS AND ANNUAL GROWTH



EXPENSES

Market	Utilities	Cleaning	Insurance	Taxes	Other	Total
4 & 5 Star						
North Suburban Denver (Group)	\$1.71	\$0.94	\$0.16	\$3.99	\$4.50	\$11.30
North Denver	\$1.71	\$0.94	\$0.16	\$3.92	\$4.45	\$11.18
Broomfield County	\$1.71	\$0.94	\$0.16	\$4.07	\$4.74	\$11.62
East I-70/Montbello	\$1.71	\$0.94	\$0.16	\$3.94	\$4.51	\$11.25
Northeast Denver	\$1.71	\$0.94	\$0.16	\$3.92	\$4.51	\$11.24
Northwest Denver	\$1.71	\$0.94	\$0.16	\$4.08	\$4.30	\$11.20
3 Star						
North Suburban Denver (Group)	\$1.66	\$0.78	\$0.12	\$2.53	\$3.13	\$8.23
North Denver	\$1.66	\$0.79	\$0.12	\$2.54	\$3.33	\$8.44
Broomfield County	\$1.66	\$0.78	\$0.13	\$3.28	\$2.71	\$8.55
East I-70/Montbello	\$1.66	\$0.78	\$0.13	\$2.06	\$3.27	\$7.89
Northeast Denver	\$1.65	\$0.79	\$0.12	\$2.12	\$3.28	\$7.96
Northwest Denver	\$1.66	\$0.78	\$0.12	\$2.66	\$3.06	\$8.28
1 & 2 Star						
North Suburban Denver (Group)	\$1.74	\$0.57	\$0.20	\$2.18	\$1.78	\$6.48
North Denver	\$1.65	\$0.55	\$0.21	\$2.40	\$1.40	\$6.21
Broomfield County	\$1.75	\$0.59	\$0.20	\$2.58	\$1.64	\$6.76
East I-70/Montbello	\$1.77	\$0.55	\$0.21	\$1.88	\$1.83	\$6.24
Northeast Denver	\$1.77	\$0.57	\$0.21	\$1.68	\$1.97	\$6.19
Northwest Denver	\$1.77	\$0.59	\$0.20	\$2.37	\$2.06	\$6.99

* Expenses are estimated using NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from zip code to region.



SALES

Investment is off to its strongest start in three years, largely thanks to a property that traded as part of Healthcare Trust of America's \$2.75 billion portfolio acquisition from Duke Realty. The 55,000 SF SCL Health Community Hospital, a 17Q1 delivery, traded for an allocated \$36.9 million as part of the first tranche of 19 properties (this tranche contained roughly 1 million SF and was valued at just over \$500 million).

The headline trade of 2016 was Equity Global Management's June acquisition of two buildings on 122nd Avenue for \$25 million, accounting for half of the year's dollar sales volume. The buildings, which delivered in 2002 and 2016, and contain 66,000 and 54,000 SF of space, respectively, were both fully leased by Alliance Data Systems through 2028 at the time of the sale.

SALES VOLUME AND MEDIAN PRICE





HIGHEST AND BEST USE ANALYSIS

Four criteria are examined in order to determine the highest and best use of the subject property. The criteria and their applicability to the subject are as follows:

1. **Legally Permissible:** *a legally permissible use is determined primarily by current zoning regulations. However, other considerations such as long-term leases, deed restrictions, and environmental regulations may preclude some possible highest and best use.*
2. **Physically Possible:** *the size, shape and topography affect the uses to which land may be developed. The utility of a parcel is dependent on its frontage and depth. Sites with irregular shapes may be more expensive to develop, and topography or subsoil conditions may make utilization too costly or restrictive. Highest and best use as improved also depends on physical characteristics such as condition and utility.*
3. **Financially Feasible:** *the use of the property is analyzed to make a determination as to the likelihood that the property is capable of producing a return which is greater than the combined income needed to satisfy operation expenses, debt service, and capital amortization. Any use that is expected to produce a positive return is classified as financially feasible.*
4. **Maximally Productive:** *the use that provides the highest rate of return among financially feasible uses is the highest and best use. The use of the land must yield a profitable net return, and the quantity of land devoted to any specific use must be limited to that quantity which will yield a maximum return to each owner.*



CONDOMINIUM UNIT

Highest and Best Use - As Vacant:

Legally Permissible: The primary controlling factor with regard to legal permissibility is the C-3 zoning district under the jurisdiction of the City of Northglenn. The district represents a commercial district with a wide array of permitted commercial uses. Private restrictions controlling land use are guided by the Office Plaza North condominium association, which essentially restricts permitted uses to office and associated commercial uses under condominium ownership.

Physically Possible: In regard to physically possible uses, there are no significant physical limitations that would affect development of the subject site. The major feature is the subject’s location along North Huron Street in Northglenn. It is in close proximity to both 104th and 112th Avenues, which are major area streets, as well as less than three miles from the 104th Avenue/I-25 interchange. The subject site has good visibility and access from Huron Street, also a major road in this area. The larger scale of the overall site would likely support a larger scale multi-unit office development.

Financially Feasible: In terms of financial feasibility, the commercial office development market is improving after suffering in the post-2008 recessionary period, and we concluded that no holding period would be required were the subject site vacant.

Maximally Productive: The maximally productive use if vacant would be to develop the site with a moderate to larger scale office development.

Highest and Best Use - As Improved

Legally Permissible: The current condominium improvement is legally permitted.

Physically Possible: The scale and attributes of the unit is ideal for this development.

Financially Feasible: The current use appears to be financially feasible. No holding period is required.

Maximally Productive: The current improvement represents the maximally productive use and the ideal improvement in our opinion.

Ownership Profile

Based on an examination of the marketplace, the likely ownership profile is either an owner/user or an investor/user. There is no holding period for the highest and best use under either scenario.



VACANT LAND PARCEL

Highest and Best Use - As Vacant:

Legally Permissible: The primary controlling factor with regard to legal permissibility is the Business Park zoning district under the jurisdiction of the City of Thornton. The district represents a commercial district with a wide array of permitted commercial uses. This includes office, light industrial and retail uses.

Physically Possible: In regard to physically possible uses, there are no significant physical limitations that would affect development of the subject site. An important attribute is the subject's location as part of the general commercial district along 120th Avenue and North Washington Street. The major consideration is the lack of street exposure, which would likely limit physically supportable uses to destination oriented and lower intensity commercial uses, such as offices or light industrial. The scale of the site would likely support a smaller scale allowable use as well.

Financially Feasible: In terms of financial feasibility, the commercial and light industrial development market is improving after suffering in the post-2008 recessionary period, and we concluded that no holding period would be required were the subject site vacant.

Maximally Productive: The maximally productive use if vacant would be to develop the site with a smaller office or similar lower intensity commercial or light industrial development.

Ownership Profile

Based on an examination of the marketplace, the likely ownership profile is an owner/user.



VALUATION PROCEDURES AND METHODOLOGIES

Current appraisal standards recognize three basic approaches to real estate value. These are identified as the cost, sales comparison, and income capitalization approaches.

The cost approach to value is developed by two fundamental opinions: the value of the land and the value of the improvements to the land. Initially, the current market value of the land is estimated as if unimproved and capable of being put to its highest and best use. The reproduction or replacement cost new of the improvements, less any depreciation, is then added, along with any contributory value of the site improvements. The validity of the resulting value estimate is impacted to varying degrees by the accuracy of the cost estimates and the depreciation estimate.

The sales comparison approach is based on comparison between the subject property and similar properties which sold within a reasonable period prior to the date of appraisal, and which are capable of providing insight into the valuation of the subject property. Units of comparison are examined and developed and after making the appropriate adjustment for differences such as location and physical characteristics, are then applied to the subject to derive an indication of value. Critical in this valuation methodology, is the availability of sufficient market comparables with which to make valid comparisons.

The income capitalization approach measures value by capitalization of the net income from the real estate. The potential gross income is first estimated based on data derived directly from the market. Deductions are then made for vacancy and collection loss, and normal operating expenses. The resulting net income figure is then converted to a value estimate by any one of several capitalization methods.



SALES COMPARISON APPROACH

The sales comparison approach to value compares the subject to similar properties that have sold or are under contract in the same or similar market. This approach is based on the principle of substitution, which states that no commodity has a value greater than a similar commodity offering similar uses, similar utility, and similar function that can be purchased within a reasonable period. In other words, the market value of a property is set by the price of acquiring a substitute property, which could provide the owner with similar utility. The principle of substitution also is crucial in reconciling all three approaches to value, as it provides linkage in the underlying determination of the subject's market value.

For the sales analysis, we examined similar scale professional office condominiums sales in the subject market area. Three of the four sales were from the same office condominium complex, while the fourth was located nearby in Thornton. All four were sold improved with comparable attributes.

Unit of Comparison

The appraisers discussed recent market transactions with area brokers, as well as evaluating the physical attributes of the subject's use type, to determine the appropriate unit of comparison. In both instances, the predominant unit of comparison was price per gross building area square foot.

Elements of Comparison

Eight major comparison categories must be considered in the direct sales comparison approach. These include the following:

- Date of Sale
 - 1. Property rights
 - 2. Financing
 - 3. Conditions of Sale
 - 4. Expenditures made after sale
- Trend Forward
 - 5. Market Trends
- Appraisal Effective Date
 - 6. Location
 - 7. Physical Attributes
 - 8. Economic Attributes



Each of these categories will be addressed in the subsequent analysis, as it relates to the subject.

Sales Selection Criteria

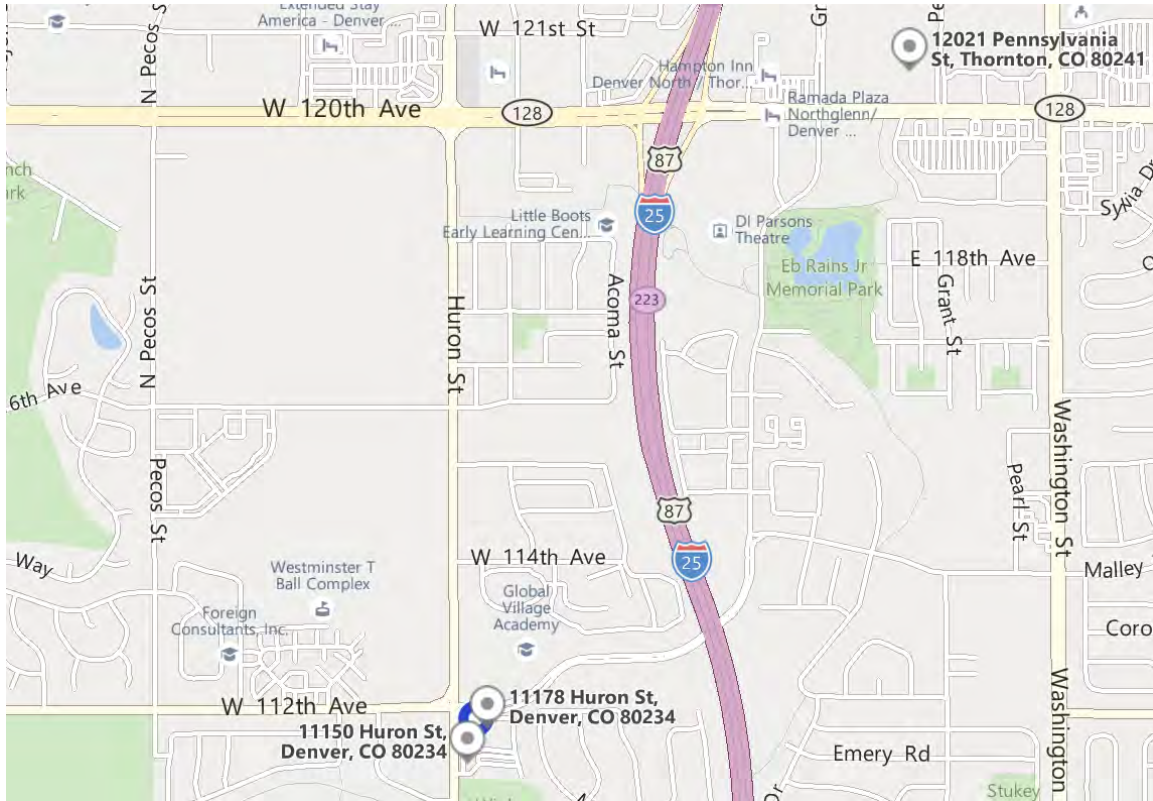
These sales were selected based on the following criteria:

- Unit Size: 1,440 sf to 1,817 sf
- Location: Northglenn/Thornton market area
- Year Built: 1984 to 2001
- Sale Dates: Late 2015 to present
- Highest and Best Use: Commercial office condominiums

The Certified Group



Sale	Address	Unit	YOC	Imp SF	Sale Date	Sale Price	PR/SF
1	11184 Huron St	8	1984	1,817	01/10/17	\$270,000	\$149
2	11178 Huron St	7	1984	1,817	06/29/17	\$280,000	\$154
3	11150 Huron St	7	1999	1,502	07/20/16	\$280,000	\$186
4	12021 Pennsylvania	201	2001	1,440	12/27/15	\$240,000	\$167



COMPARABLE PROPERTY 1





SALES DATA

ADDRESS: 11184 Huron Street, Unit 8
IMPROVED AREA: 1,817 square feet
YEAR BUILT: 1984
SALE PRICE: \$270,000
RECEPTION NO.: 2017000003122
SALE DATE: 1/10/2017
SALE PRICE PER SF: \$149
SELLER: David Family Trust
BUYER: BTC Visions LLC
VERIFICATION: Broker/County assessor / Vendor

PROPERTY NOTES:

- Same office condominium project
- Northside end unit
- 2 stories
- 1 restroom
- Good condition
- Bank/SBA financed sale
- List price and days on market not disclosed
- Sold in 2005 for \$195,000
- Has not sold since this sale

COMPARABLE PROPERTY 2



SALES DATA



ADDRESS: 11178 Huron Street, Unit 7
IMPROVED AREA: 1,817 square feet
YEAR BUILT: 1984
SALE PRICE: \$280,000
RECEPTION NO.: 2017000055981
SALE DATE: 6/29/2017
SALE PRICE PER SF: \$154
SELLER: MBD Ents LLC
BUYER: J & B Realty
VERIFICATION: Broker/County assessor / Vendor

PROPERTY NOTES:

- Same office condominium project
- End unit
- 2 stories
- One unit on each level
- Ground level unit is leased
- 1 restroom on each floor
- Good condition
- Third party financed sale
- 30 year term, 7 percent
- Listed for \$295,000
- On market 146 days
- Sold in 2004 for \$185,000
- Has not sold since this sale

COMPARABLE PROPERTY 3





SALES DATA

ADDRESS: 11150 Huron Street, Unit 7
IMPROVED AREA: 1,502 square feet
YEAR BUILT: 1999
SALE PRICE: \$280,000
RECEPTION NO.: 2016000058579
SALE DATE: 7/20/2016
SALE PRICE PER SF: \$186
SELLER: Mary Wheeler
BUYER: Solutions Real Estate Inc
VERIFICATION: County assessor / Vendor

PROPERTY NOTES:

- Same office condominium project
- Street facing interior unit
- 2 stories
- 2 restrooms
- Good condition
- Seller financed sale
- 25 year loan, 7 percent
- List price and days on market not disclosed
- Sold in 2004 for \$185,000
- Has not sold since this sale

COMPARABLE PROPERTY 4





SALES DATA

ADDRESS: 12021 Pennsylvania Street, Unit 201
IMPROVED AREA: 1,440 square feet
YEAR BUILT: 2001
SALE PRICE: \$240,000
RECEPTION NO.: 2015000105298
SALE DATE: 12/17/2015
SALE PRICE PER SF: \$167
SELLER: Metrowest R&E Solutions
BUYER: P & R LLC
VERIFICATION: County assessor / Vendor

PROPERTY NOTES:

- Located in Penn Plaza at Washington Square
- North of 120th Avenue
- Interior unit
- 2 stories
- 1 restroom
- Good condition
- Bank financed sale (US Bank)
- Listed for \$250,000
- On market 150 days
- Sold in 2013 for \$110,000 (REO sale)
- Has not sold since this sale



Discussion and Analysis

Property Rights Conveyed:

All sales were fee simple or leased fee at-market transactions to the best of our knowledge.

Cash Equivalency:

To the best of the appraisers' knowledge, all sales were for cash or had cash equivalent financing. The sales with private party or seller financing appeared to have typical market terms.

Condition of Sale:

This element of comparison takes into account possible motivation on the part of the buyer or seller in a comparable sale transaction. None of the sales had any reported atypical conditions associated with each transaction.

Buyer Expenditures:

This element is based on the understanding that a knowledgeable buyer would consider possible expenditures to be made upon purchase of a property and those costs could affect the price a buyer would pay. There are no indications that unusual motivations were involved in the comparable the sales.

Market Conditions:

We examined commercial office condominium property sales in the Denver metropolitan market between 2015 and 2017. The data indicated no real trend in this market concerning price level changes. No adjustments were applied.

Location:

We considered elements such as proximity to major traffic routes, compatibility with surrounding development and other factors affecting the desirability of a site from a commercial use perspective. For the first three sales in the subject complex, we made adjustments based on locations within the complex and whether units were interior units or end units. Sale 1 was adjusted for its end unit location along the northern portion of the complex facing the parking lot. Sale 2 was adjusted for its end unit location facing the court yard. Sale 3 faced Huron Street and was also adjusted. Sale 4 was located in a separate office condominium complex in Thornton off Pennsylvania Street. We adjusted this sale for its superior location based on the proximity of the 120th Avenue commercial district.



Unit Size:

The sale units range in size from 1,440 square feet to 1,817 square feet. Generally, the market indicates an inverse relationship to size and unit value; the smaller the building, the higher the unit value. Based on the narrow range of the comparable units, we did not apply a scale adjustment.

Highest and Best Use:

Each comparable property is a professional office condominium. No adjustments were applied for highest and best use.

Age/Condition:

The subject building was constructed in 1984 and is in good condition based on recent upgrades and repairs. We adjusted Sale 3 for its 1999 year of construction and Sale 4 for its 2001 year of construction. The adjustments were minimal based on the good condition of the subject.

Quality:

The subject is a good quality Class B office condominium unit. All four sales were similar in terms of overall construction quality. Sales 1 and 4 were adjusted for their lack of a second restroom.

Based on the above factors, the following adjustment grid was developed:

Sale	Price/SF	Mkt Tr	Loc	Cond	Qual	Net Adjus	Adj \$/SF
1	\$149	0%	-5%	0%	10%	5%	\$156
2	\$154	0%	-5%	0%	0%	-5%	\$146
3	\$186	0%	-5%	-5%	0%	-10%	\$168
4	\$167	0%	-5%	-5%	10%	0%	\$167
						Mean \$/SF	\$159
						Median \$/SF	\$161

Conclusion:

Based on the low magnitude of the adjustments we applied and the number of sale, we used the full spectrum of the sales and concluded a unit value of \$160.00 per square feet. This resulted in a concluded value of \$287,360. This was rounded to \$290,000.

SALES COMPARISON APPROACH CONCLUSION

\$290,000 "As Is"

As of August 8, 2017



INCOME APPROACH

This approach to value is predicated on the premise that the property is designed to return a flow of income to the owner when properly developed. The theory of the income approach advocates that the value of the property is the present worth of the net income it will produce during the remainder of its economic life. An investor or perspective purchaser should consider the income producing ability of the property and the expected return on his investment.

The income approach measures market value by determining the price that open market conditions would justify paying for a particular property's net income stream. This is specifically accomplished for an appraisal by discounting the property's projected net income into present value by use of a capitalization rate derived from sales of comparable properties. The property's net operating income is the key term.

Net operating income is generally arrived at through a process that determines prevailing open market rents, rates of vacancy and collection loss, and expenses necessary to operate the property and service the tenants. Prevailing market rates of vacancy and collection loss and operating expenses are deducted from prevailing market rent to produce the property's projected net income.

It is important to note that: (1) Vacancy and collection loss is a projection over the entire economic life of the property, not that which occurs at a given point in time, (2) For appraisal purposes, income taxes, depreciation, debt service, capital improvements, franchising fees, and business expenses of the owner are excluded from operating expenses since they are expenses of the owner and not of the property, (3) The proper rental for the property is that prevailing in the marketplace as of the appraisal date and not that which is carried over from old lease arrangements.

Economic net income is converted to a value indication under this approach by application of an overall capitalization rate, which is derived from market sales occurring during the applicable period, as well as comparison with prevailing market data. The overall rate includes provisions for a market rate of return on the investment as well as recapture of the investment.



Subject Rent

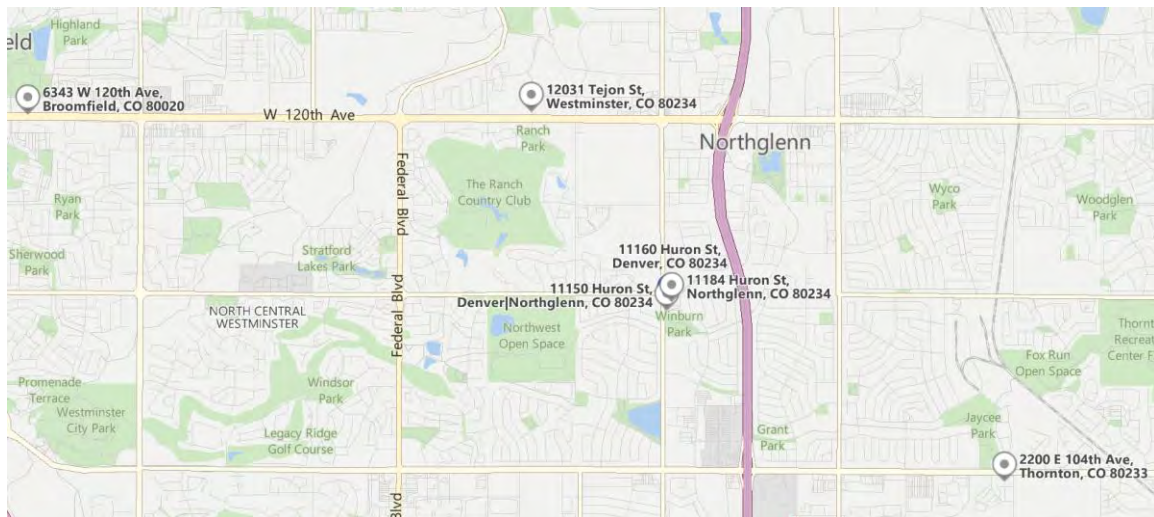
The subject is currently vacant, although it has been previously rented in the past for \$2,000 per month after the 2008 recession. Based on a lack of current income data, we developed the income pro forma model using market data and available expense data from the owner. Please note that the pro forma was developed under a triple net scenario, where the tenant pays for or reimburses the landlord for all property expenses except for management and replacement reserves.

Market Rents

We examined the following reported rents or asking rents to estimate the income potential of the subject:

Prop	Address	Rent	Size	Terms	Notes
1	11150 Huron, Bldg II	\$17.88	1,500	NNN	Effective
2	12031 Tejon St	\$17.00	1,073	NNN	Asking
3	11184 Huron St	\$18.00	1,875	MG	Asking
4	2200 E 10th Ave	\$16.00	1,362	NNN	Effective
5	6343 W 120th Ave	\$19.65	2,134	NNN	Asking

RENTAL LOCATIONS





RENT 1 - 11150 Huron St, Building II

- **Second floor unit in subject complex**
- **\$17.88 per sf effective rate**
- **Triple net lease**
- **1,500 sf unit, one restroom**
- **Lease commenced August 2017**
- **5 year term**
- **\$1.00/sf annual escalator**
- **Tenant is Acacia Counseling**
- **Inferior to subject based on access and number of restrooms**



RENT 2 - 12031 Tejon Street

- **First floor unit**
- **Located off 120th Avenue north of subject**
- **\$17.00 per sf asking rate**
- **Triple net lease**
- **1,073 sf unit, one restroom**
- **Lease commenced November 2016**
- **Inferior to subject based on quality**



RENT 3 - 11184 Huron Street

- **Floor floor unit in subject complex**
- **\$18.00 per sf effective rate**
- **Triple net lease**
- **1,875 sf unit**
- **Lease commenced April 2014**
- **Similar to subject but older rent**



RENT 4 - 2200 East 104th Avenue

- **First floor unit in office condominium complex east of I-25**
- **\$16.00 per sf effective rate**
- **Triple net lease**
- **1,462 sf unit, one restroom**
- **Lease commenced July 2015**
- **3 year term**
- **Inferior to subject based on location and quality**



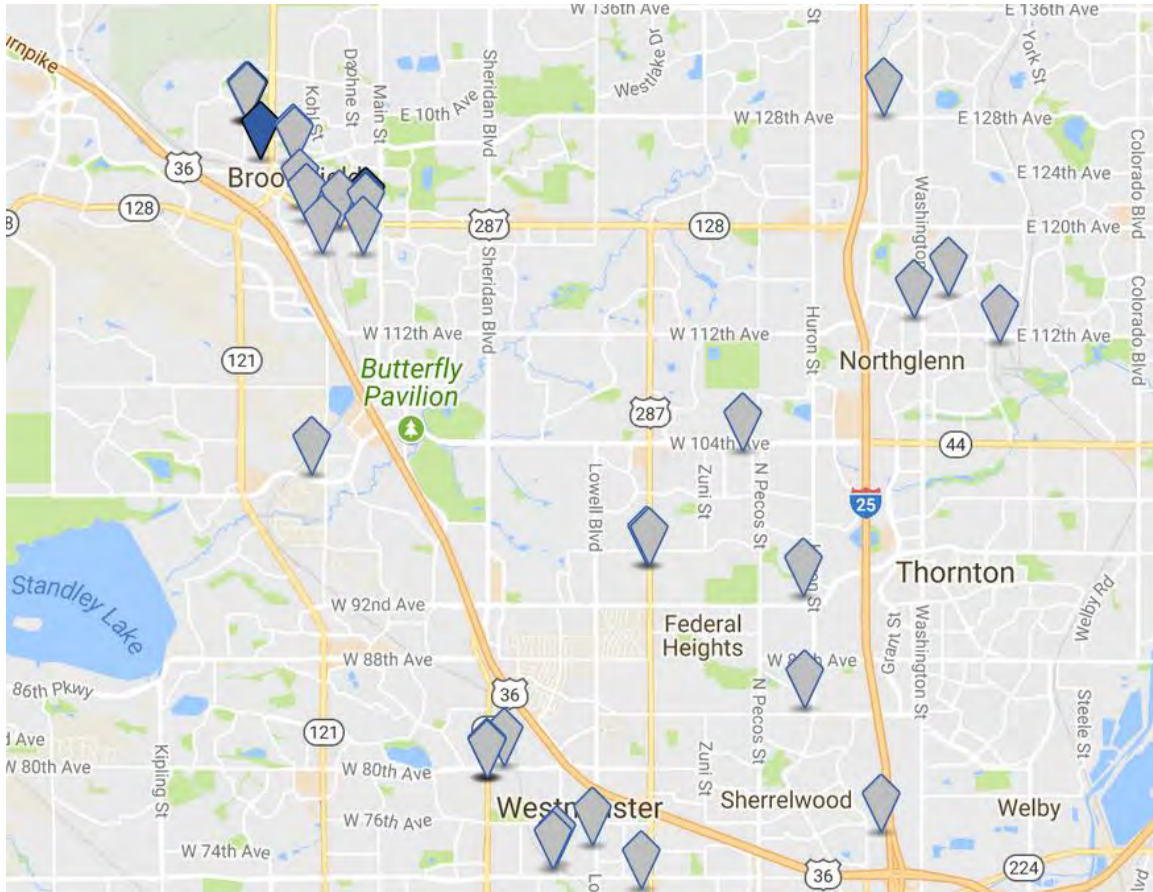
RENT 5 - 6343 West 120th Avenue

- **Second floor unit in newer office condominium complex**
- **Located along 120th Avenue**
- **\$19.65 per sf asking rate**
- **Triple net lease**
- **2,134 sf unit**
- **Lease commenced May 2014**
- **3 year term**
- **Tenant is Property Plus**
- **Similar to subject - superior to subject based on condition and location, inferior based on access and quality**



The Certified Group

We next examined the office leasing market in the subject market area in western Lakewood using Costar data as follows:





Availability	Survey	5-Year Avg
Gross Rent Per SF	\$20.78	\$15.96
Vacancy Rate	4.2%	4.7%
Vacant SF	2,850	3,317
Availability Rate	4.2%	5.7%
Available SF	2,850	4,003
Sublet SF	150	15
Months on Market	6.6	7.6

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-700	-847
12 Mo. Leasing SF	0	944

Inventory	Survey	5-Year Avg
Existing Buildings	34	35
Existing SF	67,977	70,306
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$111	\$117
Asking Price Per SF	\$314	\$263
Sales Volume (Mil.)	\$0.2	\$0.3
Cap Rate	-	8.5%

Gross Asking Rent Per SF



Income Analysis:

Based on the rent survey and overall market trend data, we concluded that the subject would likely command a triple net lease rate between \$15.00 and \$17.00 per square foot. Based on a rate of \$16.50 per square foot, we estimated a **potential gross income of \$29,634.**

Vacancy Analysis

Properties surveyed by the appraisers, as well as information provided by local brokers involved in the market, support a vacancy rate of 3% to 10% at the present time for commercial office properties in this sector. We also consulted Costar, which reported the following vacancy trend for smaller scale office properties in the subject market area, as follows:

Vacancy Rate





Based on this analysis, we will input 5 percent for vacancy and credit loss for the subject.

Expense Analysis

We were provided the following expenses for the subject by the owner and from public record or market sources:

Expense	
Real Estate Taxes	\$4,830
Gas/Electricity	\$1,200
Janitorial	\$5,200
Repair/Mntnc	\$1,796
Water	\$188
Condo Assoc Fee	\$3,180
Other	\$0
Total	\$16,394
Expenses Per SF	\$9.13

The expenses in green were from the subject owner, except for the real estate tax total, which was taken from the estimated property taxes for the subject from the assessor. Janitorial and repair/maintenance expenses were taken from market sources. Please note that property insurance and exterior maintenance were included in the condominium association fees.

We compared this expense rate against available office properties in metropolitan Denver, as follows:

Exp SF	Property Address	City	Bldg SF
\$4.74	3615 S Tamarac Dr	Denver	8,850
\$5.33	180 Adams St	Denver	6,807
\$5.61	2865 S Colorado Blvd	Denver	15,000
\$6.40	1150 W Littleton Blvd	Littleton	5,846
\$7.21	14241 E 4th Ave	Aurora	19,042
\$7.55	5590 S Windermere St	Littleton	5,357
\$12.89	4999 E Kentucky Ave	Denver	18,396



We also examined national expense rates for offices from RealtyRates, as follows:

RealtyRates.com MARKET SURVEY - 2nd Quarter 2017*										
Far West - Class A & B Office Buildings										
	Denver/Boulder		Phoenix/Mesa		Portland/Salem		Seattle/Tacoma		Region	
	Greeley						Bremerton			
	CBD	Suburb	CBD	Suburb	CBD	Suburb	CBD	Suburb	CBD	Suburb
Operating Data										
Income										
Asking Rent	\$36.74	\$25.86	\$22.40	\$23.78	\$25.14	\$23.90	\$33.45	\$29.50	\$26.39	\$22.63
Effective Rent	\$28.14	\$19.80	\$18.65	\$19.79	\$19.77	\$18.79	\$27.63	\$24.35	\$20.87	\$17.97
Other Income	\$1.41	\$0.99	\$0.93	\$0.99	\$0.99	\$0.94	\$1.38	\$1.22	\$1.04	\$0.90
Total Income	\$29.55	\$20.79	\$19.58	\$20.78	\$20.76	\$19.73	\$29.01	\$25.57	\$21.91	\$18.87
Vacancy Rate	6.6%	4.2%	21.2%	20.6%	7.4%	12.0%	11.7%	10.5%	10.7%	11.2%
EGIM	\$27.60	\$19.92	\$15.43	\$16.50	\$19.22	\$17.37	\$25.62	\$22.88	\$19.56	\$16.76
Expenses										
Total Expenses	\$10.42	\$9.21	\$7.35	\$7.36	\$9.36	\$8.23	\$11.00	\$9.27	\$8.50	\$7.63
Expense Ratio	37.74%	46.24%	47.63%	44.64%	48.69%	47.41%	42.95%	40.53%	43.46%	45.55%
NOI	\$17.18	\$10.71	\$8.08	\$9.13	\$9.86	\$9.13	\$14.61	\$13.61	\$11.06	\$9.13
Investment Data										
Avg Sale Price	\$180	\$120	\$102	\$109	\$116	\$106	\$176	\$146	\$127	\$104
OAR	9.5%	8.9%	7.9%	8.4%	8.5%	8.6%	8.3%	9.3%	8.7%	8.8%
GRM	6.40	6.06	5.47	5.51	5.87	5.64	6.37	6.00	6.08	5.80
EGIM	6.52	6.02	6.61	6.61	6.04	6.10	6.87	6.38	6.48	6.22

*1st Quarter 2017 Data

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Both market sources indicate that the subject overall expense rate of \$9.13 per square foot is reasonable.

In terms of other property expenses not typically reimbursed by the tenant, we added a property management rate of 7.0 percent of the effective gross income and a replacement allowance rate of 3.0 percent of the effective gross income. These ratios combined total \$4,373.

Capitalization Rate Derivation

Appraisal theory holds several basic methods commonly applied to estimate a capitalization rate. The following methods were applied, as it relates to the subject:

Extraction

We examined office condominium sales and listings of comparable scale properties in the general metropolitan Denver market area, as follows:



Cap Rate	Sale Date	Sale Price	Property Address	Property City	Unit SF	Age
9.0%	3/4/2014	\$208,380	4045 N Wadsworth Blvd (3 Office Cond	Wheat Ridge	2,717	
7.8%	12/7/2015	\$540,000	2525 15th St, 1C/1st Floor	Denver	7,642	19
6.5%	5/8/2017	\$332,000	9025 E Mineral Cir, 102/1st Floor	Englewood	11,694	30
5.8%	LISTING	\$845,000	625 Main St, 1A/B/1st Floor	Louisville	2,138	12
7.0%	LISTING	\$349,000	209 Kalamath St, 13/1st Floor	Denver	1,179	66
10.7%	LISTING	\$315,000	770 Burbank St, 1/1st Floor	Broomfield	1,666	32
6.5%	LISTING	\$315,000	4855 Ward Rd, 400/1st Floor	Wheat Ridge	1,496	14
7.0%	LISTING	\$131,000	4045 N Wadsworth Blvd (2 Office Units	Wheat Ridge		
7.5%	Average					
7.0%	Median					

Band of Investment

An examination of the current money market would suggest a loan-to-value ratio of 75 percent with an amortization of 25 years at a 5.0 percent interest rate. Considering the character of the investment influenced by market conditions, as well as discussions with investors in the market, an equity rate of 10.0 percent is appropriate. This estimate of the equity rate is supported by the previously cited survey(s).

A capitalization rate derived under this methodology is quantified as follows:

$$\begin{aligned} \text{Mortgage Component: } & 0.75 \times 0.0702 = 0.0526 \\ \text{Equity Component: } & 0.25 \times 0.1000 = \underline{0.0250} \\ \text{Capitalization Rate: } & \qquad \qquad \qquad 0.0776, \text{ rounded to } 7.8\% \end{aligned}$$

Conclusion

- *Local Extraction:* 7.25%
- *Band of Investment:* 7.8%

The conclusion of a reported cap rate for the subject considered market area, the subject's tenant history, and the subject's condition and location. The subject represents a well-located smaller scale office condominium with good location attributes. We concluded that it would represent an average risk. Considering all relevant aspects of the subject's attributes and economic environment, we will input an overall rate of 7.5 percent in our analysis.

The following pro forma was developed using the above concluded parameters:



PRO FORMA MODEL	
PGI	\$29,634
Reimb	\$16,394
Vacancy	(\$2,301)
Eff Gross Inc	\$43,727
Expenses	(\$16,394)
Management Expenses	(\$3,061)
Replacement Allowance	(\$1,312)
Net Income	\$22,960
Cap Rate	7.50%
Value	\$306,133

This was rounded to \$305,000.

INCOME APPROACH CONCLUSION

\$305,000 "As Is"

As of August 8, 2017



SALES COMPARISON APPROACH LOT VALUE

We chose smaller scale commercial site sales for this analysis. All were located in the north suburban section of metropolitan Denver. Each comparable sale was zoned for commercial development. The sale properties bracketed the subject in terms of size.

Unit of Comparison As for the subject, I have discussed commercial land sales with brokers and other appraisers and concluded that the predominant unit of comparison was the sale price per square foot of land. The following analysis will use this unit.

Elements of Comparison Eight major comparison categories must be considered in the direct sales comparison approach.

Each of these categories will be addressed in the subsequent analysis, as it relates to the subject.

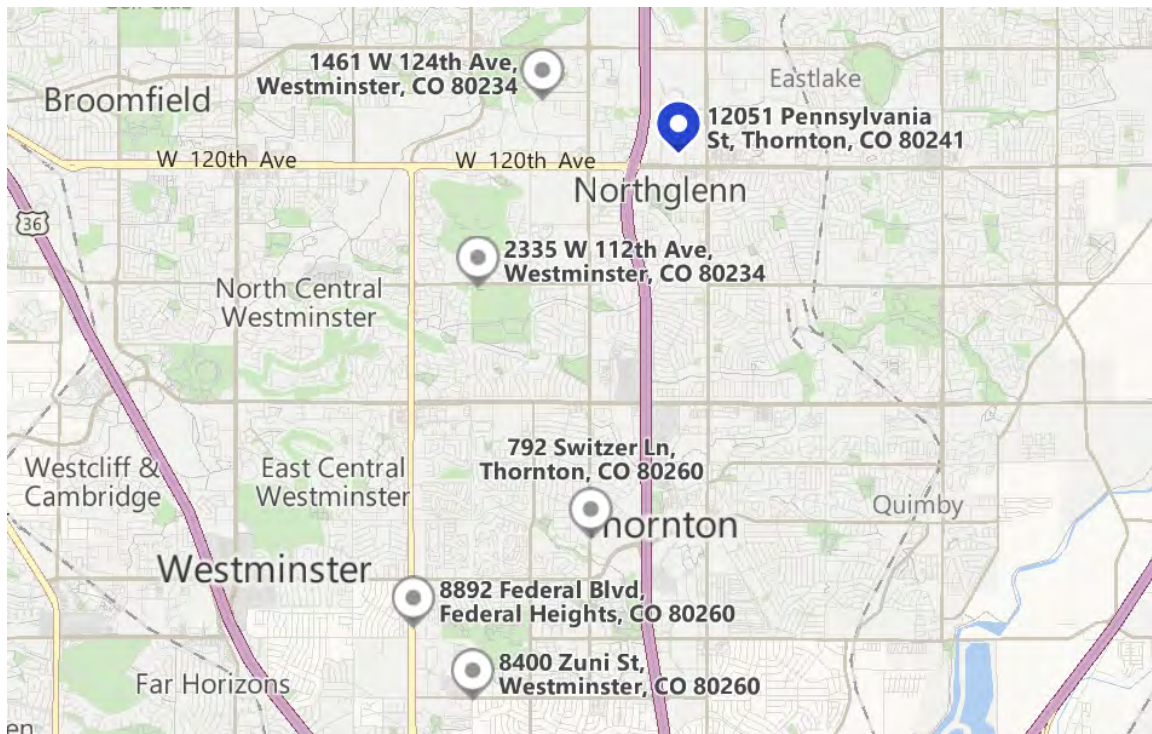
Sales Selection Criteria These sales were selected based on the following criteria:

- Commercial sites
- Location: North suburban metropolitan Denver
- 25,000 to 60,000 square feet
- Sale Dates: 2014 to the present



Sale	Address	Location	Size	Zoning	Sale Date	Sale Price	Price/SF
1	8892 Federal Blvd	Fed Hts	55,757	C-1	07/18/15	\$226,333	\$4.06
2	2335 W 112th Ave	Westminster	43,560	Z-1	06/09/16	\$185,000	\$4.25
3	NWC 84th/Zuni	Westminster	47,128	C-1	04/07/17	\$160,000	\$3.40
4	1461 W 124th Ave	Westminster	55,757	PUD	09/16/14	\$282,000	\$5.06
5	792 W Switzer Ln	Thornton	36,753	PUD	02/09/16	\$145,000	\$3.95

Map of Sales Comparables



SALE 1



SALES DATA

ADDRESS:	8892 Federal Boulevard, Federal Heights
SITE AREA:	55,757 sf
ZONING:	C-1
SALE PRICE / TERMS:	\$226,333 / Cash equivalent
SALE DATE:	July 18, 2015
SALE PRICE PER UNIT:	\$4.06/sf
SELLER	Timothy Steele
BUYER:	Dupedfrank LLC

PROPERTY NOTES:

- Located west of I-25
- Along Federal Boulevard
- Deep lot
- Good visibility and access
- Rectangular lot
- Utilities in place
- Buyer has no immediate development plans
- No approvals in place
- Listed for \$295,000, on market 170 days
- Sold in 2008 for \$750,000, has not sold since this sale
- Now listed for \$685,000
- Confirmed by listing broker

SALE 2



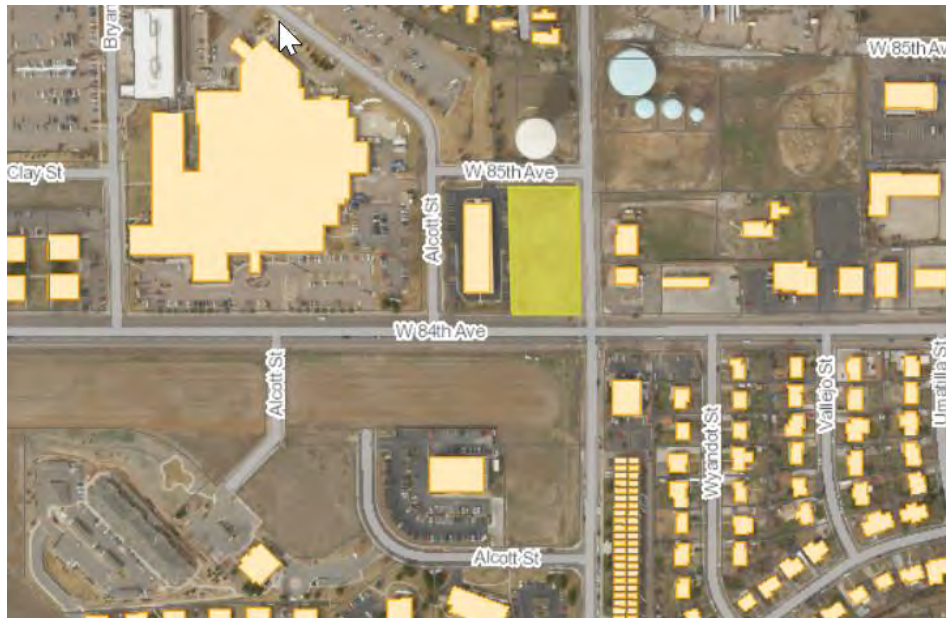
SALES DATA

ADDRESS: 2335 West 112th Avenue, Westminster
SITE AREA: 43,560 square feet
ZONING: Z-1
SALE PRICE / TERMS: \$185,000 / Cash equivalent
SALE DATE: June 9, 2016
SALE PRICE PER UNIT: \$4.25 per square foot
SELLER: Mutual of Omaha Bank
BUYER: Chuyen Ngo

PROPERTY NOTES:

- Located along 112th Avenue
- REO sale
- Similar access
- Rectangular lot
- Utilities to boundary
- General commercial zoning
- Appraised for \$100,000 over sale price
- Listed for \$200,000
- Sold in 2001 for \$105,000
- Has not sold since this sale
- Confirmed by buyer broker as arm's length and at-market

SALE 3



SALES DATA

ADDRESS:	NWC 84 th Avenue and Zuni Street, Westminster
SITE AREA:	47,128 square feet
ZONING:	C-1
SALE PRICE / TERMS:	\$160,000 / Cash purchase
SALE DATE:	April 7, 2017
SALE PRICE PER UNIT:	\$3.40 per square foot
SELLER	Medical Realty Associates
BUYER:	Andres Flores

PROPERTY NOTES:

- Located at northwestern corner of Zuni Street and 84th Avenue
- Older suburban area
- Good visibility and access
- Rectangular
- Zoning allows for office or retail uses
- Buyer intends to build restaurant, needs approval
- Utilities to boundary
- List price and days on market not disclosed
- No sale conditions reported, cash equivalent sale
- No prior sale, has not sold since this sale
- Confirmed by listing broker as arm's length and at-market

SALE 4



SALES DATA

ADDRESS:	1461 West 124 th Avenue, Westminster
SITE AREA:	55,757 square feet
ZONING:	PUD
SALE PRICE / TERMS:	\$282,000 / Cash equivalent
SALE DATE:	September 16, 2014
SALE PRICE PER UNIT:	\$5.06 per square foot
SELLER	National Energy Services and investments LLC
BUYER:	Christopher Sanders

PROPERTY NOTES:

- Located in Westminster
- Industrial area
- Developed into office/flex condominiums (Urban Box)
- Average visibility and access
- Utilities to boundary
- Listed for \$325,000
- On market 1,299 days
- No prior sale, has not sold since this sale

SALE 5



SALES DATA

ADDRESS:	792 West Switzer Lane, Thornton
SITE AREA:	36,753 square feet
ZONING:	PUD
SALE PRICE / TERMS:	\$145,000 / Cash
SALE DATE:	February 9, 2016
SALE PRICE PER UNIT:	\$3.95 per square foot
SELLER	Luevano Investments LLC
BUYER:	Armulfo Gutierrez

PROPERTY NOTES:

- Located at southeastern corner of Huron Street and Switzer Lane
- Two vacant parcels
- Good visibility and access as subject
- Rectangular site
- Utilities to boundary
- No approvals in place
- Listed for \$175,000
- On market for 1,029 days
- Sold in 2004 for \$165,000
- Has not sold since this sale



Adjustments were applied as follows:

In terms of property rights conveyed, buyer expenditures, and cash equivalency, we did not apply adjustments to any of the sales. All represented fee simple conveyances, there were no buyer expenditures related to any of the sales, and all sales represented cash to the seller or were seller financed at reported market rates, based on available confirmation information.

We adjusted Sale 2 for its REO status and reported appraised value at the time of sale. Sale 3 was adjusted upward for reported seller motivation.

We applied a 10 percent upward adjustment to Sale 5 for its 2014 sale year, based on the upward commercial real estate land development market in metropolitan Denver over the past three years.

Sale 1 was inferior to the subject based on its lack of approvals, larger size, and narrow lot dimensions. This was offset in part by its superior access to Federal Boulevard. Sale 2 was inferior to the subject based on its reported REO sale below market, lack of approvals, and larger size. This was offset in part by its superior access and location along West 112th Avenue. Sale 3 was inferior based on its reported condition of sale, lack of approvals, and larger size. This was offset in part by its superior location at 84th Avenue and Zuni Street. Sale 4 was similar to the subject; its 2014 sale year and larger size was offset by its superior location. Sale 5 was inferior based on its lack of approvals. This was partially offset by its superior location and access.

Please note that the location adjustment considered the indirect access of the subject. We analyzed commercial sales with and without direct access to adjoining streets and noted a differential of approximately 35 percent. In the case of the location comparison analysis, this was offset in part by the overall strong location of the subject as part of the 120th Avenue commercial district and the proximity of I-25. The location adjustments applied reflect the net adjustment after these factors were considered.

Based on the above comparable sales and adjustments, the following grid was developed:



Adjustment Grid

Sale	Price/SF	Cond S	Mkt Tr	Location	Appr	Size	Phys	Net Adjust	Adj \$/SF
1	\$4.06	0%	0%	-20%	15%	10%	15%	20%	\$4.87
2	\$4.25	35%	0%	-25%	10%	5%	0%	25%	\$5.31
3	\$3.40	15%	0%	-25%	15%	5%	0%	10%	\$3.73
4	\$5.06	0%	5%	-15%	0%	10%	0%	0%	\$5.06
5	\$3.95	0%	0%	-10%	10%	0%	0%	0%	\$3.95
								Mean \$/SF	\$4.58
								Median \$/SF	\$4.87

Based on the above adjustments, we concluded a unit value of \$4.75 per square feet, which was multiplied by the land area of the subject, as follows:

SUBJECT LAND VALUE		
Area	Unit Value	Total
30,056 sf	\$4.75 per SF	\$142,766

For the "as is" land value, we rounded this result to \$140,000.

CONCLUDED VALUE VIA SALES COMPARISON

\$140,000 "As Is"

As of August 8, 2017

ATTACHMENT FOR 12051 PENNSYLVANIA STREET, THORNTON, CO 80241 (#0157334010020)

SUMMARY:

When we took out a mortgage on another property with Valley Bank & Trust (now TBK Bank), we used our vacant lot on Pennsylvania Street to collateralize the loan. From the title, evidently it appears as if the bank regards this undeveloped lot as collateral of a value equal to that of the mortgage (~\$306,000). Certainly this perception doesn't match that of the bank. As a condition for the mortgage, the bank ordered appraisals of both the subject property of the mortgage (11160 Huron Unit 32) and of the lot on Pennsylvania Street. The lot appraised for \$140,000 on August 8, 2017. Please see the 78-page appraisal. We, the owners, doubt that the lot was saleable for \$140,000. We were thrilled by the appraisal as it improved our ability to obtain a loan.

REQUEST:

We request the 2019 appraisal be an average of (1) the appraisal of \$140,000 and (2) an assumption of value based on average land value increase starting with our purchase of the property (November 10, 2015; \$80,000). Please note that in our purchase of the property we no prior knowledge of or affinity for the sellers or their agent and had no nexus with the sellers or anyone associated with them whatsoever. We exchanged nothing of value or consideration other than exchanging the property for the sum of \$80,000.

This Document is prepared and submitted by Mark Smith.

Ken Musso
Assessor



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

BOARD OF COUNTY COMMISSIONERS

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

1. The property subject to this Stipulation is:
Schedule No. (S): R0112265 Parcel NO.(S) 0157334010020

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

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

Land	\$217,834
Improvements	\$0
Total	\$217,834

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

Land	\$125,000
Improvements	\$0
Total	\$125,000

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

DATED this: June 18, 2020



Petitioner's Representative
Mark A. Smith

Valerie Ferguson
Assessor Representative
Adams County Assessor's Office

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

Account No : 1.57334E+11 Parcel No : R0112265
 Petition Year : 2019 Date Filed : April 27, 2020
 Owner Entity : Conclusive Holdings, LLC
 Owner Address : 11160 Huron St., Ste. 32
 Owner City : Northglenn State : CO
 Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$125,000		L: \$217,834	\$63,170	A. Ratio	29.00%
		I:		I:	\$0	Mill Levy	111.785
TOTALS :		\$125,000	\$36,250	\$217,834	\$63,170	Original Tax	\$7,061

Tax Exempt Portion
0%

Petitioner's Statement :

Value is too high.

Assessor's Report

Situation :

Noticed a sale for lower value in 2015.

Action :

Lower the value to the petitioner's request.

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$217,834	\$63,170	L: \$125,000	\$36,250	Tax Refund	\$3,009.25
		I: \$0	\$0	I: \$0	\$0	Revised Tax	
TOTALS :		\$217,834	\$63,170	\$125,000	\$36,250		\$4,052.21

Valerie Ferguson June 25, 2020
 Appraiser Date

Certified Residential Appraiser

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 4 27 2020
Month Day Year

Petitioner's Name: Conclusive Holdings LLC
 Petitioner's Mailing Address: PO Box 16034
Portland OR 97292
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>0157334010020</u>	<u>12051 Pennsylvania St., Thornton 80241</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 19 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.)

see attachment

Petitioner's estimate of value: \$ 125,000 (19)
Value Year

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

[Signature]
Petitioner's Signature

Daytime Phone Number (503) 754 1091

Email msmith@conclusivesystems.com

By _____
Agent's Signature*

Daytime Phone Number (_____) _____

Email _____

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

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

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

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

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

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to \$10,000)

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

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

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

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

Petitioner's Signature Date

Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

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

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (being present--not present) and

Name

Petitioner _____ (being present--not present), and WHEREAS, the said

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (agrees--does not agree) with the recommendation of the Assessor, and that the petition be (approved--approved in part--denied) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
------	----------------	--------------------

Chairperson of the Board of County Commissioners' Signature

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

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

this _____ day of _____, _____
Month Year

County Clerk's or Deputy County Clerk's Signature

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

Section V: Action of the Property Tax Administrator

(For all abatements greater than \$10,000)

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

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

Secretary's Signature Property Tax Administrator's Signature Date

SUBJECT DESCRIPTION- VACANT PARCEL

OVERVIEW

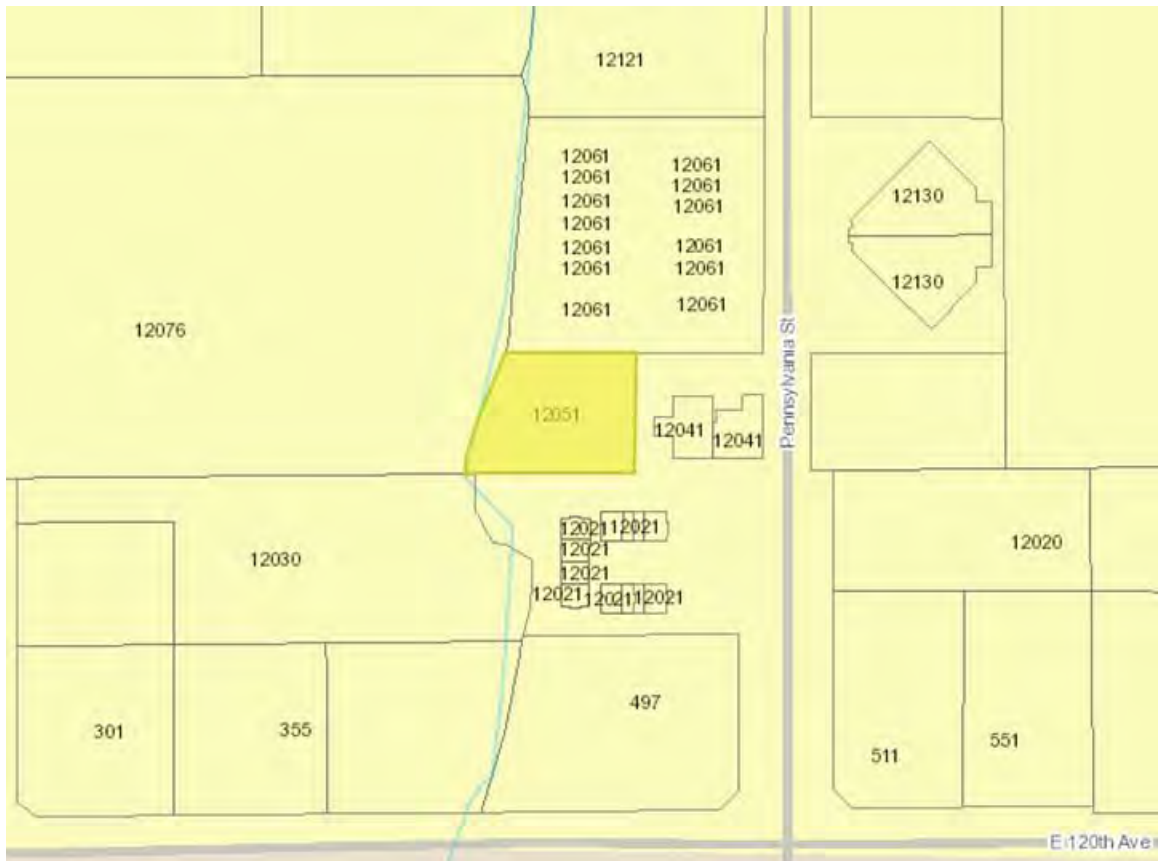


Aerial View of Site (subject highlighted in yellow)

The subject represents a vacant, single parcel property, with a gross land area of approximately 30,056 square feet (.69 acres). It is located at 12051 Pennsylvania Street in the City of Thornton. The subject does not front a roadway and is accessed by crossing the eastern adjacent parcel via an access easement agreement. The subject was previously owned by the National High School Rodeo Association; they had planned to develop the site into a rodeo museum with offices. Due to financial difficulties, the museum was never constructed and the parcel was sold in 2015 to the current owner. Traffic, soil and drainage studies were performed and all utilities are available to the site. The subject as of the effective date of this report still represents a vacant land parcel. As noted, this property is being used as collateral for the purchase of the subject condominium unit. Both properties operate independently and are not currently related.

The subject is located in Flood Zone X, which is an area of low flood risk. The subject is located within the Business Park Zoning District, under the jurisdiction of the City of Thornton. This district allows for a variety of uses including offices, restaurants and select industrial property types.

PROPERTY IDENTIFICATION



Assessor GIS Parcel Map (subject outlined in yellow)

Location/ Address:	12051 Pennsylvania Street, Thornton, Colorado, 80241
Legal Description:	SUB: WASHINGTON SQUARE FILING NO 16 BLK: 1 LOT: 1, CITY OF THORNTON, COUNTY OF ARAPAHOE, STATE OF COLORADO
Assessor's Parcel Number:	0157334010020
Current Ownership:	Conclusive Systems LLC
Previous Sale(s):	Yes
3-Year Sale/Marketing History	
Previous Sale Date:	11/10/2015
Previous Sale Price:	\$80,000



Listings or Offers:	The subject previously sold in November of 2015. This transaction reportedly was below market due to seller motivations. Prior to that the subject last sold on 9/23/2003 for \$135,000.
---------------------	---

Treasurer Information

Tax Authority:	Adams County
Tax Year:	2017 payable in 2018
Mill Levy:	107.466
Actual Value:	\$57,688
Assessed Value:	\$16,730
Tax Liability:	\$1,797.91 (estimated using 2016 mill levy)
Delinquent Taxes:	No
Special Tax District:	No

The 2016 taxes payable in 2017 have been paid according to the Adams County Treasurer. The above amount of taxes due was estimated using the 2016 mill levy. This amount may vary depending on the 2017 mill levy, which will be determined in December 2017.

The assessor's 2016 actual value is less than the concluded value of this appraisal, likely due to the mass appraisal methods employed and the statutory June 30, 2014 effective used by the assessor.

Neighborhood, Location and Access Attributes



Subject Area Map

The subject is located in the City of Thornton, which is an incorporated city in Adams County and is part of northern metropolitan Denver. It is located just north of the well-established East 120th Avenue commercial corridor, which consists of a variety of commercial properties varying in type. The subject does not have frontage on East 120th Avenue nor Pennsylvania Street, but is located in close proximity to both roadways. The properties located in the immediate area include retail establishments, restaurants, offices, educational facilities, lodging properties and light industrial sites. The properties on Pennsylvania Street, like East 120th Avenue, consists of mixed commercial uses. The subject represents one of remaining undeveloped sites north of East 120th Avenue and east of I-25.

Pennsylvania Street is a secondary street that links with East 120th Avenue southeast of the site and Washington Street northeast of the site. East 120th Avenue is a primary east/west travel route in Thornton. It links with Grant Street, I-25, Huron Street, North Pecos Street and Federal Parkway west of the subject. It also

links with Washington Street and Colorado Boulevard east of the site. The site is situated just east of I-25, which is the primary north/south highway in the State of Colorado. The other primary travel routes in relatively close proximity to the subject include Washington Street, East 128th Avenue and Huron Street.

In terms of access to the site, the subject does not directly front a roadway. It was reported that there is an access easement agreement with the property directly east of the site that allows access off Pennsylvania Street. The subject is currently a vacant land parcel with no interior roadways. Once developed access will be possible by the access easement agreement.

The following topographical map indicates the topography of the subject area:



Topographical Map

Physical Attributes: In terms of physical attributes, the site and general area are essentially level. The site is at grade and level with the surrounding streets and properties. The site is bounded by a light industrial property to the north and office properties to the west, south and east. As previously stated, access to the site is via an access easement agreement with the office property that borders the subjects

eastern side. The subject is a vacant land parcel consisting of vegetation including grass trees and shrubs. There is an irrigation ditch on the western side of the site that runs north/south.

The site is located in flood zone X, an area of low flood risk. During our inspection, we observed no standing pools of water or drainage issues. The subject's elevation is approximately 5,366 feet above sea level.

The following bird's eye view is of the subject site:



Bird's Eye View Facing East

Gross Land Area (Acres):	0.69 acres (per assessor)
Gross Land Area (SF):	30,056 square feet (per assessor)
Net (Usable) Land Area (SF):	30,056 square feet
Land-to-Building Ratio:	N/A
Surplus Site Area:	None
Excess Site Area:	None
Frontage:	None
Visibility:	Below Average



Access:	Below Average
Shape:	Irregular
Topography:	Essentially Level
North Adjacent Use:	Light Industrial
West Adjacent Use:	Office
East Adjacent Use:	Office
South Adjacent Use:	Office

Site Improvements

Parking:	N/A
Parking Type:	N/A
Sidewalks / Type:	None
Curbs and Gutters / Type:	None
Landscaping:	Yes
Landscaping Description:	Grass and trees

Utilities at Site

Electricity:	Yes; Xcel Energy
Gas:	Yes; Xcel Energy
Water:	Yes; City of Thornton
Sewer:	Yes; City of Thornton

Easements: A title commitment was not available for review. We assume there are no existing easements or encumbrances that would significantly limit the economic use of the site. We are appraising the subject as if there were no issues.

Environmental Issues: No environmental studies were provided. It is assumed that there are no environmental issues, based on our visual observation during the inspection. **We advise the client to obtain a current environmental assessment of the subject if there are any concerns.**

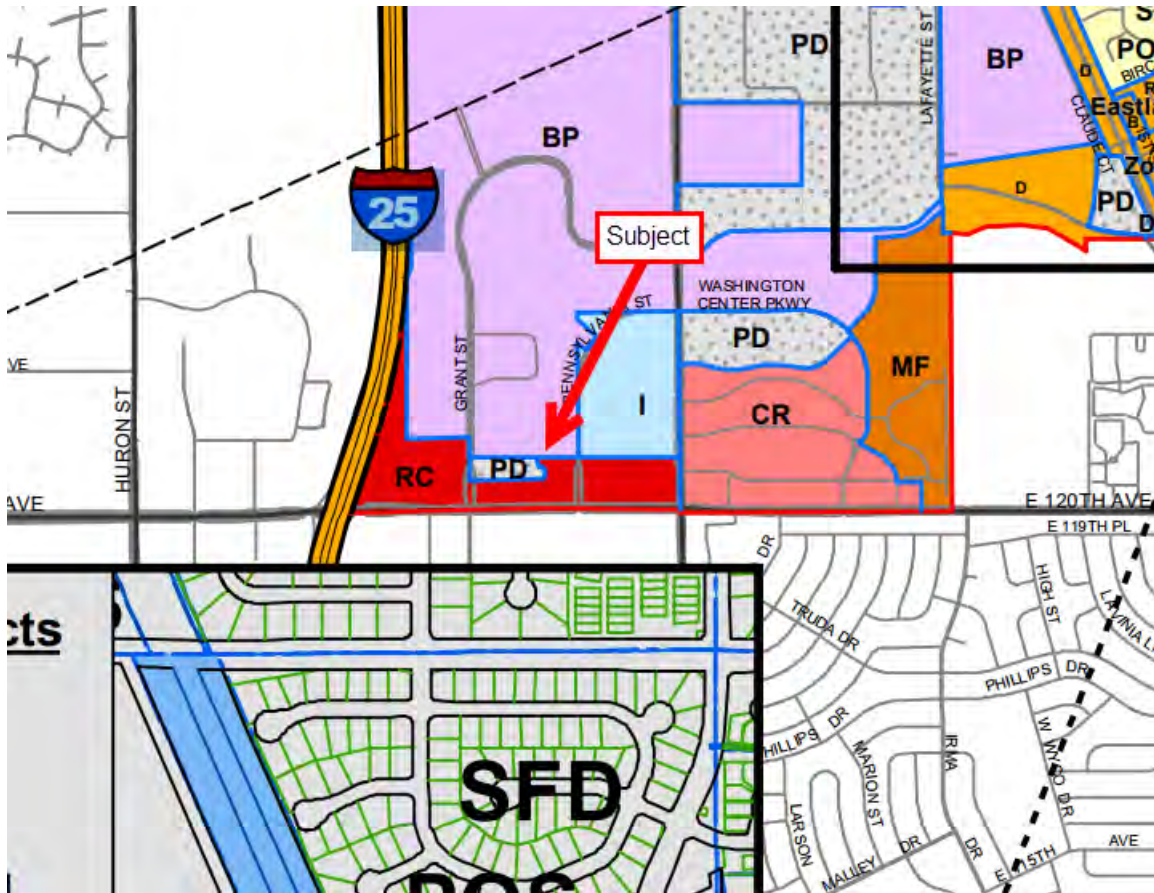
Flood Hazard: According to the following FEMA Flood Map #08001C0311J, dated January 20, 2016, the subject is situated in Zone X, which is an area of low flood risk. The subject is not located in a 500-year or 100-year flood plain.



FEMA Flood Map

Zoning Code/Jurisdiction:

BP- Business Park Zoning District- City of Thornton



Thornton Zoning Map

The subject is located within the Business Park Zoning District, under the jurisdiction of the City of Thornton. Below is the allowable uses within this district in addition to general development standards.



Business Park District – Summary of Allowable Uses

(Please refer to Section 18-160 for the most up-to-date list: [Section 18-160](#))

Accessory Uses

- Accessory outside display of merchandise
- Accessory outside sales
- Accessory outside storage
- Amateur telecommunication facility
- Attachment of telecommunication antennae to existing structure
- Golf safety net (SUP)
- Solar Collectors
- Television reception antenna
- Wind energy conversion system – WECS (SUP)

Agricultural Uses

- Community garden
- Crop production (L)

Industrial Uses

- Heavy equipment operator outdoor training site (SUP)
- Industrial – inside (high risk) (SUP)
- Industrial – inside (not high risk)
- Marijuana testing facility
- Mining (SUP)
- Well sites or production sites

Institutional/Community Service Uses

- Cemeteries and mausoleums (SUP)
- Church
- Crematorium (SUP)
- Cultural arts facilities
- Day care facility
- Hospitals and sanitariums
- Limited fundraising events (L)
- Nursing, convalescent homes and hospices (SUP)
- Schools, public and private

Lodging Uses

- Hotels and motels

Office Uses

- Financial institution with drive-in window (SUP)
- Financial institution without drive-in window
- General office
- Medical clinic

SUP – Use permitted by specific use permit
TUP – Use permitted by temporary use permit
L – Limited use permitted by right



Recreation Uses

- Community park, recreation center or golf course
- Neighborhood park or playground
- Private recreation center, club or area

Residential Uses – None allowed

Retail and Personal Service Uses

- Animal clinic with outside runs (SUP)
- Animal clinic without outside runs
- Auto rental (SUP)
- Auto service center (SUP)
- Bar, lounge or tavern (SUP)
- Business school
- Catering service
- General merchandise or food store 3,500 sq. ft. or less
- Job printing
- Liquor store
- Mortuary, funeral home (SUP)
- Motor vehicle fueling station (SUP)
- Personal service use
- Restaurant with drive-in or drive-through (SUP)
- Restaurant without drive-in or drive-through
- Taxidermist (SUP)
- Technical and trade schools (SUP)

Temporary Uses

- Christmas tree lots (TUP)
- Seasonal sales stand (TUP)
- Temporary concrete or asphalt batch plant (TUP)
- Temporary construction yard, construction/sales office (TUP)
- Temporary donation collection bin (TUP)
- Temporary grazing (TUP)
- Traveling show, carnival, circus or special event (TUP)

Transportation Uses

- Commercial bus station and terminal (SUP)
- Heliports (SUP)
- Transit passenger shelter

Utility and Public Service Uses

- Commercial radio and TV station
- Electric substation and gas regulator station (SUP)
- Library
- Local utilities

SUP – Use permitted by specific use permit
TUP – Use permitted by temporary use permit
L – Limited use permitted by right



- Police and fire stations
- Post office
- Telephone exchange without shops or offices
- Utility or government installation other than listed (SUP)
- Water treatment plant, reservoir and water storage tanks (SUP)

Wholesale, Distribution and Storage Uses

- Office showroom/warehouse
- Recycling collection center (SUP)
- Warehouse (SUP)

Wireless Telecommunication Uses

- Commercial radio or TV facility (SUP)
- Commercial satellite dish (SUP)
- Mobile telephone facility (SUP)
- Public safety telecommunication facility

SUP – Use permitted by specific use permit
TUP – Use permitted by temporary use permit
L – Limited use permitted by right



DEVELOPMENT STANDARDS BY ZONING DISTRICT		
Standard	Requirement for Zoning District	
	BUSINESS PARK	
Minimum Lot Size	No minimum lot size	
<i>Building Setbacks:</i> Performance criteria contained in Sections 18-444, 18-446, and 18-447 shall be used to determine the actual front, side, and rear yard requirements for each project during the development permit review process. Different requirements may be established on the same lot for different types of structures. This chart shows the minimum front, side and rear yards permitted and the maximum front, side, and rear yards that may be required:		
	Minimum Permitted	Maximum Required
Front	25 feet	50 feet
Side	0 or 15 feet	25 feet
Rear	0 or 15 feet	25 feet
Maximum Lot Coverage	a) 75% b) Aboveground parking structures are included in lot coverage calculations; surface parking lots and underground parking structures are not included in lot coverage calculations.	
Maximum Dwelling Unit Density	None permitted	
Floor Area Ratio	Maximum 0.5	
Maximum Building Height	a) 120 feet b) Residential proximity slope. If any portion of a building is over 30 feet in height, that portion may not be located above a residential proximity slope. See Section 18-452	
(Code 1975, § 58-2.124; Ord. No. 2183, § 1, 8-10-92; Ord. No. 3165, § 1, 4-12-11)		

Zoning Summary: As previously stated the subject was formerly to be developed as a rodeo museum with a secondary office use. The subject was in the planning stages, with preliminary site work completed, including soil, traffic and drainage studies. The project was cancelled and the subject was sold in 2015. Per a conversation with the City of Thornton Planning Department, there were preliminary development meetings in 2016 with the current owners. There have not been definite plans for the site submitted to the planning department as of the date of this report.

Future development of the site must adhere to the requirements within the Business Park Zoning District. Possible development may include an office, retail or light industrial uses. The Business Park Zoning District allows for a variety of uses that include lodging, office, industrial, retail and restaurants. Although the site is not developed, many of the preliminary processes have been completed previously by the previous and current owners.

Neighborhood Description



Neighborhood Map

The City of Thornton and Northglenn are located in the northern section of metropolitan Denver. Both cities consist of high concentrations of residential development, commercial, and industrial development. The subject's immediate neighborhood is a mix of newer suburban single family and multi-family development, along with new and newer commercial development along major roads and at major intersections. Most are located in or near neighborhood retail centers.

The following are demographic data from CCIM Site-to-do-business (May 2017) for the City of Thornton:



The Certified Group

Summary	Census 2010	2016	2021	
Population	118,792	129,988	139,547	
Households	41,367	44,473	47,437	
Families	30,261	32,861	34,969	
Average Household Size	2.86	2.91	2.93	
Owner Occupied Housing Units	29,085	30,557	32,495	
Renter Occupied Housing Units	12,282	13,915	14,942	
Median Age	32.0	33.1	33.7	
Trends: 2016 - 2021 Annual Rate	Area	State	National	
Population	1.43%	1.45%	0.84%	
Households	1.30%	1.41%	0.79%	
Families	1.25%	1.39%	0.72%	
Owner HHs	1.24%	1.40%	0.73%	
Median Household Income	2.22%	2.71%	1.89%	
Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	2,114	4.8%	2,409	5.1%
\$15,000 - \$24,999	2,388	5.4%	2,314	4.9%
\$25,000 - \$34,999	3,491	7.8%	3,376	7.1%
\$35,000 - \$49,999	5,891	13.2%	5,608	11.8%
\$50,000 - \$74,999	9,333	21.0%	7,792	16.4%
\$75,000 - \$99,999	7,838	17.6%	9,094	19.2%
\$100,000 - \$149,999	9,152	20.6%	11,481	24.2%
\$150,000 - \$199,999	2,798	6.3%	3,607	7.6%
\$200,000+	1,468	3.3%	1,758	3.7%
Median Household Income	\$71,326		\$79,609	
Average Household Income	\$83,587		\$91,221	
Per Capita Income	\$28,442		\$30,824	

Population

In the identified area, the current year population is 129,988. In 2010, the Census count in the area was 118,792. The rate of change since 2010 was 1.45% annually. The five-year projection for the population in the area is 139,547 representing a change of 1.43% annually from 2016 to 2021.

Households

The household count in this area has changed from 41,367 in 2010 to 44,473 in the current year, a change of 1.17% annually. The five-year projection of households is 47,437, a change of 1.30% annually from the current year total. Average household size is currently 2.91, compared to 2.86 in the year 2010. The number of families in the current year is 32,861 in the specified area.

Household Income

Current median household income is \$71,326 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$79,609 in five years, compared to \$59,476 for all U.S. households. Current average household income is \$83,587 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$91,221 in five years, compared to \$84,021 for all U.S. households. Current per capita income is \$28,442 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$30,824 in five years, compared to \$32,025 for all U.S. households.



Housing

Currently, 66.0% of the 46,279 housing units in the area are owner occupied; 30.1%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 43,238 housing units in the area - 67.3% owner occupied, 28.4% renter occupied, and 4.3% vacant. The annual rate of change in housing units since 2010 is 3.07%. Median home value in the area is \$233,865, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.39% annually to \$276,346.

As noted, the subject is located in the northern Denver metropolitan area; the subject condominium unit is located in the City of Northglenn and the vacant land parcel is located in the City of Thornton. This area for the past 25 years has seen significant new development, spurred originally by larger scale residential developments beginning in the 1960's. The area has already seen one phase of urban renewal with the demolition of the Northglenn Mall in the earlier part of this century, replaced with an outdoor retail power center. There has also been significant retail development west of I-25 along this latitude that has occurred in the past 10 years. This development includes several large department stores, national retailers, and a Super Wal-Mart. The general area represents a growth plume extending up between I-25 and E-470.

The subject's immediate area includes suburban residential and commercial developments, limited low impact industrial development and open space/park tracts. There is some vacant land in both subject areas representing future residential infill development, with most large scale future development located north of 136th Avenue. The completion of E-470 spurred development activity and continues to do so for the general area, although this slowed significantly after the 2008 recession. It is now on the upswing again. An important new development is the proposed northern extension of the metro light rail system. The timing of this development is uncertain.

The general area represents former agricultural land that was located between the Denver metropolitan area to the south and the City of Brighton to the northeast. The City of Thornton incorporated in 1969 as part of the first wave of suburban development after World War II. The city of Northglenn started as a master planned community design by Jordon Perlmutter in 1959; it was incorporated soon afterwards. Northglenn is surrounded by other municipalities and cannot physically expand, unlike Thornton. It has had water supply issues and there is



some who believe that in the long term it will eventually merge with an adjoining city such as Thornton.

Major traffic routes include I-25 and E-470, the latter a toll highway that serves as the northeastern arm of the metropolitan beltway system. I-25 travels north-south along the western border of Thornton. I-25 continues north to the Wyoming-Colorado border and south to the New Mexico border. South of Thornton, I-25 intersects with US Highway 36, which travels to Boulder, as well as I-76, which merges with I-70 to the west and travels from the Denver metropolitan area northeast and merges with I-80 across the border in Nebraska. I-25 also intersects I-70 to the south, which is the major east-west interstate that travels from the Kansas-Colorado border to the Utah-Colorado border.

Thornton, Commerce City and Brighton are home rule municipalities. The latter is situated in both Weld and Adams Counties and serves as the county seat of Adams County. The City of Brighton is technically not part of the Denver Metropolitan Statistical area, although most consider it a suburb of Denver. Thornton and Commerce City are part of the Denver SMSA; all three cities have been the focal point of significant growth both before and after the 2008 recession.

Overall, we rated the subject neighborhoods in Northglenn and Thornton as very good in comparison with other areas of the city in terms of long term commercial and residential growth. The northern rim of the metropolitan area posted the strongest growth rate prior to the 2008 recession and has continued to lead the metropolitan area after the recession subsided in 2013 and now during the strong 4-year growth track metropolitan Denver is currently experiencing.

SUBJECT VACANT LAND PHOTOGRAPHS



LOOKING NORTH ON PENNSYLVANIA STREET



LOOKING SOUTH ON PENNSYLVANIA STREET



LOOKING WEST TOWARDS SITE FROM EASTERN ADJACENT PROPERTY



DRIVEWAY ON NORTH ADJACENT PROPERTY



LOOKING WEST ACROSS SITE



LOOKING NORTH FROM SITE



LOOKING WEST ACROSS SITE



LOOKING WEST ACROSS SITE



LOOKING SOUTHWEST ACROSS SITE



LOOKING WEST ACROSS SITE



REGIONAL ANALYSIS

Metropolitan Denver is east of the foothills and mountains, providing good access to the state's many natural recreational amenities for local residents and tourists. The area's early settlement and development utilized the plains setting for agriculture and ranching. Under the land's surface are coal, natural gas, and oil. The arid setting relies on deep aquifers, mountain snow, and surface reservoirs for water.

Geographic factors have significantly affected development patterns in the Denver Metropolitan Area (DMA). The foothills of the Rocky Mountains have limited westward development. During the past 20 years, individual communities have melded through infill development into today's metropolitan character.

The City of Denver is located on the Front Range of Colorado, east of the Rocky Mountains, in the northeastern portion of the state. Denver is 102 miles south of Cheyenne, Wyoming; 449 miles northeast of Albuquerque, New Mexico; 485 miles southwest of Lincoln, Nebraska; 536 miles southeast of Salt Lake City, Utah; 601 miles northwest of Kansas City, Missouri; and 877 miles northwest of Dallas, Texas. Within Colorado, Denver is 8 miles northwest of Aurora, 29 miles southeast of Boulder, 69 miles north of Colorado Springs, 113 miles north of Pueblo, 65 miles south of Fort Collins, and 65 miles southwest of Greeley. The Denver Metropolitan Area consists of the City of Denver, and the adjacent counties of Adams, Arapahoe, Broomfield, Douglas and Jefferson.

Original areas of Denver are located in and around the Platte River valley. Denver is generally associated with an elevation of one mile above sea level, although elevations vary significantly through the metropolitan area. The area's latitudinal location, high altitude, proximity to the Rocky Mountains, and high-plains setting result in a unique blend of weather conditions. Metropolitan Denver's location provides an arid climate, with very warm and cold temperatures possible. Most of Denver's precipitation comes through winter snow, supplemented by sporadic spring and summer rain.

Since the 19th century, Denver has been a point of departure for those traveling west into the Rocky Mountains. In the years following World War II, when the ski industry developed, Denver continued its tradition as a gateway to the Rockies. Now, tourists pursuing winter sports and summer vacations in the mountains pass through Denver International Airport (DIA) and the City of Denver. According to the Bureau of Economic Analysis (BEA), the Denver Metropolitan Area is the 18th largest metropolitan area in the nation, and the largest in the Rocky Mountain Region.



Transportation

Denver is the largest metropolitan area in the Rocky Mountain region, and the 18th largest in the United States. Today, the metropolitan area is benefiting from one of the busiest airports in the county, a substantially completed loop highway system, an improved Interstate 25 corridor, an expanded light rail system, and long-range plans for further light rail expansion to the north metropolitan area connecting Northglenn, Westminster and Thornton to downtown Denver. The most recent light rail route to open was to Denver International Airport, which has been completed and is open and operational as of April of 2016, with the exception of minor issues at gate crossings. The expansion of light rail has also led to infrastructure investment near light rail stations. For example, the City of Westminster and the Adams County Housing Authority are nearing completion on \$75 million in public investments in the area of the Regional Transportation District's B Line station in Westminster near West 70th Avenue and Federal Boulevard, including a 40-acre park and a mixed-use affordable housing project.

Four highways in the Denver area are part of the interstate highway system. North-south transportation uses I-25, which extends from I-10 in southern New Mexico to I-90 in northern Wyoming. East-west travel is primarily done through I-70, which extends from I-15 in southern Utah to I-695 in metropolitan Baltimore, Maryland. A southwest-northeast route is I-76, which extends from I-70 in metropolitan Denver to I-80, just beyond the northeast corner of Colorado in Nebraska. I-225 connects I-70 and I-25 on the east side of metropolitan Denver. The principal route between Denver and Boulder is US-36, a highway originally constructed as a toll way. Beginning in mid-July 2015, one toll lane has been added in each direction of US-36.

Interstate 25 was expanded to 10 lanes from Lincoln Avenue on south to Broadway in the north in order to alleviate traffic congestion in southeast Denver and southeast suburban areas. The project (named T-Rex) commenced in 2001 and was completed in 2006. This significantly improved transportation to the southeast part of the DMA, which has historically experienced the highest traffic volumes.

A peripheral highway system has been built surrounding the DMA (aside from the western portion through the City of Golden, which has not obtained approvals). Colorado 470 (C-470) has been completed around the southern, eastern and northern portions of the DMA. This highway extends from I-70 on the western fringe to I-25 on the southern fringe, loops around to again connect with I-70 on the eastern fringe, and then extends north to I-25. The eastern portion of the highway (E-470) is a toll road, and directly accesses the Denver International Airport (DIA). The Northwest Parkway opened in 2003 and connects I-25 on the north to Highway 36 toward the northwest near Boulder. A connection from Highway 36 to I-70 through Golden would complete the loop. A coalition met in April 2015 to discuss finishing the project, although no dates for beginning construction have been set.



Air transportation is also excellent due to the 1995 completion of the Denver International Airport. This is among the largest and busiest airports in the nation, providing extensive passenger and freight service. There are also numerous regional and county airports serving the area, including Centennial Airport, one of the busiest commuter airports in the country.

Public transportation continues to improve as well, as the Regional Transportation District provides bus and light rail transportation throughout the Denver Metropolitan Area region. Light rail lines have been built from downtown Denver to the southwest and southeast, as part of the T-Rex project. A third line to the western part of the DMA was completed in 2014. Rail transportation is also extensive, with multiple passenger and freight rail lines converging in the DMA; the rail line connects to DIA from Union Station. Denver is also major hub for freight rail transportation.

With the convergence of several interstate highways, major rail hubs, Denver International Airport, major regional airports, and extensive public transportation, Denver has become one of the primary central locations for passenger and goods transportation in the country.

General Economic Trends

Portions of the information below have been extracted from the Colorado Legislative Council December 2016 Economic Forecast, with supplemental data provided by the Colorado Department of Labor and Employment.

Inflation

Core Colorado inflation, as measured by the Denver-Boulder-Greeley consumer price index, rose 4.5 percent in the first half of 2016 over the first half of the prior year. Headline inflation rose more modestly at 3.0 percent due to low energy prices. Colorado inflation was double that of the nation in the first half of the year, due primarily to strong appreciation in the housing component. Recreation and apparel components also outpaced nationwide price growth in the first half of the year, while education and medical care cost increases were more subdued than the nation as a whole. The Denver-Boulder-Greeley consumer price index for the second half of the year becomes available early in February 2017, but continued increases in home prices and Front Range rents are projected to drive inflation through the forecast period.



Industry

Energy

The oil and gas industry accounts for 8,932 jobs in Colorado, with over 6,000 of those jobs in the DMA alone. The Denver-Julesburg Basin, located primarily in Weld County provides jobs for many residents of the northern DMA suburbs in the oil and gas industries. With the precipitous fall in oil prices that began toward the end of 2014, new drilling activity, as measured by active drilling rigs, dropped off dramatically in the U.S. and Colorado. New drilling activity has crept up slightly over the past six months as oil prices have stabilized and trended modestly upward. While new drilling has been rising, crude oil production continues to fall, reflecting shifts made by producers to curb production in areas that are more costly to drill. Natural gas remains relatively less expensive to produce in northern Colorado, and Colorado continues to be a contributor to the industry overall. Natural gas prices rose at the start of December on expectations of a cold winter. Prices, however, remain low relative to historical prices. The coal industry does not have a significant presence in the DMA.

Residential Real Estate

Residential real estate continues to be in short supply in the DMA relative to demand thanks to an influx of residents relocating into the state. While pace may slow, it is anticipated sale prices will continue to increase through 2017 and 2018. As measured by the Case-Shiller home prices index for Denver, home prices rose 8.8 percent in September over year ago prices. Comparatively, the 10- and 20-city composite indices, which represent prices across 10 and 20 other major U.S. metropolitan areas, rose 4.3 percent and 5.1 percent, respectively. Prices among lower value homes continue to see the steepest rise in the Denver metro area. Strong in-migration to Colorado has sent rental vacancy rates downward over the past seven years. U.S. rental vacancy rates have also declined since the Great Recession, but are nearly double the vacancy rates of Colorado.



Selected Housing Market Indicators



Source: S&P Dow Jones Indices LLC. Seasonally adjusted.

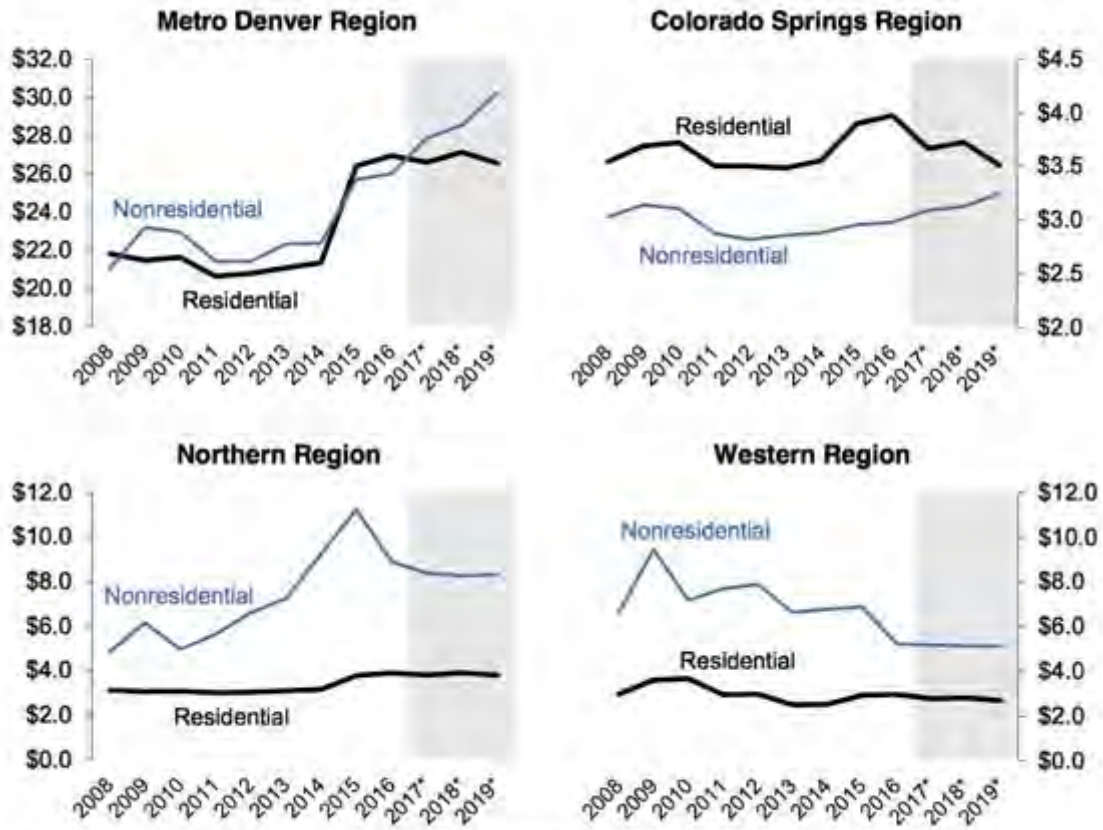
Commercial Real Estate

Nonresidential building activity continued at historically high levels in 2016. Lower cost projects were undertaken, as the value and number of projects decreased through September while the square footage of projects rose. Meanwhile, metro Denver vacancy rates for both offices and industrial space increased in the third quarter of 2016. According to data published by CoStar Group, the vacancy rate for offices increased from 9.7 percent in the second quarter to 10.0 percent in the third quarter, while the rate for industrial space increased from 3.5 percent to 3.7 percent.

Assessed value of commercial real estate is expected to increase through 2017 and 2018. Commercial real estate, coupled with residential real estate assessed values are expected to increase 2.9 percent through 2017 and 2018.



Assessed Values by Region
Dollar Amounts in Billions



Source: Department of Local Affairs, Division of Property Taxation.
*Legislative Council Staff forecast.

Retail

Low gasoline prices dampened retail sales in the area in 2015, nonetheless, retail sales in the DMA have outpaced the nation overall. Fueling this growth is the increase in the value of residential real estate, coupled with historically low unemployment.

Figure 44
Retail Trade Trends



Source: Colorado Department of Revenue and U.S. Census Bureau. Data are shown as a three-month moving averages. Data are seasonally adjusted and are through December 2015.

Employment

According to the Colorado Department of Labor and Employment, the civilian labor force for the Denver-Aurora Metropolitan Area totaled 1,560,290 workers, or approximately half of the state's workforce. Of this number, only 45,070 or 2.9 percent are unemployed. This is lower than the state unemployment rate of 3.2 percent. The area is a draw for skilled employees, with 42.03 percent of all job openings requiring a bachelor's degree.

The top 10 employers in the DMA are as follows:

1. HCA Holdings, Inc.
2. Dish Network, LLC
3. Centura Health
4. SCL Health
5. Denver Public Schools
6. University of Colorado
7. University of Colorado Hospital
8. Safeway Inc.
9. Lockheed Martin Corporation
10. Denver Health & Hospital Authority

According to the BEA personal income rose 1.9 percent in 2015 (most recent available) and GDP grew 4.0 percent in the DMA.



Demographics

The following are 2016 and 2021 estimates for the Denver-Aurora-Lakewood Metropolitan Statistical Area and were provided by the CCIM/STDB (from December 2016):

Population

In the identified area, the current year population is 2,778,258. In 2010, the Census count in the area was 2,543,482. The rate of change since 2010 was 1.42% annually. The five-year projection for the population in the area is 3,026,079 representing a change of 1.72% annually from 2016 to 2021.

Households

The household count in this area has changed from 1,004,696 in 2010 to 1,089,587 in the current year, a change of 1.31% annually. The five-year projection of households is 1,183,210, a change of 1.66% annually from the current year total. Average household size is currently 2.52, compared to 2.50 in the year 2010. The number of families in the current year is 683,557 in the specified area.

Housing

Currently, 57.6% of the 1,160,803 housing units in the area are owner occupied; 36.3%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 1,078,837 housing units in the area - 59.9% owner occupied, 33.2% renter occupied, and 6.9% vacant. The annual rate of change in housing units since 2010 is 3.31%. Median home value in the area is \$303,816, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.04% annually to \$352,857.

Income

Current median household income is \$65,777 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$76,246 in five years, compared to \$59,476 for all U.S. households. Current average household income is \$89,956 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$98,447 in five years, compared to \$84,021 for all U.S. households. Current per capita income is \$35,661 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$38,844 in five years, compared to \$32,025 for all U.S. households.

Conclusion

The Denver Metropolitan Area economy has several tailwinds that will continue to serve it well through 2017 and 2018. Increasing real estate prices, low



unemployment, and high income will continue to boost the local economy. The area continues to draw a well-educated workforce skilled to work in a variety of industries. This diversity will further buffer the area from any substantial loss in one particular industry in the years to come.



SUBJECT OFFICE MARKET SUMMARY

Introduction

The subject condominium property is located in the northern submarket of metropolitan Denver. The following is a summary of current economic conditions for this submarket:

Overview

North Denver Office			
12 Mo. Deliveries in SF (000)	12 Mo. Net Absorption (000)	Vacancy Rate	12 Mo. Rent Growth
76	87	7.3%	2.0%

Market Analyst: David Pierce - dpierce@costar.com

The North Denver office Submarket contains roughly 4.5 million SF, just over 40% of which is in the northeast part of the city of Westminster. Another 35% of the inventory is located in Thornton, while the remaining 25% is spread more or less evenly between Northglenn and, at the submarket's far south, the city of Denver. Roughly two-thirds of the submarket's inventory delivered during one of two development booms: In the first, 1.6 million SF delivered between 1980–1985. The second began in the late 1990s, during a period of booming suburban office development throughout the metro. Between 1997–2003, 1.5 million SF delivered. The largest concentration of office space lies near the intersection of 120th Avenue and I-25.

Fundamentals remain healthy: At the onset of 17Q3, the vacancy and availability rates in North Denver were within 100 basis points of cyclical lows. And while rents have continued to grow at a slower annual rate since first moderating in 2016, the submarket has retained more rent growth momentum than the metro at large, a testament to healthy fundamentals, and to North Denver's relatively limited exposure to escalating speculative development elsewhere in the metro.

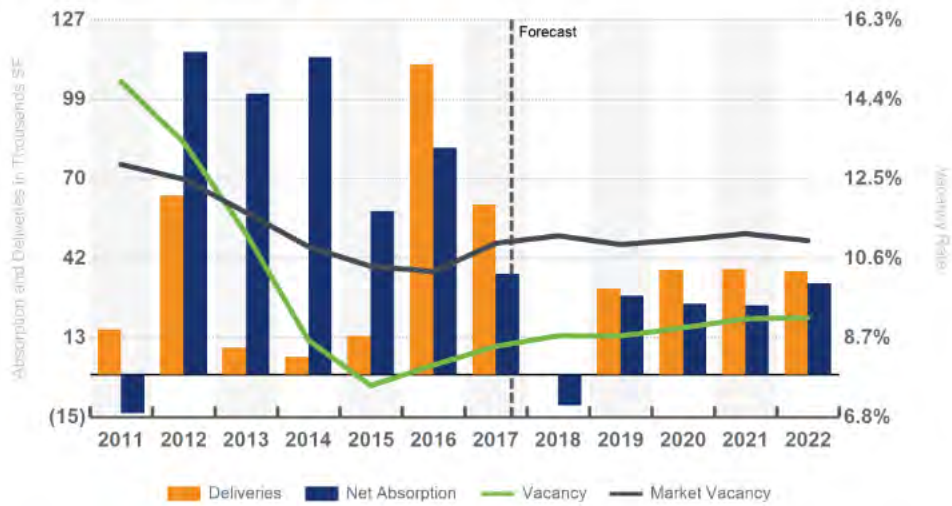
KEY INDICATORS

Current Quarter	RBA (000)	Vacancy Rate	Gross Asking Rent	Availability Rate	Net Absorption (000)	Net Deliveries (000)	Under Const. (000)
4 & 5 Star	872	3.2%	\$25.71	3.6%	11	--	0
3 Star	2,676	9.5%	\$23.18	12.5%	(1)	--	0
1 & 2 Star	846	4.4%	\$18.03	7.9%	2	--	0
SUBMARKET	4,393	7.3%	\$22.49	9.8%	12	--	0

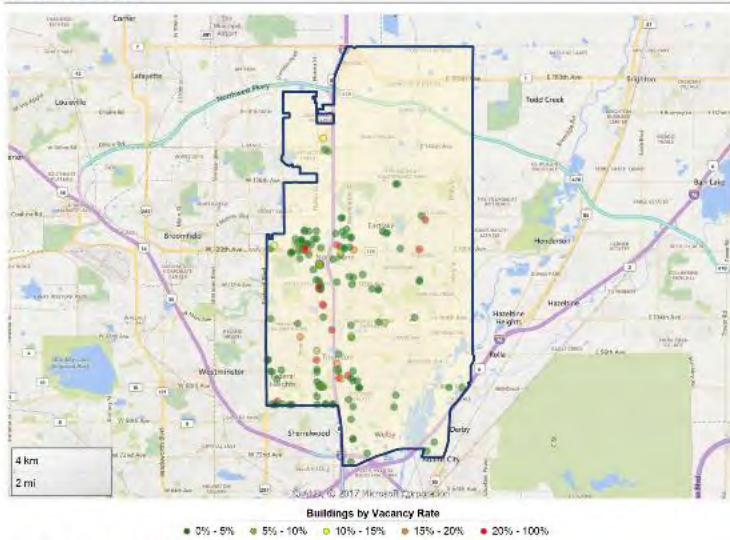
Annual Trends	12 Month Change	Hist. Avg.	Fcst. Avg.	Peak	When	Trough	When
Vacancy	-0.4%	11.4%	8.9%	15.1%	2011 Q2	4.6%	2000 Q2
Net Absorption (000)	87	100	15	773	2001 Q3	(94)	2006 Q3
Net Deliveries (000)	76	110	28	837	2001 Q3	0	2015 Q2
Rent Growth	2.0%	0.8%	2.8%	7.3%	2006 Q4	-8.8%	2009 Q4
Sales (\$ millions)	\$49	\$28	N/A	\$137	2014 Q4	\$0	2010 Q3



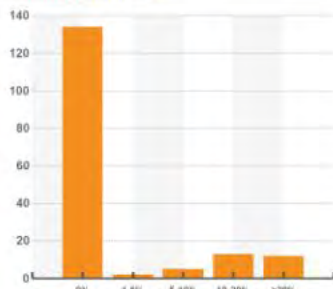
NET ABSORPTION, NET DELIVERIES AND VACANCY RATE



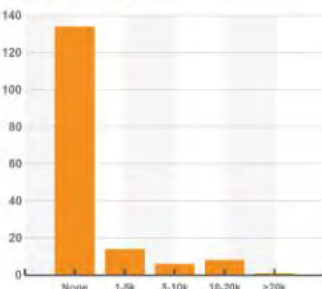
BUILDINGS BY VACANCY



BUILDINGS BY VACANCY RATE

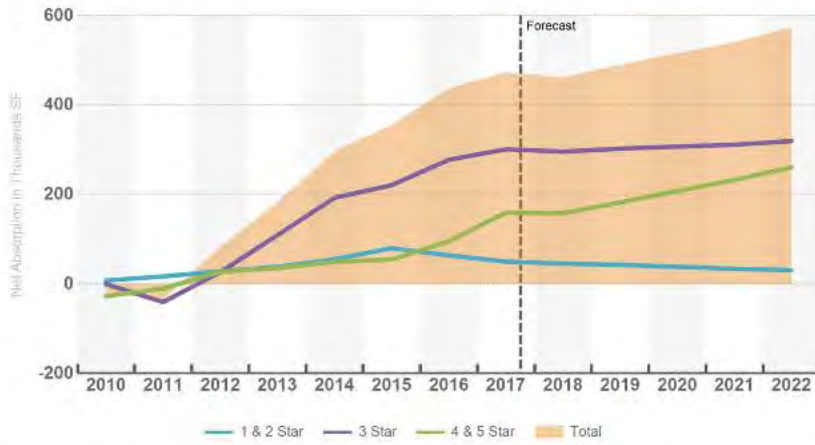


BUILDINGS BY VACANT SF

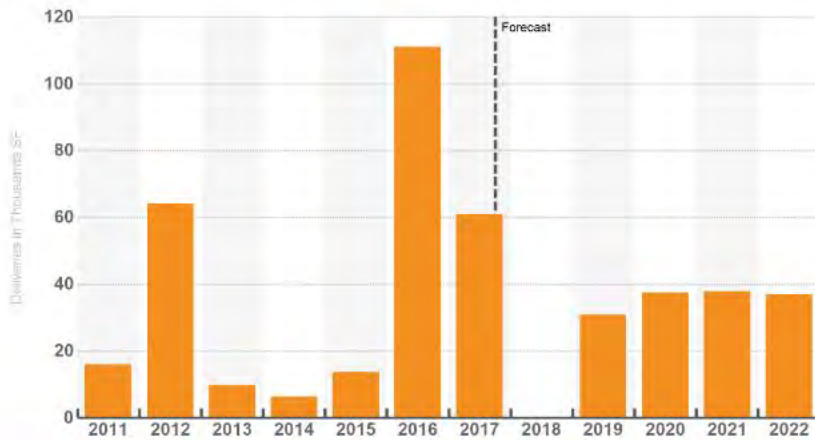




CUMULATIVE NET ABSORPTION



NET DELIVERIES





The Certified Group

4 & 5 STAR MOST ACTIVE COMPETITIVE BUILDINGS IN SUBMARKET

Building Name	Address	RBA	% of Slice	Vacancy	Net Absorption in SF
Building 2	1511 W 124th Ave	6,000	0.7%	0.0%	Unstabilized
Building 1	1501 W 124th Ave	15,243	1.7%	0.0%	Unstabilized
Horizon Terrace	9351 Grant St	90,094	10.3%	15.7%	2,444
One Park Centre	1333 W 120th Ave	69,173	7.9%	19.4%	(3,661)

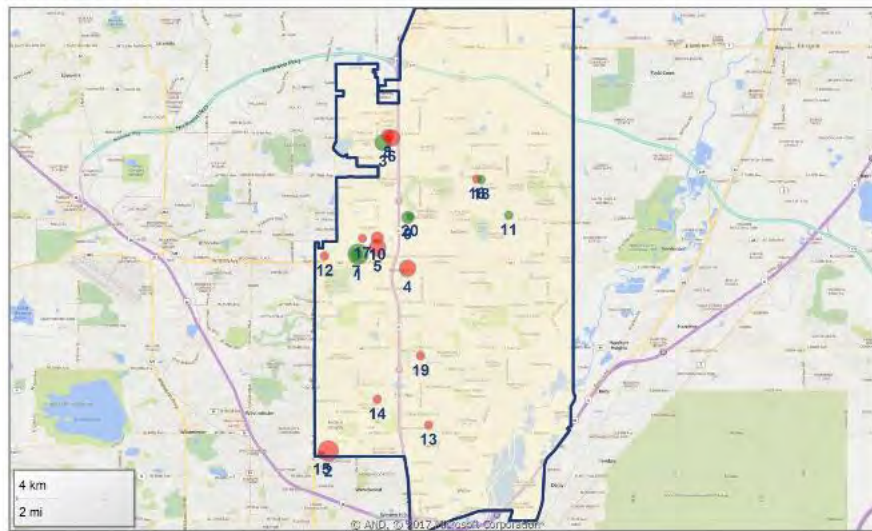
3 STAR MOST ACTIVE COMPETITIVE BUILDINGS IN SUBMARKET

Building Name	Address	RBA	% of Slice	Vacancy	Net Absorption in SF
Grant Street Medical Pavilio...	9025 Grant St	15,013	0.6%	51.1%	2,045
Metro North	11990 N Grant St	86,044	3.2%	14.3%	2,005
12050 N Pecos St	12050 N Pecos St	50,000	1.9%	6.2%	1,091
Bank of the West	12000 N Washington St	39,985	1.5%	16.6%	(1,728)
Pearl Professional Bldg	9101 Pearl St	23,005	0.9%	10.1%	(1,950)
Building J 1	2781 W 120th Ave	19,158	0.7%	11.2%	(2,148)

1 & 2 STAR MOST ACTIVE COMPETITIVE BUILDINGS IN SUBMARKET

Building Name	Address	RBA	% of Slice	Vacancy	Net Absorption in SF
Wickes Bldg	2090 E 104th Ave	19,000	2.2%	0.0%	8,550
725 Malley Dr	725 Malley Dr	1,762	0.2%	0.0%	3,502
11178 Huron St	11178 Huron St	21,434	2.5%	0.0%	967
North Huron Professional Bld...	9699 N Huron St	8,000	0.9%	8.1%	850
8801 Fox Dr	8801 Fox Dr	8,219	1.0%	6.1%	(500)
Northglenn Greens I	10190 Bannock St	47,957	5.7%	35.2%	(11,518)

CONSTRUCTION ACTIVITY

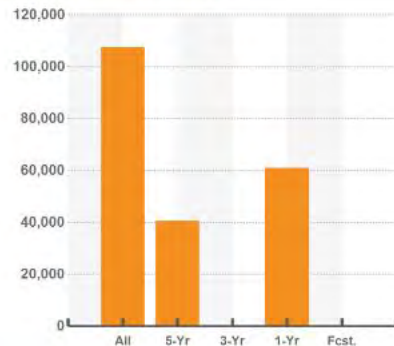


Construction Status and Size in SF

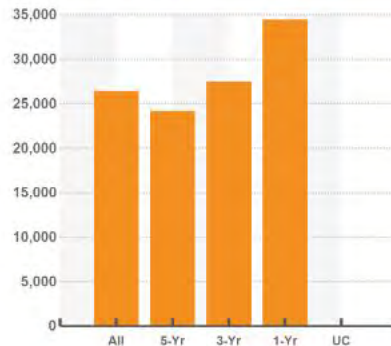
● Proposed ● Recently Delivered

○ 13,000 - 21,000 ○ 21,000 - 43,000 ○ 43,000 - 57,000 ○ 57,000 - 84,000

12 MONTH AVERAGE DELIVERIES IN SF



AVERAGE BUILDING SIZE IN SF





RENTS

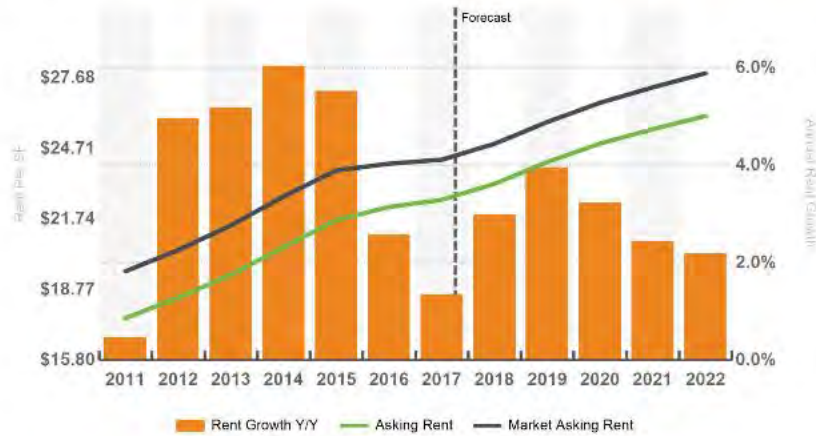
Rent growth has moderated metrowide, and North Denver is no exception. Following average annual gains of 5% from 2012-2015, rent growth moderated to just under 3% in 2016, and rents were growing by closer to 2% at the midway point of 2017. The metro posted similar gains from 2012-2015, but has experienced a more abrupt rent growth slowdown: Rents grew by just 1% year-over-year metrowide in 2016, and were growing by just under 1% midway through 2017.

In addition to healthy fundamentals, North Denver's relative retention of rent growth momentum comes down to its lessened exposure to high-end office space, where the slowdown has been most abrupt. At the midway point of 2017, 4 & 5 Star rents metrowide were down by about 2%, 3 Star rents were up by about 4%, and 1 & 2 Star rents were up by about 4%. As recently as 2015, all tiers of office space were growing by about 5% year-over-year. High-end 4 & 5 Star office space comprises less than 20% of North Denver's Inventory (compared to 40% of the metrowide stock), and the submarket is less exposed to the ongoing metrowide ramp-up in speculative development.



The Certified Group

ASKING RENT LEVELS AND ANNUAL GROWTH



EXPENSES

Market	Utilities	Cleaning	Insurance	Taxes	Other	Total
4 & 5 Star						
North Suburban Denver (Group)	\$1.71	\$0.94	\$0.16	\$3.99	\$4.50	\$11.30
North Denver	\$1.71	\$0.94	\$0.16	\$3.92	\$4.45	\$11.18
Broomfield County	\$1.71	\$0.94	\$0.16	\$4.07	\$4.74	\$11.62
East I-70/Montbello	\$1.71	\$0.94	\$0.16	\$3.94	\$4.51	\$11.25
Northeast Denver	\$1.71	\$0.94	\$0.16	\$3.92	\$4.51	\$11.24
Northwest Denver	\$1.71	\$0.94	\$0.16	\$4.08	\$4.30	\$11.20
3 Star						
North Suburban Denver (Group)	\$1.66	\$0.78	\$0.12	\$2.53	\$3.13	\$8.23
North Denver	\$1.66	\$0.79	\$0.12	\$2.54	\$3.33	\$8.44
Broomfield County	\$1.66	\$0.78	\$0.13	\$3.28	\$2.71	\$8.55
East I-70/Montbello	\$1.66	\$0.78	\$0.13	\$2.06	\$3.27	\$7.89
Northeast Denver	\$1.65	\$0.79	\$0.12	\$2.12	\$3.28	\$7.96
Northwest Denver	\$1.66	\$0.78	\$0.12	\$2.66	\$3.06	\$8.28
1 & 2 Star						
North Suburban Denver (Group)	\$1.74	\$0.57	\$0.20	\$2.18	\$1.78	\$6.48
North Denver	\$1.65	\$0.55	\$0.21	\$2.40	\$1.40	\$6.21
Broomfield County	\$1.75	\$0.59	\$0.20	\$2.58	\$1.64	\$6.76
East I-70/Montbello	\$1.77	\$0.55	\$0.21	\$1.88	\$1.83	\$6.24
Northeast Denver	\$1.77	\$0.57	\$0.21	\$1.68	\$1.97	\$6.19
Northwest Denver	\$1.77	\$0.59	\$0.20	\$2.37	\$2.06	\$6.99

* Expenses are estimated using NCREIF, Trepp, IREM, and CoStar data using the narrowest possible geographical definition from zip code to region.



SALES

Investment is off to its strongest start in three years, largely thanks to a property that traded as part of Healthcare Trust of America's \$2.75 billion portfolio acquisition from Duke Realty. The 55,000 SF SCL Health Community Hospital, a 17Q1 delivery, traded for an allocated \$36.9 million as part of the first tranche of 19 properties (this tranche contained roughly 1 million SF and was valued at just over \$500 million).

The headline trade of 2016 was Equity Global Management's June acquisition of two buildings on 122nd Avenue for \$25 million, accounting for half of the year's dollar sales volume. The buildings, which delivered in 2002 and 2016, and contain 66,000 and 54,000 SF of space, respectively, were both fully leased by Alliance Data Systems through 2028 at the time of the sale.

SALES VOLUME AND MEDIAN PRICE





HIGHEST AND BEST USE ANALYSIS

Four criteria are examined in order to determine the highest and best use of the subject property. The criteria and their applicability to the subject are as follows:

1. **Legally Permissible:** *a legally permissible use is determined primarily by current zoning regulations. However, other considerations such as long-term leases, deed restrictions, and environmental regulations may preclude some possible highest and best use.*
2. **Physically Possible:** *the size, shape and topography affect the uses to which land may be developed. The utility of a parcel is dependent on its frontage and depth. Sites with irregular shapes may be more expensive to develop, and topography or subsoil conditions may make utilization too costly or restrictive. Highest and best use as improved also depends on physical characteristics such as condition and utility.*
3. **Financially Feasible:** *the use of the property is analyzed to make a determination as to the likelihood that the property is capable of producing a return which is greater than the combined income needed to satisfy operation expenses, debt service, and capital amortization. Any use that is expected to produce a positive return is classified as financially feasible.*
4. **Maximally Productive:** *the use that provides the highest rate of return among financially feasible uses is the highest and best use. The use of the land must yield a profitable net return, and the quantity of land devoted to any specific use must be limited to that quantity which will yield a maximum return to each owner.*



CONDOMINIUM UNIT

Highest and Best Use - As Vacant:

Legally Permissible: The primary controlling factor with regard to legal permissibility is the C-3 zoning district under the jurisdiction of the City of Northglenn. The district represents a commercial district with a wide array of permitted commercial uses. Private restrictions controlling land use are guided by the Office Plaza North condominium association, which essentially restricts permitted uses to office and associated commercial uses under condominium ownership.

Physically Possible: In regard to physically possible uses, there are no significant physical limitations that would affect development of the subject site. The major feature is the subject’s location along North Huron Street in Northglenn. It is in close proximity to both 104th and 112th Avenues, which are major area streets, as well as less than three miles from the 104th Avenue/I-25 interchange. The subject site has good visibility and access from Huron Street, also a major road in this area. The larger scale of the overall site would likely support a larger scale multi-unit office development.

Financially Feasible: In terms of financial feasibility, the commercial office development market is improving after suffering in the post-2008 recessionary period, and we concluded that no holding period would be required were the subject site vacant.

Maximally Productive: The maximally productive use if vacant would be to develop the site with a moderate to larger scale office development.

Highest and Best Use - As Improved

Legally Permissible: The current condominium improvement is legally permitted.

Physically Possible: The scale and attributes of the unit is ideal for this development.

Financially Feasible: The current use appears to be financially feasible. No holding period is required.

Maximally Productive: The current improvement represents the maximally productive use and the ideal improvement in our opinion.

Ownership Profile

Based on an examination of the marketplace, the likely ownership profile is either an owner/user or an investor/user. There is no holding period for the highest and best use under either scenario.



VACANT LAND PARCEL

Highest and Best Use - As Vacant:

Legally Permissible: The primary controlling factor with regard to legal permissibility is the Business Park zoning district under the jurisdiction of the City of Thornton. The district represents a commercial district with a wide array of permitted commercial uses. This includes office, light industrial and retail uses.

Physically Possible: In regard to physically possible uses, there are no significant physical limitations that would affect development of the subject site. An important attribute is the subject's location as part of the general commercial district along 120th Avenue and North Washington Street. The major consideration is the lack of street exposure, which would likely limit physically supportable uses to destination oriented and lower intensity commercial uses, such as offices or light industrial. The scale of the site would likely support a smaller scale allowable use as well.

Financially Feasible: In terms of financial feasibility, the commercial and light industrial development market is improving after suffering in the post-2008 recessionary period, and we concluded that no holding period would be required were the subject site vacant.

Maximally Productive: The maximally productive use if vacant would be to develop the site with a smaller office or similar lower intensity commercial or light industrial development.

Ownership Profile

Based on an examination of the marketplace, the likely ownership profile is an owner/user.



VALUATION PROCEDURES AND METHODOLOGIES

Current appraisal standards recognize three basic approaches to real estate value. These are identified as the cost, sales comparison, and income capitalization approaches.

The cost approach to value is developed by two fundamental opinions: the value of the land and the value of the improvements to the land. Initially, the current market value of the land is estimated as if unimproved and capable of being put to its highest and best use. The reproduction or replacement cost new of the improvements, less any depreciation, is then added, along with any contributory value of the site improvements. The validity of the resulting value estimate is impacted to varying degrees by the accuracy of the cost estimates and the depreciation estimate.

The sales comparison approach is based on comparison between the subject property and similar properties which sold within a reasonable period prior to the date of appraisal, and which are capable of providing insight into the valuation of the subject property. Units of comparison are examined and developed and after making the appropriate adjustment for differences such as location and physical characteristics, are then applied to the subject to derive an indication of value. Critical in this valuation methodology, is the availability of sufficient market comparables with which to make valid comparisons.

The income capitalization approach measures value by capitalization of the net income from the real estate. The potential gross income is first estimated based on data derived directly from the market. Deductions are then made for vacancy and collection loss, and normal operating expenses. The resulting net income figure is then converted to a value estimate by any one of several capitalization methods.



SALES COMPARISON APPROACH

The sales comparison approach to value compares the subject to similar properties that have sold or are under contract in the same or similar market. This approach is based on the principle of substitution, which states that no commodity has a value greater than a similar commodity offering similar uses, similar utility, and similar function that can be purchased within a reasonable period. In other words, the market value of a property is set by the price of acquiring a substitute property, which could provide the owner with similar utility. The principle of substitution also is crucial in reconciling all three approaches to value, as it provides linkage in the underlying determination of the subject's market value.

For the sales analysis, we examined similar scale professional office condominiums sales in the subject market area. Three of the four sales were from the same office condominium complex, while the fourth was located nearby in Thornton. All four were sold improved with comparable attributes.

Unit of Comparison

The appraisers discussed recent market transactions with area brokers, as well as evaluating the physical attributes of the subject's use type, to determine the appropriate unit of comparison. In both instances, the predominant unit of comparison was price per gross building area square foot.

Elements of Comparison

Eight major comparison categories must be considered in the direct sales comparison approach. These include the following:

- Date of Sale
 - 1. Property rights
 - 2. Financing
 - 3. Conditions of Sale
 - 4. Expenditures made after sale
- Trend Forward
 - 5. Market Trends
- Appraisal Effective Date
 - 6. Location
 - 7. Physical Attributes
 - 8. Economic Attributes



Each of these categories will be addressed in the subsequent analysis, as it relates to the subject.

Sales Selection Criteria

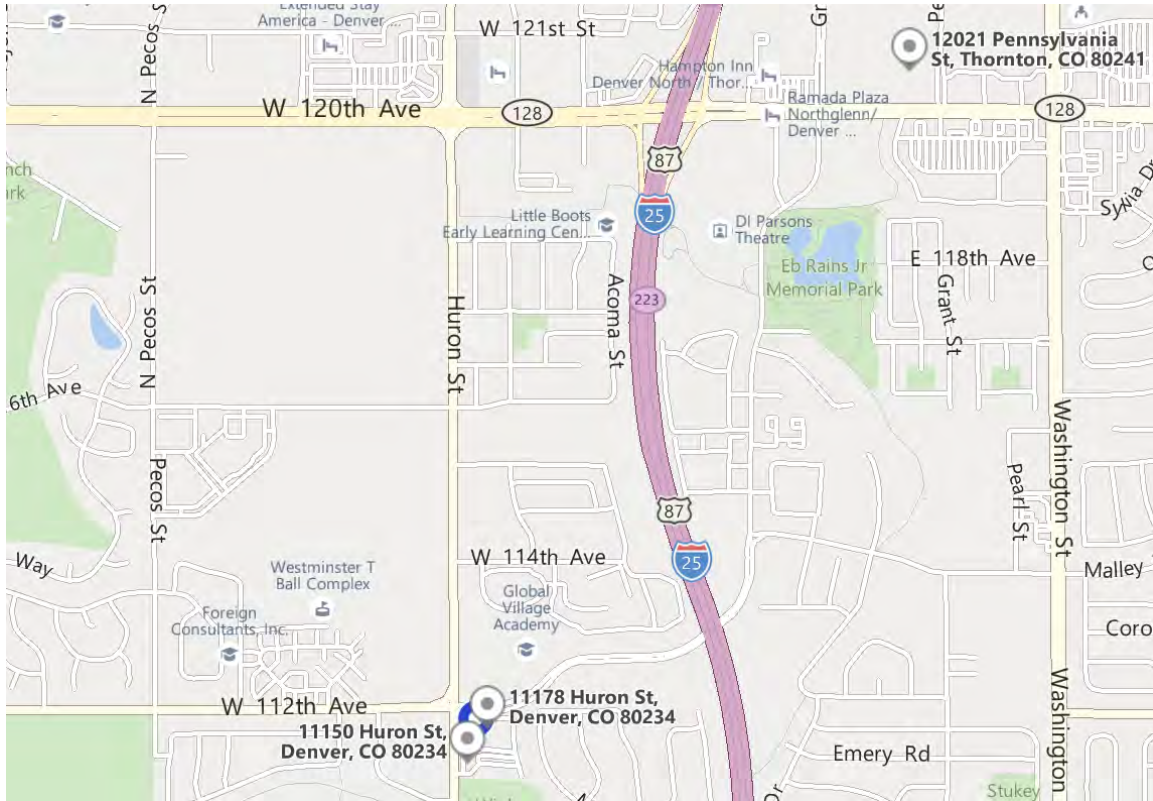
These sales were selected based on the following criteria:

- Unit Size: 1,440 sf to 1,817 sf
- Location: Northglenn/Thornton market area
- Year Built: 1984 to 2001
- Sale Dates: Late 2015 to present
- Highest and Best Use: Commercial office condominiums

The Certified Group



Sale	Address	Unit	YOC	Imp SF	Sale Date	Sale Price	PR/SF
1	11184 Huron St	8	1984	1,817	01/10/17	\$270,000	\$149
2	11178 Huron St	7	1984	1,817	06/29/17	\$280,000	\$154
3	11150 Huron St	7	1999	1,502	07/20/16	\$280,000	\$186
4	12021 Pennsylvania	201	2001	1,440	12/27/15	\$240,000	\$167



COMPARABLE PROPERTY 1





SALES DATA

ADDRESS: 11184 Huron Street, Unit 8
IMPROVED AREA: 1,817 square feet
YEAR BUILT: 1984
SALE PRICE: \$270,000
RECEPTION NO.: 2017000003122
SALE DATE: 1/10/2017
SALE PRICE PER SF: \$149
SELLER: David Family Trust
BUYER: BTC Visions LLC
VERIFICATION: Broker/County assessor / Vendor

PROPERTY NOTES:

- Same office condominium project
- Northside end unit
- 2 stories
- 1 restroom
- Good condition
- Bank/SBA financed sale
- List price and days on market not disclosed
- Sold in 2005 for \$195,000
- Has not sold since this sale

COMPARABLE PROPERTY 2



SALES DATA



ADDRESS: 11178 Huron Street, Unit 7
IMPROVED AREA: 1,817 square feet
YEAR BUILT: 1984
SALE PRICE: \$280,000
RECEPTION NO.: 2017000055981
SALE DATE: 6/29/2017
SALE PRICE PER SF: \$154
SELLER: MBD Ents LLC
BUYER: J & B Realty
VERIFICATION: Broker/County assessor / Vendor

PROPERTY NOTES:

- Same office condominium project
- End unit
- 2 stories
- One unit on each level
- Ground level unit is leased
- 1 restroom on each floor
- Good condition
- Third party financed sale
- 30 year term, 7 percent
- Listed for \$295,000
- On market 146 days
- Sold in 2004 for \$185,000
- Has not sold since this sale

COMPARABLE PROPERTY 3





SALES DATA

ADDRESS: 11150 Huron Street, Unit 7
IMPROVED AREA: 1,502 square feet
YEAR BUILT: 1999
SALE PRICE: \$280,000
RECEPTION NO.: 2016000058579
SALE DATE: 7/20/2016
SALE PRICE PER SF: \$186
SELLER: Mary Wheeler
BUYER: Solutions Real Estate Inc
VERIFICATION: County assessor / Vendor

PROPERTY NOTES:

- Same office condominium project
- Street facing interior unit
- 2 stories
- 2 restrooms
- Good condition
- Seller financed sale
- 25 year loan, 7 percent
- List price and days on market not disclosed
- Sold in 2004 for \$185,000
- Has not sold since this sale

COMPARABLE PROPERTY 4





SALES DATA

ADDRESS: 12021 Pennsylvania Street, Unit 201
IMPROVED AREA: 1,440 square feet
YEAR BUILT: 2001
SALE PRICE: \$240,000
RECEPTION NO.: 2015000105298
SALE DATE: 12/17/2015
SALE PRICE PER SF: \$167
SELLER: Metrowest R&E Solutions
BUYER: P & R LLC
VERIFICATION: County assessor / Vendor

PROPERTY NOTES:

- Located in Penn Plaza at Washington Square
- North of 120th Avenue
- Interior unit
- 2 stories
- 1 restroom
- Good condition
- Bank financed sale (US Bank)
- Listed for \$250,000
- On market 150 days
- Sold in 2013 for \$110,000 (REO sale)
- Has not sold since this sale



Discussion and Analysis

Property Rights Conveyed:

All sales were fee simple or leased fee at-market transactions to the best of our knowledge.

Cash Equivalency:

To the best of the appraisers' knowledge, all sales were for cash or had cash equivalent financing. The sales with private party or seller financing appeared to have typical market terms.

Condition of Sale:

This element of comparison takes into account possible motivation on the part of the buyer or seller in a comparable sale transaction. None of the sales had any reported atypical conditions associated with each transaction.

Buyer Expenditures:

This element is based on the understanding that a knowledgeable buyer would consider possible expenditures to be made upon purchase of a property and those costs could affect the price a buyer would pay. There are no indications that unusual motivations were involved in the comparable the sales.

Market Conditions:

We examined commercial office condominium property sales in the Denver metropolitan market between 2015 and 2017. The data indicated no real trend in this market concerning price level changes. No adjustments were applied.

Location:

We considered elements such as proximity to major traffic routes, compatibility with surrounding development and other factors affecting the desirability of a site from a commercial use perspective. For the first three sales in the subject complex, we made adjustments based on locations within the complex and whether units were interior units or end units. Sale 1 was adjusted for its end unit location along the northern portion of the complex facing the parking lot. Sale 2 was adjusted for its end unit location facing the court yard. Sale 3 faced Huron Street and was also adjusted. Sale 4 was located in a separate office condominium complex in Thornton off Pennsylvania Street. We adjusted this sale for its superior location based on the proximity of the 120th Avenue commercial district.



Unit Size:

The sale units range in size from 1,440 square feet to 1,817 square feet. Generally, the market indicates an inverse relationship to size and unit value; the smaller the building, the higher the unit value. Based on the narrow range of the comparable units, we did not apply a scale adjustment.

Highest and Best Use:

Each comparable property is a professional office condominium. No adjustments were applied for highest and best use.

Age/Condition:

The subject building was constructed in 1984 and is in good condition based on recent upgrades and repairs. We adjusted Sale 3 for its 1999 year of construction and Sale 4 for its 2001 year of construction. The adjustments were minimal based on the good condition of the subject.

Quality:

The subject is a good quality Class B office condominium unit. All four sales were similar in terms of overall construction quality. Sales 1 and 4 were adjusted for their lack of a second restroom.

Based on the above factors, the following adjustment grid was developed:

Sale	Price/SF	Mkt Tr	Loc	Cond	Qual	Net Adjus	Adj \$/SF
1	\$149	0%	-5%	0%	10%	5%	\$156
2	\$154	0%	-5%	0%	0%	-5%	\$146
3	\$186	0%	-5%	-5%	0%	-10%	\$168
4	\$167	0%	-5%	-5%	10%	0%	\$167
						Mean \$/SF	\$159
						Median \$/SF	\$161

Conclusion:

Based on the low magnitude of the adjustments we applied and the number of sale, we used the full spectrum of the sales and concluded a unit value of \$160.00 per square feet. This resulted in a concluded value of \$287,360. This was rounded to \$290,000.

SALES COMPARISON APPROACH CONCLUSION

\$290,000 "As Is"

As of August 8, 2017



INCOME APPROACH

This approach to value is predicated on the premise that the property is designed to return a flow of income to the owner when properly developed. The theory of the income approach advocates that the value of the property is the present worth of the net income it will produce during the remainder of its economic life. An investor or perspective purchaser should consider the income producing ability of the property and the expected return on his investment.

The income approach measures market value by determining the price that open market conditions would justify paying for a particular property's net income stream. This is specifically accomplished for an appraisal by discounting the property's projected net income into present value by use of a capitalization rate derived from sales of comparable properties. The property's net operating income is the key term.

Net operating income is generally arrived at through a process that determines prevailing open market rents, rates of vacancy and collection loss, and expenses necessary to operate the property and service the tenants. Prevailing market rates of vacancy and collection loss and operating expenses are deducted from prevailing market rent to produce the property's projected net income.

It is important to note that: (1) Vacancy and collection loss is a projection over the entire economic life of the property, not that which occurs at a given point in time, (2) For appraisal purposes, income taxes, depreciation, debt service, capital improvements, franchising fees, and business expenses of the owner are excluded from operating expenses since they are expenses of the owner and not of the property, (3) The proper rental for the property is that prevailing in the marketplace as of the appraisal date and not that which is carried over from old lease arrangements.

Economic net income is converted to a value indication under this approach by application of an overall capitalization rate, which is derived from market sales occurring during the applicable period, as well as comparison with prevailing market data. The overall rate includes provisions for a market rate of return on the investment as well as recapture of the investment.



Subject Rent

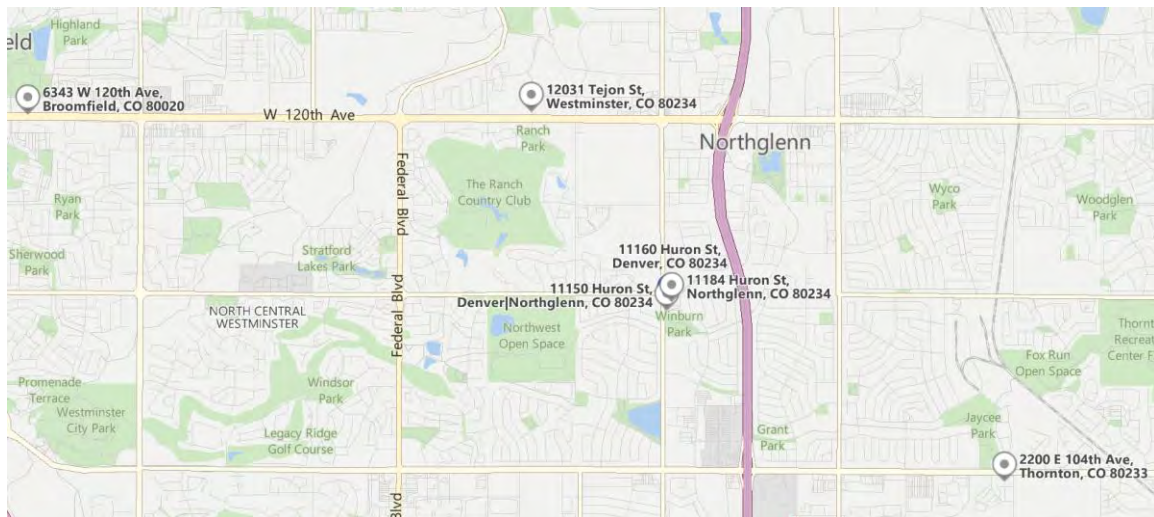
The subject is currently vacant, although it has been previously rented in the past for \$2,000 per month after the 2008 recession. Based on a lack of current income data, we developed the income pro forma model using market data and available expense data from the owner. Please note that the pro forma was developed under a triple net scenario, where the tenant pays for or reimburses the landlord for all property expenses except for management and replacement reserves.

Market Rents

We examined the following reported rents or asking rents to estimate the income potential of the subject:

Prop	Address	Rent	Size	Terms	Notes
1	11150 Huron, Bldg II	\$17.88	1,500	NNN	Effective
2	12031 Tejon St	\$17.00	1,073	NNN	Asking
3	11184 Huron St	\$18.00	1,875	MG	Asking
4	2200 E 10th Ave	\$16.00	1,362	NNN	Effective
5	6343 W 120th Ave	\$19.65	2,134	NNN	Asking

RENTAL LOCATIONS





RENT 1 - 11150 Huron St, Building II

- **Second floor unit in subject complex**
- **\$17.88 per sf effective rate**
- **Triple net lease**
- **1,500 sf unit, one restroom**
- **Lease commenced August 2017**
- **5 year term**
- **\$1.00/sf annual escalator**
- **Tenant is Acacia Counseling**
- **Inferior to subject based on access and number of restrooms**



RENT 2 - 12031 Tejon Street

- **First floor unit**
- **Located off 120th Avenue north of subject**
- **\$17.00 per sf asking rate**
- **Triple net lease**
- **1,073 sf unit, one restroom**
- **Lease commenced November 2016**
- **Inferior to subject based on quality**



RENT 3 - 11184 Huron Street

- **Floor floor unit in subject complex**
- **\$18.00 per sf effective rate**
- **Triple net lease**
- **1,875 sf unit**
- **Lease commenced April 2014**
- **Similar to subject but older rent**



RENT 4 - 2200 East 104th Avenue

- **First floor unit in office condominium complex east of I-25**
- **\$16.00 per sf effective rate**
- **Triple net lease**
- **1,462 sf unit, one restroom**
- **Lease commenced July 2015**
- **3 year term**
- **Inferior to subject based on location and quality**



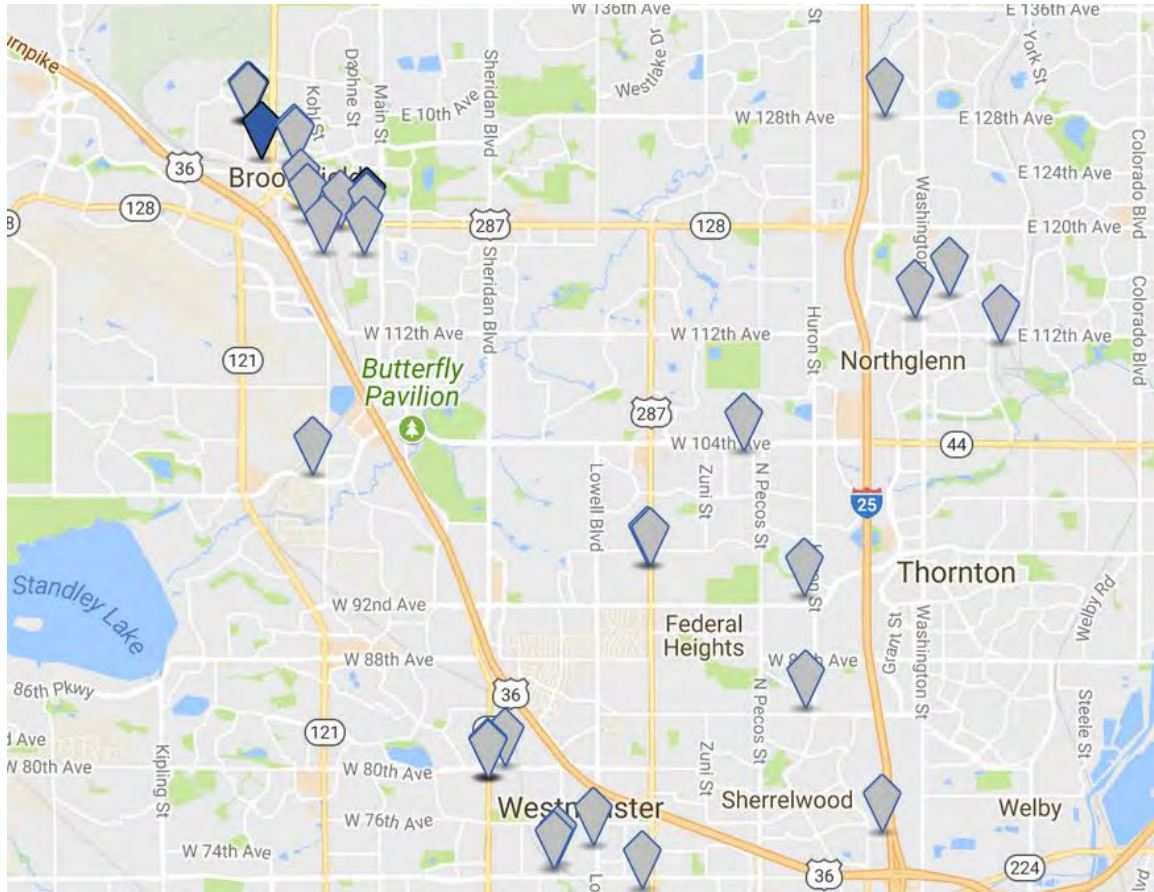
RENT 5 - 6343 West 120th Avenue

- **Second floor unit in newer office condominium complex**
- **Located along 120th Avenue**
- **\$19.65 per sf asking rate**
- **Triple net lease**
- **2,134 sf unit**
- **Lease commenced May 2014**
- **3 year term**
- **Tenant is Property Plus**
- **Similar to subject - superior to subject based on condition and location, inferior based on access and quality**



The Certified Group

We next examined the office leasing market in the subject market area in western Lakewood using Costar data as follows:





Availability	Survey	5-Year Avg
Gross Rent Per SF	\$20.78	\$15.96
Vacancy Rate	4.2%	4.7%
Vacant SF	2,850	3,317
Availability Rate	4.2%	5.7%
Available SF	2,850	4,003
Sublet SF	150	15
Months on Market	6.6	7.6

Demand	Survey	5-Year Avg
12 Mo. Absorption SF	-700	-847
12 Mo. Leasing SF	0	944

Inventory	Survey	5-Year Avg
Existing Buildings	34	35
Existing SF	67,977	70,306
12 Mo. Const. Starts	0	0
Under Construction	0	0
12 Mo. Deliveries	0	0

Sales	Past Year	5-Year Avg
Sale Price Per SF	\$111	\$117
Asking Price Per SF	\$314	\$263
Sales Volume (Mil.)	\$0.2	\$0.3
Cap Rate	-	8.5%

Gross Asking Rent Per SF



Income Analysis:

Based on the rent survey and overall market trend data, we concluded that the subject would likely command a triple net lease rate between \$15.00 and \$17.00 per square foot. Based on a rate of \$16.50 per square foot, we estimated a **potential gross income of \$29,634.**

Vacancy Analysis

Properties surveyed by the appraisers, as well as information provided by local brokers involved in the market, support a vacancy rate of 3% to 10% at the present time for commercial office properties in this sector. We also consulted Costar, which reported the following vacancy trend for smaller scale office properties in the subject market area, as follows:

Vacancy Rate





Based on this analysis, we will input 5 percent for vacancy and credit loss for the subject.

Expense Analysis

We were provided the following expenses for the subject by the owner and from public record or market sources:

Expense	
Real Estate Taxes	\$4,830
Gas/Electricity	\$1,200
Janitorial	\$5,200
Repair/Mntnc	\$1,796
Water	\$188
Condo Assoc Fee	\$3,180
Other	\$0
Total	\$16,394
Expenses Per SF	\$9.13

The expenses in green were from the subject owner, except for the real estate tax total, which was taken from the estimated property taxes for the subject from the assessor. Janitorial and repair/maintenance expenses were taken from market sources. Please note that property insurance and exterior maintenance were included in the condominium association fees.

We compared this expense rate against available office properties in metropolitan Denver, as follows:

Exp SF	Property Address	City	Bldg SF
\$4.74	3615 S Tamarac Dr	Denver	8,850
\$5.33	180 Adams St	Denver	6,807
\$5.61	2865 S Colorado Blvd	Denver	15,000
\$6.40	1150 W Littleton Blvd	Littleton	5,846
\$7.21	14241 E 4th Ave	Aurora	19,042
\$7.55	5590 S Windermere St	Littleton	5,357
\$12.89	4999 E Kentucky Ave	Denver	18,396



We also examined national expense rates for offices from RealtyRates, as follows:

RealtyRates.com MARKET SURVEY - 2nd Quarter 2017*										
Far West - Class A & B Office Buildings										
	Denver/Boulder		Phoenix/Mesa		Portland/Salem		Seattle/Tacoma		Region	
	Greeley						Bremerton			
	CBD	Suburb	CBD	Suburb	CBD	Suburb	CBD	Suburb	CBD	Suburb
Operating Data										
Income										
Asking Rent	\$36.74	\$25.86	\$22.40	\$23.78	\$25.14	\$23.90	\$33.45	\$29.50	\$26.39	\$22.63
Effective Rent	\$28.14	\$19.80	\$18.65	\$19.79	\$19.77	\$18.79	\$27.63	\$24.35	\$20.87	\$17.97
Other Income	\$1.41	\$0.99	\$0.93	\$0.99	\$0.99	\$0.94	\$1.38	\$1.22	\$1.04	\$0.90
Total Income	\$29.55	\$20.79	\$19.58	\$20.78	\$20.76	\$19.73	\$29.01	\$25.57	\$21.91	\$18.87
Vacancy Rate	6.6%	4.2%	21.2%	20.6%	7.4%	12.0%	11.7%	10.5%	10.7%	11.2%
EGIM	\$27.60	\$19.92	\$15.43	\$16.50	\$19.22	\$17.37	\$25.62	\$22.88	\$19.56	\$16.76
Expenses										
Total Expenses	\$10.42	\$9.21	\$7.35	\$7.36	\$9.36	\$8.23	\$11.00	\$9.27	\$8.50	\$7.63
Expense Ratio	37.4%	46.24%	47.63%	44.64%	48.69%	47.41%	42.95%	40.53%	43.46%	45.55%
NOI	\$17.18	\$10.71	\$8.08	\$9.13	\$9.86	\$9.13	\$14.61	\$13.61	\$11.06	\$9.13
Investment Data										
Avg Sale Price	\$180	\$120	\$102	\$109	\$116	\$106	\$176	\$146	\$127	\$104
OAR	9.5%	8.9%	7.9%	8.4%	8.5%	8.6%	8.3%	9.3%	8.7%	8.8%
GRM	6.40	6.06	5.47	5.51	5.87	5.64	6.37	6.00	6.08	5.80
EGIM	6.52	6.02	6.61	6.61	6.04	6.10	6.87	6.38	6.48	6.22

*1st Quarter 2017 Data

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Both market sources indicate that the subject overall expense rate of \$9.13 per square foot is reasonable.

In terms of other property expenses not typically reimbursed by the tenant, we added a property management rate of 7.0 percent of the effective gross income and a replacement allowance rate of 3.0 percent of the effective gross income. These ratios combined total \$4,373.

Capitalization Rate Derivation

Appraisal theory holds several basic methods commonly applied to estimate a capitalization rate. The following methods were applied, as it relates to the subject:

Extraction

We examined office condominium sales and listings of comparable scale properties in the general metropolitan Denver market area, as follows:



Cap Rate	Sale Date	Sale Price	Property Address	Property City	Unit SF	Age
9.0%	3/4/2014	\$208,380	4045 N Wadsworth Blvd (3 Office Cond	Wheat Ridge	2,717	
7.8%	12/7/2015	\$540,000	2525 15th St, 1C/1st Floor	Denver	7,642	19
6.5%	5/8/2017	\$332,000	9025 E Mineral Cir, 102/1st Floor	Englewood	11,694	30
5.8%	LISTING	\$845,000	625 Main St, 1A/B/1st Floor	Louisville	2,138	12
7.0%	LISTING	\$349,000	209 Kalamath St, 13/1st Floor	Denver	1,179	66
10.7%	LISTING	\$315,000	770 Burbank St, 1/1st Floor	Broomfield	1,666	32
6.5%	LISTING	\$315,000	4855 Ward Rd, 400/1st Floor	Wheat Ridge	1,496	14
7.0%	LISTING	\$131,000	4045 N Wadsworth Blvd (2 Office Units	Wheat Ridge		
7.5%	Average					
7.0%	Median					

Band of Investment

An examination of the current money market would suggest a loan-to-value ratio of 75 percent with an amortization of 25 years at a 5.0 percent interest rate. Considering the character of the investment influenced by market conditions, as well as discussions with investors in the market, an equity rate of 10.0 percent is appropriate. This estimate of the equity rate is supported by the previously cited survey(s).

A capitalization rate derived under this methodology is quantified as follows:

$$\begin{aligned} \text{Mortgage Component: } & 0.75 \times 0.0702 = 0.0526 \\ \text{Equity Component: } & 0.25 \times 0.1000 = \underline{0.0250} \\ \text{Capitalization Rate: } & \qquad \qquad \qquad 0.0776, \text{ rounded to } 7.8\% \end{aligned}$$

Conclusion

- *Local Extraction:* 7.25%
- *Band of Investment:* 7.8%

The conclusion of a reported cap rate for the subject considered market area, the subject's tenant history, and the subject's condition and location. The subject represents a well-located smaller scale office condominium with good location attributes. We concluded that it would represent an average risk. Considering all relevant aspects of the subject's attributes and economic environment, we will input an overall rate of 7.5 percent in our analysis.

The following pro forma was developed using the above concluded parameters:



PRO FORMA MODEL	
PGI	\$29,634
Reimb	\$16,394
Vacancy	(\$2,301)
Eff Gross Inc	\$43,727
Expenses	(\$16,394)
Management Expenses	(\$3,061)
Replacement Allowance	(\$1,312)
Net Income	\$22,960
Cap Rate	7.50%
Value	\$306,133

This was rounded to \$305,000.

INCOME APPROACH CONCLUSION

\$305,000 "As Is"

As of August 8, 2017



SALES COMPARISON APPROACH LOT VALUE

We chose smaller scale commercial site sales for this analysis. All were located in the north suburban section of metropolitan Denver. Each comparable sale was zoned for commercial development. The sale properties bracketed the subject in terms of size.

Unit of Comparison As for the subject, I have discussed commercial land sales with brokers and other appraisers and concluded that the predominant unit of comparison was the sale price per square foot of land. The following analysis will use this unit.

Elements of Comparison Eight major comparison categories must be considered in the direct sales comparison approach.

Each of these categories will be addressed in the subsequent analysis, as it relates to the subject.

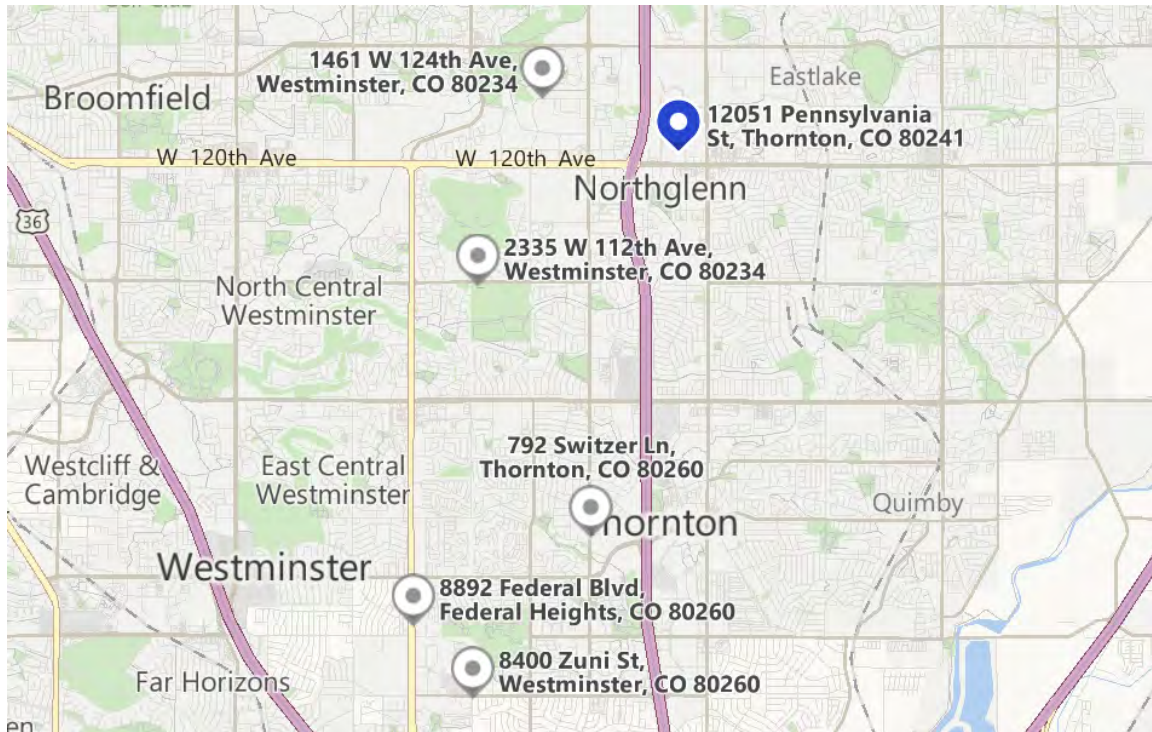
Sales Selection Criteria These sales were selected based on the following criteria:

- Commercial sites
- Location: North suburban metropolitan Denver
- 25,000 to 60,000 square feet
- Sale Dates: 2014 to the present



Sale	Address	Location	Size	Zoning	Sale Date	Sale Price	Price/SF
1	8892 Federal Blvd	Fed Hts	55,757	C-1	07/18/15	\$226,333	\$4.06
2	2335 W 112th Ave	Westminster	43,560	Z-1	06/09/16	\$185,000	\$4.25
3	NWC 84th/Zuni	Westminster	47,128	C-1	04/07/17	\$160,000	\$3.40
4	1461 W 124th Ave	Westminster	55,757	PUD	09/16/14	\$282,000	\$5.06
5	792 W Switzer Ln	Thornton	36,753	PUD	02/09/16	\$145,000	\$3.95

Map of Sales Comparables



SALE 1



SALES DATA

ADDRESS:	8892 Federal Boulevard, Federal Heights
SITE AREA:	55,757 sf
ZONING:	C-1
SALE PRICE / TERMS:	\$226,333 / Cash equivalent
SALE DATE:	July 18, 2015
SALE PRICE PER UNIT:	\$4.06/sf
SELLER	Timothy Steele
BUYER:	Dupedfrank LLC

PROPERTY NOTES:

- Located west of I-25
- Along Federal Boulevard
- Deep lot
- Good visibility and access
- Rectangular lot
- Utilities in place
- Buyer has no immediate development plans
- No approvals in place
- Listed for \$295,000, on market 170 days
- Sold in 2008 for \$750,000, has not sold since this sale
- Now listed for \$685,000
- Confirmed by listing broker

SALE 2



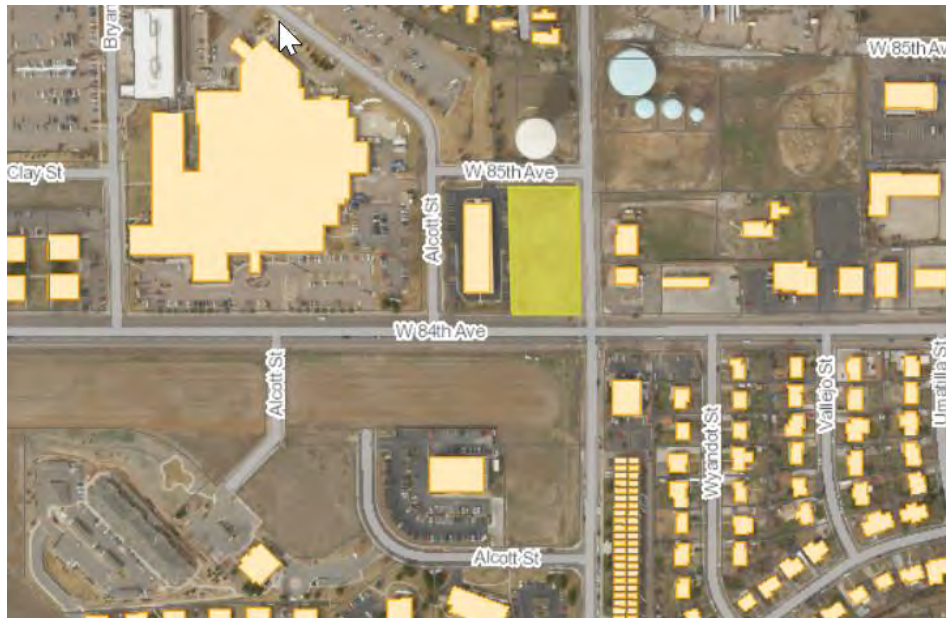
SALES DATA

ADDRESS:	2335 West 112 th Avenue, Westminster
SITE AREA:	43,560 square feet
ZONING:	Z-1
SALE PRICE / TERMS:	\$185,000 / Cash equivalent
SALE DATE:	June 9, 2016
SALE PRICE PER UNIT:	\$4.25 per square foot
SELLER	Mutual of Omaha Bank
BUYER:	Chuyen Ngo

PROPERTY NOTES:

- Located along 112th Avenue
- REO sale
- Similar access
- Rectangular lot
- Utilities to boundary
- General commercial zoning
- Appraised for \$100,000 over sale price
- Listed for \$200,000
- Sold in 2001 for \$105,000
- Has not sold since this sale
- Confirmed by buyer broker as arm's length and at-market

SALE 3



SALES DATA

ADDRESS:	NWC 84 th Avenue and Zuni Street, Westminster
SITE AREA:	47,128 square feet
ZONING:	C-1
SALE PRICE / TERMS:	\$160,000 / Cash purchase
SALE DATE:	April 7, 2017
SALE PRICE PER UNIT:	\$3.40 per square foot
SELLER	Medical Realty Associates
BUYER:	Andres Flores

PROPERTY NOTES:

- Located at northwestern corner of Zuni Street and 84th Avenue
- Older suburban area
- Good visibility and access
- Rectangular
- Zoning allows for office or retail uses
- Buyer intends to build restaurant, needs approval
- Utilities to boundary
- List price and days on market not disclosed
- No sale conditions reported, cash equivalent sale
- No prior sale, has not sold since this sale
- Confirmed by listing broker as arm's length and at-market

SALE 4



SALES DATA

ADDRESS:	1461 West 124 th Avenue, Westminster
SITE AREA:	55,757 square feet
ZONING:	PUD
SALE PRICE / TERMS:	\$282,000 / Cash equivalent
SALE DATE:	September 16, 2014
SALE PRICE PER UNIT:	\$5.06 per square foot
SELLER	National Energy Services and investments LLC
BUYER:	Christopher Sanders

PROPERTY NOTES:

- Located in Westminster
- Industrial area
- Developed into office/flex condominiums (Urban Box)
- Average visibility and access
- Utilities to boundary
- Listed for \$325,000
- On market 1,299 days
- No prior sale, has not sold since this sale

SALE 5



SALES DATA

ADDRESS:	792 West Switzer Lane, Thornton
SITE AREA:	36,753 square feet
ZONING:	PUD
SALE PRICE / TERMS:	\$145,000 / Cash
SALE DATE:	February 9, 2016
SALE PRICE PER UNIT:	\$3.95 per square foot
SELLER	Luevano Investments LLC
BUYER:	Armulfo Gutierrez

PROPERTY NOTES:

- Located at southeastern corner of Huron Street and Switzer Lane
- Two vacant parcels
- Good visibility and access as subject
- Rectangular site
- Utilities to boundary
- No approvals in place
- Listed for \$175,000
- On market for 1,029 days
- Sold in 2004 for \$165,000
- Has not sold since this sale



Adjustments were applied as follows:

In terms of property rights conveyed, buyer expenditures, and cash equivalency, we did not apply adjustments to any of the sales. All represented fee simple conveyances, there were no buyer expenditures related to any of the sales, and all sales represented cash to the seller or were seller financed at reported market rates, based on available confirmation information.

We adjusted Sale 2 for its REO status and reported appraised value at the time of sale. Sale 3 was adjusted upward for reported seller motivation.

We applied a 10 percent upward adjustment to Sale 5 for its 2014 sale year, based on the upward commercial real estate land development market in metropolitan Denver over the past three years.

Sale 1 was inferior to the subject based on its lack of approvals, larger size, and narrow lot dimensions. This was offset in part by its superior access to Federal Boulevard. Sale 2 was inferior to the subject based on its reported REO sale below market, lack of approvals, and larger size. This was offset in part by its superior access and location along West 112th Avenue. Sale 3 was inferior based on its reported condition of sale, lack of approvals, and larger size. This was offset in part by its superior location at 84th Avenue and Zuni Street. Sale 4 was similar to the subject; its 2014 sale year and larger size was offset by its superior location. Sale 5 was inferior based on its lack of approvals. This was partially offset by its superior location and access.

Please note that the location adjustment considered the indirect access of the subject. We analyzed commercial sales with and without direct access to adjoining streets and noted a differential of approximately 35 percent. In the case of the location comparison analysis, this was offset in part by the overall strong location of the subject as part of the 120th Avenue commercial district and the proximity of I-25. The location adjustments applied reflect the net adjustment after these factors were considered.

Based on the above comparable sales and adjustments, the following grid was developed:



Adjustment Grid

Sale	Price/SF	Cond S	Mkt Tr	Location	Appr	Size	Phys	Net Adjust	Adj \$/SF
1	\$4.06	0%	0%	-20%	15%	10%	15%	20%	\$4.87
2	\$4.25	35%	0%	-25%	10%	5%	0%	25%	\$5.31
3	\$3.40	15%	0%	-25%	15%	5%	0%	10%	\$3.73
4	\$5.06	0%	5%	-15%	0%	10%	0%	0%	\$5.06
5	\$3.95	0%	0%	-10%	10%	0%	0%	0%	\$3.95
								Mean \$/SF	\$4.58
								Median \$/SF	\$4.87

Based on the above adjustments, we concluded a unit value of \$4.75 per square feet, which was multiplied by the land area of the subject, as follows:

SUBJECT LAND VALUE		
Area	Unit Value	Total
30,056 sf	\$4.75 per SF	\$142,766

For the “as is” land value, we rounded this result to \$140,000.

CONCLUDED VALUE VIA SALES COMPARISON

\$140,000 “As Is”

As of August 8, 2017

ATTACHMENT FOR 12051 PENNSYLVANIA STREET, THORNTON, CO 80241 (#0157334010020)

SUMMARY:

When we took out a mortgage on another property with Valley Bank & Trust (now TBK Bank), we used our vacant lot on Pennsylvania Street to collateralize the loan. From the title, evidently it appears as if the bank regards this undeveloped lot as collateral of a value equal to that of the mortgage (~\$306,000). Certainly this perception doesn't match that of the bank. As a condition for the mortgage, the bank ordered appraisals of both the subject property of the mortgage (11160 Huron Unit 32) and of the lot on Pennsylvania Street. The lot appraised for \$140,000 on August 8, 2017. Please see the 78-page appraisal. We, the owners, doubt that the lot was saleable for \$140,000. We were thrilled by the appraisal as it improved our ability to obtain a loan.

REQUEST:

We request the 2019 appraisal be an average of (1) the appraisal of \$140,000 and (2) an assumption of value based on average land value increase starting with our purchase of the property (November 10, 2015; \$80,000). Please note that in our purchase of the property we no prior knowledge of or affinity for the sellers or their agent and had no nexus with the sellers or anyone associated with them whatsoever. We exchanged nothing of value or consideration other than exchanging the property for the sum of \$80,000.

This Document is prepared and submitted by Mark Smith.

Ken Musso
Assessor



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

BOARD OF COUNTY COMMISSIONERS

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

1. The property subject to this Stipulation is:
Schedule No. (S): R0030090 Parcel No.(S) 0171903005021

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

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

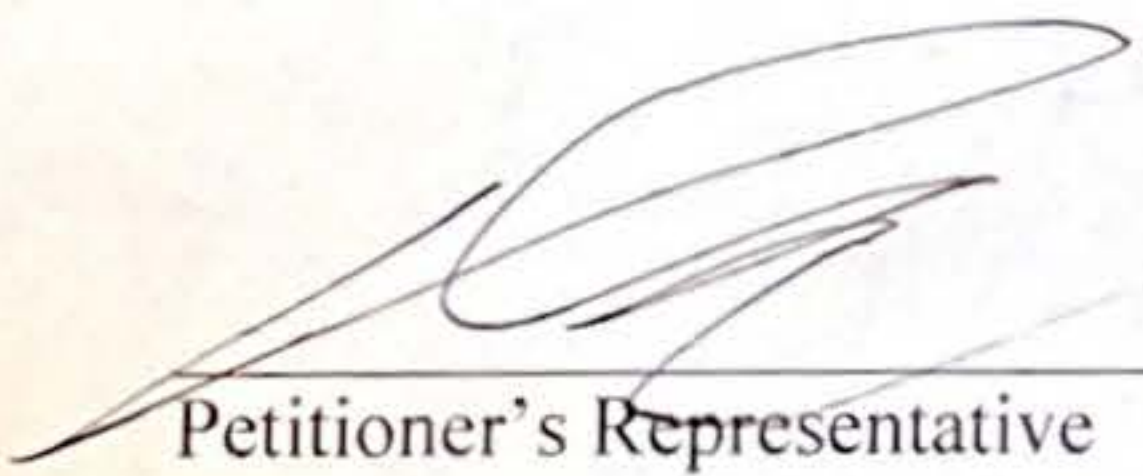
Land	\$193,805
Improvements	\$593,869
Total	\$787,674

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

Land	\$193,805
Improvements	\$506,195
Total	\$700,000

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

DATED this: June 2, 2020



Petitioner's Representative

Mr. Danial Pratt

PB Properties

701 W 114th Ave.

Northglenn, CO 80234

Deb Myer

Digitally signed by Deb Myer
DN: cn=Deb Myer, o=Adams
County, ou=Assessor's Office,
email=dmyer@adcogov.org, c=US
Date: 2020.07.02 10:30:58 -0600

Assessor Representative

Adams County Assessor's Office

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

Account No : R0030090 Parcel No : 0171903005021
 Petition Year : 2019 Date Filed : March 2, 2020
 Owner Entity : Daniel Pratt, PB Properties
 Owner Address : 701 W 114th Ave.
 Owner City : Northglenn State : CO 80234
 Property Location : 701 W 114th Ave, Northglenn, CO 80234

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL	406	L:	\$193,805	\$56,200	L:	\$193,805	A. Ratio	29.00%	
		I:	\$441,195	\$172,220	I:	\$593,869	\$172,220	Mill Levy	127.846
TOTALS :			\$635,000	\$184,150		\$787,674	\$228,420	Original Tax	\$29,202.58

Petitioner's Statement :

\$635,000

Assessor's Report

Situation :

Value enrolled is \$787,674. Permit for new roof prior to acquisition no after. Property acquired during the base perior for \$700,000 on 8/25/2017. The sales price is a reasonable reflection of market value for the valuation date of 6-30-2018 and supported by the valuation indictors: cost, market and income.

Action :

Reviewed the records, and contacted the petitioner. The property was a former daycare. Verified the sale is for 1 property not 2 as shown on costar. Corrected the land and building code to warehouse storage. Improvements built in 1986. Verified use of the property.

0.61 acres

\$700,000 5,800 \$120.69 or \$26.34 total value to land

Recommendation : **\$700,000**

Upon further review, value was adjusted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT			
		Actual Value	Assessed Value	Actual Value	Assessed Value				
REAL	406	L:	\$193,805	\$56,200	L:	\$193,805	\$56,200	Tax Refund	\$3,249.84
		I:	\$441,195	\$172,220	I:	\$506,195	\$146,800		
TOTALS :			\$635,000	\$228,420		\$700,000	\$203,000		\$25,952.74

Deborah L. Myer
Appraiser

July 7, 2020
Date

#117455

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: _____

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

RECEIVED

Section I: Petitioner, please complete Section I only.

Date: 3 2 2020
Month Day Year

MAR 05 2020

OFFICE OF THE
ADAMS COUNTY ASSESSOR

Petitioner's Name: DANIEL PRATT PB PROPERTIES

Petitioner's Mailing Address: 701 W 114 TH AVE

NORTHBURN CO 80234

City or Town

State

Zip Code

SCHEDULE OR PARCEL NUMBER(S)

PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY

0171903005021

701 W. 114 TH AVE NORTHBURN CO 80234

R0030090

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

Petitioner's estimate of value: \$ 635,000 2019
Value Year
(2020)

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

Petitioner's Signature

Daytime Phone Number (303) 589 1128

Email DUN@PRADFEUBUILDERS.COM

By _____
Agent's Signature*

Daytime Phone Number ()

Printed Name: DANIEL S. PRATT

Email _____

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

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

Section II: Assessor's Recommendation

(For Assessor's Use Only)

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

Important Information and Instructions for Filing a Petition for Abatement or Refund of Taxes

- The abatement process is used to correct taxes that have been levied erroneously or illegally due to erroneous valuation for assessment, irregularity in levying, clerical error, or overvaluation, § 39-10-114(1)(a)(I)(A), C.R.S.
- The law states that if the property value was protested for the year(s) in question and a Notice of Determination was issued, no abatement or refund of taxes shall be made on grounds of overvaluation, § 39-10-114(1)(a)(I)(D), C.R.S.
- Abatements and refunds are limited by law to two years, § 39-10-114(1)(a)(I)(A), C.R.S. During calendar year 2019, a petitioner may only request an abatement or refund for tax years 2017 and/or 2018.
- To file for an abatement or refund of taxes, the owner/petitioner must complete **Section I** of the **“Petition for Abatement or Refund of Taxes.”**
- Property is valued based on the property’s physical characteristics in place on January 1 of the valuation year in question.
- With the market approach to value, the actual value of property is determined by analysis of comparable properties that sold within a specified time period. For tax years 2019 and 2020, that time period is January 1, 2017 through June 30, 2018. However, in cases where comparable sales are limited, the assessor is authorized to consider sales that occurred prior to June 30, 2018, in six-month increments, up to five years prior to June 30, 2018. If the petitioner attaches sales information to an abatement petition to support a lower valuation for the property, the information must be from the appropriate time period described above. Sales information submitted from outside the proper time period for a given tax year cannot be considered by the county assessor or the board of county commissioners (commissioners) when reviewing your abatement petition.
- Submit the signed petition to the county assessor’s office.
- The assessor’s office will review the submitted abatement petition and will recommend approval or denial to the commissioners. The commissioners may authorize the assessor to approve petitions for abatement or refund for \$10,000 or less in taxes, per schedule, per year, provided the petitioner and the assessor mutually agree to an adjustment.
- If the petition requires a hearing before the commissioners, the petitioner will be notified of the date and time of the hearing where the petitioner will have the opportunity to present information to support the request for abatement or refund. A representative from the assessor’s office may attend the hearing.
- After the hearing, the commissioners will notify the petitioner of their decision to approve or deny the petition in whole or in part.
- If the abatement is approved by the commissioners and the tax amount to be abated is \$10,000 or less, the commissioners submit the petition to the county treasurer for processing.
- If the abatement is approved by the commissioners and the tax amount to be abated is more than \$10,000, the abatement must be approved by the property tax administrator at the Colorado Division of Property Taxation.
- If the petitioner is not satisfied with the commissioners’ decision or with the decision of the Property Tax Administrator, the decision may be appealed to the State Board of Assessment Appeals. For additional information, contact the Board of Assessment Appeals at (303) 864-7710 or at www.dola.colorado.gov/baa.

701 W 114th Ave - KinderCare

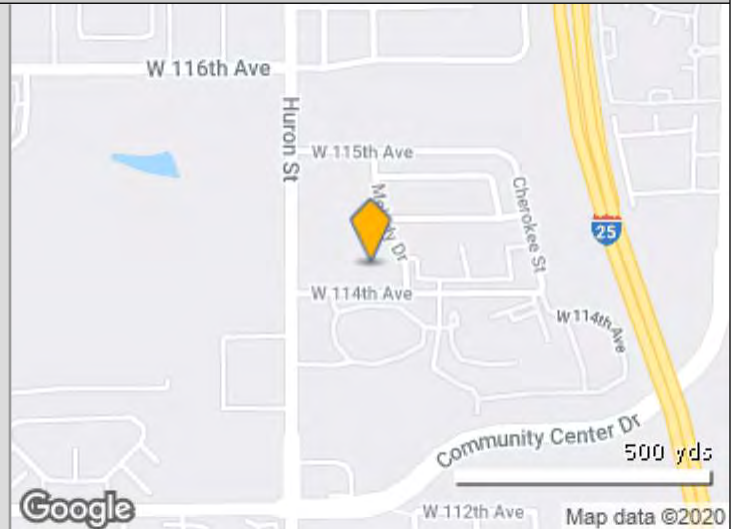
SOLD

1

Northglenn, CO 80234

Sale on 8/16/2017 - Public Record (Part of Multi-Property)

5,880 SF Retail Day Care Center Building Built in 1987



Buyer & Seller Contact Info

Recorded Buyer: Retail Services Co Llc
905 W 124th Ave
Westminster, CO 80234

Recorded Seller: KC Propco LLC
2601 S Bayshore Dr
Miami, FL 33133
(310) 440-3600

Seller Type: Other - Private

Transaction Details

ID: 3988425

Sale Date: 08/16/2017 (103 days on market)
Escrow Length: -
Sale Price: -
Asking Price: -
Price/SF: -

Sale Type: Investment
Bldg Type: Retail - Day Care Center
Year Built/Age: Built in 1987 Age: 30
GLA: 5,880 SF
Land Area: 0.66 AC (28,541 SF)

Percent Leased: 100.0%
Tenancy: Single

No. of Tenants: 1
Tenants at time of sale: KinderCare Learning Centers

Sale History: Portfolio sale of 2 properties sold for \$700,000 on 8/25/2017
Portfolio sale of 2 properties sold for \$342,500 on 8/16/2017

701 W 114th Ave - KinderCare

SOLD

5,880 SF Retail Day Care Center Building Built in 1987 (con't)

Current Retail Information

ID: 1595494

Property Type:	Retail - Day Care Center	GLA:	5,880 SF
Center:	KinderCare	Total Avail:	0 SF
Bldg Status:	Built in 1987	% Leased:	100.0%
Owner Type:	Other - Private	Bldg Vacant:	0 SF
Zoning:	-	Land Area:	0.66 AC
Owner Occupied:	Yes	Lot Dimensions:	-
		Building FAR:	0.21
Rent/SF/Yr:	-	No. of Stores:	-
CAM:	-		
Street Frontage:	172 feet on 114th Ave Ave (with 2 curb cuts)		
Expenses:	2016 Tax @ \$2.68/sf		
Parking:	30 Surface Spaces are available		

Location Information

Metro Market: Denver
 Submarket: Northwest Ret/Northwest Ret
 County: Adams
 CBSA: Denver-Aurora-Lakewood, CO
 CSA: Denver-Aurora, CO
 DMA: Denver, CO-WY-NE

R0030090

INCOME APPROACH FOR COMMERCIAL PROPERTIES

RENTAL INCOME

NNN

<u>Industrial</u>	Industrial		@	=	\$0
	Industrial	8,500	SqFt @	\$7.30	= \$62,050
	Service Garage		@	=	\$0
	Retail		@	=	\$0
	Carwash		@	=	\$0
	Office Condo		@	=	\$0
	Basement Fin		@	=	\$0
	Office		@	=	\$0
		8,500	SqFt		

Miscellaneous and Other Income

Parking Revenue	=
Miscellaneous Income	=

TOTAL MISCELLANEOUS AND OTHER INCOME

Potential Gross Income (Source: MKT)	\$62,050
Less Vacancy and Collection Loss	5% - \$3,100
Effective Gross Income	\$58,950
Less Owners Expenses	
(Source: 8.0% MKT)	- \$4,720
Net Annual Income before Real Property Taxes	\$54,230
	7.75%
Indicated Property Value	<u>\$699,700</u>
Rounded	\$700,000

Lease Comps Summary

Lease Comps Report

Deals

Asking Rent Per SF

Starting Rent Per SF

Avg. Months On Market

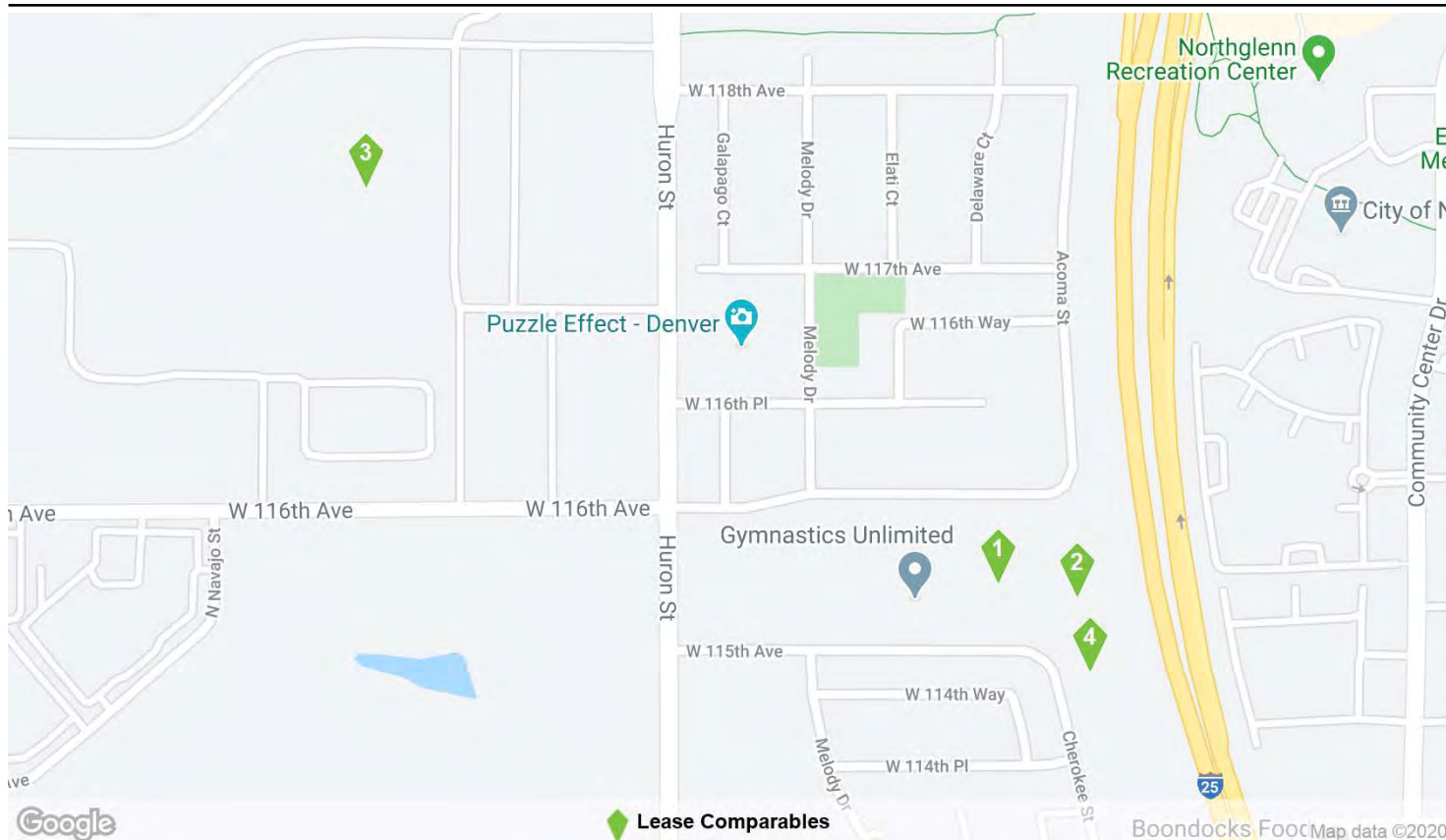
4

\$8.39

\$6.43

7

LEASE COMPARABLES



SUMMARY STATISTICS

Rent	Deals	Low	Average	Median	High
Asking Rent Per SF	3	\$8.25	\$8.39	\$8.50	\$8.50
Starting Rent Per SF	4	\$5.95	\$6.43	\$8.13	\$8.50
Effective Rent Per SF	4	\$5.95	\$6.43	\$8.12	\$8.50
Asking Rent Discount	3	0.0%	1.3%	0.0%	5.9%
TI Allowance	-	-	-	-	-
Months Free Rent	-	-	-	-	-

Lease Attributes	Deals	Low	Average	Median	High
Months on Market	4	0	7	1	25
Deal Size	4	2,440	13,204	4,205	41,966
Lease Deal in Months	4	24.0	43.0	36.0	77.0
Floor Number	4	1	1	1	1



Lease Comps Summary

Lease Comps Report

Property Name - Address	Rating	Lease				Rents	
		SF Leased	Floor	Sign Date	Type	Rent	Rent Type
1 Huron Business Center 455 W 115th Ave	★★★★★	4,907	1st	7/29/2016	New	\$8.25/nnn	Effective
2 Huron Business Center 405 W 115th Ave	★★★★★	2,440	1st	7/4/2015	New	\$8.00/nnn	Effective
3 Park 12 Hundred 1100-1170 W 120th Ave	★★★★★	41,966	1st	5/27/2015	New	\$5.95/nnn	Effective
4 11480 Cherokee St	★★★★★	3,504	1st	3/6/2015	New	\$8.50/nnn	Effective

1 455 W 115th Ave - Huron Business Center
Northglenn, CO 80234 - North Denver Ind Submarket



TENANT

Tenant Name:	Grinders Fitness LLC
Industry:	Personal Services
NAICS:	Fitness and Recreational Sports Centers - 713940

LEASE

SF Leased:	4,907 SF
Sign Date:	Jul 2016
Space Use:	Flex
Lease Type:	Direct
Floor:	1st Floor
Suite:	4

RENTS

Asking Rent:	\$8.25/NNN
Starting Rent:	\$8.25/NNN
Effective Rent:	\$8.25/NNN
Escalations:	3% Annual

LEASE TERM

Start Date:	Aug 2016
Expiration Date:	Aug 2019
Lease Term:	3 Years

CONCESSIONS AND BUILDOUT

Asking Discount:	0.00%
Buildout Status:	Full Build-Out

PROPERTY EXPENSES

Taxes:	\$1.20/SF (2014)
Operating Exp.:	\$1.97/SF (2014)
Total Exp.:	\$3.16/SF (2014)

MARKET AT LEASE

Vacancy Rates	2016 Q3	YOY
Current Building	0.0%	↔ 0.0%
Submarket 1-3 Star	2.2%	▲ 0.2%
Market Overall	3.5%	▲ 0.1%

Same Store Asking Rent/SF	2016 Q3	YOY
Current Building	\$8.25	▼ 2.9%
Submarket 1-3 Star	\$9.60	▲ 7.5%
Market Overall	\$8.13	▲ 7.7%

Submarket Leasing Activity	2016 Q3	YOY
12 Mo. Leased SF	306,646	▼ 70.1%
Months On Market	17.5	▲ 13.6

TIME ON MARKET

Date On Market:	Jul 2016
Date Off Market:	Aug 2016
Months on Market:	0 Months

TIME VACANT

Date Vacated:	Aug 2016
Date Occupied:	Aug 2016
Months Vacant:	27 Days

LEASING REP

Pinnacle Real Estate Advisors
1 Broadway, Suite 300A
Denver, CO 80203-3959
Neal Simkowitz (720) 441-4576

PROPERTY

Property Type:	Industrial	Rentable Area:	19,600 SF
Status:	Built 1984	Stories:	1
Tenancy:	Multi	Floor Size:	19,600 SF
Class:	B	Ceiling Height:	15'
Construction:	Reinforced Concrete	Vacancy at Lease:	0.0%
Parking:	50 free Surface Spa...	Land Acres:	1.44

2 405 W 115th Ave - Huron Business Center
Northglenn, CO 80234 - North Denver Ind Submarket



TENANT

Tenant Name: Standard Plumbing & Heating

LEASE

SF Leased: 2,440 SF
Sign Date: Jul 2015
Space Use: Industrial
Lease Type: Direct
Floor: 1st Floor
Suite: 5

RENTS

Asking Rent: \$8.50/NNN
Starting Rent: \$8.00/NNN
Effective Rent: \$8.00/NNN
Escalations: \$0.50 Annual

CONCESSIONS AND BUILDOUT

Asking Discount: 5.88%
Buildout Status: Full Build-Out

LEASE TERM

Start Date: Aug 2015
Expiration Date: Aug 2017
Lease Term: 2 Years

PROPERTY EXPENSES

Total Exp.: \$3.33/SF (2016)

TIME ON MARKET

Date On Market: Jun 2015
Date Off Market: Aug 2015
Months on Market: 1 Months

TIME VACANT

Date Vacated: Aug 2015
Date Occupied: Aug 2015
Months Vacant: 2 Days

MARKET AT LEASE

Vacancy Rates	2015 Q3	YOY
Current Building	0.0%	▼ 8.6%
Submarket 1-3 Star	2.0%	▼ 2.3%
Market Overall	3.3%	▼ 1.0%

Same Store Asking Rent/SF	2015 Q3	YOY
Current Building	\$8.50	▼ 26.7%
Submarket 1-3 Star	\$8.93	▲ 9.2%
Market Overall	\$7.55	▲ 9.2%

Submarket Leasing Activity	2015 Q3	YOY
12 Mo. Leased SF	1,027,069	▲ 77.4%
Months On Market	3.9	▼ 10.6

LEASING REP

Pinnacle Real Estate Advisors
1 Broadway, Suite 300A
Denver, CO 80203-3959
Don Brennan (303) 521-4712

PROPERTY

Property Type: Industrial
Status: Built 1984
Tenancy: Multi
Class: B
Construction: Masonry
Parking: 70 free Surface Spa...

Rentable Area: 19,270 SF
Stories: 1
Floor Size: 19,270 SF
Ceiling Height: 16'
Vacancy at Lease: 0.0%
Land Acres: 1.42

3 1100-1170 W 120th Ave - Park 12 Hundred
Westminster, CO 80234 - North Denver Ind Submarket



TENANT

Tenant Name:	Allegro Coffee Company
Industry:	Manufacturing
NAICS:	Coffee and Tea Manufacturing - 311920

LEASE

SF Leased:	41,966 SF
Sign Date:	May 2015
Space Use:	Industrial
Lease Type:	Direct
Floor:	1st Floor
Suite:	700

RENTS

Starting Rent:	\$5.95/NNN
Effective Rent:	\$5.95/NNN

PROPERTY EXPENSES

Taxes:	\$1.33/SF (2012)
Operating Exp.:	\$2.49/SF (2019)

LEASE TERM

Start Date:	Aug 2015
Expiration Date:	Dec 2021
Lease Term:	6 Years 5 Months

TIME ON MARKET

Date On Market:	May 2013
Date Off Market:	Jun 2015
Months on Market:	25 Months

TIME VACANT

Date Vacated:	Jan 2014
Date Occupied:	Aug 2015
Months Vacant:	19 Months

MARKET AT LEASE

Vacancy Rates	2015 Q2	YOY
Current Building	43.4%	▼ 50.4%
Submarket 3-5 Star	8.0%	▼ 9.7%
Market Overall	3.5%	▼ 0.9%

Same Store Asking Rent/SF	2015 Q2	YOY
Current Building	\$7.43	-
Submarket 3-5 Star	\$8.03	▲ 9.1%
Market Overall	\$7.39	▲ 9.6%

Submarket Leasing Activity	2015 Q2	YOY
12 Mo. Leased SF	850,987	▲ 45.8%
Months On Market	2.4	▼ 6.2

LEASING REP

Newmark Knight Frank
1800 Larimer St, Suite 1700
Denver, CO 80202
Jason B. Addlesperger (303) 260-4342

TENANT REP

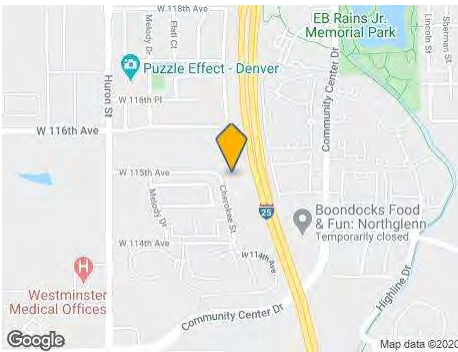
Cresa
1001 17th St, Suite 1225
Denver, CO 80202-2034
Mike Statter, CCIM, SIOR (303) 228-0270
Chad Kollar (303) 302-1621

PROPERTY

Property Type:	Industrial
Status:	Built 2001
Tenancy:	Multi
Class:	B
Construction:	Reinforced Concrete
Parking:	500 free Surface Sp...

Rentable Area:	539,891 SF
Stories:	1
Floor Size:	539,891 SF
Ceiling Height:	22'-34'
Vacancy at Lease:	43.4%
Land Acres:	30.35

4 11480 Cherokee St
Northglenn, CO 80234 - North Denver Ind Submarket



TENANT

Tenant Name: Performance Auto Care Center
Industry: Retailers/Wholesalers

LEASE

SF Leased: 3,504 SF
Sign Date: Mar 2015
Space Use: Industrial
Lease Type: Direct
Floor: 1st Floor
Suite: H

RENTS

Asking Rent: \$8.50/NNN
Starting Rent: \$8.50/NNN
Effective Rent: \$8.50/NNN

CONCESSIONS AND BUILDOUT

Asking Discount: 0.00%
Buildout Status: Full Build-Out

LEASE TERM

Start Date: Apr 2015
Expiration Date: Apr 2018
Lease Term: 3 Years

PROPERTY EXPENSES

Taxes: \$2.26/SF (2019)
Operating Exp.: \$1.46/SF (2009-Est)

TIME ON MARKET

Date On Market: Jan 2015
Date Off Market: Mar 2015
Months on Market: 2 Months

TIME VACANT

Date Vacated: Jan 2015
Date Occupied: Apr 2015
Months Vacant: 3 Months

MARKET AT LEASE

Vacancy Rates	2015 Q1	YOY
Current Building	10.9%	▼ 12.3%
Submarket 1-3 Star	2.3%	▼ 2.8%
Market Overall	3.6%	▼ 0.9%

Same Store Asking Rent/SF	2015 Q1	YOY
Current Building	\$8.50	↔ 0.0%
Submarket 1-3 Star	\$8.57	▲ 9.5%
Market Overall	\$7.24	▲ 9.7%

Submarket Leasing Activity	2015 Q1	YOY
12 Mo. Leased SF	651,045	▲ 37.9%
Months On Market	9.9	▼ 0.8

LEASING REP

NavPoint Real Estate Group
3740 Dacoro Ln, Suite 200
Castle Rock, CO 80109-2503
Heather Taylor (720) 217-1315
Matt Kulbe (720) 635-4591

TENANT REP

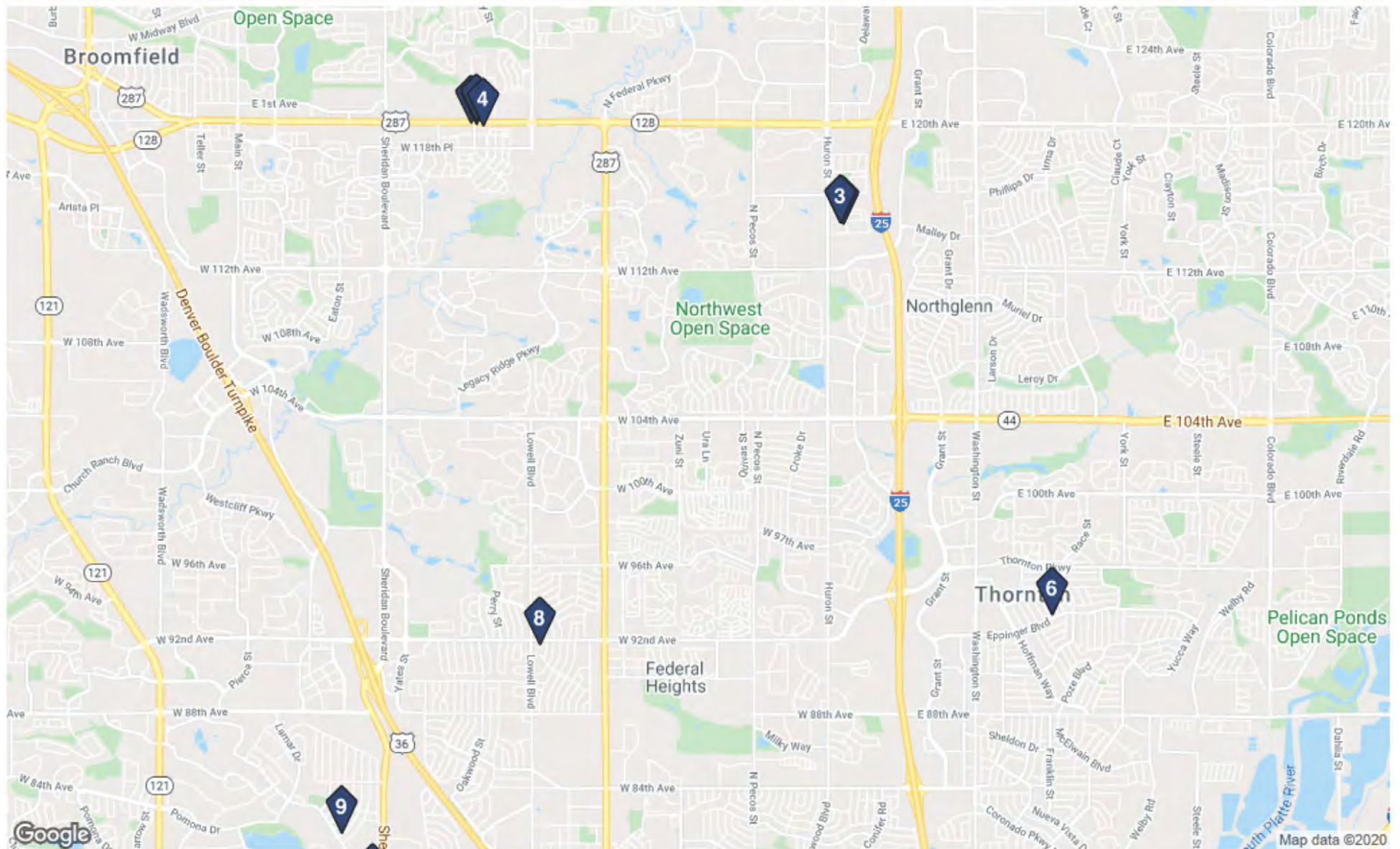
NAI Shames Makovsky
1400 Glenarm Pl, Suite 100
Denver, CO 80202-5034
Sandy Feld (303) 565-3024

PROPERTY

Property Type: Industrial
Status: Built 1984
Tenancy: Multi
Class: C
Construction: Masonry
Parking: 54 free Surface Spa...

Rentable Area: 32,015 SF
Stories: 1
Floor Size: 32,015 SF
Ceiling Height: 14'
Vacancy at Lease: 10.9%
Land Acres: 2.17

Sale Comps Map Overview



5240 W 78th PI
 Westminster, CO 80003
 Day Care Center Building of 4,527 SF Sold on 9/16/2016 for \$450,000

buyer

Radiance Day Care

seller

W 78th Llc
 1722 Lafayette St
 Denver, CO 80218



vital data

Escrow/Contract:	-	Sale Price:	\$450,000
Sale Date:	9/16/2016	Status:	Confirmed
Days on Market:	365 days	Building SF:	4,527 SF
Exchange:	No	Price/SF:	\$99.40
Conditions:	-	Pro Forma Cap Rate:	-
Land Area SF:	25,361	Actual Cap Rate:	-
Acres:	0.58	Down Pmnt:	\$90,000
\$/SF Land Gross:	\$17.74	Pct Down:	20.0%
Year Built, Age:	1979 Age: 37	Doc No:	-
Parking Spaces:	-	Trans Tax:	-
Parking Ratio:	-	Corner:	No
FAR	0.18	Zoning:	-
Lot Dimensions:	-	Percent Improved:	-
Frontage:	-	Submarket:	Northwest Ret
Tenancy:	-	Map Page:	-
Comp ID:	3727905	Parcel No:	-
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$8,404
	- Operating Expenses	
	Total Expenses	\$8,404

Listing Broker

RE/MAX Leaders
 6855 S Havana St
 Centennial, CO 80112
 (303) 834-1144
 Joe Awad

Buyer Broker

Sotheby's International Realty
 1805 29th St
 Boulder, CO 80301
 (303) 447-2000
 Kate Struzenberg

financing

701 W 114th Ave

KinderCare
Northglenn, CO 80234

Day Care Center Building of 5,880 SF Sold on 8/16/2017 -
Public Record (Part of Multi-Property)

buyer

Retail Services Co Llc
905 W 124th Ave
Westminster, CO 80234

seller

KC Propco LLC
2601 S Bayshore Dr
Miami, FL 33133
(310) 440-3600



vital data

Escrow/Contract: -	Sale Price: -
Sale Date: 8/16/2017	Status: -
Days on Market: 103 days	Building SF: 5,880 SF
Exchange: No	Price/SF: -
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 28,541	Actual Cap Rate: -
Acres: 0.66	Down Pmnt: -
\$/SF Land Gross: -	Pct Down: -
Year Built, Age: 1987 Age: 30	Doc No: 0071511
Parking Spaces: 30	Trans Tax: -
Parking Ratio: 5.1/1000 SF	Cornr: No
FAR 0.21	Zoning: -
Lot Dimensions: -	No Tenants: 1
Frontage: 172 feet on 114th Ave Ave (with ...	Percent Improved: -
Tenancy: Single	Submarket: Northwest Ret
Comp ID: 3988425	Map Page: -
	Parcel No: -
	Property Type: Retail

income expense data

Listing Broker

Buyer Broker

financing

701 W 114th Ave
 KinderCare
 Northglenn, CO 80234
 Day Care Center Building of 5,880 SF Sold on 8/25/2017 -
 Public Record (Part of Multi-Property)



buyer

Pb Properties
 701 W 114th Ave
 Northglenn, CO 80234

seller

Retail Services Co Llc

vital data

Escrow/Contract: -	Sale Price: -
Sale Date: 8/25/2017	Status: -
Days on Market: -	Building SF: 5,880 SF
Exchange: No	Price/SF: -
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 28,541	Actual Cap Rate: -
Acres: 0.66	Down Pmnt: -
\$/SF Land Gross: -	Pct Down: -
Year Built, Age: 1987 Age: 30	Doc No: 0074508
Parking Spaces: 30	Trans Tax: -
Parking Ratio: 5.1/1000 SF	Cornr: No
FAR 0.21	Zoning: -
Lot Dimensions: -	No Tenants: 1
Frontage: 172 feet on 114th Ave Ave (with ...	Percent Improved: -
Tenancy: Single	Submarket: Northwest Ret
Comp ID: 3996112	Map Page: -
	Parcel No: -
	Property Type: Retail

income expense data

Listing Broker

Buyer Broker

financing

prior sale

Date/Doc No:	8/16/2017 (0071511)
Sale Price:	\$342,500
CompID:	3988425

8104 Chase Dr
 Arvada, CO 80003
 Day Care Center Building of 2,344 SF Sold on 3/31/2014 for
 \$215,000 - Research Complete



buyer

Aaron LaPedis
 315 Detroit St
 Denver, CO 80206
 (303) 324-3060

seller

Stuart Bombel
 1707 E Center Ave
 Denver, CO 80209
 (303) 744-9961

vital data

Escrow/Contract: -	Sale Price: \$215,000
Sale Date: 3/31/2014	Status: Full Value
Days on Market: 67 days	Building SF: 2,344 SF
Exchange: No	Price/SF: \$91.72
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 8,973	Actual Cap Rate: -
Acres: 0.21	Down Pmnt: \$215,000
\$/SF Land Gross: \$23.96	Pct Down: 100.0%
Year Built, Age: 1965 Age: 49	Doc No: 0025599
Parking Spaces: -	Trans Tax: -
Parking Ratio: -	Cornr: No
FAR 0.26	Zoning: R-M
Lot Dimensions: -	Percent Improved: 75.0%
Frontage: -	Submarket: Northwest Ret
Tenancy: Single	Map Page: Pierson Graphics Corp 12-F
Comp ID: 3002341	Parcel No: 29-254-12-034
	Property Type: Retail

income expense data

Expenses	- Taxes	\$5,403
	- Operating Expenses	
	Total Expenses	\$5,403

Listing Broker

RE/MAX of Cherry Creek Inc
 3773 Cherry Creek Dr N
 Denver, CO 80209
 (303) 320-1556
 Leo Rowen

Buyer Broker

financing

prior sale

Date/Doc No:	8/11/2004
Sale Price:	\$225,000
CompID:	1012128

1540 E Eppinger Blvd
 Thornton, CO 80229
 Day Care Center Building of 2,428 SF Sold on 5/3/2016 for
 \$350,000 - Research Complete

buyer

Cachitos Daycare Center LLC
 1540 E Eppinger Blvd
 Thornton, CO 80229
 (303) 287-2312

seller

Janice Martinez
 1540 E Eppinger Blvd
 Thornton, CO 80229



vital data

Escrow/Contract: -	Sale Price: \$350,000
Sale Date: 5/3/2016	Status: Confirmed
Days on Market: 34 days	Building SF: 2,428 SF
Exchange: No	Price/SF: \$144.15
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 6,499	Actual Cap Rate: -
Acres: 0.15	Down Pmnt: \$25,396
\$/SF Land Gross: \$53.85	Pct Down: 7.3%
Year Built, Age: 1954 Age: 62	Doc No: 0033747
Parking Spaces: -	Trans Tax: -
Parking Ratio: -	Cornr: No
FAR 0.37	Zoning: SFD
Lot Dimensions: -	No Tenants: 1
Frontage: 62 feet on E Eppinger Blvd	Percent Improved: -
Tenancy: -	Submarket: Northeast Ret
Comp ID: 3660915	Map Page: Pierson Graphics Corp 47-A
	Parcel No: 1719-23-1-16-018
	Property Type: Retail

income expense data

Expenses	- Taxes	\$5,483
	- Operating Expenses	
	Total Expenses	\$5,483

Listing Broker

Victory Properties
 4450 Arapahoe Ave
 Boulder, CO 80303
 (303) 909-7011
 Jeanette Brown

Buyer Broker

financing

prior sale

Date/Doc No:	4/13/2012
Sale Price:	\$255,000
CompID:	2309012

12899 Grant Dr

Denver, CO 80241

Day Care Center Building of 9,811 SF Sold on 4/5/2016 for \$2,900,000 - Research Complete

buyerElizabeth Deasy
481 Canyon Point Cir
Golden, CO 80403
(303) 271-1237**seller**Jesse Kaba
4828 Ashford Dunwoody Rd
Atlanta, GA 30338
(404) 315-1392**vital data**

Escrow/Contract: -	Sale Price: \$2,900,000
Sale Date: 4/5/2016	Status: Full Value
Days on Market: -	Building SF: 9,811 SF
Exchange: No	Price/SF: \$295.59
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 59,834	Actual Cap Rate: -
Acres: 1.37	Down Pmnt: -
\$/SF Land Gross: \$48.47	Pct Down: -
Year Built, Age: 2005 Age: 11	Doc No: 0025604
Parking Spaces: 24	Trans Tax: -
Parking Ratio: 3.05/1000 SF	Cornr: No
FAR 0.16	Zoning: -
Lot Dimensions: -	No Tenants: 1
Frontage: 382 feet on Grant Dr (with 2 ...)	Percent Improved: 82.9%
Tenancy: Single	Submarket: Northeast Ret
Comp ID: 3587671	Map Page: -
	Parcel No: 1573-27-4-04-002
	Property Type: Retail

income expense data**Listing Broker****Buyer Broker****financing**

1st Wells Fargo Bank
Bal/Pmt: \$1,458,000

2nd Wells Fargo Bank
Bal/Pmt: \$1,166,000

3501 Highland Pl

Children's World Learning Center
Westminster, CO 80031

Day Care Center Building of 6,156 SF Sold on 6/15/2015 for \$461,700 - Research Complete

buyer

Jasper Enterprises, LLC
9001 E 26th Ave
Denver, CO 80215
(303) 321-1447

seller

KinderCare Education
650 NE Holladay St
Portland, OR 97232
(503) 872-1300



vital data

Escrow/Contract: -	Sale Price: \$461,700
Sale Date: 6/15/2015	Status: Confirmed
Days on Market: 283 days	Building SF: 6,156 SF
Exchange: No	Price/SF: \$75.00
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 42,689	Actual Cap Rate: -
Acres: 0.98	Down Pmnt: -
\$/SF Land Gross: \$10.82	Pct Down: -
Year Built, Age: 1975 Age: 40	Doc No: 0045481
Parking Spaces: 20	Trans Tax: -
Parking Ratio: 1.85/1000 SF	Cornr: No
FAR 0.14	Zoning: C-1
Lot Dimensions: -	No Tenants: 2
Frontage: 148 feet on West Highland Place	Percent Improved: 53.6%
Tenancy: -	Submarket: Northwest Ret
Comp ID: 3326900	Map Page: -
	Parcel No: 1719-20-3-25-005 [Partial List]
	Property Type: Retail

income expense data

Expenses	- Taxes	\$14,701
	- Operating Expenses	
	Total Expenses	<u>\$14,701</u>

Listing Broker

JLL
1225 17th St
Denver, CO 80202
(303) 260-6500
Amy Aldridge, Ryan Arnold

Buyer Broker

Newmark Knight Frank
1800 Larimer St
Denver, CO 80202
(303) 892-1111
Kittie Hook, Emmy Mitchell

financing

4147 Main St

The Goddard School - Bradburn Village
Westminster, CO 80031

Day Care Center (Neighborhood Center) Building of 8,040 SF
Sold on 10/4/2016 for \$2,458,690 - Research Complete (Part of
Multi-Property)

buyer

TKG Management, Inc.
211 N Stadium Blvd
Columbia, MO 65203
(573) 442-3037

seller

Continuum Partners LLC
1881 16th St
Denver, CO 80202
(303) 573-0050

**vital data**

Escrow/Contract:	150 days	Sale Price:	\$2,458,690
Sale Date:	10/4/2016	Status:	Allocated
Days on Market:	-	Building SF:	8,040 SF
Exchange:	No	Price/SF:	\$305.81
Conditions:	Debt Assumption	Pro Forma Cap Rate:	-
Land Area SF:	17,860	Actual Cap Rate:	-
Acres:	0.41	Down Pmnt:	-
\$/SF Land Gross:	\$137.67	Pct Down:	-
Year Built, Age:	2003 Age: 13	Doc No:	0084492
Parking Spaces:	50	Trans Tax:	\$1,178.62
Parking Ratio:	6.22/1000 SF	Cornr:	No
FAR:	0.45	Zoning:	-
Lot Dimensions:	-	No Tenants:	1
Frontage:	181 feet on 120th Ave (with 2 ...	Percent Improved:	-
Tenancy:	Single	Submarket:	Northwest Ret
Comp ID:	3722898	Map Page:	-
		Parcel No:	-
		Property Type:	Retail

income expense data

Expenses	- Taxes	\$35,376
	- Operating Expenses	
	Total Expenses	<u>\$35,376</u>

Listing Broker

CBRE 1225 17th St Denver, CO 80202 (303) 628-1700 Michael Winn, Timothy Richey	CBRE 5455 Landmark Pl Greenwood Village, CO 80111 (720) 528-6300 Brad Lyons
--	---

Buyer Broker

No Buyer Broker on Deal

financing

RESUBDIVISION OF LOT 3, BLOCK 3, OF RESUBDIVISION OF LOTS 2, 3, & 4, BLOCK 3, RE-PLAT OF EXECUTIVE PLAZA

A PART OF THE WEST ONE-HALF OF SECTION 3, T2S, R68W OF THE 6th PM
CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO

Done
9/15/86
OM Mollan
9-19-86

NOTES

1. "ALL TELEPHONE LINES, ELECTRICAL LINES, AND OTHER LIKE UTILITY SERVICES SHALL BE PLACED UNDERGROUND. TRANSFORMERS, SWITCHING BOXES, TERMINAL BOXES, METER CABINETS, PEDESTALS, DUCTS AND OTHER FACILITIES NECESSARILY APPURTENANT TO SUCH UNDERGROUND UTILITIES MAY BE PLACED ABOVE GROUND."
2. "THIS PLAT IS SUBJECT TO THE IMPROVEMENTS AGREEMENT ENTERED INTO ON THE 18TH DAY OF OCTOBER, 1978, BETWEEN EXECUTIVE JOINT VENTURE AND THE CITY OF NORTHGLENN, COLORADO, WHICH AGREEMENT IS RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER AT BOOK 2288, PAGES 487-490."

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned warrants, that they are the owners of certain lands described as follows:

A parcel of land being Lot 3, Block 3, RESUBDIVISION OF Lots 2, 3, & 4, Block 3, RE-PLAT OF EXECUTIVE PLAZA, being a part of the West one-half of Section 3, Township 2 South, Range 68 West of the 6th Principal Meridian, City of Northglenn, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 3; thence N 00°00'00" E, an assumed basis of bearings, along the West line of said Section 3, a distance of 1293.57 feet to the intersection of said West line with the centerline of West 114th Avenue; thence S 90°00'00" E, along said centerline, a distance of 388.00 feet; thence N 00°00'00" E, a distance of 40.00 feet to a point on the North right-of-way line of said West 114th Avenue, said point being the TRUE POINT OF BEGINNING, said point being the Southwest corner of said Lot 3, Block 3; thence N 00°00'00" E, along the West line of said Lot 3, Block 3, a distance of 391.49 feet to the Northwest corner of said Lot 3, Block 3; thence S 90°00'00" E, parallel with the said North right-of-way line and along the North line of said Lot 3, Block 3, a distance of 188.44 feet; thence S 20°21'00" E, along the Northeasterly line of said Lot 3, Block 3, a distance of 417.55 feet to a point on the North right-of-way line of said West 114th Avenue, said point being the Southeast corner of said Lot 3, Block 3; thence N 90°00'00" W, along said North right-of-way line of West 114th Avenue, a distance of 333.64 feet to the TRUE POINT OF BEGINNING, containing 102,195 square feet (2.346 acres) more or less.

Have by these presents laid out, platted and resubdivided the same into Lots and Block, as shown hereon, under the name and style of RESUBDIVISION OF LOT 3, BLOCK 3 OF RESUBDIVISION OF LOTS 2, 3 & 4, BLOCK 3, RE-PLAT OF EXECUTIVE PLAZA.

A general undefined easement is reserved for utility companies contracted to do business in the City of Northglenn for construction, maintenance, repair, replacement, relocation and reading of water meters, service lines and appurtenances thereto. All non-tributary groundwater beneath this subdivision is hereby dedicated to the City of Northglenn.

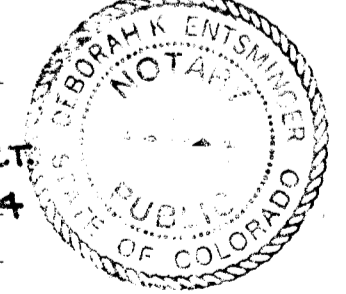
Executed this 10th day of JULY, 1986
By Peter J. Prato, President Attest: James Mollan

NOTARIAL

STATE OF COLORADO)
COUNTY OF ARAPAHOE) SS
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10TH DAY OF JULY, 1986, BY PETER J. PRATO, PRESIDENT OF DOMINION PROPERTIES, LTD., A COLORADO CORPORATION AND BY JAMES MOLLANEN, OF SAME

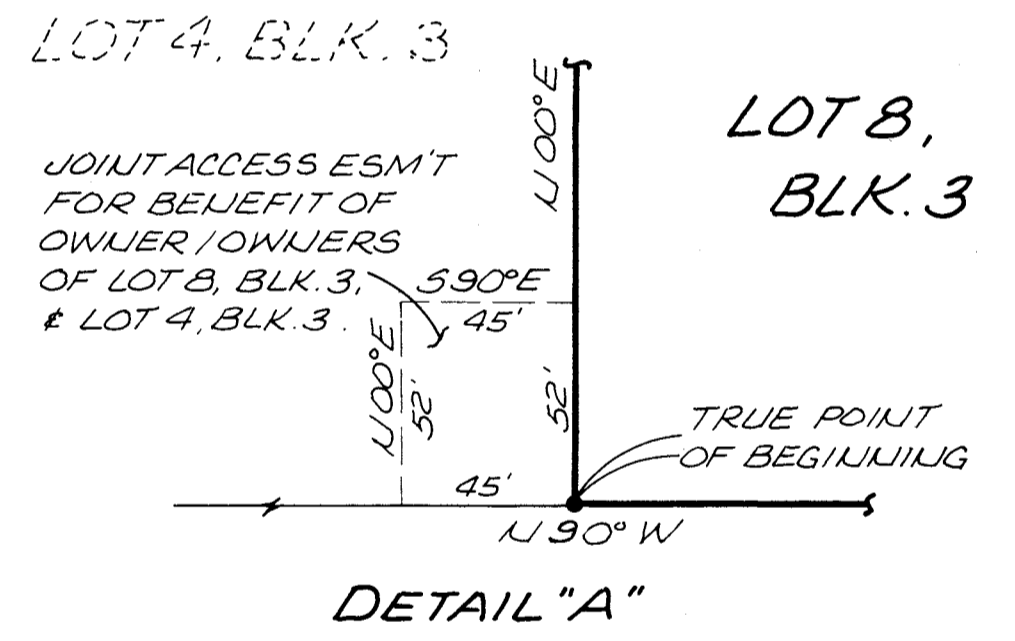
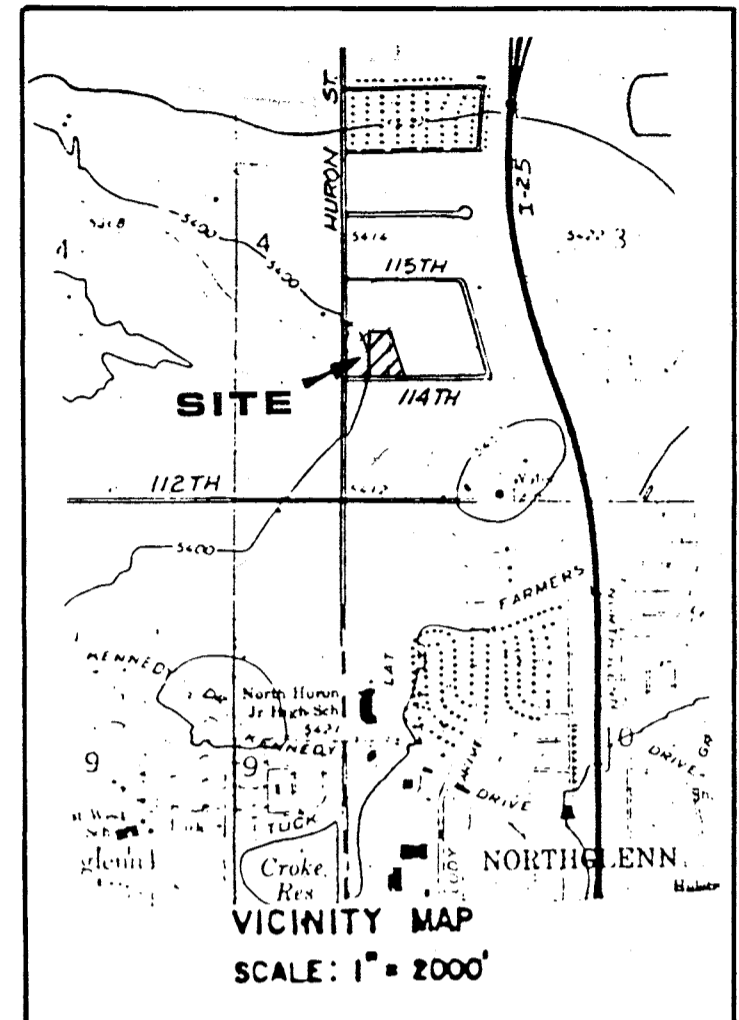
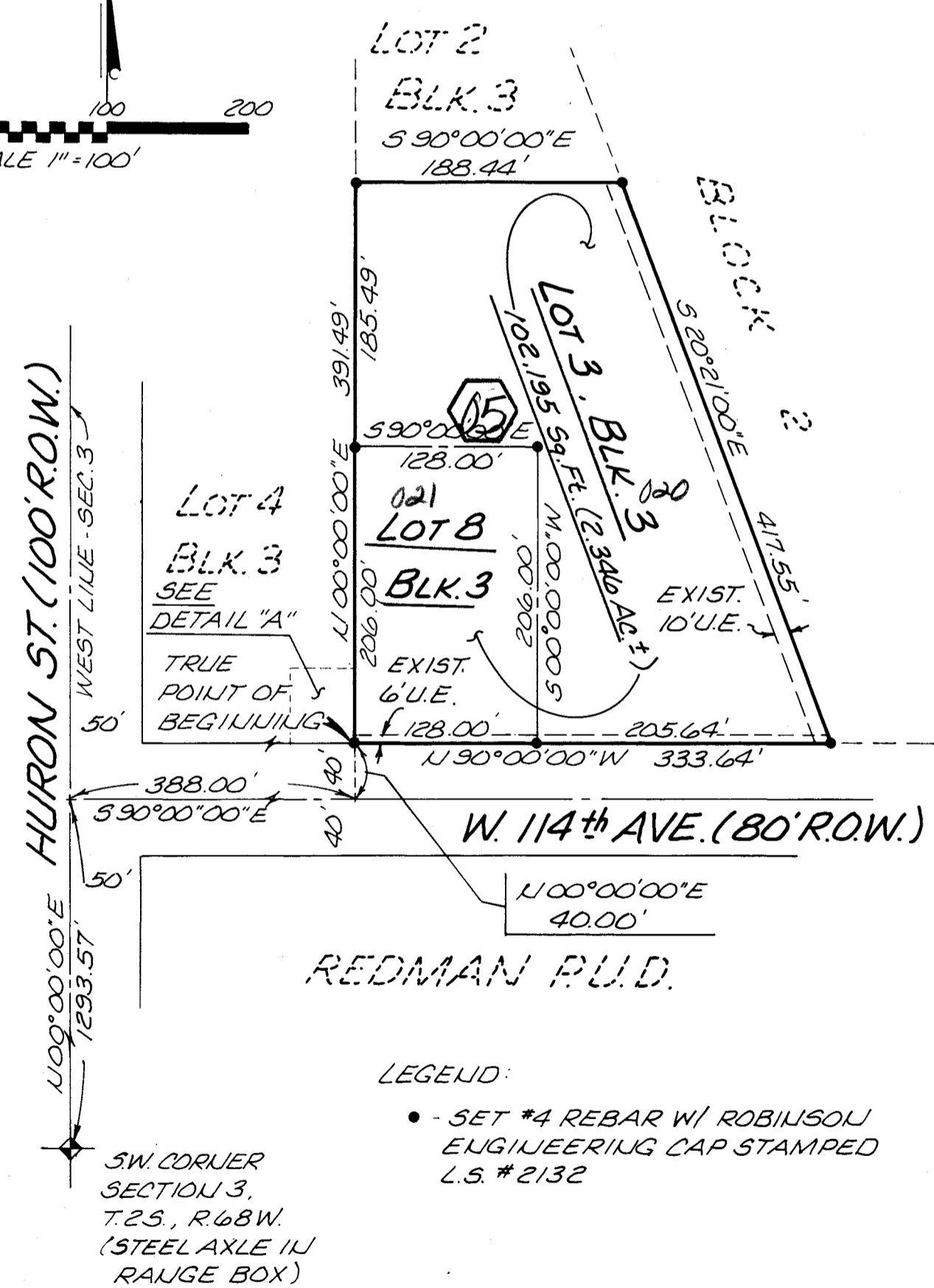
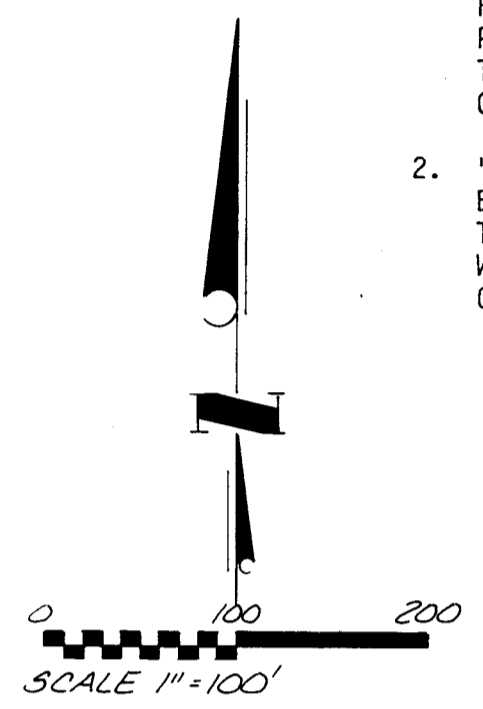
WITNESS MY HAND AND OFFICIAL SEAL

Deborah K. Entsminger
NOTARY PUBLIC
ADDRESS 3001 So. JAMAICA CT.
AURORA, CO 80014



MY COMMISSION EXPIRES 7-20-88

Approved:
James P. Starlin 7-16-86 Date
Director of Community Development
Tom Mollan 7-15-86 Date
Director of Natural Resources
James M. Jankub 7-15-86 Date
Director of Public Works



CERTIFICATE OF SURVEY:

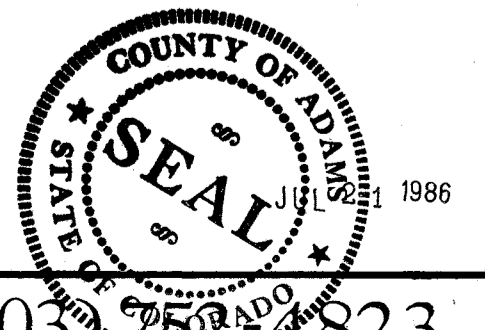
I, MARK W. ELLIS, HEREBY CERTIFY THAT ON JUNE 27, 1986 A SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THE PROPERTY CORNERS WERE FOUND OR SET AS SHOWN. THE LOCATION OF ALL EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AND ENCROACHMENTS, IF ANY, BY OR ON THE PREMISES ARE AS SHOWN HEREON.

Mark W. Ellis
MARK W. ELLIS
REGISTERED LAND SURVEYOR NO. 12346
ON BEHALF OF ROBINSON ENGINEERING, INC.

STATE OF COLORADO) SS
COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE 23rd DAY OF July, 1986, AT 8:00 A.M. IN BOOK NO. FILE 16 MAP 439 RECEPTION NO. B664944

William Sokol
CLERK AND RECORDER
Key Sakaguchi
DEPUTY



Adams County

Commercial Property Profile

Parcel Number: 0171903005021

<u>Owners Name and Address:</u>	<u>Property Address:</u>
PB PROPERTIES 701 W 114TH AVE NORTHGLENN CO 80234-3042	701 W 114TH AVE NORTHGLENN CO

Account Summary

Legal Description

SUB:EXECUTVE PLZA RESB L3 B3 OF LOTS 2 3 4 BLK:3 LOT:8

Subdivision Plat

EXECUTVE PLZA RESB L3 B3 OF LOTS 2 3 4

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0030090	On or Before 01/01/1996	807	127.846

Permits

Permit Cases

N/A

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
07/01/2003	\$10.00	SWD	C1168473			KINDER-CARE LEARNING CENTERS I	KC PROPCO LLC	\$0	07/02/2003
08/11/2017	\$342,500.00	SWD	2017000071511			KC PROPCO LLC, C/O KINDERCARE LEARNING CERTERS INC	RETAIL SERVICES COMPANY LLC	\$34.25	08/16/2017
08/25/2017	\$700,000.00	SWD	2017000074508			RETAIL SERVICES COMPANY LLC	PB PROEPTIES	\$70	08/25/2017

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0030090	Commercial	Acres	0.6100	NORTH METRO FIRE RESCUE FKA FIRE DIST.1	School District 12	I	\$193,805.00	\$56,200.00
Land Subtotal:							\$193,805.00	\$56,200.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0030090	\$593,869.00	\$172,220.00
Improvements Subtotal:		\$172,220.00

Total Property Value	\$787,674.00	\$228,420.00
-----------------------------	---------------------	---------------------

Building Summary

Building Number: 1

Individual Built As Detail

Built As:	Storage Warehouse
Year Built:	1986
Building Type:	Commercial
Construction Type:	
Built As SQ Ft:	5800
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	0
Detached Garage Square Ft:	0
Basement SQ Ft:	0
Finished Basement SQ Ft:	0

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

True

Precincts and Legislative Representatives Summary

Precinct

052

Commissioner Representative

Commissioner District	Link to Representative
1	Click Here

State House Representative

House District	Link to Representative
34	Click Here

State Senate Representative

Senate District	Link to Representative
24	Click Here

US Congress Representative

Congressional District	Link to Representative
7	Click Here

Zoning Summary

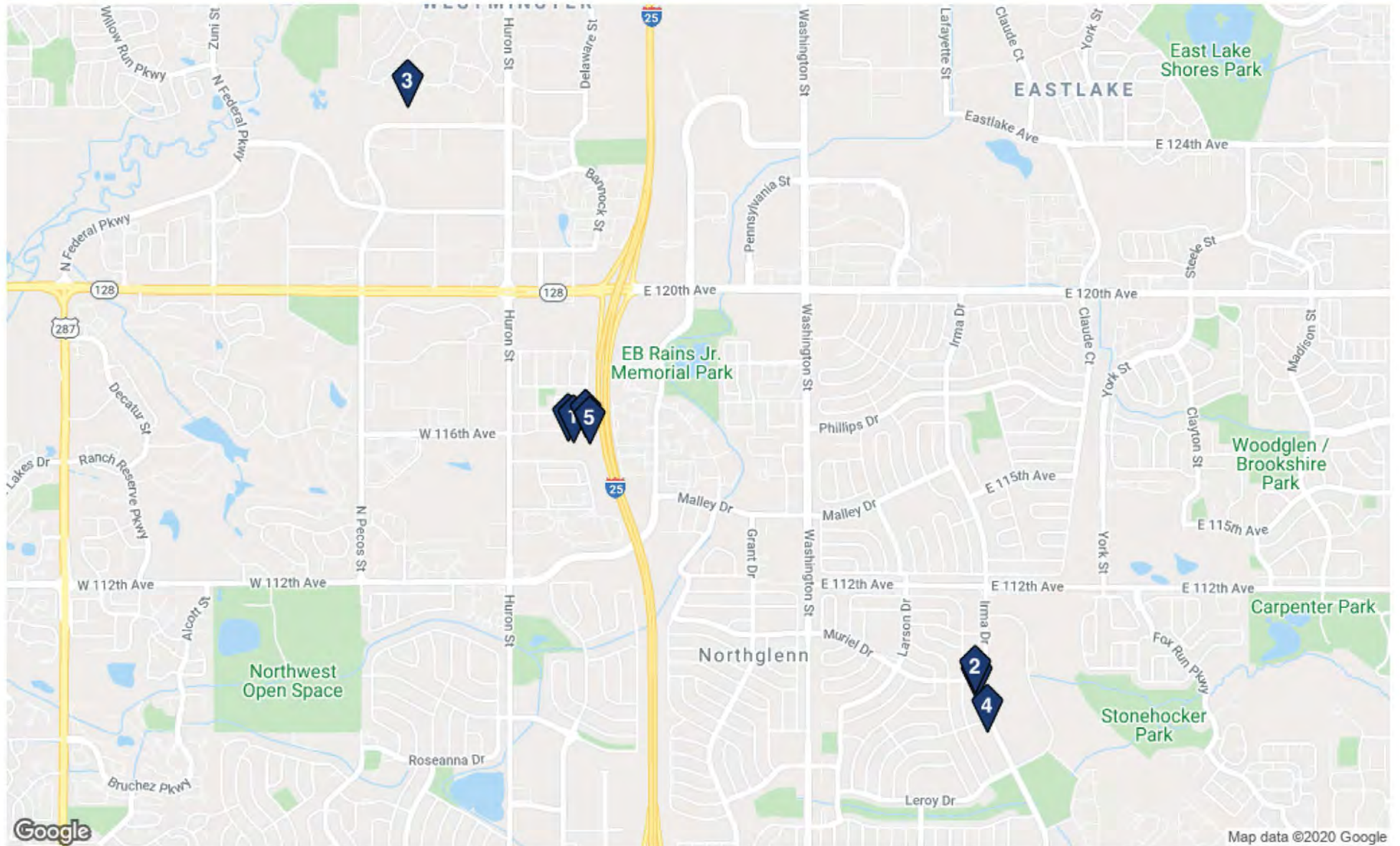
Zoning Summary

Zoning Authority	Zoning
NORTHGLENN	NORTHGLENN

Note: Data is updated daily. Above data was updated as of: 06/23/20

Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

Sale Comps Map Overview



405 W 115th Ave
 Huron Business Center
 Northglenn, CO 80234
 Class B Warehouse Building of 19,270 SF Sold on 5/8/2015 for \$3,978,527 - Research Complete (Part of Multi-Property)



buyer

Cedarbridge Apartments, LLC
 707 Lincoln Pl
 Boulder, CO 80302
 (303) 443-4204

seller

James Blair Properties, Inc.
 1645 The Alameda
 San Jose, CA 95126
 (720) 292-2130

vital data

Escrow/Contract: -	Sale Price: \$3,978,527
Sale Date: 5/8/2015	Status: Allocated
Days on Market: 80 days	Building SF: 19,270 SF
Exchange: No	Price/SF: \$206.46
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 61,855	Actual Cap Rate: -
Acres: 1.42	Down Pmnt: -
\$/SF Land Gross: \$64.32	Pct Down: -
Year Built, Age: 1984 Age: 31	Doc No: 0035056
Parking Spaces: 70	Trans Tax: -
Parking Ratio: 3.6/1000 SF	Cornr: No
FAR 0.31	Zoning: I-2
Lot Dimensions: -	No Tenants: 6
Frontage: -	Percent Improved: -
Tenancy: Multi	Submarket: North Denver Ind
Comp ID: 3292712	Map Page: -
	Parcel No: -
	Property Type: Industrial

income expense data

Listing Broker

Newmark Knight Frank
 1800 Larimer St
 Denver, CO 80202
 (303) 892-1111
 Riki Hashimoto, Daniel Grooters

Buyer Broker

Pinnacle Real Estate Advisors
 1 Broadway
 Denver, CO 80203
 (303) 962-9555
 Matthew Lewallen, Kevin Calame

financing

1441 W 124th Ave

Metrotech Park Center
Westminster, CO 80234

Class C Warehouse Building of 20,000 SF Sold on 1/28/2015 for \$1,650,000 - Research Complete

buyer

Krayden Inc.
1491 W 124th Ave
Westminster, CO 80234
(303) 280-2800

seller

The Colorado Group, Inc.
3434 47th St
Boulder, CO 80301
(303) 449-2131



vital data

Escrow/Contract: -	Sale Price: \$1,650,000
Sale Date: 1/28/2015	Status: Confirmed
Days on Market: -	Building SF: 20,000 SF
Exchange: No	Price/SF: \$82.50
Conditions: -	Pct Office: 10.0%
Land Area SF: 55,757	Pro Forma Cap Rate: -
Acres: 1.28	Actual Cap Rate: -
\$/SF Land Gross: \$29.59	Down Pmnt: -
Year Built, Age: 1985 Age: 30	Pct Down: -
Parking Spaces: 31	Doc No: 0006913
Parking Ratio: 1.55/1000 SF	Trans Tax: \$165
FAR 0.36	Corner: No
Lot Dimensions: -	Zoning: PUD, Westminster
Frontage: -	No Tenants: 1
Tenancy: Multi	Percent Improved: 73.7%
Comp ID: 3224044	Submarket: North Denver Ind
	Map Page: Mapsco 164-S
	Parcel No: 1573-33-0-07-010
	Property Type: Industrial

income expense data

Listing Broker

Buyer Broker

financing

prior sale

Date/Doc No:	2/27/2007
Sale Price:	\$1,283,000
CompID:	1263725

10783 Irma Dr

Northglenn Industrial Pk
Northglenn, CO 80233

Class C Warehouse Building of 4,320 SF Sold on 1/15/2014 for \$570,000 - Research Complete

buyer

10783 Irma Drive Llc
10783 Irma Dr
Northglenn, CO 80233

seller

Ja3 Properties Llc



vital data

Escrow/Contract: -	Sale Price: \$570,000
Sale Date: 1/15/2014	Status: -
Days on Market: -	Building SF: 4,320 SF
Exchange: No	Price/SF: \$131.94
Conditions: -	Pct Office: 38.1%
Land Area SF: 14,963	Pro Forma Cap Rate: -
Acres: 0.34	Actual Cap Rate: -
\$/SF Land Gross: \$38.09	Down Pmnt: -
Year Built, Age: 1998 Age: 16	Pct Down: -
Parking Spaces: 13	Doc No: 0003533
Parking Ratio: 3.01/1000 SF	Trans Tax: -
FAR 0.29	Corner: No
Lot Dimensions: -	Zoning: I-2, Northglenn
Frontage: -	Percent Improved: 89.8%
Tenancy: Single	Submarket: North Denver Ind
Comp ID: 2941674	Map Page: -
	Parcel No: 1719-11-4-03-019
	Property Type: Industrial

income expense data

Expenses	- Taxes	\$14,423
	- Operating Expenses	
	Total Expenses	\$14,423

Listing Broker

Buyer Broker

financing

1st Compass Bank
Bal/Pmt: \$530,000

prior sale

Date/Doc No:	6/28/2013
Sale Price:	\$465,000
CompID:	2784573

10901 Irma Dr

Building B (South)
Northglenn, CO 80233

Class B Manufacturing Building of 7,800 SF Sold on 6/23/2017
for \$1,570,000 - Research Complete (Part of Multi-Property)

buyer

Colorado Garden Show, Inc.
959 S Kipling Pky
Lakewood, CO 80226
(303) 932-8100

seller

JA3S Investments LLC
1555 W 141st Way
Westminster, CO 80023
(303) 252-0812



vital data

Escrow/Contract: -	Sale Price: \$1,570,000
Sale Date: 6/23/2017	Status: Full Value
Days on Market: -	Building SF: 7,800 SF
Exchange: No	Price/SF: \$201.28
Conditions: -	Pro Forma Cap Rate: -
Land Area SF: 23,688	Actual Cap Rate: -
Acres: 0.54	Down Pmnt: -
\$/SF Land Gross: \$66.28	Pct Down: -
Year Built, Age: 1995 Age: 22	Doc No: 0054153
Parking Spaces: 20	Trans Tax: \$157
Parking Ratio: 2.56/1000 SF	Cornr: No
FAR 0.33	Zoning: -
Lot Dimensions: -	No Tenants: 2
Frontage: -	Percent Improved: -
Tenancy: Multi	Submarket: North Denver Ind
Comp ID: 3938740	Map Page: -
	Parcel No: -
	Property Type: Industrial

income expense data

Listing Broker

No Listing Broker on Deal

Buyer Broker

No Buyer Broker on Deal

financing

prior sale

Date/Doc No:	4/8/2014
Sale Price:	\$1,345,750
CompID:	3003010

10901 Irma Dr

Building A North
Northglenn, CO 80233

Class B Manufacturing Building of 7,500 SF Sold on 6/23/2017 -
Research Complete (Part of Multi-Property)

buyer

Colorado Garden Show, Inc.
959 S Kipling Pky
Lakewood, CO 80226
(303) 932-8100

seller

JA3S Investments LLC
1555 W 141st Way
Westminster, CO 80023
(303) 252-0812



vital data

Escrow/Contract: -	Sale Price: -
Sale Date: 6/23/2017	Status: -
Days on Market: -	Building SF: 7,500 SF
Exchange: No	Price/SF: -
Conditions: -	Pct Office: 17.0%
Land Area SF: 23,688	Pro Forma Cap Rate: -
Acres: 0.54	Actual Cap Rate: -
\$/SF Land Gross: -	Down Pmnt: -
Year Built, Age: 1995 Age: 22	Pct Down: -
Parking Spaces: 20	Doc No: 0054153
Parking Ratio: 2.66/1000 SF	Trans Tax: \$157
FAR 0.32	Corner: No
Lot Dimensions: -	Zoning: -
Frontage: -	No Tenants: 1
Tenancy: Multi	Percent Improved: -
Comp ID: 3938740	Submarket: North Denver Ind
	Map Page: -
	Parcel No: -
	Property Type: Industrial

income expense data

Listing Broker

No Listing Broker on Deal

Buyer Broker

No Buyer Broker on Deal

financing

prior sale

Date/Doc No:	4/8/2014
Sale Price:	\$1,345,750
CompID:	3003010

RECEPTION#: 2017000074508, 08/25/2017 at 01:44:30 PM, 1 OF 1, State Documentary Fee \$70.00 TD Pgs: 2 Doc Type:SPWTY Stan Martin, Adams County, CO

SPECIAL WARRANTY DEED

THIS DEED, Made this **25th** day of **August, 2017**, between **Retail Services Company LLC, A Colorado limited liability company** of the *County of **Adams** and State of Colorado, grantor(s), and **PB Properties, a Colorado limited liability company** whose legal address is **701 West 114th Avenue, Northglenn, CO 80234** of the County of **Adams** and State of Colorado, grantee(s):

Doc Fee \$70.00

WITNESSETH, That the grantor(s), for and in consideration of the sum of **SEVEN HUNDRED THOUSAND AND 00/100 DOLLARS**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), its heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of **ADAMS**, State of Colorado, described as follows:

Lot 8, Block 3, Resubdivision of Lot 3, Block 3 of Resubdivision of Lots 2, 3 and 4, Block 3, Replat of Executive Plaza, According to the plat Recorded July 23, 1986 under Reception No. 664944, County of Adams, State of Colorado.

also known as street and number as: **701 West 114th Avenue, Northglenn, CO 80234**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and 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 heirs, and assigns forever. The grantor(s), for itself, its heirs, and personal representatives or successors, does covenant and agree that it shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), its heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

IN WITNESS WHEREOF, The grantor(s) has executed this deed on the date set forth above subject to general taxes for the current and all subsequent years; except easements, reservations, restrictions, covenants and right of ways of record, if any.

Retail Services Company, LLC, a Colorado limited liability closing company
by *Larry Gayeski*, Managing Member

STATE OF COLORADO,
County of **ADAMS**

} ss.

The foregoing instrument was acknowledged before this 25 day of **August, 2017** by **Larry Gayeski**, managing member, **Retail Services Company LLC, a Colorado limited liability company**.

Witness my hand and official seal.
My commission expires:

LISA ANDERS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19984027595
MY COMMISSION EXPIRES 10/05/2018

Lisa Anders

Notary Public

20101



RECEPTION#: 2017000074509, 08/25/2017 at 01:44:31 PM, 1 OF 1, TD Pgs: 0 Doc Type:AF Stan Martin, Adams County, CO

STATEMENT OF AUTHORITY

- 1. This Statement of Authority relates to an entity named PB Properties
- 2. The type of entity is a
 - corporation
 - nonprofit corporation
 - limited liability company
 - general partnership
 - limited partnership
 - registered limited liability partnership
 - registered limited liability limited partnership
 - limited partnership association
 - unincorporated nonprofit association
 - government or governmental subdivision or agency
 - business trust
 - trust
- 3. The entity is formed under the laws of The State of Colorado
- 4. The mailing address for the entity
- 5. The X name, or position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is Daniel S. Pratt, Manager
- 6. (Optional) The authority of the foregoing person(s) to bind the entity is X not limited limited as follows:
[]
- 7. (Optional) Other matters concerning the manner in which the entity deals with interest in real property:
- 8. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

Executed this August 25th, 2017

[Handwritten signature]

STATE OF COLORADO
County of ADAMS

ss.

The foregoing instrument was acknowledged before me this 25th day of August, 2017 by Daniel S. Pratt, Manager, PB Properties, a Colorado limited liability company

My commission expires: 10/5/18

Witness my hand and official seal.

Notary Public

*If in Denver, insert "City and,"

LISA ANDERS
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID 19984027595
 MY COMMISSION EXPIRES 10/05/2018



201011

Ken Musso
Assessor



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

BOARD OF COUNTY COMMISSIONERS

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

1. The property subject to this Stipulation is:
Schedule No. (S): R0154806 Parcel NO.(S) 0171927218004

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

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


Land	\$494,508
Improvements	\$0
Total	\$494,508

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

Land	\$335,000
Improvements	\$0
Total	\$335,000

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

DATED this: June 18, 2020



Petitioner's Representative
Georgina Moran

MADRID

DBC WEST & THE THORNTON, LLC

Valerie Ferguson
Assessor Representative
Adams County Assessor's Office

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

Account No : R0154806 Parcel No : 0171927218004
 Petition Year : 2019 Date Filed : May 4, 2020
 Owner Entity : DBC West 84th Thornton, LLC
 Owner Address : 193 S. Roslyn St
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL		L: \$335,000		L: \$494,508	\$143,410	A. Ratio 29.00%
		I:		I:	\$0	Mill Levy 116.890
TOTALS :		\$335,000	\$97,150	\$494,508	\$143,410	Original Tax \$16,763

Tax Exempt Portion
0%

Petitioner's Statement :
They sold the property in 2019 for \$335,000.

Assessor's Report
Situation :
2019 value is a little excessive.

Action :
Lowered 2019 value to market.

Recommendation :
Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$494,508	\$143,410	L: \$335,000	\$97,150	\$5,407.33
		I: \$0	\$0	I: \$0	\$0	Revised Tax
TOTALS :		\$494,508	\$143,410	\$335,000	\$97,150	\$11,355.86

Valerie Ferguson June 18, 2020
 Appraiser Date

Certified Residential Appraiser

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: ADAMS

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 03 12 2020
Month Day Year

Petitioner's Name: DBC WEST 84th THORNTON, LLC
 Petitioner's Mailing Address: 193 S. ROSLYN STREET
DENVER CO 80230-6973
 City or Town State Zip Code

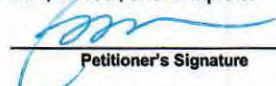
SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>0171927218004</u>	<u>LOT 2, SPORTSMAN'S WAREHOUSE SUB</u> <u>(41 WEST 84th AVENUE, THORNTON)</u>

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

VALUATION IS NOT ACCURATE. DBC WEST 84th THORNTON, LLC PURCHASED THE PARCEL IN AN ARM LENGTH TRANSACTION IN THE AMOUNT OF \$335,000.00 ON MARCH 26, 2019. SALES INFORMATION ATTACHED

Petitioner's estimate of value: \$ 335,000 (2019)
Value Year

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



 Petitioner's Signature

By _____
 Agent's Signature*

Daytime Phone Number (303) 246 3442
 Email EMORAN@ROGNERETAILEDV.COM

Daytime Phone Number (_____) _____
 Email _____

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

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

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

Adams County Commercial Property Profile

Parcel Number: 0171927218004

<u>Owners Name and Address:</u>	<u>Property Address:</u>
DBC WEST 84TH THORNTON LLC 193 S ROSLYN ST DENVER CO 80230-6973	THORNTON CO

Account Summary

Legal Description

SUB:SPORTSMANS WAREHOUSE LOT:2

Subdivision Plat

SPORTSMANS WAREHOUSE

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0154806	10/23/2003	926	116.890

Permits

Permit Cases

ANX1973-00005 Z-34-70
--

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
06/01/2009	\$0	QC	2009000058181	2009		THORNTON DEVELOPMENT AUTHORITY	SPORTSMANS WAREHOUSE INC FKA SPORTS WAREHOUSE INC	\$0	08/05/2009
03/26/2019	\$335,000.00	SWD	2019000022518			SPORTSMANS WAREHOUSE INC FKA, SPORTS WAREHOUSE INC	DBC WEST 84TH THORNTON LLC	\$33.5	03/28/2019

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0154806	Commercial	Acres	0.5400		School District 12	V	\$494,508.00	\$143,410.00
Land Subtotal:							\$494,508.00	\$143,410.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0154806	0	0
Improvements Subtotal:	0	0

Total Property Value	\$494,508.00	\$143,410.00
-----------------------------	---------------------	---------------------

Building Summary

Building Number: 2

Individual Built As Detail

Built As:	Restaurant
Year Built:	2019
Building Type:	Commercial
Construction Type:	
Built As SQ Ft:	824
Number of Rooms:	0
Number of Baths:	0.00
Number of Bedrooms:	0
Attached Garage SQ Ft:	0
Detached Garage Square Ft:	0
Basement SQ Ft:	0
Finished Basement SQ Ft:	0

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

True

Precincts and Legislative Representatives Summary

Precinct

028

Commissioner Representative

Commissioner District	Link to Representative
2	Click Here

State House Representative

House District	Link to Representative
34	Click Here

State Senate Representative

Senate District	Link to Representative
25	Click Here

US Congress Representative

Congressional District	Link to Representative
7	Click Here

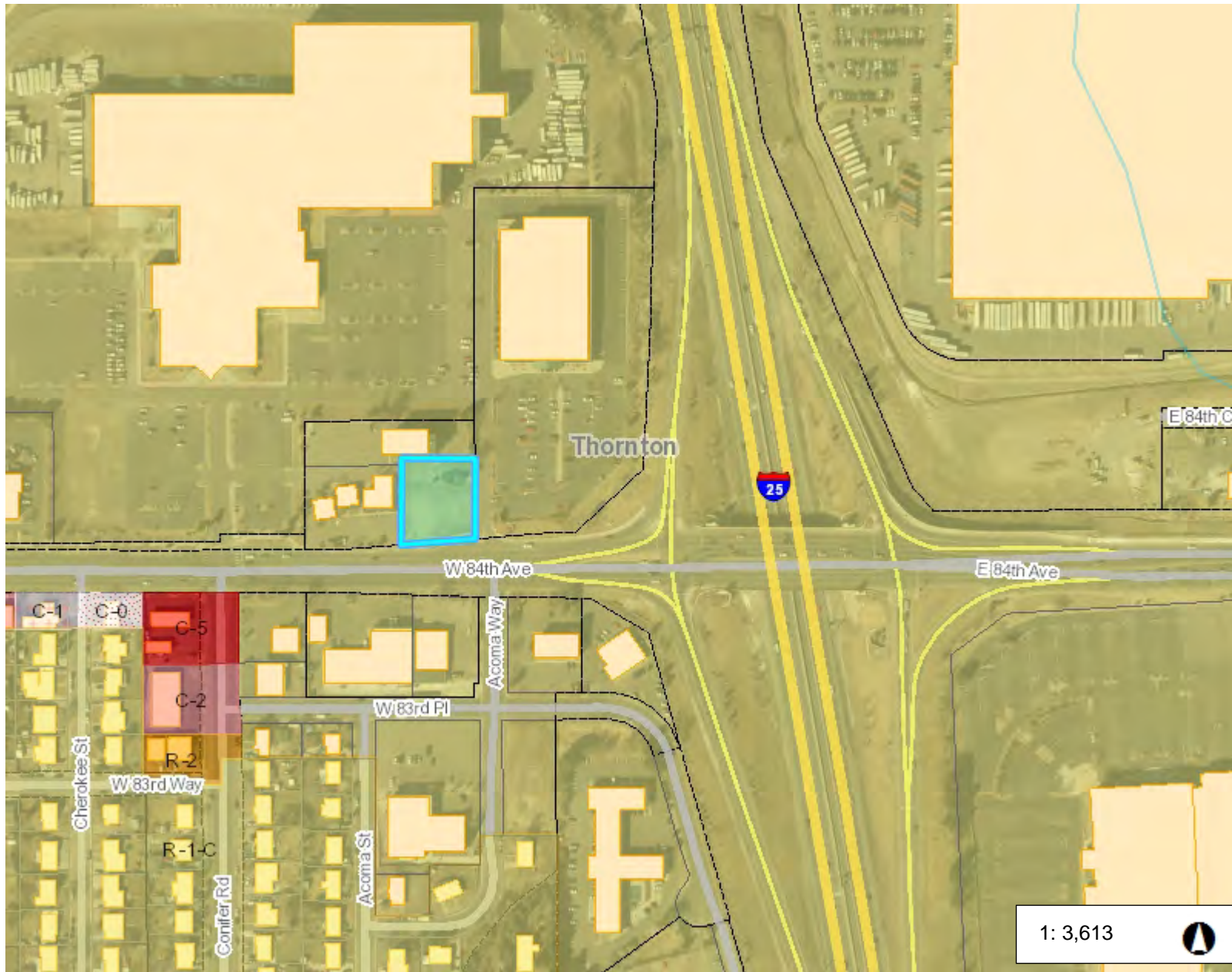
Zoning Summary

Zoning Summary

Zoning Authority	Zoning
THORNTON	THORNTON

Note: Data is updated daily. Above data was updated as of: 03/31/20

Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

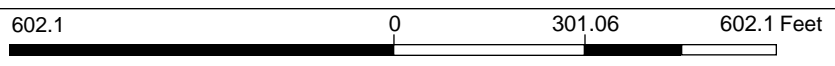


Legend

Zoning

- Non-County Jurisdictions
- A-1
- A-2
- A-3
- AV
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- CO
- DIA
- I-1
- I-2
- I-3
- M-H
- P-U-D
- P-U-D(P)
- PL
- R-1-A
- R-1-C
- R-2
- R-3
- R-4

1: 3,613



NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Dutch Bros Coffee
Thornton, CO 80260

Ken Musso
Assessor



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

BOARD OF COUNTY COMMISSIONERS

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

1. The property subject to this Stipulation is:
Schedule No. (S): R0169177 Parcel NO.(S) 0157332401007

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

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


Land	\$926,000
Improvements	\$0
Total	\$926,000

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

Land	\$792,000
Improvements	\$0
Total	\$792,000

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

DATED this: June 18, 2020


Petitioner's Representative
Joseph C Swane Co
18040 Edison Ave
Chesterfield, MO 63005
636-733-5455

Valerie Ferguson
Assessor Representative
Adams County Assessor's Office

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

Account No : R0169177 Parcel No : 0157332401007
 Petition Year : 2019 Date Filed : May 28, 2020
 Owner Entity : Plaza CCV, LLC
 Owner Address : 3223 Arapahoe Ave., Ste. 325
 Owner City : Boulder State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL		L: \$648,300	\$188,010	L: \$926,068	\$268,560	A. Ratio 29.00%
		I: \$0	\$0	I: \$0	\$0	Mill Levy 151.548
TOTALS :		\$648,300	\$188,010	\$926,068	\$268,560	Original Tax \$40,700

Tax Exempt Portion
0%

Petitioner's Statement :
Value is too high.

Assessor's Report
Situation :
Noticed that the subject had a sale.

Action :
Reduced the value to the sale price.

Recommendation :
Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$926,068	\$268,560	L: \$792,000	\$229,680	\$5,892.19
		I: \$0	\$0	I: \$0	\$0	Revised Tax
TOTALS :		\$926,068	\$268,560	\$792,000	\$229,680	\$34,807.54

Valerie Ferguson June 23, 2020
 Appraiser Date

Certified Residential Appraiser

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: ADAMS

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: May 28 2020
Month Day Year

Petitioner's Name: PLAZA CCV LLC

Petitioner's Mailing Address: Joseph C Sansone Company, David Johnson, 18040 Edison Avenue
Chesterfield MO 63005
City or Town State Zip Code

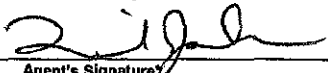
SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>0157332401007</u>	<u>NO ASSIGNED ADDRESS</u>

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

The Assessor's calculation of value exceeds the actual fair market value of the property.

Petitioner's estimate of value: \$ 648,300 (2019)
Value Year

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

Petitioner's Signature Daytime Phone Number (_____)
Email _____
By  Daytime Phone Number (636) 733-5455
Agent's Signature Email appeals@jcsco.com

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

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

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

15-DPT-AR No. 920-66/15

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

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

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to \$10,000)

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

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

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

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

Petitioner's Signature Date

Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

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

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ *(being present--not present)* and

Name

Petitioner _____ *(being present--not present)*, and WHEREAS, the said

Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board *(agrees--does not agree)* with the recommendation of the Assessor, and that the petition be *(approved--approved in part--denied)* with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

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

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

this _____ day of _____
Month Year

County Clerk's or Deputy County Clerk's Signature

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

Section V: Action of the Property Tax Administrator

(For all abatements greater than \$10,000)

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

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

Secretary's Signature Property Tax Administrator's Signature Date



JOSEPH C. SANSONE COMPANY
Business Tax Solutions®

Corporate Headquarters
18040 Edison Avenue
Chesterfield, MO 63005
1-800-394-0140

AGENT AUTHORIZATION Colorado

TO: _____
Assessor's Office and the
Assessment Review Agency

The Property Owner(s) listed below hereby authorize and appoint the Joseph C. Sansone Company to act as agent with full authority to handle all matters relating to ad valorem tax matters for our respective listed parcels. This includes, but is not limited to, the filing of property tax declarations or other documents with you or the Assessment Appeals Board, examining any records in your office which we have a right to examine, appearing before any assessment officer or board and discussing assessments and resolving disputes with you concerning the assessments on parcels for which we are responsible for the property taxes. This authority shall terminate when all matters relating to the 2018 through 2022 assessments are resolved.

<u>Plaza CCV LLC</u>	<u>0157332401007</u>	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)
_____	_____	_____
Exact Name of Property Owner	Parcel Number	Schedule/PIN/Account (if applicable)

[Signature]
AUTHORIZED SIGNATURE

LYSLE G. DARRIN
PRINT NAME OF AUTHORIZED SIGNER

5/28/2020
DATE

C.F.O.
TITLE

State of Colorado
City/County of _____

On this _____ day of _____, 20____ before me, the undersigned, personally appeared _____ known to me (or satisfactorily proven) to be the person whose name is subscribed to within this instrument and acknowledged that he executed the same for the purposes therein contained.

In witness hereof I hereunto set my hand and official seal.

Notary Public _____

Ken Musso
Assessor



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

Board Of County Commissioners

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

1. The property subject to this Stipulation is:
Schedule No. (S): 0157321109018 Parcel N0.(S) R0161076

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

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


Land	\$460,500
Improvements	\$0
Total	\$460,500

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

Land	\$287,000
Improvements	\$0
Total	\$287,000

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

DATED this: May 27, 2020



 Petitioner's Representative

Valerie L. Ferguson

 Assessor Representative
 Adams County Assessor's Office

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

Account No : R0161076 Parcel No : 0157321109018
 Petition Year : 2019 Date Filed : May 27, 2020
 Owner Entity : Eric and Tara Boucher
 Owner Address : 920 W. 141st Ct.
 Owner City : Westminster State : CO
 Property Location : 920 W. 141st Ct.

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$250,000	\$72,500	L: \$460,500	\$133,550	A. Ratio	29.00%
		I: \$0	\$0	I: \$0	\$0	Mill Levy	129.048
TOTALS :		\$250,000	\$72,500	\$460,500	\$133,550	Original Tax	\$17,234

Tax Exempt Portion
0%

Petitioner's Statement :

Value is too high.

Assessor's Report

Situation :

There is an attribute that pushed the value out of equalization of the LEA.

Action :

Took off the attribute so that this parcel is equalized with the remaining parcels in this LEA.

Recommendation :

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT	
		Actual Value	Assessed Value	Actual Value	Assessed Value		
REAL		L: \$460,500	\$133,550	L: \$287,000	\$83,230	Tax Refund	\$6,493.69
		I: \$0	\$0	I: \$0	\$0	Revised Tax	\$10,740.67
TOTALS :		\$460,500	\$133,550	\$287,000	\$83,230		

Valerie Ferguson June 25, 2020
 Appraiser Date

Certified Residential Appraiser

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 5 26 2020
Month Day Year

Petitioner's Name: Eric and Tara Baucher
Petitioner's Mailing Address: 920 W. 141st Ct
Westminster CO 80023
City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S) 0157321109018 PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 920 W 141st Ct Westminster, CO 80023

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

Overvaluation. Our lot sold in 2017 for \$250,000. Much better, larger lots sold for similar in 2018/19. All of our neighbors taxes are around \$11,000.

Petitioner's estimate of value: \$250,000 2017
Value Year

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

[Signature]
Petitioner's Signature

Daytime Phone Number 303, 523-9955
Email ebaucher@comfortdental.biz
Daytime Phone Number 303, 523-9955
Email _____

By _____
Agent's Signature*

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

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

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

Assessor's or Deputy Assessor's Signature			

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

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

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to \$10,000)

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

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

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

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

Petitioner's Signature Date

Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

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

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ *(being present--not present)* and

Petitioner _____ *(being present--not present)*, and WHEREAS, the said

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board *(agrees--does not agree)* with the recommendation of the Assessor, and that the petition be *(approved--approved in part--denied)* with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund

Chairperson of the Board of County Commissioners' Signature

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

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

this _____ day of _____, _____

Month Year

County Clerk's or Deputy County Clerk's Signature

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

Section V: Action of the Property Tax Administrator

(For all abatements greater than \$10,000)

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

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

Secretary's Signature Property Tax Administrator's Signature Date

Ken Musso
Assessor



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

BOARD OF COUNTY COMMISSIONERS

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

1. The property subject to this Stipulation is:
Schedule No. (S): 0171916219004 Parcel NO.(S) R0179746

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

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

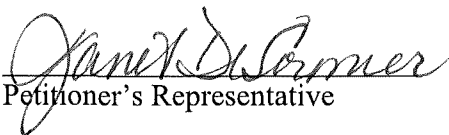
Land	\$2,028,000
Improvements	\$0
Total	\$2,028,000

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

Land	\$505,000
Improvements	\$0
Total	\$505,000

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

DATED this: 05/26/2020


Petitioner's Representative

Valerie Ferguson

Assessor Representative
Adams County Assessor's Office

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

Account No : R0179746 Parcel No : 0171916219004
 Petition Year : 2019 Date Filed : April 8, 2020
 Owner Entity : MSR LLC III
 Owner Address : 1250 S Parker Rd., #205
 Owner City : Denver State : CO

Property Location :

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL		L: \$17,000		L: \$2,028,000	\$588,120	A. Ratio 29.00%
		I: \$0		I: \$0	\$0	Mill Levy 116.890
TOTALS :		\$17,000	\$4,930	\$2,028,000	\$588,120	Original Tax \$68,745

Tax Exempt Portion
0%

Petitioner's Statement :
Value is too high.

Assessor's Report
Situation :
There is an error in the 2019 value.

Action :
The market was researched and the value was lowered.

Recommendation :
Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$2,028,000	\$588,120	L: \$505,000	\$146,450	\$51,626.81
		I: \$0	\$0	I: \$0	\$0	Revised Tax
TOTALS :		\$2,028,000	\$588,120	\$505,000	\$146,450	\$17,118.54

Valerie Ferguson June 26, 2020
 Appraiser Date

Certified Residential Appraiser

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams

Date Received _____
(Use Assessor's or Commissioners' Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 04 08 2020
Month Day Year

Petitioner's Name: MOR LLC, III - Malireddy S. and Syama M. Reddy
 Petitioner's Mailing Address: 1280 South Parker Road
Denver CO 80231
 City or Town State Zip Code

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>R 0179746</u>	<u>10282 Bunyan Street, Thornton 80260</u>

Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2019 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.) *Previous property taxes 2019 were only @ 17,006.04 - 2020 prop. taxes are @ 69,365.74. That is an outrageous increase of \$52,359.70! This has to be a mistake on Adams County's side and an explanation for the increase must be given. None of the other properties in the area has increased that much!*

Petitioner's estimate of value: \$ 17,000. ^{Value} (2019) ^{Year}

I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete. *Valuations & not receive*

Syama M. Reddy
Petitioner's Signature

Daytime Phone Number 303 743-9562

Email Syamamreddy@gmail.com or

By _____
Agent's Signature*

Daytime Phone Number 303 743-9562 *janetoreddy-property*

Email _____

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

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

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

Assessor recommends approval as outlined above.

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

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

Assessor recommends denial for the following reason(s): _____

Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

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

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

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

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

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

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

 Petitioner's Signature Date

 Assessor's or Deputy Assessor's Signature Date

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

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

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (*being present--not present*) and

Petitioner _____ (*being present--not present*), and WHEREAS, the said
Name Name

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (*agrees--does not agree*) with the recommendation of the Assessor, and that the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

 Chairperson of the Board of County Commissioners' Signature

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

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

 County Clerk's or Deputy County Clerk's Signature

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

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

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

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

 Secretary's Signature Property Tax Administrator's Signature Date



Adams County Treasurer

Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0179746	0171916219004	Aug 14, 2019	Aug 13, 2019	2019-08-13-SA-8315-P

MSR LLC III
 1250 S PARKER RD NO 205
 DENVER, CO 80231-2178

Situs Address
 10282 QUIVAS ST THORNTON 000000000

Payor
 MSR LLC III
 1250 S PARKER RD NO 205
 DENVER, CO 80231-2178

Legal Description

SUB:QUIVAS STREET CONDOMINIUMS FILING NO 1 LOT:1 AND EXCEPT PART PLATTED IN QUIVAS STREET CONDOMINIUMS BLDGS 4 AND 8 2010000072798

Property Code	Actual	Assessed	Year	Area	Mill Levy
VACANT RESIDENTIAL - 0100	468,000	135,720	2018	178	120.483

Payments Received

Check Multi-Account Payment
 Check Number 8091579
 Payor LAND TITLE GUARANTEE CO

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2018	Interest Charge	\$654.08	\$0.00	\$654.08	\$0.00
2018	Tax Charge	\$16,351.96	\$0.00	\$16,351.96	\$0.00
				\$17,006.04	\$0.00
Balance Due as of Aug 13, 2019					\$0.00

WE ARE EXPANDING TO SERVE YOU BETTER!

4430 S ADAMS COUNTY PKWY C2436
 BRIGHTON CO 80601
 MON - FRI 7 AM - 5 PM

11860 PECOS STREET
 WESTMINSTER CO 80234
 MON - THUR 7:30 AM - 5 PM

720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

Ken Musso
Assessor



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

BOARD OF COUNTY COMMISSIONERS

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

1. The property subject to this Stipulation is:
Schedule No. (S): R01560966 Parcel NO.(S) 0157321108025

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

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

Land	\$460,000
Improvements	\$0
Total	\$460,000

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

Land	\$287,000
Improvements	\$0
Total	\$287,000

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

DATED this: June 18, 2020

Petitioner's Representative

Valerie Ferguson

Assessor Representative

Adams County Assessor's Office

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

Account No : R0160966 Parcel No : 0157321108025
 Petition Year : 2019 Date Filed : June 13, 2020
 Owner Entity : Rick Wietharn
 Owner Address : 13955 Fox Hollow Ct
 Owner City : Broomfield State : CO
 Property Location : 1260 Huntington Trails Parkway

TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	
REAL		L: \$250,000		L: \$460,500	\$133,550	A. Ratio 29.00%
		I: \$0		I: \$0		Mill Levy 129.048
TOTALS :		\$250,000	\$72,500	\$460,500	\$133,550	Original Tax \$17,234

Tax Exempt Portion
0%

Petitioner's Statement :
 He paid \$250,000 for this lot and that the county's value is too high.

Assessor's Report Situation :
 There is an attribute on this parcel that valued it higher than the site value for this subdivision.

Action :
 Lower this parcel value to match the site value of the LEA.

Recommendation :
 Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC CODE	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRANT
		Actual Value	Assessed Value	Actual Value	Assessed Value	Tax Refund
REAL		L: \$460,500	\$133,550	L: \$287,000	\$83,230	\$6,493.69
		I: \$0	\$0	I: \$0	\$0	Revised Tax
TOTALS :		\$460,500	\$133,550	\$287,000	\$83,230	\$10,740.67

Valerie Ferguson June 23, 2020
 Appraiser Date

Certified Residential Appraiser

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: _____

Date Received _____
 (Use Assessor's or Commissioner's Date Stamp)

Section I: Petitioner, please complete Section I only.

Date: 06 13 2020
Month Day Year

JUN 16 2020

Petitioner's Name: Rick Wietharn
 Petitioner's Mailing Address: 13955 Fox Hollow CT
Broomfield CO 80020
City or Town State Zip Code

**OFFICE OF THE
ADAMS COUNTY ASSESSOR**

SCHEDULE OR PARCEL NUMBER(S)	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY
<u>0157321108025</u>	<u>1260 Huntington Trails Parkway</u> <u>Westminster, CO 80023</u>

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

I believe the property I own has been overvalued for tax purposes based on the price I paid for the property. The price I paid is in line with similar properties that sold in the past year. There have been a few properties in the Huntington trails area that sold for a higher amount but, were larger lots and had a direct view of mountains

Petitioner's estimate of value: \$ 250,000 (2019)

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

See Attached

Rick Wietharn
 Petitioner's Signature Daytime Phone Number (303) 910-4620
 Email RickWietharn@gmail.com

By _____ Daytime Phone Number () _____
 Agent's Signature* Email _____

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

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

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

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY

(Section III or Section IV must be completed)

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

Section III: Written Mutual Agreement of Assessor and Petitioner

(Only for abatements up to \$10,000)

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

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

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

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

Petitioner's Signature Date

Assessor's or Deputy Assessor's Signature Date

Section IV: Decision of the County Commissioners

(Must be completed if Section III does not apply)

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

Month Day Year

with notice of such meeting and an opportunity to be present having been given to the Petitioner and the Assessor of said County and Assessor _____ (*being present--not present*) and

Petitioner _____ (*being present--not present*), and WHEREAS, the said

County Commissioners have carefully considered the within petition, and are fully advised in relation thereto, NOW BE IT RESOLVED that the Board (*agrees--does not agree*) with the recommendation of the Assessor, and that the petition be (*approved--approved in part--denied*) with an abatement/refund as follows:

Year	Assessed Value	Taxes Abate/Refund
_____	_____	_____

Chairperson of the Board of County Commissioners' Signature

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

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

this _____ day of _____, _____

Month Year

County Clerk's or Deputy County Clerk's Signature

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

Section V: Action of the Property Tax Administrator

(For all abatements greater than \$10,000)

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

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

Secretary's Signature Property Tax Administrator's Signature Date

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0160966	Residential	Acres	0.5549		School District 12	V	\$460,500.00	\$133,550.00
Land Subtotal:							\$460,500.00	\$133,550.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0160966	0	0
Improvements Subtotal:		0

Total Property Value	\$460,500.00	\$133,550.00
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RE/MAX Alliance
ALLIANCE

9737 Wadsworth Parkway Westminster, CO 80021
 Don & Kelly O'Brien
 Ph: 303-327-6563 Fax: 303-496-0662

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CBS4-5-19) (Mandatory 7-19)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

**CONTRACT TO BUY AND SELL REAL ESTATE
 (LAND)**

- Property with No Residences)**
 Property with Residences-Residential Addendum Attached)

Date: 11/20/2019

AGREEMENT

1. AGREEMENT. Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. PARTIES AND PROPERTY.

2.1. Buyer. Buyer, *Rick F. Wietharn and Lora L. Wietharn* (Buyer) will take title to the Property described below as

Joint Tenants **Tenants In Common** **Other** n/a.

2.2. No Assignability. This Contract **IS NOT** assignable by Buyer unless otherwise specified in **Additional Provisions.**

2.3. Seller. *Coenen Land Company, LLC* (Seller) is the current owner of the Property described below.

2.4. Property. The Property is the following legally described real estate in the County of Adams, Colorado:

Sub: Huntington Trails Blk:12 Lot:3

known as No. 1260 Huntington Trails Pkwy, Westminster, CO 80023,

together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto except as herein excluded (Property).

2.5. Inclusions. The Purchase Price includes the following items (Inclusions):

2.5.1. Inclusions. The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under **Exclusions**:

n/a If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2.5.2. Personal Property — Conveyance. Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except n/a.

Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

2.6. Exclusions. The following items are excluded (Exclusions): n/a

2.7. Water Rights, Well Rights, Water and Sewer Taps.

2.7.1. Deeded Water Rights. The following legally described water rights:

Seller(s) Initials: DC

RFW LLW

n/a

Any deeded water rights will be conveyed by a good and sufficient n/a deed at Closing.

2.7.2. Other Rights Relating to Water. The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: n/a

2.7.3. Well Rights. Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is n/a.

2.7.4. Water Stock Certificates. The water stock certificates to be transferred at Closing are as follows: n/a

2.7.5. Water and Sewer Taps. The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows: n/a

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. Conveyance. If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.8. Growing Crops. With respect to growing crops, Seller and Buyer agree as follows:

n/a

3. DATES, DEADLINES AND APPLICABILITY.

Item No.	Reference	Event	Date or Deadline	
1	§ 4.3	Alternative Earnest Money Deadline	n/a	
Title				
2	§ 8.1, 8.4	Record Title Deadline	11/25/2019	Monday
3	§ 8.2, 8.4	Record Title Objection Deadline	11/27/2019	Wednesday
4	§ 8.3	Off-Record Title Deadline	11/25/2019	Monday
5	§ 8.3	Off-Record Title Objection Deadline	11/27/2019	Wednesday
6	§ 8.5	Title Resolution Deadline	11/29/2019	Friday
7	§ 8.6	Right of First Refusal Deadline	n/a	
Owners' Association				
8	§ 7.2	Association Documents Deadline	11/22/2019	Friday
9	§ 7.4	Association Documents Termination Deadline	11/27/2019	Wednesday
Seller's Disclosures				
10	§ 10.1	Seller's Property Disclosure Deadline	n/a	
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	n/a	
Loan and Credit				
12	§ 5.1	New Loan Application Deadline	n/a	
13	§ 5.2	New Loan Termination Deadline	n/a	
14	§ 5.3	Buyer's Credit Information Deadline	n/a	
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	n/a	
16	§ 5.4	Existing Loan Deadline	n/a	

Seller(s) Initials: DC

RFW LLW

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17	§ 5.4	Existing Loan Termination Deadline	n/a	
18	§ 5.4	Loan Transfer Approval Deadline	n/a	
19	§ 4.7	Seller or Private Financing Deadline	n/a	
Appraisal				
20	§ 6.2	Appraisal Deadline	n/a	
21	§ 6.2	Appraisal Objection Deadline	n/a	
22	§ 6.2	Appraisal Resolution Deadline	n/a	
Survey				
23	§ 9.1	New ILC or New Survey Deadline	n/a	
24	§ 9.3	New ILC or New Survey Objection Deadline	n/a	
25	§ 9.3	New ILC or New Survey Resolution Deadline	n/a	
Inspection and Due Diligence				
26	§ 10.3	Inspection Objection Deadline	n/a	
27	§ 10.3	Inspection Termination Deadline	n/a	
28	§ 10.3	Inspection Resolution Deadline	n/a	
29	§ 10.5	Property Insurance Termination Deadline	n/a	
30	§ 10.6	Due Diligence Documents Delivery Deadline	11/22/2019	Friday
31	§ 10.6	Due Diligence Documents Objection Deadline	11/27/2019	Wednesday
32	§ 10.6	Due Diligence Documents Resolution Deadline	11/29/2019	Friday
33	§ 10.6	Environmental Inspection Termination Deadline	11/27/2019	Wednesday
34	§ 10.6	ADA Evaluation Termination Deadline	n/a	
35	§ 10.7	Conditional Sale Deadline	n/a	
36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	n/a	
37	§ 11.1, 11.2	Estoppel Statements Deadline	n/a	
38	§ 11.3	Estoppel Statements Termination Deadline		
Closing and Possession				
39	§ 12.3	Closing Date	12/2/2019	Monday
40	§ 17	Possession Date	12/2/2019	Monday
41	§ 17	Possession Time	Upon closing and DOD	
42	§ 28	Acceptance Deadline Date	11/20/2019	Wednesday
43	§ 28	Acceptance Deadline Time	8:00pm	
44	n/a	n/a	n/a	
45	n/a	n/a	n/a	

3.2. Applicability of Terms. Any box checked in this Contract means the corresponding provision applies. If any deadline blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the deadline is deleted. If no box is checked in a provision that contains a selection of "None", such provision means that "None" applies.

The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

4. PURCHASE PRICE AND TERMS.

Seller(s) Initials: *DC*

RFW LLW

211 **4.1. Price and Terms.** The Purchase Price set forth below is payable in U.S. Dollars by Buyer as
 212 follows:
 213
 214

Item No.	Reference	Item	Amount	Amount
215 1	§ 4.1	Purchase Price	\$250,000.00	
216 2	§ 4.3	Earnest Money		\$0.00
217 3	§ 4.5	New Loan		
218 4	§ 4.6	Assumption Balance		
219 5	§ 4.7	Private Financing		
220 6	§ 4.7	Seller Financing		
221 7	n/a	n/a		
222 8	n/a	n/a		
223 9	§ 4.4	Cash at Closing		\$250,000.00
224 10		TOTAL	\$250,000.00	\$250,000.00

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 233 **4.2. Seller Concession.** At Closing, Seller will credit to Buyer \$ 0 (Seller Concession). The
 234 Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is
 235 allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing.
 236 Examples of allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's
 237 closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge,
 238 expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer
 239 elsewhere in this Contract.
 240

241
 242 **4.3. Earnest Money.** The Earnest Money set forth in this section, in the form of a n/a, will be
 243 payable to and held by n/a (Earnest Money Holder), in its trust account, on behalf of both Seller and Buyer.
 244 The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree to
 245 an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money
 246 deposit to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event
 247 Earnest Money Holder has agreed to have interest on Earnest Money deposits transferred to a fund
 248 established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer
 249 acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money
 250 Holder in this transaction will be transferred to such fund.
 251

252
 253 **4.3.1. Alternative Earnest Money Deadline.** The deadline for delivering the Earnest
 254 Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money**
 255 **Deadline**.
 256

257
 258 **4.3.2. Return of Earnest Money.** If Buyer has a Right to Terminate and timely
 259 terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is
 260 terminated as set forth in § 25 and, except as provided in § 24 (Earnest Money Dispute), if the Earnest Money
 261 has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to
 262 Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within
 263 three days of Seller's receipt of such form.
 264

265
 266 **4.4. Form of Funds; Time of Payment; Available Funds.**

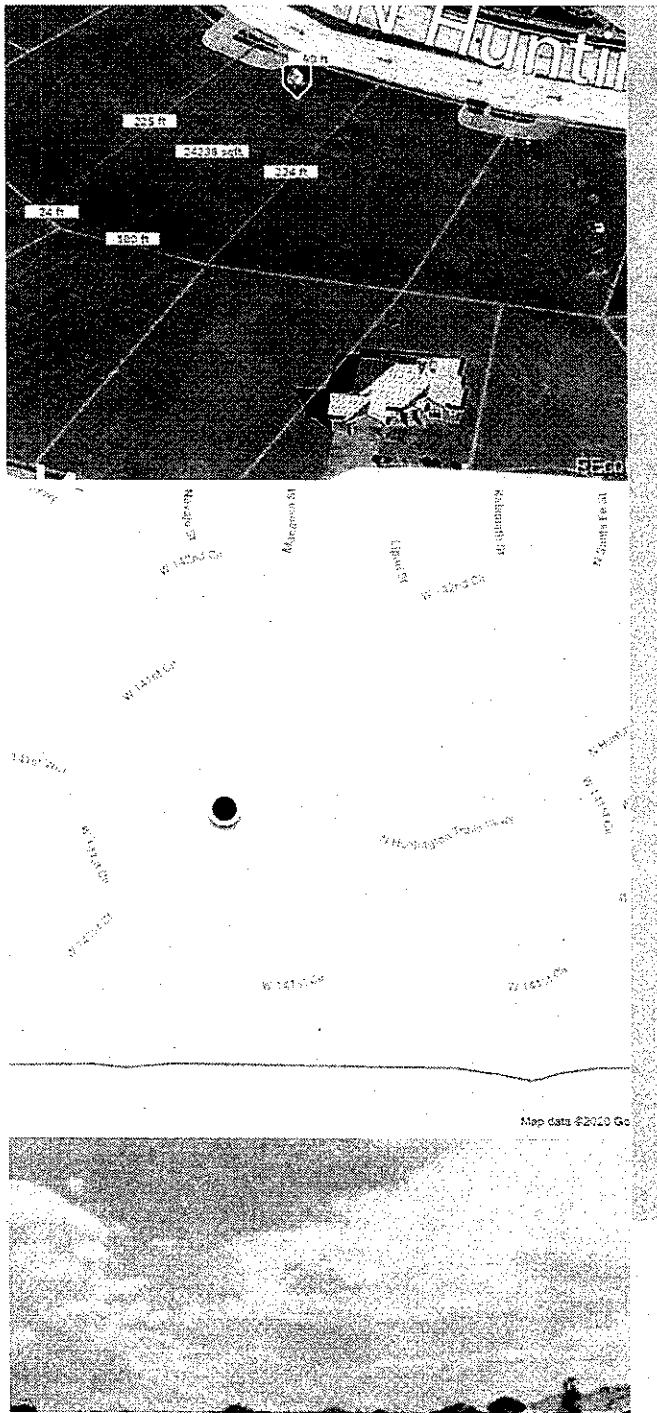
267
 268 **4.4.1. Good Funds.** All amounts payable by the parties at Closing, including any loan
 269 proceeds, Cash at Closing and closing costs, must be in funds that comply with all applicable Colorado laws,
 270 including electronic transfer funds, certified check, savings and loan teller's check and cashier's check (Good
 271 Funds).
 272

273
 274 **4.4.2. Time of Payment; Available Funds.** All funds, including the Purchase Price to be
 275 paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow
 276 disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT**. Buyer
 277 represents that Buyer, as of the date of this Contract, **Does** **Does Not** have funds that are immediately
 278 verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.
 279

280 **4.5. New Loan.** (Omitted as inapplicable)

Seller(s) Initials: *DC*

RFW LLW



0.55 acres

1260 Huntington Trails Pkwy, Broomfield, CO 80023

● Sold: \$250,000 Sold on 12/05/19 Zestimate®: None ●

Est. refi payment: \$1,292/mo **\$** Get current rates

Home value Owner tools Home details Neighborhood details Similar homes

DATE	EVENT	PRICE	
12/5/2019	Sold	\$250,000	▼
Source: Agent Provided			
11/21/2019	Pending sale	\$250,000	▼
Source: Keller Williams Preferred Realty			
5/2/2018	Listed for sale	\$250,000	▼
Source: Keller Williams Preferred Realty			
2/12/2018	Listing removed	\$250,000	▼
Source: Keller Williams Preferred Realty			
5/16/2017	Listed for sale	\$250,000 (+11.1%)	▼
Source: Keller Williams Preferred Realty			
10/3/2016	Sold	\$225,000 (-10%)	▼
Source: Public Record			



0.43 acres

1080 Huntington Trails Pkwy, Broomfield, CO 80023

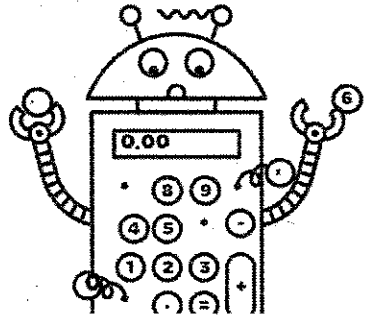
💎 Sold: \$285,000 Sold on 08/01/19 Zestimate®: None 🌐

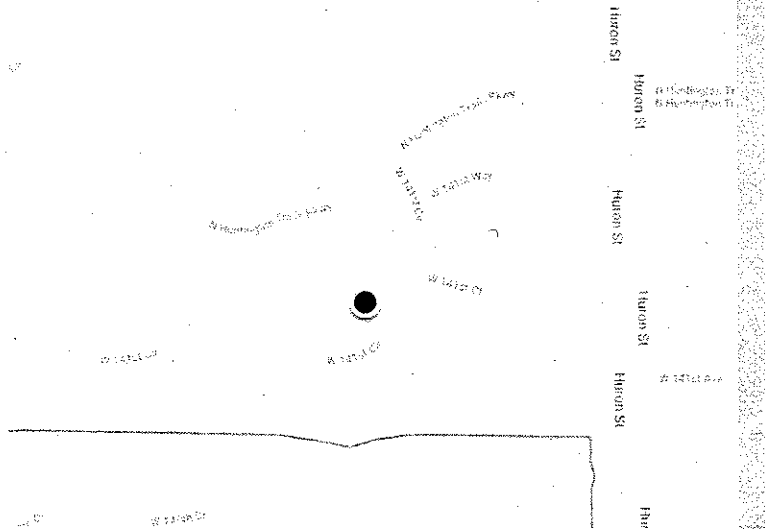
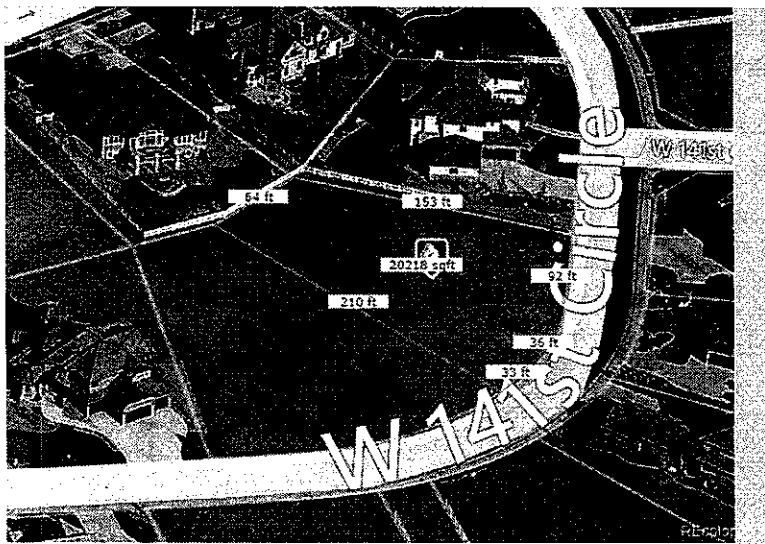
Est. refi payment: \$1,295/mo 💰 [Get current rates](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#) [Similar homes](#)

Home value

We don't have enough information to calculate a Zestimate for this home.





Zillow

[Edit](#) [Save](#) [Share](#) [More](#) [Close](#)

0.46 acres

1045 W 141st Cir, Broomfield, CO 80023

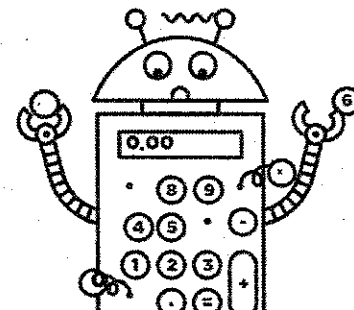
Sold: \$285,000 Sold on 02/27/20 Zestimate®: None

Est. refi payment: \$1,439/mo [Get current rates](#)

[Home value](#) [Owner tools](#) [Home details](#) [Neighborhood details](#) [Similar homes](#)

Home value

We don't have enough information to calculate a Zestimate for this home.





PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution approving Right-of-Way Agreement between Adams County and Ogden North Enterprises, LLC, for property necessary for the East 58 th Avenue Improvements Project – East 58 th Avenue from Clarkson Street to York Street
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves 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 58th Avenue for the East 58th Avenue Improvements Project – East 58th 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 Ogden North Enterprises, LLC, for acquisition of road right-of-way for \$89,250.00. 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.

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	\$10,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 OGDEN NORTH ENTERPRISES, LLC,
FOR PROPERTY NECESSARY FOR THE EAST 58TH AVENUE IMPROVEMENTS
PROJECT – EAST 58TH AVENUE FROM CLARKSON STREET TO YORK STREET

WHEREAS, Adams County is in the process of acquiring rights-of-way and temporary construction easements along East 58th Avenue for the East 58th Avenue Improvements Project – East 58th 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 58th Avenue; and,

WHEREAS, this right-of-way acquisition is a portion of 941 East 58th Avenue located in the Southwest Quarter of Section 11, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Ogden North Enterprises, LLC, (“Parcel 2”); and,

WHEREAS, Adams County requires ownership of Parcel 2 for construction of the street improvements; and,

WHEREAS, Ogden North Enterprises, LLC, is willing to sell Parcel 2 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 Ogden North Enterprises, 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 Ogden North Enterprises, LLC, a Colorado limited liability company, whose address is PO Box 2, Brighton, Colorado 80601 (“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 941 E. 58th Ave., Denver, Colorado 80216, hereinafter (the “Property”) for the East 58th 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 **EIGHTY NINE THOUSAND TWO HUNDRED FIFTY AND NO/100'S DOLLARS (\$89,250.00)** 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 \$45,950.00 for the acquisition of road right-of-way, \$7,300.00 for the temporary construction easement, and \$36,000.00 in compensable damages. 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 deliver to the County the attached conveyance documents on the Property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The 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.
4. The County will remove approximately 18 lineal feet of fencing. But, the County has agreed to reimburse the owner the expense of fencing and made a part of this Agreement.
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: Ogden North Enterprises, LLC, a Colorado limited liability company

By: Larry J. Welman

Print Name: LARRY J. WELMAN

Title: PRESIDENT

Date: 7/2/20

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney



Drexel, Barrell & Co.

JULY 12, 2019

EXHIBIT A

LEGAL DESCRIPTION PARCEL RW-2 RIGHT-OF-WAY DEDICATION

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS PARCEL I, RECORDED AT RECEPTION NO. B376731 IN THE ADAMS COUNTY RECORDS, 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 SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED AS PARCEL I, RECEPTION NO. B376731, SAID POINT BEING ON THE NORTHERLY LINE OF EAST 58TH AVENUE, THENCE $N00^{\circ}05'31''E$, 25.00 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND; THENCE $S89^{\circ}54'29''E$, 7.00 FEET; THENCE $S84^{\circ}11'51''E$, 50.25 FEET; THENCE $S89^{\circ}54'29''E$, 22.00 FEET TO THE EASTERLY LINE OF SAID TRACT OF LAND; THENCE $S00^{\circ}05'31''W$, 20.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND, SAID POINT BEING ON SAID NORTHERLY LINE OF EAST 58TH AVENUE; THENCE $N89^{\circ}54'29''W$, 79.00 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND AND ALONG SAID NORTHERLY LINE OF EAST 58TH AVENUE TO THE **POINT OF BEGINNING**.

CONTAINING 0.040 ACRES OR 1740 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:
MATHEW E. SELDERS
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338

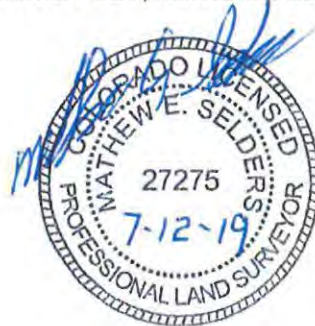


EXHIBIT PARCEL RW-2 R.O.W. DEDICATION



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) 280-0887 GREELEY, COLORADO (970) 351-0645	
Revisions - Date	Date	Drawn By	Job No.
	5/3/19	MNF	20961-00
	Scale	Checked By	Drawing No.
	1"=20'	MES	IN FILE

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Drexel, Barrell & Co.

JULY 12, 2019

EXHIBIT B

LEGAL DESCRIPTION

PARCEL TCE-2

TEMPORARY CONSTRUCTION EASEMENT

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AS PARCEL I, RECORDED AT RECEPTION NO. B376731 IN THE ADAMS COUNTY RECORDS, 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 SOUTHWEST CORNER OF SAID TRACT OF LAND DESCRIBED AS PARCEL I, RECEPTION NO. B376731, SAID POINT BEING ON THE NORTHERLY LINE OF EAST 58TH AVENUE, THENCE N00°05'31"E, 25.00 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND TO THE **TRUE POINT OF BEGINNING**;

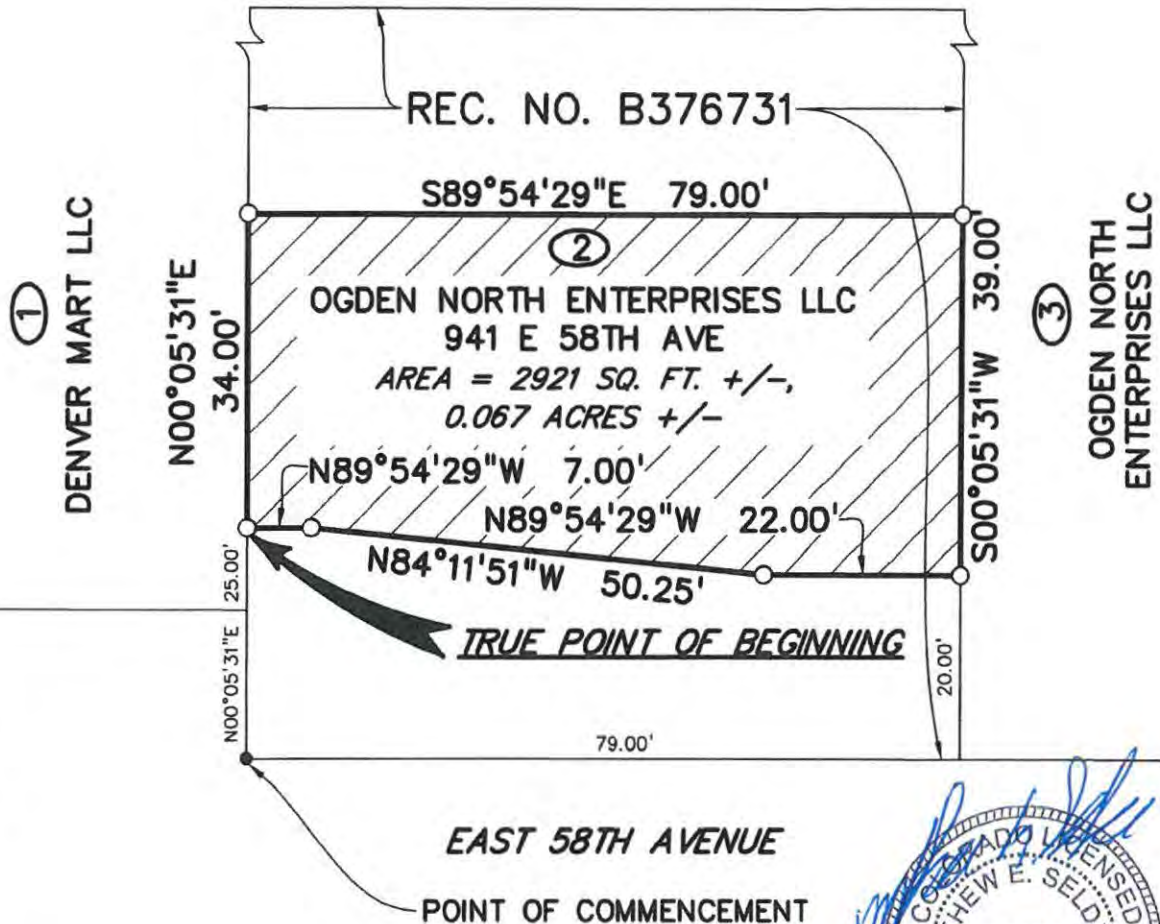
THENCE N00°05'31"E, 34.00 FEET ALONG THE WESTERLY LINE OF SAID TRACT OF LAND; THENCE S89°54'29"E, 79.00 FEET TO THE EASTERLY LINE OF SAID TRACT OF LAND; THENCE S00°05'31"W, 39.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND; THENCE N89°54'29"W, 22.00 FEET THENCE N84°11'51"W, 50.25 FEET; THENCE N89°54'29"W, 7.00 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.067 ACRES OR 2921 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 TCE-2 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.

Drexel, Barrell & Co. 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) 351-0845			
Revisions - Date 	Date 5/3/19 Scale 1"=20'	Drawn By MNF Checked By MES	Job No. 20961-00 Drawing No. IN FILE

H:\20961-00\TR\SURVEY\Drawings\R.O.W. TAXES AND CONSTRUCTION EASEMENTS\20961-00-TCE-EXHIBITS-RW-2.dwg, 7/11/2019 8:43:31 AM



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution approving Right-of-Way Agreement between Adams County and Ogden North Enterprises, LLC, for property necessary for the East 58 th Avenue Improvements Project – East 58 th Avenue from Clarkson Street to York Street
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves 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 58th Avenue for the East 58th Avenue Improvements Project – East 58th 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 Ogden North Enterprises, LLC., for acquisition of road right-of-way for \$10,840.00. 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.

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	\$10,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 OGDEN NORTH ENTERPRISES, LLC,
FOR PROPERTY NECESSARY FOR THE EAST 58TH AVENUE IMPROVEMENTS
PROJECT – EAST 58TH AVENUE FROM CLARKSON STREET TO YORK STREET

WHEREAS, Adams County is in the process of acquiring rights-of-way and temporary construction easements along East 58th Avenue for the East 58th Avenue Improvements Project – East 58th 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 58th Avenue; and,

WHEREAS, this right-of-way acquisition is a portion of 955 East 58th Avenue located in the Southwest Quarter of Section 11, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Ogden North Enterprises, LLC, (“Parcel 4”); and,

WHEREAS, Adams County requires ownership of Parcel 4 for construction of the street improvements; and,

WHEREAS, Ogden North Enterprises, LLC, is willing to sell Parcel 4 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 Ogden North Enterprises, 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 Ogden North Enterprises, LLC, a Colorado limited liability company, whose address is PO Box 2, Brighton, Colorado 80601 (“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 955 E 58th Avenue, Denver, Colorado 80216, hereinafter (the “Property”) for the East 58th 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 **TEN THOUSAND EIGHT HUNDRED FORTY AND NO/100’S DOLLARS (\$10,840.00)** 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 \$10,400.00 for the acquisition of road right-of-way and \$440.00 for conveyance of 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 deliver to the County the attached conveyance documents on the Property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The 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.
4. 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.
5. 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.
6. 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.

6. 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.

7. 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.

8. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner: Ogden North Enterprises, LLC, a Colorado limited liability company

By: Larry J. Weiman
Print Name: LARRY J. WEIMAN
Title: PRESIDENT
Date: 7/2/20

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney



Drexel, Barrell & Co.

JULY 12, 2019

EXHIBIT A
LEGAL DESCRIPTION
PARCEL RW-4
RIGHT-OF-WAY DEDICATION

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. B319878 IN THE ADAMS COUNTY RECORDS, 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:

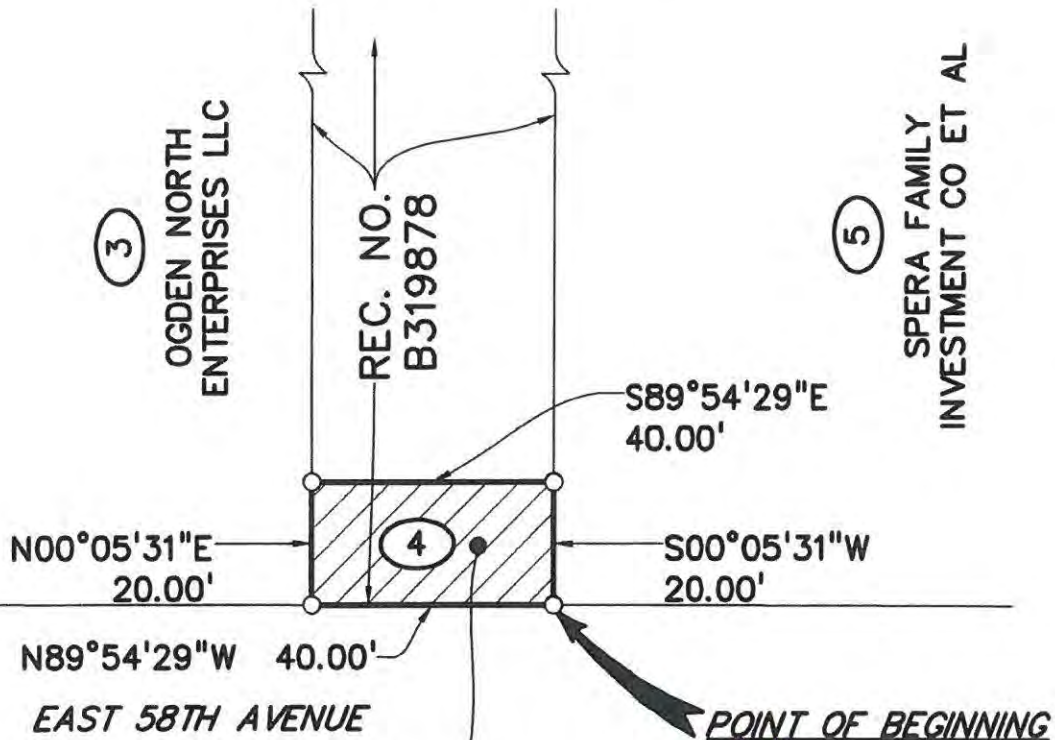
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. B319878, SAID POINT BEING ON THE NORTHERLY LINE OF EAST 58TH AVENUE; THENCE N89°54'29"W, 40.00 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND AND ALONG SAID NORTHERLY LINE OF EAST 58TH AVENUE; THENCE N00°05'31"E, 20.00 FEET; THENCE S89°54'29"E, 40.00 FEET TO THE EASTERLY LINE OF SAID TRACT OF LAND; THENCE S00°05'31"W, 20.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND TO THE **POINT OF BEGINNING**.

CONTAINING 0.018 ACRES OR 800 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-4 R.O.W. DEDICATION



OGDEN NORTH ENTERPRISES LLC
955 E 58TH AVE
AREA = 800 SQ.FT. +/-,
0.018 ACRES +/-



SCALE 1" = 30'

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 13-60-105;
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) 351-0646

Revisions - Date	Date	Drawn By	Job No.
	8/15/19	MANF	20961-00
	Scale	Checked By	Drawing No.
	1" = 30'	MES	IN FILE

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Drexel, Barrell & Co.

JULY 1, 2019

EXHIBIT B LEGAL DESCRIPTION PARCEL TCE-4 TEMPORARY CONSTRUCTION EASEMENT

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. B319878 IN THE ADAMS COUNTY RECORDS, 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 TRACT OF LAND DESCRIBED AT RECEPTION NO. B319878, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF EAST 58TH AVENUE, THENCE N00°05'31"E, 20.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND TO THE **POINT OF BEGINNING**;

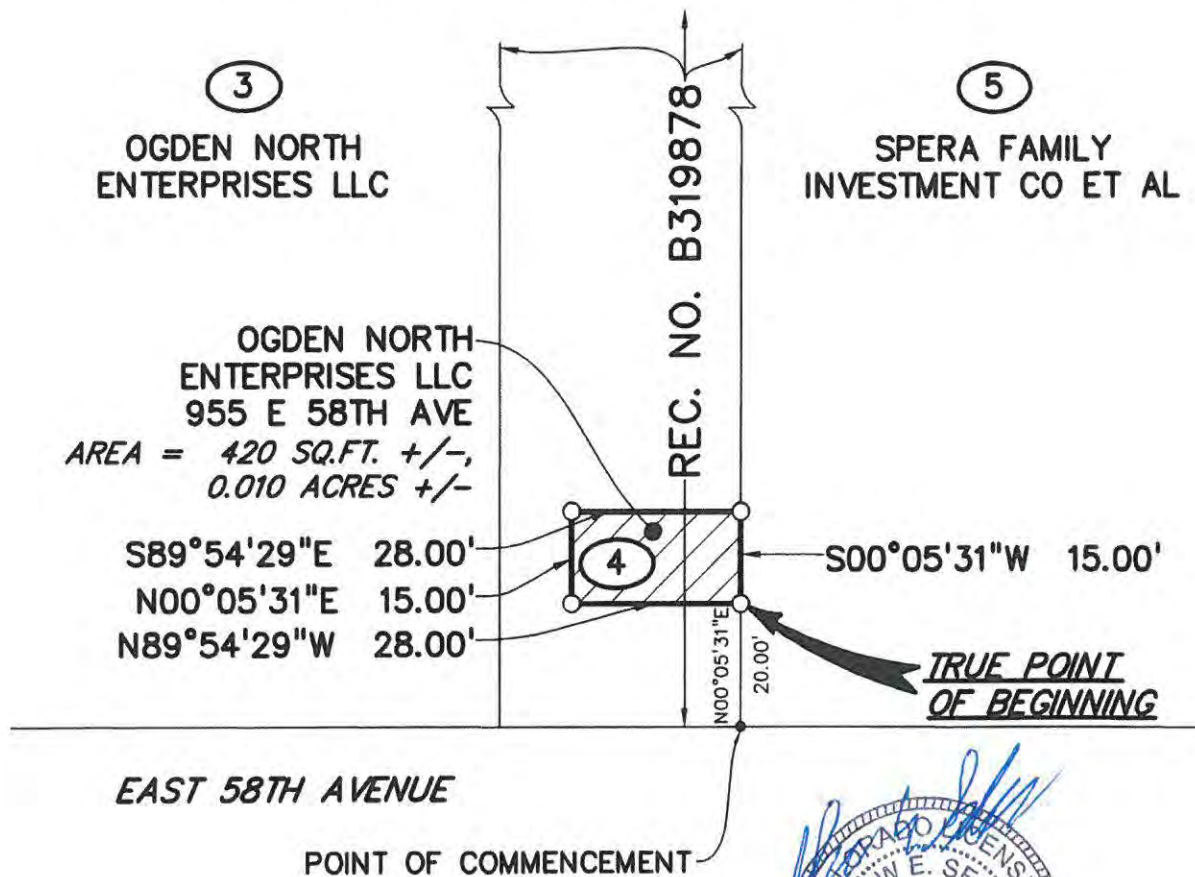
THENCE N89°54'29"W, 28.00 FEET; THENCE N00°05'31"E, 15.00 FEET; THENCE S89°54'29"E, 28.00 FEET TO THE EASTERLY LINE OF SAID TRACT OF LAND; THENCE S00°05'31"W, 15.00 FEET ALONG THE EASTERLY LINE OF SAID TRACT OF LAND ALONG THE EASTERLY LINE OF SAID TRACT OF LAND TO THE **POINT OF BEGINNING**.

CONTAINING 0.010 ACRES OR 420 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 TCE-4 TEMPORARY CONSTRUCTION EASEMENT



SCALE 1" = 30'

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) 351-0646

Revisions - Date	Date	Drawn By	Job No.
	8/15/19	MNF	20961-00
	Scale	Checked By	Drawing No.
	1"=30'	MES	IN FILE

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PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution approving Right-of-Way Agreement between Adams County and Hensley Properties, LLC, for property necessary for the East 58 th Avenue Improvements Project – East 58 th Avenue from Clarkson Street to York Street
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves 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 58th Avenue for the East 58th Avenue Improvements Project – East 58th 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 Hensley Properties, LLC, for acquisition of road right-of-way for \$76,845.00. 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.

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	\$10,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 HENSLEY PROPERTIES, LLC,
FOR PROPERTY NECESSARY FOR THE EAST 58TH AVENUE IMPROVEMENTS
PROJECT – EAST 58TH AVENUE FROM CLARKSON STREET TO YORK STREET

WHEREAS, Adams County is in the process of acquiring rights-of-way and temporary construction easements along East 58th Avenue for the East 58th Avenue Improvements Project – East 58th 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 58th Avenue; and,

WHEREAS, this right-of-way acquisition is a portion of 2031 East 58th Avenue located in the Southeast Quarter of Section 11, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Hensley Properties, LLC, (“Parcel 24”); and,

WHEREAS, Adams County requires ownership of Parcel 24 for construction of the street improvements; and,

WHEREAS, Hensley Properties, LLC, is willing to sell Parcel 24 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Right-of-Way Agreement between Adams County and Hensley Properties, 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 **Hensley Properties, LLC, a Colorado limited liability company**, whose address is 1805 Ward Court, Lakewood, Colorado 80215 (“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 2031 East 58th Avenue, hereinafter (the “Property”) for the 58th Avenue Widening Project (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in **Exhibit A** attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **SEVENTY SIX THOUSAND EIGHT HUNDRED FORTY FIVE AND NO/100’S DOLLARS (\$76,845.00)** 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 \$21,770.00 for the acquisition of road right-of-way, \$52,500 for the removal of electric and chain link fencing and gates and \$2,575.00 for the temporary construction easements. 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 deliver to the County the attached conveyance documents on the Property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The 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. The County will remove approximately 600 lineal feet of the high voltage electrical fence and chain link fencing with gates. But, the County has agreed to reimburse the owner the expense of the lost electrical and chain link fencing.

7. 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.

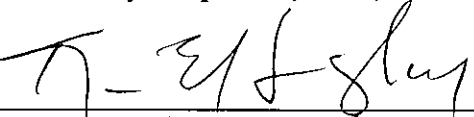
8. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.

9. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.

10. Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.

11. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner: Hensley Properties, LLC, a Colorado Limited Liability Company

By: 
Print Name: Kim E HENSLEY
Title: managing partner
Date: 5/15/2020

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney



Drexel, Barrell & Co.

JULY 19, 2019

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

LEGAL DESCRIPTION PARCEL RW-24 RIGHT-OF-WAY DEDICATION

A TRACT OF LAND BEING A PORTION OF RICO INDUSTRIAL TRACT, RECORDED AT RECEPTION NO. 944551, LOCATED IN THE SE1/4 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 RICO INDUSTRIAL TRACT, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF EAST 58TH AVENUE, THENCE S82°35'50"W, 430.31 FEET ALONG THE SOUTHERLY LINE OF SAID RICO INDUSTRIAL TRACT AND ALONG SAID NORTHERLY LINE OF EAST 58TH AVENUE; THENCE N75°57'04"E, 78.04 FEET; THENCE EASTERLY 353.96 FEET ALONG A CURVE CONCAVE TO THE SOUTH, THE ARC OF SAID CURVE HAVING A RADIUS OF 1550.00 FEET, A CENTRAL ANGLE OF 13°05'03" AND BEING SUBTENDED BY A CHORD THAT BEARS N82°29'36"E, 353.19 FEET TO THE EASTERLY LINE OF SAID RICO INDUSTRIAL TRACT; THENCE SOUTHERLY 9.68 FEET ALONG A CURVE CONCAVE TO THE WEST, THE ARC OF SAID CURVE HAVING A RADIUS OF 656.78 FEET, A CENTRAL ANGLE OF 00°50'40" AND BEING SUBTENDED BY A CHORD THAT BEARS S05°02'42"E, 9.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.138 ACRES OR 6029 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-24 R.O.W. DEDICATION

23 KUETTEL+2 LLC

RICO INDUSTRIAL TRACT

**HENSLEY PROPERTIES LLC
C/O JAMES F HENSLEY MANAGE
2031 E 58TH AVE
AREA = 6029 SQ. FT. +/-,
0.138 ACRES +/-**

L=353.96'
R=1550.00'
 $\Delta=13^{\circ}05'03''$
CH=N82°29'36"E
353.19'

L=9.68'
R=656.78'
 $\Delta=00^{\circ}50'40''$
CH=S05°02'42"E
9.68'

N75°57'04"E 78.04'

(24)
S82°35'50"W 430.31'
EAST 58TH AVENUE
POINT OF BEGINNING
SE COR. OF RICO INDUSTRIAL TRACT



SCALE 1" = 100'

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) 351-0645

Revisions - Date	Date	Drawn By	Job No.
	7/19/19	MNF	20961-00
	Scale	Checked By	Drawing No.
	1"=100'	MES	IN FILE

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Drexel, Barrell & Co.

JULY 31, 2019

LEGAL DESCRIPTION PARCEL TCE-24 TEMPORARY CONSTRUCTION EASEMENT

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

A TRACT OF LAND BEING A PORTION OF RICO INDUSTRIAL TRACT, RECORDED AT RECEPTION NO. 944551 AND A PORTION OF EAST 58TH AVENUE, LOCATED IN THE SE1/4 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 SOUTHWEST CORNER OF SAID RICO INDUSTRIAL TRACT, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF EAST 58TH AVENUE, THENCE N82°35'50"E, 123.13 FEET ALONG SAID NORTHERLY LINE OF EAST 58TH AVENUE AND ALONG THE SOUTHERLY LINE OF SAID RICO INDUSTRIAL TRACT TO THE **TRUE POINT OF BEGINNING**;

THENCE THE FOLLOWING THREE (3) COURSES;

1. N13°19'52"W, 41.74 FEET;
2. N76°40'08"E, 55.00 FEET;
3. S13°19'52"E, 47.45 FEET TO SAID SOUTHERLY LINE OF RICO INDUSTRIAL TRACT AND SAID NORTHERLY LINE OF EAST 58TH AVENUE;

THENCE S82°35'50"W, 55.30 FEET ALONG SAID SOUTHERLY LINE OF RICO INDUSTRIAL TRACT AND ALONG SAID NORTHERLY LINE OF EAST 58TH AVENUE TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.056 ACRES OR 2453 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:
MATHEW E. SELDERS
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338

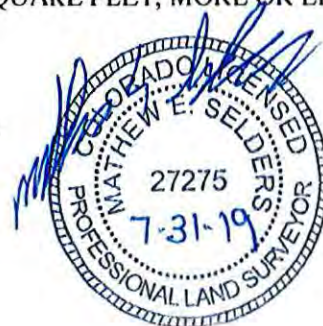


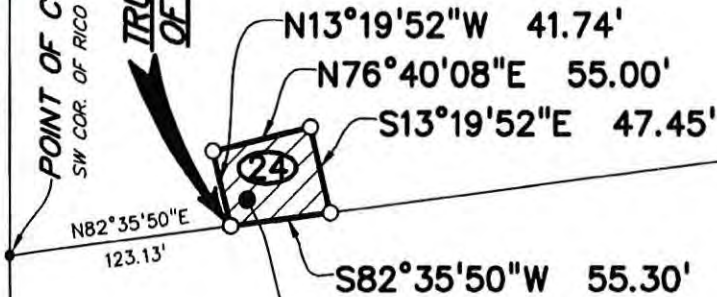
EXHIBIT PARCEL TCE-24 TEMPORARY CONSTRUCTION EASEMENT

23 KUETTEL+2 LLC

POINT OF COMMENCEMENT
SW COR. OF RICO INDUSTRIAL TRACT

TRUE POINT
OF BEGINNING

RICO INDUSTRIAL TRACT



**EAST 58TH
AVENUE**

**HENSLEY PROPERTIES LLC
C/O JAMES F HENSLEY MANAGE
2031 E 58TH AVE
AREA = 2453 SQ. FT. +/-,
0.056 ACRES +/-**



SCALE 1" = 100'

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) 280-0887 GREELEY, COLORADO (970) 361-0646	
Revisions - Date	Date	Drawn By	Job No.
	7/19/19	7/19/19	20961-00
	Scale	Checked By	Drawing No.
	1"=100'	MES	IN FILE

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PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution approving right-of-way agreement between Adams County and Dennis and Jeff Enterprises, LLC, for property necessary for the Dahlia Street Roadway and Drainage Improvements Project from East 74 th Avenue to East 78 th Avenue
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the Dahlia Street Roadway and Drainage Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the Dahlia Street corridor from East 74th Avenue to East 78th Avenue for the Dahlia Street Roadway and Drainage Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of Dahlia Street. Attached is a copy of the right-of-way agreement between Adams County and Dennis and Jeff Enterprises, LLC, for acquisition of property interests in the amount of \$23,600.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	\$10,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 DENNIS AND JEFF ENTERPRISES, LLC,
FOR PROPERTY NECESSARY FOR THE DAHLIA STREET ROADWAY AND
DRAINAGE IMPROVEMENTS PROJECT FROM EAST 74TH AVENUE TO
EAST 78TH AVENUE

WHEREAS, Adams County is in the process of acquiring rights-of-way and easements along Dahlia Street corridor from East 74th Avenue to East 78th Avenue for the Dahlia Street Roadway and Drainage Improvements Project (“Project”); and,

WHEREAS, the intention of this Project is to identify and improve the overall roadway and drainage (“Improvements”); and,

WHEREAS, this right-of-way and temporary construction easement acquisition is a portion of 7685 and 7715 Dahlia Street located in the Northwest Quarter of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Dennis and Jeff Enterprises, LLC (“Parcel 26 and 27”); and,

WHEREAS, Adams County requires ownership of Parcel 26 and 27 for construction of the Improvements; and,

WHEREAS, Dennis and Jeff Enterprises, LLC, is willing to sell Parcel 26 and 27 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 Dennis and Jeff Enterprises, 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 Dennis and Jeff Enterprises, LLC whose address is 7685 Dahlia Street, Commerce City, CO 80022 ("Owner"), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at 7685 Dahlia Street, Commerce City, CO 80022, hereinafter (the "Property") for the Dahlia Street Roadway and Drainage Improvements, E. 74th Ave to E. 78th Ave (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is TWENTY-THREE THOUSAND SIX HUNDRED AND NO/100'S DOLLARS (\$23,600.00) including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement with an expected date of June 12TH, 2020.
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 County's construction plans indicate the removal of 15 lineal feet of the chain link fencing located along the Dahlia Street right-of-way line. Additionally, 612

square feet of asphalt pavement will be removed. The County will not reset or reconstruct these improvements. But the County has agreed to reimburse the owner the expense to reset or reconstruct the improvements and made a part of this Agreement.

6. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
7. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
8. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
9. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner(s):

By: *Dennis R. Richey*

Printed Name: *DEANIS R. RICHEY*

Title: Owner

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Resolution approving right-of-way agreement between Adams County and First Rock Property Group, LLC, for property necessary for the Dahlia Street Roadway and Drainage Improvements Project from East 74 th Avenue to East 78 th Avenue
FROM: Kristin Sullivan, AICP, Director of Public Works Brian Staley, P.E., PTOE, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the Dahlia Street Roadway and Drainage Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the Dahlia Street corridor from East 74th Avenue to East 78th Avenue for the Dahlia Street Roadway and Drainage Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of Dahlia Street. Attached is a copy of the right-of-way agreement between Adams County and First Rock Property Group, LLC, for acquisition of property interests in the amount of \$8,755.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	\$10,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 FIRST ROCK PROPERTY GROUP, LLC,
FOR PROPERTY NECESSARY FOR THE DAHLIA STREET ROADWAY AND
DRAINAGE IMPROVEMENTS PROJECT FROM EAST 74TH AVENUE TO
EAST 78TH AVENUE

WHEREAS, Adams County is in the process of acquiring rights-of-way and easements along Dahlia Street corridor from East 74th Avenue to East 78th Avenue for the Dahlia Street Roadway and Drainage Improvements Project (“Project”); and,

WHEREAS, the intention of this Project is to identify and improve the overall roadway and drainage (“Improvements”); and,

WHEREAS, this right-of-way acquisition is a portion of 7631 Dahlia Street located in the Northwest Quarter of Section 31, Township 2 South, Range 67 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by First Rock Property Group, LLC (“Parcel 23”); and,

WHEREAS, Adams County requires ownership of Parcel 23 for construction of the Improvements; and,

WHEREAS, First Rock Property Group, LLC, is willing to sell Parcel 23 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 First Rock Property Group, 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 First Rock Property Group, LLC whose address is 4211 Inca Street, Denver, Colorado 80211 (“Owner”), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 (“County”) for the conveyance of rights-of-way on property located at address of property being conveyed hereinafter (the “Property”) for the Dahlia Street Roadway and Drainage Improvements, E. 74th Ave to E. 78th Ave (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is EIGHT THOUSAND SEVEN HUNDRED FIFTY FIVE AND NO/100’S DOLLARS (\$8,755.00), 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 \$7,636.20 for the conveyance of road right-of-way and \$1,116.00 for irrigated landscaping. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2019 taxes due in 2020 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner’s property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The County will remove approximately 310 Square Feet of irrigated landscaping. But the County has agreed to reimburse the owner the expense of the lost landscaping and made a part of this Agreement.
7. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
8. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
9. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contract binding upon the Owner and County and extending to the successors, heirs and assigns.
10. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
11. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner:

By: SERVANDO RODRIGUEZ GARCIA
Name

Date: 06/01/2020

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Intergovernmental Agreement with Douglas County for Board of Equalization Software
FROM: Meredith P. Van Horn, Assistant County Attorney
AGENCY/DEPARTMENT: County Attorney
HEARD AT STUDY SESSION ON: July 14, 2020 during AIR
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve and authorize the County Manager to sign the Intergovernmental Agreement Between Adams County and Douglas County Regarding Sharing of Board of Equalization Software and Source Code.

BACKGROUND:

The County Attorney's Office has been searching for a software solution to manage the Board of Equalization process that occurs each year. Douglas County's information technology department developed software to manage that county's Board of Equalization process and is willing to provide a copy of the software and the source code to Adams County at no cost. The intergovernmental agreement details the rights and obligations of both Adams County and Douglas County with respect to the sharing and maintenance of the software application.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Information Technology and Innovation

ATTACHED DOCUMENTS:

Resolution Approving the Intergovernmental Agreement Between Adams County and Douglas County Regarding Sharing of Board of Equalization Software and Source Code with the Intergovernmental Agreement attached.

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

RESOLUTION APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN
ADAMS COUNTY AND DOUGLAS COUNTY REGARDING SHARING OF BOARD OF
EQUALIZATION SOFTWARE AND SOURCE CODE

WHEREAS, pursuant to Colo. Const. art. XV, § 18, and C.R.S. § 29-1-203, Adams County and Douglas County are authorized to cooperate or contract with each other to provide any function or service lawfully authorized to each; and,

WHEREAS, Douglas County developed software to manage its Board of Equalization hearings process and has agreed to share its software with Adams County; and,

WHEREAS, Adams County seeks to utilize this software application in order to manage its Board of Equalization process; and,

WHEREAS, Adams County and Douglas County wish to enter into an agreement for the purpose of outlining how the software will be shared and any maintenance responsibilities; and,

WHEREAS, the agreement attached hereto details the rights and obligations of both Adams County and Douglas County with respect to the sharing and maintenance of the software application.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Intergovernmental Agreement between Adams County and Douglas County, a copy of which is attached hereto and incorporated herein by reference, is hereby approved.

BE IT FURTHER RESOLVED, that the County Manager is authorized to execute said Intergovernmental Agreement on behalf of the County of Adams, State of Colorado.

**INTERGOVERNMENTAL AGREEMENT REGARDING SHARING OF BOARD OF
EQUALIZATION SOFTWARE SOURCE CODE BETWEEN DOUGLAS COUNTY AND
ADAMS COUNTY**

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is made and entered into this _____ day of _____, 2017, by and between the Board of County Commissioners of the County of Douglas, located at 100 Third Street, Castle Rock, CO 80104 (hereinafter referred to as the “Douglas County”) and Board of County Commissioners of the County of Adams, located at 4430 South Adams County Parkway, Brighton, CO 80601 (hereinafter referred to as “Adams County”). Douglas County and Adams County shall be referred to herein, individually as a “Party” and, collectively, as the “Parties.”

RECITALS

WHEREAS, pursuant to Colorado Constitution, Article XIV, Section 18 and C.R.S. § 29-1-203, Douglas County and Adams County have the legal authority to cooperate or contract with each other to provide any function, service, or facility lawfully authorized to each, and any such contract may provide for the sharing of costs, or other matters, for the purposes stated hereinafter; and

WHEREAS, Douglas County has developed software to manages its Board of Equalization hearings process (“CBOE Software”); and,

WHEREAS, Douglas County has agreed to share its CBOE Software with Adams County; and,

WHEREAS, the Parties now wish to enter into this agreement for the purpose of outlining how the software will be shared and any maintenance responsibilities.

AGREEMENT

NOW, THEREFORE, for and in consideration of the covenants and conditions set forth herein, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. SHARING OF CBOE SOFTWARE.

- a) Douglas County shall be the owner of CBOE Software. Douglas County hereby grants to Adams County a perpetual, non-transferable, non-sublicensable, license to the CBOE Software for use by Adams County. Adams County may use this software for its Board of Equalization hearing process.
- b) Douglas County shall provide a copy of the source code of the CBOE Software for Adams County to use. Adams County shall use the source code solely for the purpose of using the CBOE Software.

- c) Douglas County developed the CBOE Software to improve the efficiency of its internal operations. By providing the platform and applications to the Adams County, it should be understood that Douglas County is not a commercial software vendor. Rather, Douglas County, having created the CBOE Software made the investment to develop these specific software and is offering them for use by Adams County.
2. **MAINTENANCE.** Douglas County will provide no maintenance or support of the CBOE Software at any time. Any maintenance will be provided by Adams County without assistance.
3. **CONFIDENTIALITY.** Each Party, for themselves, their agents, employees and representatives, agrees that it will not divulge any confidential or proprietary information it receives from the other Party, except as may be required by law.
4. **INSURANCE.** Each Party shall maintain such insurance by self insurance or otherwise as will protect it from claims which may arise out of or result from its operations and use under this Agreement, whether such operations or use be by itself or by anyone directly or indirectly employed by it, or by anyone for whose acts it may be liable.
5. **DISCLAIMER OF WARRANTY.** THE SERVICES DESCRIBED IN THIS AGREEMENT ARE PROVIDED ON AN “AS IS” AND “AS AVAILABLE” BASIS. DOUGLAS COUNTY EXPRESSLY DISCLAIMS ALL WARRANTIES OF ANY KIND, WHETHER EXPRESSED OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE AND NON-INFRINGEMENT. DOUGLAS COUNTY MAKES NO WARRANTY THAT THE SERVICES WILL MEET THE SUBSCRIBING COUNTY’S REQUIREMENTS; THAT THE SERVICES WILL BE UNINTERRUPTED, TIMELY OR ERROR-FREE; NOR DOES IT WARRANT THAT THE RESULTS THAT MAY BE OBTAINED BY THE SERVICES WILL BE ACCURATE OR RELIABLE.
6. **LIMITATION OF LIABILITY.** EACH PARTY AGREES THAT THE OTHER PARTY SHALL NOT BE LIABLE FOR ANY LOSS OF PROFITS, LOSS OF USE, INTERRUPTIONS OF BUSINESS OR ANY DIRECT, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND WHATSOEVER UNDER THIS AGREEMENT OR OTHERWISE, EVEN IF THE OTHER PARTY IS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.
7. **FORCE MAJEURE.** Neither Party to this Agreement will be in violation of the Agreement if the failure to perform the obligations is due to an event beyond such Party’s control, such as significant failure of a part of the power grid, significant failure of the Internet, natural disaster, war, riot, insurrection, epidemic, strikes or other organized labor action, terrorism, or other event of a magnitude or type for which precautions are not generally taken in the industry.

8. **RELATIONSHIP OF THE PARTIES.** The Parties agree that their relationship hereunder is in the nature of independent contractors. Neither Party shall be deemed to be the agent, partner, joint venturer or employee of the other, and neither shall have any authority to make any agreements or representations on the other's behalf. Each Party shall be solely responsible for the payment of compensation, insurance and taxes of its own personnel, and such personnel are not entitled to the provisions of any employee benefits from the other Party. Neither Party shall have any authority to make any agreements or representations on the other's behalf without the other's written consent.

9. **AMENDMENT.** This Agreement contains the entire agreement of the Parties relating to the subject matter hereof and, except as provided, this Agreement may not be modified or amended except by written agreement of the parties.

10. **MISCELLANEOUS PROVISIONS.**

a) Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado and venue shall be in either Douglas County or Adams County, State of Colorado.

b) Survival. Notwithstanding anything to the contrary, the Parties understand and agree that all terms and conditions of this Agreement which may require continued performance or compliance beyond the termination date of this Agreement shall survive such termination date and shall be enforceable as provided herein in the event of a failure to perform or comply by a party to this Agreement.

c) Notices. Any notice or communication given pursuant to this Agreement shall be given in writing, either in person (deemed given when actually received) or by certified mail, return receipt requested (deemed given at the time indicated on the completed return receipt). Notice shall be given to the parties at the following addresses:

Douglas County:
Director of Information Technology
100 Third Street
Castle Rock, CO 80104

with a copy to:
Douglas County Attorney
100 Third Street
Castle Rock, CO 80104

Adams County:
Director of Information Technology
4430 South Adams County Parkway
Suite C3000
Brighton, Colorado 80601

with a copy to:
Adams County Attorney
4430 South Adams County Parkway
Suite C5000B
Brighton, Colorado 80601

- d) Compliance with the Laws. Each Party shall observe and comply with all applicable laws, including but not limited to federal, state and local laws, regulations, rules or ordinances that affect those employed or engaged by it, the materials or Equipment used and shall procure any and all necessary approvals, licenses and permits, all at its own expense.
- e) Waiver. No term or condition of this Agreement shall be deemed to have been waived by either Party unless the waiver is in writing and signed by the waiving Party or their duly authorized representative.
- f) Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.
- g) Headings. The section headings provided herein are for convenience only and shall have no force or effect upon the construction or interpretation of any provision hereof.
- h) Entire Agreement. This Agreement constitutes the entire agreement and understanding between the Parties and supersedes any prior agreement or understanding relating to the subject matter of these Agreements.
- i) Authority. The Parties have taken all actions and secured all approvals necessary to authorize and complete this Agreement. The persons signing this Agreement on behalf of each Party have legal authority to sign this Agreement and bind the Parties to the terms and conditions contained herein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

COUNTY OF DOUGLAS, STATE OF
COLORADO,

By and Through Its BOARD OF COUNTY
COMMISSIONERS

By: _____
Roger A. Partridge, Chair

Attest:

By: _____
Clerk to the Board

APPROVED AS TO FORM:

Douglas County Attorney

COUNTY OF ADAMS, STATE OF COLORADO,

By and Through Its BOARD OF COUNTY
COMMISSIONERS

By: _____
Raymond Gonzales, County Manager

Attest:

By: _____

APPROVED AS TO FORM:

Adams County Attorney's Office



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: 7/28/2020
SUBJECT: Adams County WIOA Regional and Local Plans 2020-2023
FROM: Jodie Kammerzell
AGENCY/DEPARTMENT: Human Services, Workforce and Business Center
HEARD AT STUDY SESSION ON 7/14/2020
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves

BACKGROUND:

The Adams County Workforce Development Board (WDB) must submit a new four-year regional and local plan in accordance with the Workforce Innovation and Opportunity Act (WIOA) of 2014. The proposed plans must be approved by the Board of County Commissioners and submitted to the Colorado Department of Labor and Employment and the Colorado Workforce Development Council

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Workforce and Business Center

ATTACHED DOCUMENTS:

Resolution

Adams County Workforce Innovation and Opportunity Act (WIOA) Regional and Local Plans – Program Years 2020-2023.

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING
THE ADAMS COUNTY WORKFORCE DEVELOPMENT BOARD
REGIONAL AND LOCAL FOUR-YEAR PLANS OF THE WORKFORCE INVESTMENT
AND OPPORTUNITY ACT OF 2014

WHEREAS, the Colorado Department of Labor and Employment and the Colorado Workforce Development Council requires the Adams County Workforce Development Board to submit four-year regional and local Plans in compliance with the Workforce Innovation and Opportunity Act (WIOA) of 2014, PL 113-128; and,

WHEREAS, the attached regional and local plans for Adams County and the Central Planning Region and the Adams County Workforce Development Board satisfy the requirements of WIOA; and,

WHEREAS, the approval of the plans will allow the continued operations of the Adams County Workforce and Business Centers to provide citizens with quality employment and training programs under WIOA.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Adams County WIOA Regional and Local Plans for Program Years 2020-2023, attached hereto and incorporated herein by reference, are hereby approved.

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

ADAMS COUNTY

WORKFORCE INNOVATION AND OPPORTUNITY ACT (WIOA)

REGIONAL AND LOCAL PLANS



ADAMS COUNTY
COLORADO

ADAMS COUNTY
WORKFORCE AND BUSINESS CENTER
A PROUD PARTNER OF THE
americanjobcenter

The Adams County Board of County Commissioners (BOCC), Workforce Development Board, and Workforce & Business Center (WBC) provide the following information as an overview of the Colorado Central Planning Region, as well as the Local Area of Adams County.

The Colorado Central Planning Region (CCPR) is made up of 12 counties along the eastern slope of the Rocky Mountains. Moving south from the Wyoming border, these are Larimer, Boulder, Broomfield, Adams, Denver, Jefferson, Gilpin, Clear Creek, Arapahoe, Douglas, El Paso, and Teller counties. Together, these counties make up over three quarters of the population and labor force in Colorado and nearly 80% of the jobs in the state.

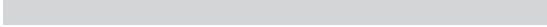
There are seven federally defined workforce development areas that serve these 11 counties and four urban areas. Broomfield, though a sub-area of the Rural Consortium, is included in this report because it is surrounded by Boulder, Jefferson, and Adams counties and is part of Colorado's urban front range. The seven workforce development areas are:

- Adams (serving Adams County)**
- Arapahoe/Douglas (serving Arapahoe and Douglas counties)**
- Boulder (serving Boulder County)**
- Denver (serving the City and County of Denver)**
- Tri-County (serving Jefferson, Clear Creek and Gilpin counties)**
- Larimer (serving Larimer County)**
- Pikes Peak (serving El Paso and Teller counties)**

As one of these workforce development areas, Adams County is the third most populated area in Colorado and continues to outpace other counties in Colorado with the highest projected population growth in the Metro Denver area. Adams County is expected to experience an increase in its population by approximately 3,450,000 by 2050. As a result of this growth, Adams County will be faced with opportunities for workforce development along with various challenges to meet the needs of job seekers and employers.



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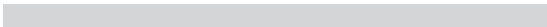


REGIONAL PLAN

LOCAL PLAN

PUBLIC COMMENT

GLOSSARY OF ACRONYMS



COLORADO CENTRAL PLANNING REGION

Regional Plan for Execution of Workforce Development Activities

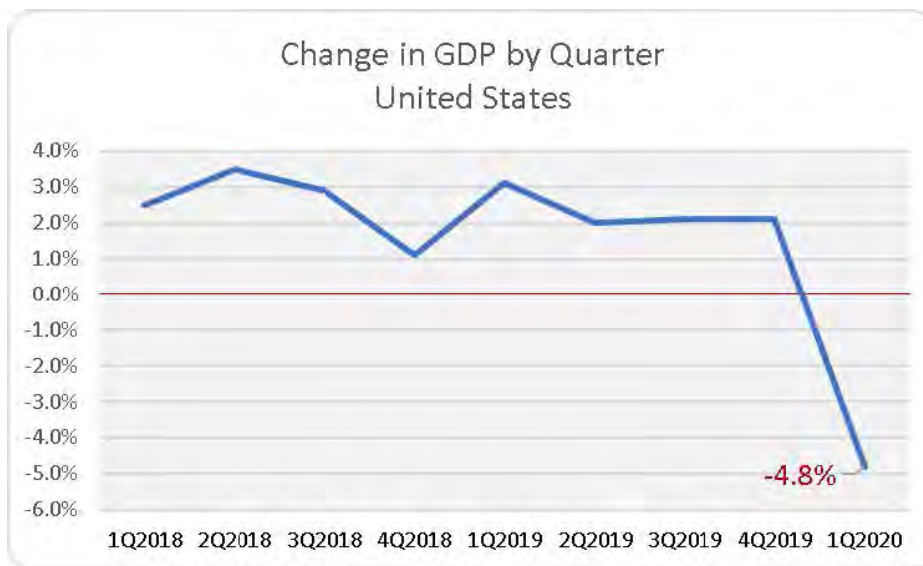
*Developed in accordance with
the Workforce Innovation and
Opportunity Act (WIOA) June 2020*

*Adams, Arapahoe, Boulder, Broomfield,
Clear Creek, Denver, El Paso, Douglas, Gilpin,
Jefferson, Larimer, and Teller Counties.*

When initially written, Colorado, the CCPR and all of its workforce areas were in a full-employment market and the economy was experiencing one of the longest periods of sustained growth in history. The COVID-19 pandemic changed all that, which resulted in a substantial update to this plan.

The reader should note that the original portion of the plan, which is clearly labeled below was left mostly intact to reflect the fundamental strength of the region's labor force. What follows immediately below is the update on the effects experienced by Colorado, the Colorado Central Planning Region and the seven workforce development areas that make up the region since we began seeing effects from the pandemic on March 1, 2020.

Current conditions underscore the readiness of Colorado's workforce development system to put public funds out quickly and be an integral part of economic recovery.



Initial Effects of COVID-19 Pandemic: United States

The COVID-19 pandemic has had far reaching effects on the United States as a whole. We are one of the hardest hit countries in the world: At this writing, the United States has 4.25% of the world population, but has just over 32% (1.54 million) of the known cases worldwide, and has suffered 28.3% (90,717) of the deaths worldwide.

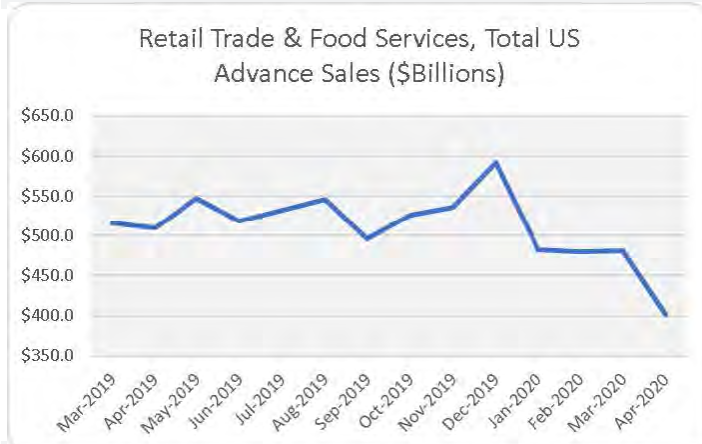
Though it has just 4.25% of the world's population, 71% of the economy in the United States is based on consumerism, and the US economy is so powerful that in 2019, it made up 15.11% of the worldwide Gross Domestic Product (GDP).

When the pandemic hit in earnest in March 2020, the economy of the United States was temporarily shut down for the purpose of flattening the curve of new cases to help the healthcare system cope. This took time, and in spite of massive stimulus packages from the U.S. government, by the week ending April 25, 2020, 34.1 million new unemployment claims had been filed by Americans, and when national unemployment numbers were reported for April on the first Friday in May, the national unemployment rate had risen from 4.4% in March 2020 to 14.7% in April. New numbers coming in suggest that when May unemployment numbers are reported on the first Friday in June, the US unemployment rate will be approximately 23%.

Reduction in Demand for Goods and Services

Without in any way diminishing the suffering of the millions of Americans laid off from their jobs, and the millions of small business who have closed or are in danger of closing, the crisis to the economy of the United States, because it is 71% consumption based, is the dramatic reduction in demand for goods and services. This affects businesses across the board, and economists at both the International Monetary Fund and the US Federal Reserve are now predicting that the nation will not experience a full recovery until at least the end of 2021.

This lowered consumption is right now hitting durable goods and boutique retailers the hardest, while demand for groceries has risen. We are seeing reductions in prices for gasoline, motor vehicles, appliances, electronics, clothing, sporting goods, and other retailers while prices of food and drink retailers have trended up. This is because unemployment payments are a safety net only. The payments, in aggregate, make up only around 23% of the total loss of worker earnings. This drives consumer confidence down and means that people only tend to buy the basics during times of deep recession.



This US Census table shows the 16.6% decrease in sales for retail and food service establishments between March and April 2020.

A growing number of economists fear that some sectors of the economy will experience deflation as people stop spending money on them – appliances, for example, while the prices of basic items, particularly food and personal items will continue to rise.

Lowered spending on certain goods will cause layoffs in those portions of the economy, and these new layoffs will decrease worker earnings, and thus demand for goods and services even more, leading to more layoffs.

Other relevant national indicators (for March 2020, source: US Census):

- Durable goods manufacturing orders -14.4%
- New residential sales -15.4%
- New residential construction -22.3%
- New business formations -4.5% in first quarter 2020

Currently, many states have opted to loosen their initial ‘stay at home’ orders and allow people to return to work while keeping up social distancing. Pandemic experts are saying there will be a second wave of COVID-19 as this happens. Currently around 6,000 Americans are dying per day, and some models predict a death toll of over 250,000 by August 2020.

Hidden Expense to Businesses

In the struggle to reopen, businesses are incurring a variety of expenses, which will further affect profit margins. They must provide personal protective masks, as well as plexiglass barriers for customer facing employees. Furniture is being removed and cubicles being enlarged to allow for social distancing. Restaurants are asking for flexibility in regulations to allow for more patio dining. Factories are adjusting assembly lines to allow for social distancing. All these adjustments cost money and may force businesses to reduce staff to compensate for the higher costs.

As to the hospitality and tourism industry, Bloomberg is reporting that the number of flights have been cut by 90% for summer, and many hotels are down to 1% capacity. Recovery in this sector is being projected to lag other areas of the economy, with some tying full recovery to the development of a vaccine, which could take 18 months or longer.

Initial Effects of COVID-19 Pandemic: Colorado

New Unemployment Claims as a Percent of the Labor Force Date Range: 3/1/2020 - 5/2/2020			
Geography	Labor Force	Initial Claims	Percent
Colorado	3,129,300	359,565	11.5%
Adams	280,249	33,181	11.8%
Arapahoe	374,600	45,616	12.2%
Boulder	200,110	19,220	9.6%
Denver	428,493	53,777	12.6%
Douglas	199,341	18,369	9.2%
Jefferson	344,319	38,328	11.1%
Larimer	209,090	21,847	10.4%

Sources: Bureau of Labor Statistics, Colorado Department of Labor & Employment

Through the week ending April 25, 2020, nearly 360,000 Coloradans have filed new unemployment claims. As the table to the right shows, this is 11.5% of the state's total labor force. In addition, through the week ending May 2, 2020, an additional 54,000 Coloradans who are small business owners or gig workers have filed Pandemic Unemployment Assistance claims.

New Unemployment Claims by Industry Sector

This table shows the number of new claims by industry sector in Colorado. The reader should note that the numbers on are significantly lower than the number in the table on the previous page. This is because the industry sector of layoff is not identifiable for nearly 24% of the claims, thus the percentage of total job loss in each industry sector may be significantly higher. That said, the table below does depict those industry sectors heaviest hit by layoffs through the week ending May 2, 2020.

Note that the information published in these tables is available at statewide level only.

New Unemployment Claims from 3/1/2020 - 5/2/2020, Colorado				
NAICS	Industry	Jobs	New Claims	Percent
71	Arts, Entertainment, and Recreation	70,458	17,096	24.3%
72	Accommodation and Food Services	296,615	69,471	23.4%
44	Retail Trade	288,901	38,191	13.2%
81	Other Services (except Public Administration)	148,668	17,679	11.9%
62	Health Care and Social Assistance	332,068	36,224	10.9%
21	Mining, Quarrying, and Oil and Gas Extraction	30,737	3,340	10.9%
61	Educational Services	64,386	6,095	9.5%
53	Real Estate and Rental and Leasing	69,673	6,566	9.4%
56	Administrative Support and Waste Management & Remediation	178,171	15,807	8.9%
48	Transportation and Warehousing	98,151	8,695	8.9%
42	Wholesale Trade	113,976	8,827	7.7%
31	Manufacturing	157,598	10,813	6.9%
23	Construction	224,598	12,541	5.6%
55	Management of Companies and Enterprises	43,528	2,219	5.1%
51	Information	80,451	3,950	4.9%
54	Professional, Scientific, and Technical Services	279,061	11,336	4.1%
11	Agriculture, Forestry, Fishing and Hunting	31,510	686	2.2%
52	Finance and Insurance	126,204	2,253	1.8%
90	Government	521,390	2,865	0.5%
22	Utilities	8,369	-	0.0%

Sources: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker AND Colorado Department of Labor & Employment

New Unemployment Claims by Occupational Group

This table shows the impact of COVID-19 related mass layoffs by occupation group in Colorado. Note the total number on the table below is 374,858. This does not match the total 359,565 new claims in Colorado, very likely

because a number of claimants have been laid off from multiple jobs.

Occupation Groups with Greatest Percent of Total Job Loss, Colorado				
SOC	Description	Jobs in Q42019	New UI Claims 3/1/2020-5/2/2020	Percent of Total Jobs
35	Food Preparation and Serving Related	272,087	83,659	30.7%
31	Healthcare Support	75,706	17,307	22.9%
27	Arts, Design, Entertainment, Sports, and Media	65,403	14,874	22.7%
39	Personal Care and Service	133,060	28,101	21.1%
11	Management	160,855	28,092	17.5%
41	Sales and Related	336,371	52,544	15.6%
29	Healthcare Practitioners and Technical	164,243	20,088	12.2%
51	Production	114,821	13,012	11.3%
49	Installation, Maintenance, and Repair	121,995	13,137	10.8%
19	Life, Physical, and Social Science	35,118	3,558	10.1%
53	Transportation and Material Moving	179,772	17,827	9.9%
47	Construction and Extraction	184,216	15,722	8.5%
45	Farming, Fishing & Forestry	21,114	1,604	7.6%
37	Building and Grounds Cleaning and Maintenance	112,203	8,414	7.5%
25	Education, Training, and Library	166,639	11,934	7.2%
21	Community and Social Service	53,685	3,532	6.6%
23	Legal	27,183	1,592	5.9%
43	Office and Administrative Support	410,548	20,933	5.1%
13	Business and Financial Operations	222,009	10,000	4.5%
17	Architecture and Engineering	69,203	2,890	4.2%
15	Computer and Mathematical	132,805	4,319	3.3%
33	Protective Service	66,612	1,719	2.6%

Sources: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker and CDLE Unemployment Insurance Division

Loss in Worker Earnings and Commensurate Reduction in Demand for Goods and Services

Estimated Loss in Worker Earnings, Colorado			
SOC	Description	Median Annual Wage	Reduction in Worker Earnings Since 3/1/2020
11	Management	\$113,244	\$275,380,117
13	Business and Financial Operations	\$72,197	\$62,496,627
15	Computer and Mathematical	\$93,562	\$34,980,029
17	Architecture and Engineering	\$83,045	\$20,775,210
19	Life, Physical, and Social Science	\$69,213	\$21,317,257
21	Community and Social Service	\$48,079	\$14,699,784
23	Legal	\$89,875	\$12,385,654
25	Education, Training, and Library	\$46,818	\$48,365,198
27	Arts, Design, Entertainment, Sports, and Media	\$46,161	\$59,435,096
29	Healthcare Practitioners and Technical	\$72,279	\$125,685,170
31	Healthcare Support	\$34,279	\$51,355,058
33	Protective Service	\$41,494	\$6,174,465
35	Food Preparation and Serving Related	\$24,166	\$175,006,099
37	Building and Grounds Cleaning and Maintenance	\$27,897	\$20,318,371
39	Personal Care and Service	\$26,015	\$63,282,725
41	Sales and Related	\$34,576	\$157,265,949
43	Office and Administrative Support	\$38,322	\$69,441,621
45	Farming, Fishing and Forestry	\$30,268	\$4,202,621
47	Construction and Extraction	\$46,084	\$62,717,837
49	Installation, Maintenance, and Repair	\$48,494	\$55,147,186
51	Production	\$35,981	\$40,527,918
53	Transportation and Material Moving	\$34,820	\$53,733,788
Subtotal of Worker Earnings Lost over 9-week Period			\$1,434,693,780
Unemployment Payment Offset			\$1,036,000,000
Net Reduction in Worker Earnings			\$398,693,780

Sources: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker and CDLE Unemployment Insurance Division

When people are working and confident about the future, they buy goods and services. As mentioned earlier, 71% of the US economy is consumer driven.

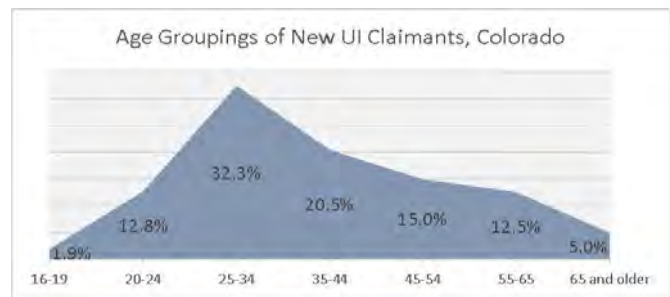
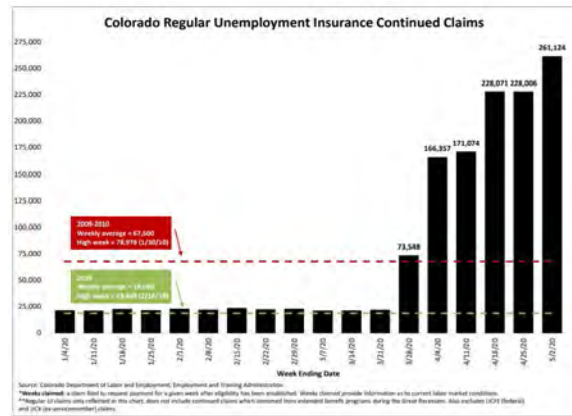
When a downturn occurs, people lose confidence and do not purchase as much.

Unemployment payments are an important safety net, and with the additional pandemic assistance provided through the federal government, have offset 72.2% of the actual loss in worker earnings.

This means that business in Colorado have foregone, or lost, an estimated \$400 million in revenues over the nine weeks from March 1 through May 2, 2020.

A reduction in demand of this magnitude will have lasting effects across the economy, even if all workers could be absorbed back into employment immediately upon relaxing the stay-at-home restrictions, which they will not.

- Hospitality and recreation, which includes hotels, casinos, various tourist attractions and amusement parks, may not recover until the end of 2021, and will not be able to operate at full pre-pandemic capacity until a vaccine is developed and made widely available.
- While eating and drinking places may reopen, they will have to practice social distancing. Even with relaxation of regulations allowing more patio dining, sales will be down significantly.
- According to the Conference Board, US consumer confidence went down 31.9 points in April with projections that it will fall even further in May. The Organization for Economic Cooperation & Development (OECD) saw worldwide consumer confidence decrease from 100.54 in January 2020 to 97.82 at the end of April.
- Consumer confidence, should it remain low, may cause disruptions in other sectors of the economy, though is difficult to predict the magnitude or scope of these potential disruptions.
- Childcare availability and school re-openings will also affect the rate at which people return to work



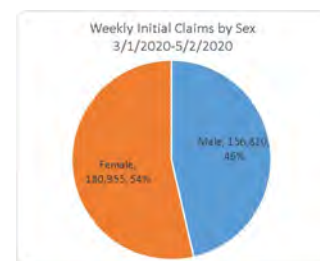
Demographic Characteristics of Claimants

The mass layoffs in the early part of the pandemic affected hospitality and recreation, and retail the most. Because the labor force in these industries tends to be younger, the 25-34 age grouping is disproportionately represented in the new claimant population.

Reabsorption of Unemployment Claimants into Economy

A key issue is how many of the workers displaced by the pandemic will be reabsorbed into gainful employment and when. The chart below shows that while 359,565 Coloradans had filed new unemployment claims between March 1, 2020 and May 2, 2020, the state paid out on 261,124 continuing claims during the week ending May 2, 2020.

Since there is no way of knowing how many of the initial claims were actually approved, it is very difficult to determine how many workers have been reabsorbed into their jobs to date. Colorado is still in the very early stages of getting people back to work, and many other factors will come into play during through 2020 and into 2021.



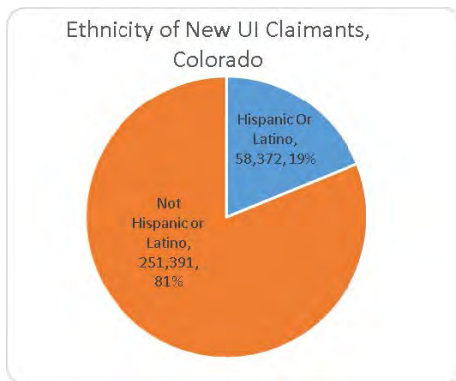
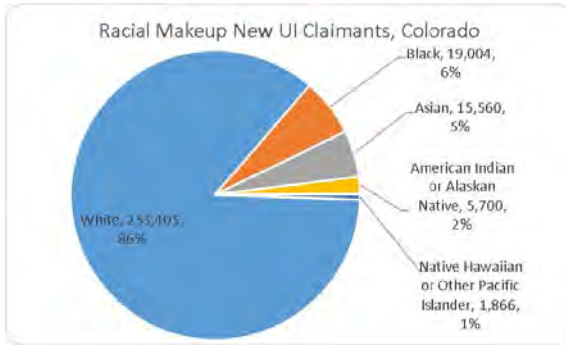
Gender Disparity

Men made up 52.9% of the state's workforce and women 47.1% prior to the pandemic. The pie chart shows that women have been disproportionately affected by the pandemic. This is because the majority of workers in the hardest hit industry groups are female.

Colorado Last Quarter 2019 Employment		
Gender	Number	Percent
Male	1,631,558	52.9%
Female	1,453,384	47.1%

Source: EMSI QCEW, Non-QCEW & Self-Employed

Race/Ethnicity of Claimants



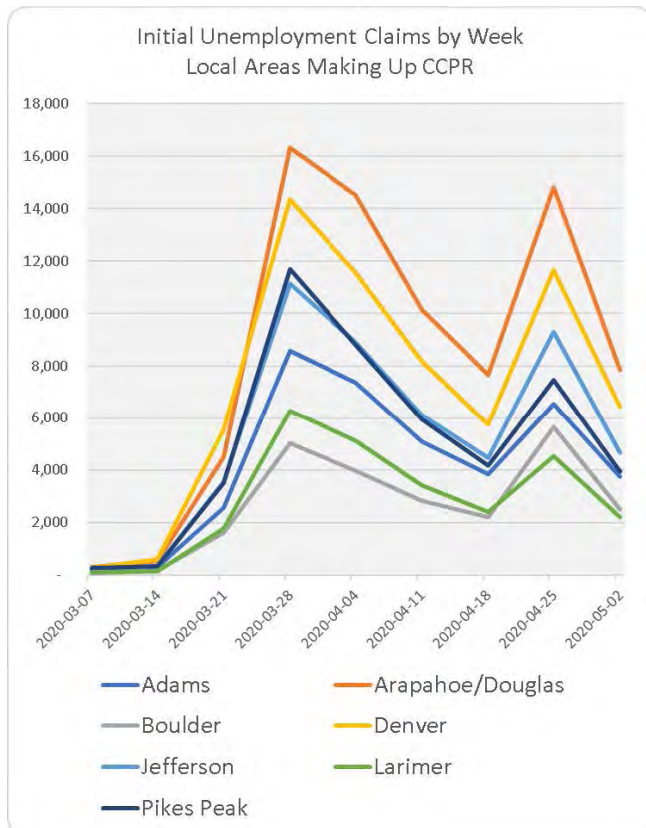
While the workforce, training pipeline, sector partnerships and other cooperative efforts that have kept the economy growing in the seven workforce development areas that make up the Colorado Central Planning Region remain robust, the mass layoffs resulting from the COVID-19 pandemic have to date only lightly touched some industry groups, but have decimated others. The table immediately to the right shows workforce areas most heavily hit by mass layoffs in the region. The line graph shows initial unemployment claims by workforce area from March 1, 2020 through May 2, 2020. The second spike is the Pandemic Unemployment Assistance (PUA) claims, which began the week ending April 25. PUA covers gig workers and others not traditionally eligible for regular unemployment payments.

Total new claims for 9-week period, excluding the PUA claims:

New Unemployment Claims as a Percent of the Labor Force			
Local Workforce	Labor Force	Initial Claims	Percent
Adams	280,249	33,181	11.8%
Arapahoe/Douglas	573,941	63,985	11.1%
Boulder	200,110	19,220	9.6%
Denver	428,493	53,777	12.6%
Jefferson	354,214	40,312	11.4%
Larimer	209,090	21,847	10.4%
Pikes Peak	356,814	39,111	11.0%
CCPR Total	2,402,911	271,433	11.3%

Sources: Bureau of Labor Statistics, Colorado Department of Labor & Employment

Initial Effects of COVID-19 Pandemic: Colorado Central Planning Region & Local Workforce Areas



Data Updates

Colorado has committed to a workforce system that is data driven. To this end, a statewide Workforce Intelligence Data Expert (WIDE) group that serves the workforce development system's operational and business services groups, as well as economic developers, chambers of commerce and other stakeholders to ensure that funds intended for economic recovery are targeted for optimal effect.

The CCPR, Colorado and the United States are all in the early days of returning to work. As new data becomes available, it will be used to adjust services to both job seekers and employers to be more targeted, business relevant and yield the highest possible return on investment for public funds.

Fundamental Strengths of Labor Force in Region, January 2020

Question 1

Provide an analysis of the regional economic conditions overall, as well as for each area included in this planning region, including existing and emerging in-demand industry sectors and occupations, and the employment needs of employers in those industry sectors and occupations.

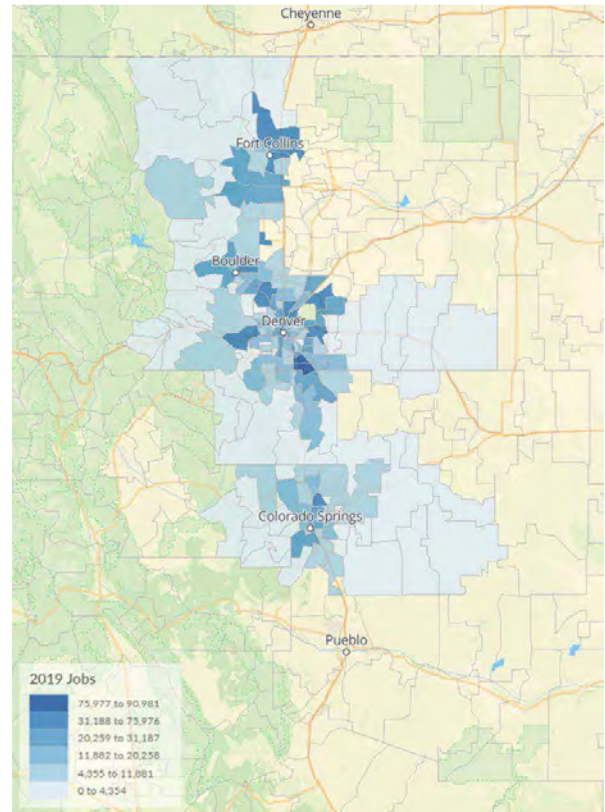
The Colorado Central Planning Region

Employment Concentrations, Colorado Central Planning Region			
County	2020 Jobs	Average Earnings Per Job	Payrolled Business Locations
Denver	571,630	\$82,564	33,770
Arapahoe	368,281	\$76,626	22,436
El Paso	354,622	\$59,592	20,393
Jefferson	271,489	\$69,313	20,529
Adams	244,311	\$64,134	11,406
Boulder	211,296	\$77,187	15,756
Larimer	188,265	\$59,249	12,526
Douglas	145,522	\$73,104	12,420
Broomfield	43,572	\$98,947	2,891
Teller	8,848	\$46,167	917
Gilpin	5,051	\$51,964	175
Clear Creek	3,658	\$54,407	377
Totals	2,416,546	\$72,135	153,595

Source: EMSI - QCEW, Non-QCEW & Self-Employed Class of Worker

The Colorado Central Planning Region (CCPR) is made up of twelve counties along the eastern slope of the Rocky Mountains. Moving south from the Wyoming border, these are Larimer, Boulder, Broomfield, Adams, Denver, Jefferson, Gilpin, Clear Creek, Arapahoe, Douglas, El Paso, and Teller counties. Together these counties make up over three quarters of the population and labor force in Colorado, and nearly eighty percent of the jobs in the state.

The CCPR contains four metropolitan statistical areas: these are Fort Collins (Larimer), Boulder, Denver (Adams, Jefferson, Gilpin, Clear Creek, Arapahoe, and Douglas), and Colorado Springs (El Paso and Teller).



There are seven federally defined workforce development areas that serve these eleven counties and four urban areas. Broomfield, though a sub-area of the Rural Consortium, is included in this report because it is surrounded by Boulder, Jefferson, and Adams counties, and is part of Colorado’s urban front range. The seven workforce development areas are:

- Adams (serving Adams County)
- Arapahoe/Douglas (serving Arapahoe and Douglas counties)
- Boulder (serving Boulder County)
- Denver (serving the City and County of Denver)
- Tri-County (serving Jefferson, Clear Creek and Gilpin counties)
- Larimer (serving Larimer County)
- Pikes Peak (serving El Paso and Teller counties)

The map shows employment concentrations by zip code and labels the four urban areas (metropolitan statistical areas) that make up the CCPR.

Essentially, employment in the state of Colorado is most heavily concentrated in the CCPR. The region has 78.7% of Colorado’s jobs, and produces 83% of Gross Regional Product (GRP). At this writing, new data for the tables below is not yet available.

Regional Economic Conditions

Regional Comparison							
Geography	Population (2019)	Labor Force (2019)	Jobs (2019)	Cost of Living	GRP (\$Billions)	Imports (\$Billions)	Exports (\$Billions)
Colorado Central Planning Region	4,367,959	2,433,920	2,416,721	113.8	\$316.1	\$206.7	\$271.4
Colorado	5,776,548	3,178,070	3,072,205	112.7	\$379.8	\$260.6	\$323.5
Percent of State	75.6%	76.6%	78.7%		83.2%	79.3%	83.9%

Source: EMSI - QCEW, Non-QCEW, Self-Employed & Extended Proprietor Class of Worker

A regional comparison for each of the seven workforce development areas:

Adams Workforce Area

Adams Workforce Area							
Geography	Population (2019)	Labor Force (2019)	Jobs (2019)	Cost of Living	GRP (\$Billions)	Imports (\$Billions)	Exports (\$Billions)
Adams Workforce Area	520,120	277,033	244,327	103.6	\$26.6	\$11.4	\$30.3
Colorado Central Planning Region	4,367,959	2,433,920	2,416,721	113.8	\$316.1	\$206.7	\$271.4
Percent of Colorado Central Planning Region	11.9%	11.4%	10.1%		8.4%	5.2%	11.2%

Source: EMSI - QCEW, Non-QCEW, Self-Employed & Extended Proprietor Class of Worker

Arapahoe-Douglas Workforce Area

Arapahoe/Douglas Workforce Area							
Geography	Population (2019)	Labor Force (2019)	Jobs (2019)	Cost of Living	GRP (\$Billions)	Imports (\$Billions)	Exports (\$Billions)
Arapahoe/Douglas Workforce Area	1,010,068	567,905	513,844	114.0	\$72.7	\$61.9	\$61.5
Colorado Central Planning Region	4,367,959	2,433,920	2,416,721	113.8	\$316.1	\$206.7	\$271.4
Percent of Colorado Central Planning Region	23.1%	23.3%	21.3%		23.0%	29.9%	22.7%

Source: EMSI - QCEW, Non-QCEW, Self-Employed & Extended Proprietor Class of Worker

Boulder Workforce Area

Boulder Workforce Area							
Geography	Population (2019)	Labor Force (2019)	Jobs (2019)	Cost of Living	GRP (\$Billions)	Imports (\$Billions)	Exports (\$Billions)
Boulder Workforce Area	329,432	200,566	211,313	116.7	\$28.8	\$22.3	\$27.9
Colorado Central Planning Region	4,367,959	2,433,920	2,416,721	113.8	\$316.1	\$206.7	\$271.4
Percent of Colorado Central Planning Region	7.5%	8.2%	8.7%		9.1%	10.8%	10.3%

Source: EMSI - QCEW, Non-QCEW, Self-Employed & Extended Proprietor Class of Worker

Broomfield Workforce Area

Broomfield Workforce Area							
Geography	Population (2019)	Labor Force (2019)	Jobs (2019)	Cost of Living	GRP (\$Billions)	Imports (\$Billions)	Exports (\$Billions)
Broomfield Workforce Area	71,134	40,902	43,584	122.6	\$8.2	\$6.8	\$9.4
Colorado Central Planning Region	4,367,959	2,433,920	2,416,721	113.8	\$316.1	\$206.7	\$271.4
Percent of Colorado Central Planning Region	1.6%	1.7%	1.8%		2.6%	3.3%	3.5%

Source: EMSI - QCEW, Non-QCEW, Self-Employed & Extended Proprietor Class of Worker

Denver Workforce Area

Denver Workforce Area							
Geography	Population (2019)	Labor Force (2019)	Jobs (2019)	Cost of Living	GRP (\$Billions)	Imports (\$Billions)	Exports (\$Billions)
Denver Workforce Area	729,311	423,116	571,659	126.4	\$87.1	\$48.2	\$92.0
Colorado Central Planning Region	4,367,959	2,433,920	2,416,721	113.8	\$316.1	\$206.7	\$271.4
Percent of Colorado Central Planning Region	16.7%	17.4%	23.7%		27.6%	23.3%	33.9%

Source: EMSI - QCEW, Non-QCEW, Self-Employed & Extended Proprietor Class of Worker

Jefferson (Tri-County) Workforce Area

Jefferson (Tri-County) Workforce Area							
Geography	Population (2019)	Labor Force (2019)	Jobs (2019)	Cost of Living	GRP (\$Billions)	Imports (\$Billions)	Exports (\$Billions)
Tri-County Workforce Area	601,333	352,580	280,221	115.3	\$34.5	\$41.8	\$39.0
Colorado Central Planning Region	4,367,959	2,433,920	2,416,721	113.8	\$316.1	\$206.7	\$271.4
Percent of Colorado Central Planning Region	13.8%	14.5%	11.6%		10.9%	20.2%	14.4%

Source: EMSI - QCEW, Non-QCEW, Self-Employed & Extended Proprietor Class of Worker

Larimer Workforce Area

Larimer Workforce Area							
Geography	Population (2019)	Labor Force (2019)	Jobs (2019)	Cost of Living	GRP (\$Billions)	Imports (\$Billions)	Exports (\$Billions)
Larimer Workforce Area	356,604	211,381	188,291	108.0	\$19.6	\$20.0	\$20.4
Colorado Central Planning Region	4,367,959	2,433,920	2,416,721	113.8	\$316.1	\$206.7	\$271.4
Percent of Colorado Central Planning Region	8.2%	8.7%	7.8%		6.2%	9.7%	7.5%

Source: EMSI - QCEW, Non-QCEW, Self-Employed & Extended Proprietor Class of Worker

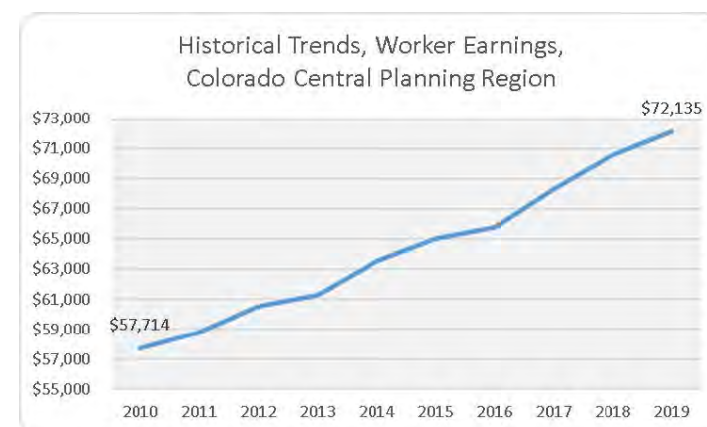
Pikes Peak Workforce Area

Pikes Peak Workforce Area							
Geography	Population (2019)	Labor Force (2019)	Jobs (2019)	Cost of Living	GRP (\$Billions)	Imports (\$Billions)	Exports (\$Billions)
Pikes Peak Workforce Area	749,951	360,437	363,482	107.3	\$38.6	\$43.4	\$51.0
Colorado Central Planning Region	4,367,959	2,433,920	2,416,721	113.8	\$316.1	\$206.7	\$271.4
Percent of Colorado Central Planning Region	17.2%	14.8%	15.0%		12.2%	21.0%	18.8%

Source: EMSI - QCEW, Non-QCEW, Self-Employed & Extended Proprietor Class of Worker

Historical Trends

Except where indicated, source for all bar and line graphs in this Plan is EMSI Developer. Data elements from EMSI may include Class of Worker, Instructional Program Education Data System (IPEDS), age, race/ethnicity, and job posting records.



This figure shows growth in jobs and establishments over the last decade in the CCPR.

Between 2010 and 2019, the number of jobs in the region grew from 1.9 million jobs in 2010 to 2.4 million jobs in 2019, a total growth of 24.3%. This is a 1.6% annual growth rate.

The average annual earnings per worker for all jobs in the region grew 25% in the same timeframe, an annual growth rate of 2.2%.

Unemployment in the CCPR has been below 4.7% since July 2014. U.S. Federal Reserve economists currently consider full employment at between 4.1% and 4.7%. Full employment is defined as the lowest unemployment rate that won't cause inflation. As of November 2019, the CCPR unemployment rate was 2.4%. The wage growth may be, in part, due to full employment.

Industries in the CCPR that added the most jobs between 2010 and 2019 were:

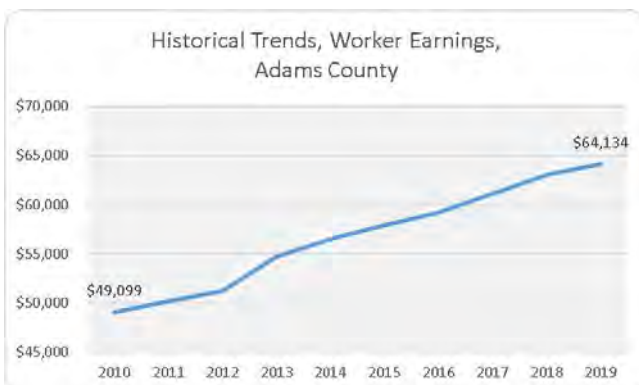
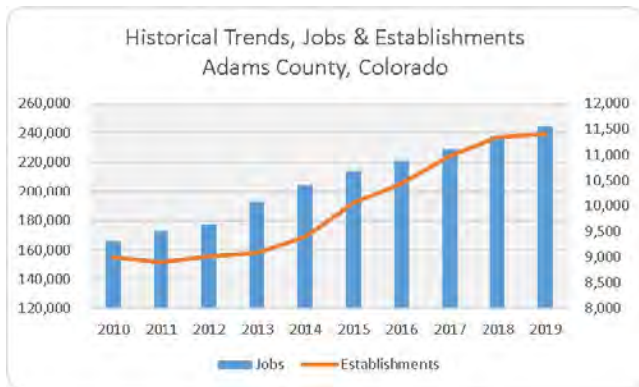
- Professional, scientific and technical services added 63,893 jobs, an annual growth rate of 3.5%.
- Healthcare and social assistance added 55,279 jobs (2.8% annual growth).
- Accommodation and food service added 53,088 jobs



Between 2010 and 2019, Arapahoe and Douglas counties added 108,054 jobs, a 2.7% annual growth rate:

- Healthcare and social assistance added 17,422 jobs, an annual growth rate of 3.9%.
- Professional, scientific and technical services added 14,486 jobs (3.5% annual growth).
- Construction added 12,030 jobs (4.4% annual growth).

Historical Trends for Each Local Workforce Area



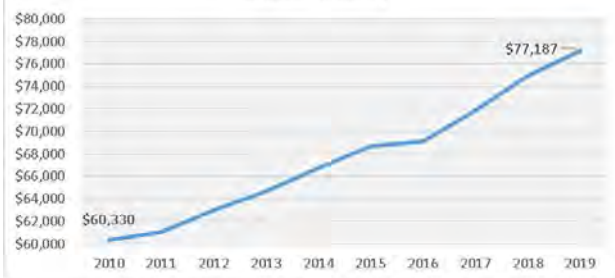
Between 2010 and 2019, Adams County added 78,559 jobs, a 4.4% annual growth rate:

- Government added 24,284 jobs, an annual growth rate of 8.1%.
- Construction added 10,697 jobs (5.6% annual growth).
- Transportation and warehousing added 8,689 jobs (5.6% annual growth).

Historical Trends, Employment & Establishments, Boulder County



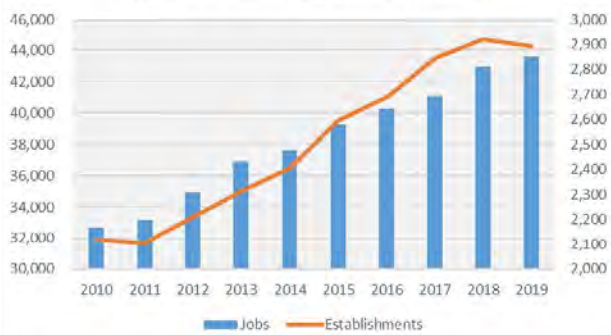
Historical Trends, All Industries, Worker Earnings, Boulder County



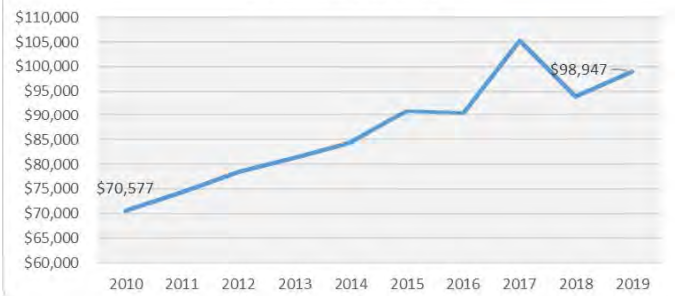
Between 2010 and 2019, Boulder County added 10,895 jobs, a 3.2% annual growth rate:

- Professional, scientific and technical services added 8,683 jobs, an annual growth rate of 3.4%.
- Healthcare and social assistance added 5,244 jobs (2.7% annual growth).
- Government added 4,812 jobs (1.6% annual growth).

Historical Trends, Employment & Establishments, Broomfield County



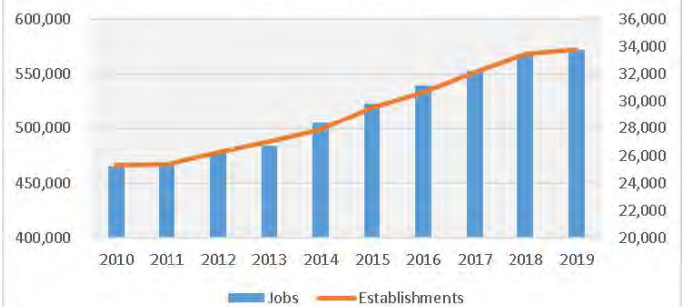
Historical Trends, All Industries, Worker Earnings, Broomfield County



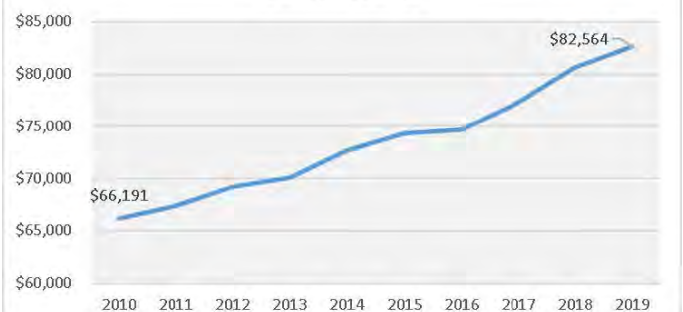
Between 2010 and 2019, Broomfield County added 36,834 jobs, a 2.2% annual growth rate:

- Information added 2,089 jobs, an annual growth rate of 6.6%.
- Management of companies and enterprises added 1,834 jobs (8.7% annual growth).
- Professional, scientific and technical services added 1,621 jobs (3.5% annual growth).

Historical Trends, Jobs & Establishments, Denver County



Historical Trends, Worker Earnings, Denver County



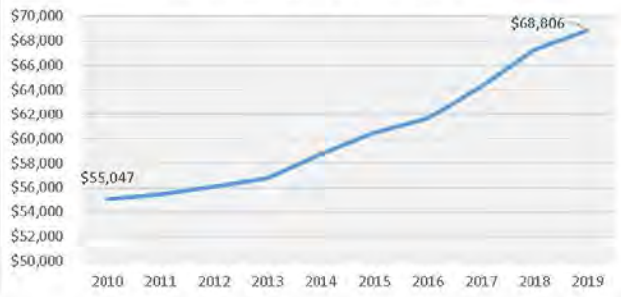
Between 2010 and 2019, the City and County of Denver added 106,791 jobs, a 2.3% annual growth rate:

- Professional, scientific and technical services added 23,541 jobs, an annual growth rate of 5.1%.
- Accommodation and food service added 15,646 jobs (3.8% annual growth).
- Construction added 9,960 jobs (5.1% annual growth).

Historical Trends, Jobs & Establishments, Jefferson, Gilpin & Clear Creek Counties



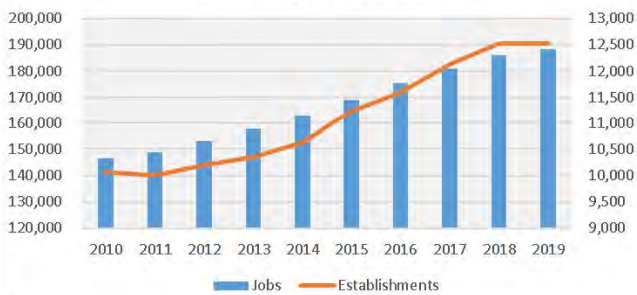
Historical Trends, Worker Earnings, Jefferson, Gilpin & Clear Creek



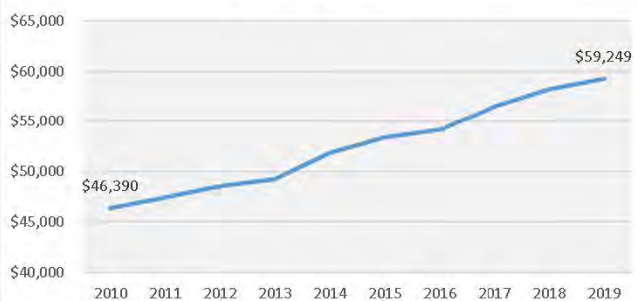
Between 2010 and 2019, Jefferson, Gilpin and Clear Creek counties, which make up the Tri-County Workforce Area added 39,149 jobs, a 1.7% annual growth rate:

- Healthcare and social assistance added 8,553 jobs, an annual growth rate of 3.4%.
- Construction added 6,216 jobs (3.8% annual growth).
- Accommodation and food service added 5,604 jobs (2.5% annual growth).

Historical Trends, Jobs & Establishments Larimer County, Colorado



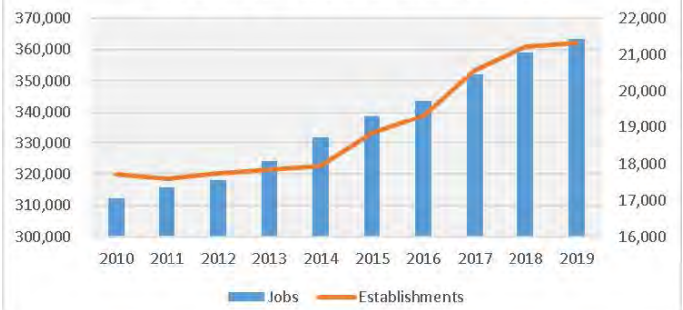
Historical Trends, Worker Earnings, Larimer County



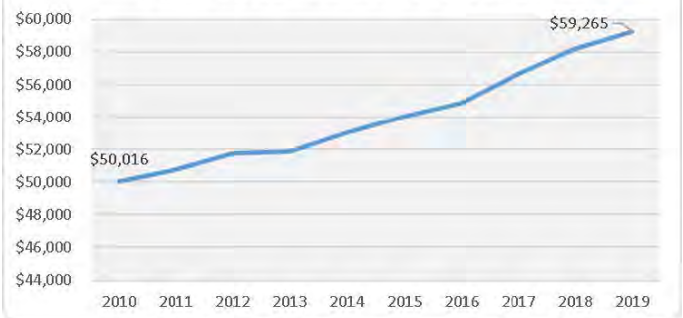
Between 2010 and 2019, the Larimer County added 41,664 jobs, a 2.8% annual growth rate:

- Government added 13,393 jobs, an annual growth rate of 4.4%.
- Accommodation and food service added 4,861 jobs (3.3% annual growth).
- Construction added 3,993 jobs (3.9% annual growth).

Historical Trends, Jobs & Establishments, Pikes Peak (El Paso and Teller counties)



Historical Trends, Worker Earnings, Pikes Peak (El Paso & Teller Counties)



Between 2010 and 2019, El Paso and Teller counties which make up the Pikes Peak Workforce Area, added 51,062 jobs, a 1.7% annual growth rate:

- Healthcare and social assistance added 9,923 jobs, an annual growth rate of 3.5%.
- Accommodation and food service added 7,874 jobs (3.0% annual growth).
- Construction added 6,556 jobs (4.0% annual growth).

Growth Projections through 2024

These tables were run in early 2020 and will clearly need post-pandemic revisions. Projections are published by the US Bureau of Labor Statistics. Note that in the 2008-2009 recession, unemployment also outpaced projections that existed at that time. Projections were revised in July 2010, and likely the same thing will happen here, but at a later date.

COLORADO CENTRAL PLANNING REGION (CCPR) PLAN

Regional Industry Growth Projections, Colorado Central Planning Region

NAICS Code	Description	2020 Jobs	2021 Jobs	2022 Jobs	2023 Jobs	2024 Jobs	Change	Annual Growth Rate	National Quotient	Payrolled Business Locations
90	Government	391,310	400,396	409,265	418,413	423,240	31,929	1.6%	1.05	1,342
62	Health Care and Social Assistance	250,745	260,649	269,377	277,306	284,619	23,874	2.6%	0.82	14,096
54	Professional, Scientific, and Technical Services	237,901	246,801	254,363	260,988	266,763	28,862	2.3%	1.49	32,408
44	Retail Trade	217,509	220,674	223,428	225,892	228,134	10,625	1.0%	0.91	12,330
72	Accommodation and Food Services	215,485	222,038	227,661	232,690	237,233	21,748	1.9%	1.04	9,668
23	Construction	180,309	165,630	170,164	179,090	177,564	17,255	2.1%	1.17	13,335
56	Administrative and Support and Waste Management and Remediation Services	143,546	145,604	147,321	148,797	150,079	6,533	0.9%	0.96	9,071
31	Manufacturing	119,612	121,508	122,916	123,975	124,758	5,146	0.8%	0.63	4,307
81	Other Services (except Public Administration)	115,772	118,130	120,149	121,900	123,482	7,710	1.3%	1.01	12,739
52	Finance and Insurance	107,076	110,040	112,027	113,704	115,297	7,279	1.4%	1.11	9,083
42	Wholesale Trade	92,923	94,365	95,468	96,331	97,025	4,101	0.9%	1.05	11,035
48	Transportation and Warehousing	76,114	79,104	81,532	83,568	85,194	9,081	2.3%	0.84	2,690
51	Information	70,490	71,754	72,811	73,722	74,507	4,017	1.1%	1.61	3,523
63	Educational Services	55,135	56,848	58,336	59,554	60,719	5,604	2.0%	0.89	2,474
53	Real Estate and Rental and Leasing	51,041	52,027	53,248	54,499	55,497	4,226	1.6%	1.24	9,083
71	Arts, Entertainment, and Recreation	47,044	48,448	49,609	50,597	51,436	4,392	1.3%	1.11	2,366
55	Management of Companies and Enterprises	35,551	38,908	40,019	40,958	41,769	4,218	2.2%	1.08	2,634
21	Mining, Quarrying, and Oil and Gas Extraction	12,235	12,842	13,112	13,349	13,562	1,036	1.6%	1.22	735
11	Agriculture, Forestry, Fishing and Hunting	8,831	9,320	9,799	10,107	10,437	1,606	3.4%	0.31	418
22	Utilities	4,824	4,831	4,832	4,829	4,829	(5)	(0.1%)	0.59	160
Totals		2,416,544	2,480,899	2,535,677	2,583,306	2,625,985	209,439	1.7%		153,595

Source: BNA - QCEW Employees, Non-QCEW Employees & Self-Employed Class of Worker

Regional Industry Growth Projections, Broomfield County Workforce Area

NAICS Code	Description	2020 Jobs	2021 Jobs	2022 Jobs	2023 Jobs	2024 Jobs	Change	Annual Growth Rate	National Quotient	Payrolled Business Locations
11	Agriculture, Forestry, Fishing and Hunting	10	11	11	12	12	2	4.0%	0.02	7
21	Mining, Quarrying, and Oil and Gas Extraction	95	105	113	120	125	30	5.6%	0.49	8
22	Utilities	<10	<10	<10	<10	<10	<10	N/A	0.01	0
23	Construction	2,714	2,883	3,029	3,159	3,245	530	3.6%	1.05	173
31	Manufacturing	4,597	4,589	4,577	4,560	4,536	(61)	(0.3%)	1.29	103
42	Wholesale Trade	1,476	1,516	1,545	1,569	1,578	99	1.3%	0.80	246
44	Retail Trade	4,815	4,824	4,833	4,841	4,851	36	0.1%	1.08	266
48	Transportation and Warehousing	356	372	385	395	403	47	2.5%	0.21	30
51	Information	5,037	5,253	5,438	5,600	5,688	661	2.5%	6.17	88
52	Finance and Insurance	1,930	2,023	2,103	2,173	2,217	287	2.8%	1.07	174
53	Real Estate and Rental and Leasing	522	552	556	556	558	36	0.3%	0.71	156
54	Professional, Scientific, and Technical Services	6,269	6,432	6,577	6,703	6,799	530	1.6%	2.08	724
55	Management of Companies and Enterprises	3,766	4,006	4,210	4,387	4,490	724	3.6%	5.73	62
56	Administrative and Support and Waste Management and Remediation Services	1,800	1,860	1,907	1,947	1,973	156	1.8%	0.64	179
61	Educational Services	1,113	1,163	1,199	1,239	1,272	159	2.7%	0.94	61
62	Health Care and Social Assistance	3,308	3,521	3,709	3,879	3,997	688	3.5%	0.57	207
71	Arts, Entertainment, and Recreation	563	583	600	614	624	61	2.1%	0.71	39
72	Accommodation and Food Services	5,537	5,600	5,656	5,708	5,746	209	1.2%	0.90	179
81	Other Services (except Public Administration)	1,377	1,409	1,435	1,461	1,480	102	1.6%	0.65	181
90	Government	1,959	2,018	2,059	2,116	2,152	289	1.9%	0.29	18
Totals		45,283	46,719	47,951	49,041	49,756	4,473	1.9%		2,893

Source: BNA - QCEW Employees, Non-QCEW Employees & Self-Employed Class of Worker

Regional Industry Growth Projections, Adams County Workforce Area

NAICS Code	Description	2020 Jobs	2021 Jobs	2022 Jobs	2023 Jobs	2024 Jobs	Change	Annual Growth Rate	National Quotient	Payrolled Business Locations
90	Government	50,684	52,934	54,818	56,601	57,845	7,161	2.7%	1.15	125
23	Construction	28,597	29,431	30,156	30,790	31,235	2,638	1.8%	1.97	1,650
48	Transportation and Warehousing	23,755	24,808	25,679	26,406	26,788	3,033	2.4%	2.48	614
62	Health Care and Social Assistance	22,348	23,747	24,064	24,820	25,397	3,049	2.6%	0.88	853
44	Retail Trade	22,282	22,560	22,778	23,211	23,440	1,588	1.2%	0.89	1,096
72	Accommodation and Food Services	18,248	18,858	19,395	19,877	20,205	1,957	2.1%	0.83	783
42	Wholesale Trade	17,562	17,781	17,951	18,086	18,119	558	0.6%	0.91	1,085
56	Administrative and Support and Waste Management and Remediation Services	16,258	16,747	17,168	17,535	17,769	1,511	1.8%	1.03	795
31	Manufacturing	14,518	15,223	15,467	15,664	15,739	821	1.1%	0.75	489
81	Other Services (except Public Administration)	9,048	9,222	9,376	9,504	9,594	546	1.2%	0.76	885
54	Professional, Scientific, and Technical Services	8,679	8,928	9,145	9,328	9,462	783	1.7%	0.51	1,344
53	Real Estate and Rental and Leasing	4,124	4,210	4,283	4,343	4,381	257	1.2%	0.95	567
52	Finance and Insurance	3,958	4,044	4,116	4,183	4,225	267	1.3%	0.39	505
61	Educational Services	2,836	2,895	2,941	2,998	3,054	218	1.6%	1.49	366
51	Information	2,673	2,680	2,686	2,690	2,697	24	0.2%	0.58	144
71	Arts, Entertainment, and Recreation	2,561	2,680	2,782	2,871	2,927	465	2.7%	0.57	112
11	Agriculture, Forestry, Fishing and Hunting	2,092	2,148	2,199	2,249	2,278	186	1.7%	0.71	53
55	Management of Companies and Enterprises	1,776	1,811	1,841	1,866	1,880	105	1.2%	0.48	118
21	Mining, Quarrying, and Oil and Gas Extraction	1,071	1,158	1,234	1,302	1,346	275	4.7%	0.99	65
22	Utilities	838	837	837	836	835	(2)	(0.1%)	0.75	18
Totals		253,898	261,949	268,817	274,962	279,018	25,120	1.9%		11,406

Source: BNA - QCEW Employees, Non-QCEW Employees & Self-Employed Class of Worker

Regional Industry Growth Projections, City and County of Denver Workforce Area

NAICS Code	Description	2020 Jobs	2021 Jobs	2022 Jobs	2023 Jobs	2024 Jobs	Change	Annual Growth Rate	National Quotient	Payrolled Business Locations
90	Government	75,956	76,782	77,554	78,259	78,817	2,861	0.7%	0.88	239
54	Professional, Scientific, and Technical Services	68,100	70,703	72,978	74,974	76,862	8,761	2.3%	1.75	7,812
72	Accommodation and Food Services	57,209	58,631	60,020	61,273	62,162	5,083	1.7%	1.13	2,469
62	Health Care and Social Assistance	55,693	57,195	58,374	59,866	60,646	5,152	1.8%	0.74	2,803
56	Administrative and Support and Waste Management and Remediation Services	37,144	37,312	37,454	37,574	37,647	502	0.3%	1.02	1,696
44	Retail Trade	33,262	33,797	34,269	34,695	34,994	1,732	1.0%	0.38	2,292
48	Transportation and Warehousing	31,063	31,686	32,219	32,643	33,076	1,861	1.7%	1.40	607
52	Finance and Insurance	29,552	30,004	30,379	30,737	30,978	1,426	0.9%	1.26	2,029
42	Wholesale Trade	29,048	29,217	29,333	29,410	29,378	31	0.2%	1.37	2,627
23	Construction	28,566	29,424	30,198	30,875	31,365	2,809	1.9%	0.85	1,903
81	Other Services (except Public Administration)	26,752	27,160	27,517	27,890	28,038	1,287	0.9%	0.97	3,308
61	Educational Services	21,968	22,640	23,208	23,752	24,167	2,199	1.9%	1.44	564
31	Manufacturing	21,555	21,603	21,620	21,611	21,547	(87)	(0.0%)	0.47	885
53	Real Estate and Rental and Leasing	16,663	17,142	17,554	17,910	18,140	1,477	1.7%	1.67	2,187
51	Information	14,647	14,842	15,012	15,160	15,262	615	0.8%	1.39	592
55	Management of Companies and Enterprises	13,956	14,288	14,588	14,810	14,943	987	1.4%	1.84	690
71	Arts, Entertainment, and Recreation	12,851	13,345	13,877	14,027	14,172	1,876	1.5%	1.25	544
21	Mining, Quarrying, and Oil and Gas Extraction	8,191	8,354	8,498	8,628	8,716	525	1.3%	3.28	306
11	Agriculture, Forestry, Fishing and Hunting	2,180	2,381	2,557	2,704	2,821	641	5.3%	0.32	46
22	Utilities	1,876	1,876	1,875	1,872	1,865	(10)	(0.1%)	0.95	34
Totals		586,045	596,283	608,964	618,418	624,960	38,914	1.3%		33,770

Source: BNA - QCEW Employees, Non-QCEW Employees & Self-Employed Class of Worker

Regional Industry Growth Projections, Arapahoe-Douglas Workforce Area

NAICS Code	Description	2020 Jobs	2021 Jobs	2022 Jobs	2023 Jobs	2024 Jobs	Change	Annual Growth Rate	National Quotient	Payrolled Business Locations
62	Health Care and Social Assistance	63,219	65,708	67,960	70,032	71,603	8,384	1.3%	0.31	3,226
90	Government	57,323	58,314	59,190	60,031	60,698	5,375	1.2%	0.74	222
54	Professional, Scientific, and Technical Services	55,819	57,440	58,866	60,114	61,022	5,203	1.8%	1.59	7,472
44	Retail Trade	55,288	55,909	56,469	56,979	57,387	2,079	0.7%	1.07	2,687
52	Finance and Insurance	42,872	43,887	44,752	45,549	46,093	3,217	1.5%	2.04	2,654
72	Accommodation and Food Services	41,538	42,559	43,478	44,315	44,918	3,888	1.6%	0.91	3,937
23	Construction	38,704	39,704	40,581	41,355	41,899	1,195	1.6%	1.28	961
56	Administrative and Support and Waste Management and Remediation Services	36,476	36,907	37,277	37,597	37,797	3,321	0.7%	1.11	2,191
51	Information	25,262	25,610	25,904	26,155	26,304	1,042	0.8%	2.65	837
81	Other Services (except Public Administration)	24,432	24,839	25,194	25,522	25,751	1,319	1.1%	0.98	2,882
42	Wholesale Trade	20,075	20,314	20,506	20,665	20,723	648	0.6%	1.05	2,832
55	Management of Companies and Enterprises	12,702	13,025	13,298	13,534	13,665	963	1.5%	1.66	746
31	Manufacturing	11,341	11,515	11,652	11,757	11,794	453	0.8%	0.27	629
53	Real Estate and Rental and Leasing	11,004	11,533	12,011	12,439	12,826	1,266	2.0%	2.06	737
71	Arts, Entertainment, and Recreation	10,764	11,057	11,308	11,523	11,662	898	1.6%	1.16	452
61	Educational Services	9,848	10,079	10,287	10,438	10,592	743	1.5%	0.72	563
48	Transportation and Warehousing	8,452	8,800	9,095	9,311					

Regional Industry Growth Projections, Pikes Peak (El Paso and Teller Counties)

Regional Industry Growth Projections, Pikes Peak (El Paso and Teller Counties)										
NAICS Code	Description	2020 Jobs	2021 Jobs	2022 Jobs	2023 Jobs	2024 Jobs	Change	Annual Growth Rate	National Location Quotient	Payrolled Business Locations
90	Government	94,471	96,214	97,729	99,187	100,318	5,847	1.2%	1.72	294
62	Health Care and Social Assistance	38,843	40,321	41,660	42,892	43,822	4,979	2.4%	0.81	2,580
44	Retail Trade	34,846	35,227	35,569	35,881	36,116	1,270	0.7%	0.95	1,982
72	Accommodation and Food Services	34,421	35,286	36,039	36,726	37,206	2,785	1.6%	1.07	1,447
54	Professional, Scientific, and Technical Services	30,739	31,690	32,527	33,265	33,787	3,049	1.9%	1.24	3,966
81	Other Services (except Public Administration)	25,522	26,027	26,459	26,852	27,179	1,657	1.3%	1.46	1,822
23	Construction	22,866	23,478	24,013	24,480	24,809	1,943	1.6%	1.08	2,101
56	Administrative and Support and Waste Management and Remediation Services	20,332	20,424	20,504	20,574	20,628	296	0.3%	0.88	1,313
52	Finance and Insurance	14,447	14,776	15,054	15,309	15,475	1,028	1.4%	0.97	1,128
31	Manufacturing	12,466	12,487	12,493	12,485	12,451	(15)	(0.0%)	0.43	531
61	Educational Services	8,073	8,120	8,165	8,198	8,233	160	0.4%	0.83	377
71	Arts, Entertainment, and Recreation	7,247	7,400	7,531	7,643	7,710	463	1.2%	1.11	342
53	Real Estate and Rental and Leasing	6,420	6,537	6,638	6,726	6,785	365	1.1%	1.01	1,480
42	Wholesale Trade	6,163	6,211	6,245	6,273	6,271	108	0.3%	0.66	895
51	Information	5,962	5,844	5,743	5,651	5,602	(160)	(1.2%)	0.89	377
48	Transportation and Warehousing	5,774	5,923	6,046	6,147	6,215	440	1.5%	0.41	339
55	Management of Companies and Enterprises	1,140	1,368	1,393	1,414	1,425	86	1.2%	0.25	235
11	Agriculture, Forestry, Fishing and Hunting	1,037	1,104	1,163	1,214	1,253	216	3.9%	0.24	52
21	Mining, Quarrying, and Oil and Gas Extraction	624	629	632	635	637	13	0.4%	0.39	27
22	Utilities	537	531	525	519	515	(22)	(0.9%)	0.43	24
Totals		372,130	379,590	386,129	392,071	396,437	24,308	1.3%		21,310

Existing and Emerging In-Demand Industry Sectors

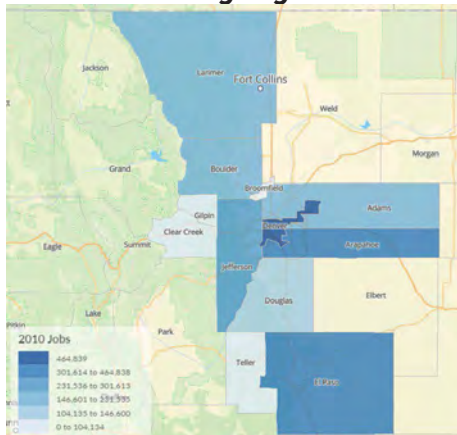
The tables below are sorted by concentration (location quotient or LQ), which is an index with 1.00 as the national average. Thus, an LQ of 2.96 means employment in that industry is concentrated at 2.96 times the national average. These concentrations may change incrementally, but are likely to stay relatively the same in the near term, despite unemployment.

The reader will note that in all cases in the table below, industries shown are 'primary' in nature. This means they may be called 'traded' industries in the sense they create goods or services that are then exported, at least in part, and money flows back into the region in the form of net profits, and worker earnings.

Top Industries by Employment Concentration, Colorado Central Planning Region

Regional Industry Growth Projections, Colorado Central Planning Region										
NAICS Code	Description	2020 Jobs	2021 Jobs	2022 Jobs	2023 Jobs	2024 Jobs	Change	Annual Growth Rate	National Location Quotient	Payrolled Business Locations
90	Government	391,510	400,996	409,265	416,413	423,240	31,729	1.6%	1.08	1,342
62	Health Care and Social Assistance	250,745	260,649	269,377	277,308	284,619	33,874	2.6%	0.82	14,096
54	Professional, Scientific, and Technical Services	237,901	246,801	254,363	260,988	266,763	28,862	2.3%	1.49	32,408
44	Retail Trade	227,509	220,674	223,428	225,892	228,134	30,625	1.0%	0.91	12,330
72	Accommodation and Food Services	215,485	222,038	227,681	232,690	237,233	21,748	1.9%	1.04	9,668
23	Construction	160,309	165,630	170,144	174,090	177,564	17,255	2.1%	1.17	13,235
56	Administrative and Support and Waste Management and Remediation Services	143,546	145,604	147,321	148,797	150,079	6,533	0.9%	0.96	9,071
31	Manufacturing	119,632	121,508	122,916	123,975	124,758	5,146	0.8%	0.63	4,307
81	Other Services (except Public Administration)	115,772	118,130	120,149	121,900	123,482	7,710	1.3%	1.01	12,739
52	Finance and Insurance	107,698	110,040	112,027	113,704	115,277	7,579	1.4%	1.11	9,083
42	Wholesale Trade	92,923	94,365	95,468	96,331	97,025	4,101	0.9%	1.05	11,035
48	Transportation and Warehousing	76,134	79,104	81,532	83,568	85,394	9,061	2.3%	0.84	2,690
51	Information	70,490	71,754	72,811	73,722	74,507	4,017	1.1%	1.61	3,523
61	Educational Services	55,115	56,848	58,336	59,554	60,719	5,604	2.0%	0.89	2,674
53	Real Estate and Rental and Leasing	51,041	52,407	53,548	54,533	55,367	4,326	1.6%	1.24	9,083
71	Arts, Entertainment, and Recreation	47,044	48,448	49,609	50,597	51,436	4,392	1.3%	1.11	2,366
55	Management of Companies and Enterprises	37,551	38,908	40,019	40,950	41,769	4,218	2.2%	1.06	2,614
21	Mining, Quarrying, and Oil and Gas Extraction	12,525	12,842	13,112	13,349	13,562	1,036	1.6%	1.22	735
11	Agriculture, Forestry, Fishing and Hunting	8,831	9,320	9,739	10,107	10,437	1,606	3.4%	0.31	418
22	Utilities	4,824	4,831	4,832	4,829	4,819	(5)	(0.0%)	0.59	160
Totals		2,416,546	2,480,899	2,535,677	2,583,306	2,625,985	209,439	1.7%		153,595

Colorado Central Planning Region



This map shows employment concentrations in the eleven counties that make up the Colorado Central Planning Region.

Each county within the region has a unique economic footprint, a different concentration of key industries.

Together, these counties, along with Broomfield and Weld, which are not included in this Plan, are loosely known as Colorado's Front Range.

The Front Range economy is vibrant and diverse. The CCPR is known throughout the United States and internationally as an opportunity center for highly skilled talent.

It is also on the short list as a good place to do business. Metro Denver is ranked as the No. 1 best place for business and careers by Forbes, and the No. 2 best place to live by US News. Colorado is the second most highly educated state, behind Massachusetts, and Business insider ranks Colorado the No. 3 best economy. Here are tables for each of the local workforce areas. The reader will note some substantive differences between each of the seven workforce development areas that make up the CCPR.

Adams

Top Industries by Employment Concentration, Adams				
NAICS	Description	2020 Jobs	2020 Location Quotient	2019 Payrolled Business Locations
492	Couriers and Messengers	5,771	4.86	47
324	Petroleum and Coal Products Manufacturing	696	4.01	10
483	Warehousing and Storage	6,657	3.51	50
562	Waste Management and Remediation Services	2,449	3.41	88
902	State Government	25,557	3.10	30
484	Truck Transportation	7,923	2.96	385
237	Heavy and Civil Engineering Construction	4,483	2.57	107
238	Specialty Trade Contractors	21,897	2.34	1,284
423	Merchant Wholesalers, Durable Goods	10,656	2.14	698
532	Rental and Leasing Services	1,799	2.00	115

Adams County makes up the northeastern part of greater metro Denver. Its western border abuts Jefferson County, and the City and County of Denver forms a salient moving northeast through Adams County to Denver International Airport.

Adams County is home to many truck transportation, wholesalers, warehousing and storage companies, as well as courier and messenger services using Denver International Airport as a hub. The county is also home to a number of heavy construction companies and numerous specialty trade contractors.

The county is also home to the Colorado Spaceport, which is being built out for horizontal launches. Because of this, growth in engineering, aerospace manufacturing and technical consultancies is expected moving east from Aurora along the I-70 corridor. The Marriott Hotels Group located its new Gaylord of the Rockies in the City of Aurora in Adams County near Denver International Airport.

Arapahoe/Douglas

Top Industries by Employment Concentration, Arapahoe/Douglas

NAICS	Description	2020 Jobs	2020 Location Quotient	2019 Payrolled Business Locations
517	Telecommunications	11,586	5.04	162
515	Broadcasting (except Internet)	3,396	3.89	31
525	Funds, Trusts, and Other Financial Vehicles	201	3.89	29
518	Data Processing, Hosting, and Related Services	4,295	3.81	253
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	10,257	3.11	781
533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	175	2.39	23
524	Insurance Carriers and Related Activities	17,088	1.86	1,082
522	Credit Intermediation and Related Activities	15,329	1.82	763
551	Management of Companies and Enterprises	12,702	1.66	746
541	Professional, Scientific, and Technical Services	55,819	1.59	7,472

Source: EMSI - QCEW, Non-QCEW & Self-Employed Class of Worker

The two-county Arapahoe/Douglas workforce area makes up the southeastern part of greater metro Denver. Like Adams County, Arapahoe County extends into the eastern plains along the I-70 corridor. Its urban area is located in the county's western one third. Municipalities in the urban portion of Arapahoe County include Centennial, Greenwood Village, Englewood, Littleton, Sheridan, and Aurora.

Arapahoe and Douglas counties are a national hub for telecommunications and broadcasting, as well as financial services. Centennial Airport is the second busiest general aviation airport in the United States, with over 900 landings and takeoffs per day. Because of this, 746 companies have located national or regional headquarters in the City of Centennial. The county is also a regional hub for professional, scientific and technical services, which include law and accounting firms, tax preparation services, architectural and engineering services, consultancies, and marketing and advertising companies.

Boulder

Top Industries by Employment Concentration, Boulder

NAICS	Description	2020 Jobs	2020 Location Quotient	2019 Payrolled Business Locations
334	Computer and Electronic Product Manufacturing	8,583	6.19	112
511	Publishing Industries (except Internet)	5,190	5.16	174
312	Beverage and Tobacco Product Manufacturing	1,006	2.64	53
902	State Government	17,207	2.45	18
541	Professional, Scientific, and Technical Services	34,429	2.39	4,325
518	Data Processing, Hosting, and Related Services	1,092	2.36	162
451	Sporting Goods, Hobby, Musical Instrument, and Book Stores	1,382	1.80	108
325	Chemical Manufacturing	1,858	1.67	53
484	Nonstore Retailers	1,587	1.62	153
517	Telecommunications	1,514	1.61	30

Source: EMSI - QCEW, Non-QCEW & Self-Employed Class of Worker

Boulder is a regional and national hub for advanced manufacturing in technology and biosciences, as well as being home to a number of software publishers. Top industry concentrations in Boulder's professional, scientific and technical services sector include architectural and engineering services, specialized design, computer systems design and a number of consultancies.

In addition, because Boulder is home to three national laboratories, the Center for Atmospheric Research (NCAR), the Oceanic and Atmospheric Administration (NOAA) and the National Institute of Statistics and Technology (NIST), which houses the atomic clock that is the standard for official time in the United States, as well as the University of Colorado, the county is also a national hub for scientific research and development companies.

Broomfield

Top Industries by Employment Concentration, Broomfield

NAICS	Description	2020 Jobs	2020 Location Quotient	2019 Payrolled Business Locations
517	Telecommunications	2,733	13.86	13
314	Textile Product Mills	376	11.24	3
337	Furniture and Related Product Manufacturing	1,050	9.32	6
511	Publishing Industries (except Internet)	1,378	6.55	25
518	Data Processing, Hosting, and Related Services	622	6.43	35
551	Management of Companies and Enterprises	3,766	5.73	62
334	Computer and Electronic Product Manufacturing	1,346	4.63	8
237	Heavy and Civil Engineering Construction	1,143	3.66	16
448	Clothing and Clothing Accessories Stores	909	2.43	71
519	Other Information Services	225	2.29	9

Source: EMSI - QCEW, Non-QCEW & Self-Employed Class of Worker

Broomfield is a regional hub for telecommunications, with Level 3 as the major employer. A variety of IT companies have offices there, including Code Blue, Webroot, and Avnet. Advanced manufacturing also is highly concentrated in the region, with Brocade Communications Systems and Frontline Aerospace.

It is also home to a number of regional and corporate headquarters, including Vail Resorts, Noodles and Company, SCL Health and Cabela's.

Denver

Top Industries by Employment Concentration, Denver

NAICS	Description	2020 Jobs	2020 Location Quotient	2019 Payrolled Business Locations
211	Oil and Gas Extraction	5,749	11.46	167
481	Air Transportation	14,967	8.26	29
491	Postal Service	246	4.47	3
712	Museums, Historical Sites, and Similar Institutions	2,187	3.47	21
518	Data Processing, Hosting, and Related Services	3,965	3.17	342
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities	8,975	2.45	825
533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	178	2.19	24
515	Broadcasting (except Internet)	1,858	1.92	34
213	Support Activities for Mining	2,404	1.84	137
312	Beverage and Tobacco Product Manufacturing	1,890	1.83	79

Source: EMSI - QCEW, Non-QCEW & Self-Employed Class of Worker

Skytrax ranks Denver International Airport as the best in the United States. It is the fifth busiest airport in the country with 64 million passengers traveling through each year. Nearly 15,000 people are employed in the air transportation sector in the City and County of Denver. Denver also has high concentrations of employment in oil and gas, financial services and data processing.

Known as the Gateway to the Rockies, the City and County of Denver is also a national and international tourist destination, and offers visitors a variety of services, including shopping, a convention center and numerous attractions including twenty-one museums and historical sites.

Jefferson, Gilpin & Clear Creek (Tri-County)

NAICS	Description	2020 Jobs	2020 Location Quotient	2019 Payrolled Business Locations
486	Pipeline Transportation	611	6.96	8
533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)	163	4.11	20
518	Data Processing, Hosting, and Related Services	2,351	3.85	125
312	Beverage and Tobacco Product Manufacturing	1,937	3.84	34
339	Miscellaneous Manufacturing	3,511	3.11	69
327	Nonmetallic Mineral Product Manufacturing	1,697	2.29	18
336	Transportation Equipment Manufacturing	6,224	2.06	21
451	Sporting Goods, Hobby, Musical Instrument, and Book Stores	1,641	1.62	137
541	Professional, Scientific, and Technical Services	29,558	1.55	4,444
713	Amusement, Gambling, and Recreation Industries	4,890	1.53	206

Source: EMSI - QCEW, Non-QCEW & Self-Employed Class of Worker

Jefferson County is the home of a variety of advanced manufacturing companies, including Lockheed Martin’s Waterton Canyon guided missile and space vehicle manufacturing campus, and Coors Tek, Inc. in Golden, which manufactures technical ceramics for aerospace, automotive, chemical, electronics, medical, metallurgical, oil and gas, semiconductor and many other industries. Coors brewery is also located in Golden.

Jefferson County also has substantial employment in the professional, scientific and technical sector, with the highest employment concentrations in engineering services, scientific research and development, consultancies and specialized design services. Voters approved limited gambling in Colorado, and Gilpin County offers visitors a variety of casinos in picturesque Central City and Blackhawk.

Larimer

NAICS	Description	2020 Jobs	2020 Location Quotient	2019 Payrolled Business Locations
312	Beverage and Tobacco Product Manufacturing	1,535	4.49	51
902	State Government	24,742	3.93	36
334	Computer and Electronic Product Manufacturing	4,105	3.30	45
451	Sporting Goods, Hobby, Musical Instrument, and Book Stores	1,827	2.65	109
333	Machinery Manufacturing	2,707	2.04	37
518	Data Processing, Hosting, and Related Services	773	1.87	64
326	Plastics and Rubber Products Manufacturing	1,490	1.73	27
511	Publishing Industries (except Internet)	1,313	1.46	82
453	Miscellaneous Store Retailers	1,639	1.45	165
238	Specialty Trade Contractors	10,190	1.43	948

Source: EMSI - QCEW, Non-QCEW & Self-Employed Class of Worker

Larimer is the northernmost county in the CCPR. Colorado State University’s main campus is located in Fort Collins. The county is home to a number of large and small breweries, including Anheuser-Busch, Inc. A variety of advanced machinery, electronics and computer manufacturing also exists in the county, with the highest employment concentrations in engine equipment, and in analytical laboratory and other precise measuring and testing instruments.

Pikes Peak (El Paso and Teller)

NAICS	Description	2020 Jobs	2020 Location Quotient	2019 Payrolled Business Locations
901	Federal Government	50,824	4.75	134
813	Religious, Grantmaking, Civic, Professional, and Similar Organizations	14,778	2.21	247
511	Publishing Industries (except Internet)	2,624	1.52	110
721	Accommodation	6,869	1.48	164
212	Mining (except Oil and Gas)	564	1.29	7
451	Sporting Goods, Hobby, Musical Instrument, and Book Stores	1,666	1.26	115
453	Miscellaneous Store Retailers	2,710	1.25	251
334	Computer and Electronic Product Manufacturing	2,982	1.25	42
712	Museums, Historical Sites, and Similar Institutions	500	1.25	16
541	Professional, Scientific, and Technical Services	30,739	1.24	3,966

Source: EMSI - QCEW, Non-QCEW & Self-Employed Class of Worker

El Paso and Teller counties are the southernmost counties in the CCPR. Colorado Springs is the main urban Center, and is home to a number of US military facilities, including Fort Carson and the U.S. Air Force Academy. A number of engineering services that support defense, including Stresscon, Titan Systems, Northrop Grumman and Aecom Global operate in the county.

Colorado Springs is also a national and international destination for tourists. The Broadmoor is a five-star hotel that offers access to a variety of tourist attractions including Cave of the Winds, Garden of the Gods, Pikes Peak and the Broadmoor Seven Falls.

Existing Occupations

This table shows occupation families adding the most jobs, as well as providing an annual growth rate to show which have grown the fastest.

In addition, the location quotient for each family is provided. Note that LQ can be calculated for any industry or any occupation.

SOC	Description	2010 Jobs	2019 Jobs	2010 - 2019 Change	Annual Growth Rate	2019 Location Quotient
13	Business and Financial Operations	135,052	188,780	53,728	3.8%	1.48
35	Food Preparation and Serving Related	155,914	203,823	47,909	3.0%	1.01
15	Computer and Mathematical	77,636	118,720	41,084	4.8%	1.69
41	Sales and Related	221,532	261,109	39,577	1.8%	1.09
53	Transportation and Material Moving	100,671	135,893	35,222	3.4%	0.82
11	Management	90,498	122,723	32,225	3.4%	0.89
47	Construction and Extraction	91,082	122,690	31,608	3.4%	1.08
29	Healthcare Practitioners and Technical	93,704	125,248	31,544	3.3%	0.93
39	Personal Care and Service	70,277	100,579	30,302	4.1%	0.94
43	Office and Administrative Support	298,697	319,939	21,242	0.8%	0.93
25	Education, Training, and Library	108,841	126,905	18,064	1.7%	0.93
49	Installation, Maintenance, and Repair	72,155	86,877	14,722	2.1%	0.92
51	Production	70,966	82,351	11,385	1.7%	0.59
31	Healthcare Support	46,820	57,103	10,283	2.2%	0.88
27	Arts, Design, Entertainment, Sports, and Media	42,312	52,475	10,163	2.4%	1.20
17	Architecture and Engineering	49,784	59,554	9,770	2.0%	1.47
21	Community and Social Service	31,178	39,819	8,641	2.8%	0.98
33	Protective Service	40,316	48,218	7,902	2.0%	0.90
37	Building and Grounds Cleaning and Maintenance	72,981	79,656	6,675	1.0%	0.91
19	Life, Physical, and Social Science	22,962	28,941	5,979	2.6%	1.48
23	Legal	19,077	23,022	3,945	2.1%	1.15
45	Farming, Fishing, and Forestry	4,382	7,491	3,109	6.1%	0.42
55	Military-only	26,828	24,803	(2,025)	-0.9%	1.79
	Totals	1,943,668	2,416,721	473,053	2.4%	

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

For occupations, LQ is a measure of employment concentration in those occupational areas relative to the national average. So, for the military occupation location quotient of 1.79, we would read, “Military occupations in the CCPR are 1.79 times more concentrated than the national average.

Note that besides military occupations, significant concentrations include business and financial (1.48), computer and mathematical (1.69), architecture and engineering (1.47), and life, physical and social science (1.48).

The top occupational family concentrations are shown by workforce area in the table immediately below.

Top Five Concentrated Occupational Families by Workforce Area, 2010-2019

Top Five Concentrated Occupational Families by Workforce Area, 2010-2019						
Workforce Area	Description	2010 Jobs	2019 Jobs	2010 - 2019 Change	Annual Growth Rate	2019 Location Quotient
Adams County	Construction and Extraction	13,174	20,297	7,123	4.9%	1.77
	Transportation and Material Moving	17,864	27,170	9,306	4.8%	1.61
	Installation, Maintenance, and Repair	7,811	11,450	3,639	4.2%	1.20
Arapahoe/Douglas	Healthcare Practitioners and Technical Life, Physical, and Social Science	6,274	15,255	8,981	7.0%	1.12
	Computer and Mathematical	18,374	30,064	11,690	5.6%	2.01
	Business and Financial Operations	31,310	45,287	13,977	4.2%	1.67
	Architecture and Engineering	10,843	12,477	1,634	1.6%	1.44
	Sales and Related	55,607	66,598	10,991	2.0%	1.31
Boulder	Arts, Design, Entertainment, Sports, and Media	8,860	10,806	1,946	2.2%	1.16
	Life, Physical, and Social Science	5,026	6,483	1,457	2.9%	1.79
	Healthcare Practitioners and Technical	10,765	15,293	4,528	4.0%	2.49
Broomfield	Architecture and Engineering	7,006	8,603	1,597	2.3%	2.42
	Arts, Design, Entertainment, Sports, and Media	5,026	6,096	1,070	2.3%	1.59
	Business and Financial Operations	12,233	16,531	4,298	3.4%	1.48
Denver	Computer and Mathematical Occupations	2,980	4,913	1,933	5.7%	3.76
	Architecture and Engineering Occupations	1,035	1,226	191	1.9%	1.88
	Business and Financial Operations Occupations	2,684	4,429	1,745	5.7%	1.72
Jefferson (Tri-County)	Sales and Related Occupations	3,327	6,024	2,697	1.4%	1.56
	Life, Physical, and Social Science Occupations	376	390	14	0.1%	1.39
	Legal	8,257	9,832	1,575	2.0%	2.08
Larimer	Business and Financial Operations	37,257	53,398	16,141	4.1%	1.77
	Computer and Mathematical	17,346	29,270	11,924	6.0%	1.76
	Arts, Design, Entertainment, Sports, and Media	10,973	13,944	2,971	2.7%	1.35
Pikes Peak	Architecture and Engineering	10,031	12,525	2,494	2.5%	1.30
	Life, Physical, and Social Science	7,318	8,878	1,560	2.2%	1.89
	Life, Physical, and Social Science	3,227	3,669	442	1.4%	1.62
Pikes Peak	Computer and Mathematical	6,659	12,051	5,392	3.7%	1.48
	Business and Financial Operations	17,463	21,564	4,101	2.4%	1.46
	Construction and Extraction	13,026	16,442	3,416	2.6%	1.25
Pikes Peak	Life, Physical, and Social Science	2,863	4,030	1,167	3.9%	2.64
	Architecture and Engineering	4,305	5,374	1,069	2.5%	1.70
	Construction and Extraction	8,093	10,378	2,285	3.4%	1.24
Pikes Peak	Food Preparation and Serving Related	18,835	18,404	-431	-3.2%	1.17
	Arts, Design, Entertainment, Sports, and Media	3,038	3,823	784	2.6%	1.12
	Military-only	20,788	18,765	-2,023	-1.1%	9.02
Pikes Peak	Computer and Mathematical	12,838	16,835	3,997	2.7%	1.54
	Community and Social Service	7,057	8,972	1,915	2.7%	1.47
	Business and Financial Operations	18,867	23,810	4,943	2.6%	1.24
Pikes Peak	Arts, Design, Entertainment, Sports, and Media	6,788	7,688	900	1.4%	1.17

Existing and Emergent In-Demand Occupations

An effective way to look at emerging in-demand occupations is to use the increase in average hires. The tables below show the highest increases in hires by educational attainment level. For example, the first table in the series, immediately below, shows the ten occupations requiring no formal educational credential that had the greatest increase in hires. On the first row, the reader sees that in 2019, employers in the CCPR hired 35,773 more combined food preparation and serving workers than they did in 2010.

These tables reflect pre-pandemic trends. Data on average monthly hires is not yet available for March and April, and

as the economy begins to recover, it is likely occupations with the most robust hiring may change.

Occupations With Greatest Increase in Hires by Educational Attainment Level, No Formal Education

Occupations With Greatest Increase in Hires by Educational Attainment Level, Colorado Central Planning Region					
SOC	No Formal Educational Credential	2010 Hires	2019 Hires	Increase in Hires	Median Hourly Earnings
35-3021	Combined Food Preparation and Serving Workers, Including Fast Food	42,230	78,003	35,773	\$11.43
35-3031	Waiters and Waitresses	39,165	62,789	23,624	\$10.21
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	16,282	38,815	22,533	\$14.50
41-2031	Retail Salespersons	47,328	69,830	22,502	\$12.15
41-2011	Cashiers	34,609	52,793	18,184	\$11.58
35-2014	Cooks, Restaurant	17,501	32,446	14,945	\$13.78
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	9,137	16,781	7,645	\$11.29
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	26,073	33,013	6,940	\$13.01
37-3011	Landscaping and Groundskeeping Workers	14,296	20,146	5,850	\$15.13
47-2061	Construction Laborers	10,221	15,535	5,314	\$16.71

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Combined Food Preparation and Serving Workers experienced the highest emergent demand in the region for occupations requiring no formal educational credential.

Occupations With Greatest Increases in Hires by Educational Attainment Level, High School or Equivalent

Occupations With Greatest Increase in Hires by Educational Attainment Level, Colorado Central Planning Region					
SOC	High School or Equivalent	2010 Hires	2019 Hires	Increase in Hires	Median Hourly Earnings
39-9021	Personal Care Aides	11,812	24,045	12,233	\$11.98
43-4051	Customer Service Representatives	23,220	35,273	12,053	\$16.73
43-5081	Stock Clerks and Order Fillers	15,190	26,185	10,995	\$13.94
41-3099	Sales Representatives, Services, All Other	14,210	23,639	9,429	\$28.36
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	10,067	17,713	7,647	\$17.93
53-3033	Light Truck or Delivery Services Drivers	6,901	13,021	6,119	\$16.76
43-9061	Office Clerks, General	24,578	29,868	5,291	\$18.80
47-2111	Electricians	5,458	10,518	5,061	\$25.90
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	5,551	10,166	4,614	\$32.58
43-4171	Receptionists and Information Clerks	9,865	14,374	4,509	\$15.40

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Occupations With Greatest Increases in Hires by Educational Attainment Level, Vocational Certificate or Some College

Occupations With Greatest Increase in Hires by Educational Attainment Level, Colorado Central Planning Region					
SOC	Vocational Certificate or Some College	2010 Hires	2019 Hires	Increase in Hires	Median Hourly Earnings
53-3032	Heavy and Tractor-Trailer Truck Drivers	9,518	15,329	5,811	\$22.72
31-1014	Nursing Assistants	8,407	12,690	4,284	\$15.73
43-3031	Bookkeeping, Accounting, and Auditing Clerks	13,281	16,713	3,432	\$20.45
31-9011	Massage Therapists	1,839	4,713	2,874	\$21.21
31-9092	Medical Assistants	4,071	6,498	2,427	\$17.44
39-5012	Hairdressers, Hairstylists, and Cosmetologists	4,676	6,906	2,230	\$13.53
31-9091	Dental Assistants	3,087	5,103	2,017	\$19.58
49-3023	Automotive Service Technicians and Mechanics	4,850	6,355	1,505	\$21.81
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	2,248	3,581	1,333	\$25.13
29-2061	Licensed Practical and Licensed Vocational Nurses	1,960	2,719	759	\$25.42

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Occupations With Greatest Increases in Hires by Educational Attainment Level, Associates Degree

Occupations With Greatest Increase in Hires by Educational Attainment Level, Colorado Central Planning Region					
SOC	Associates Degree	2010 Hires	2019 Hires	Increase in Hires	Median Hourly Earnings
25-2011	Preschool Teachers, Except Special Education	3,955	5,280	1,325	\$14.38
29-2056	Veterinary Technologists and Technicians	1,275	2,460	1,185	\$17.63
23-2011	Paralegals and Legal Assistants	1,991	2,854	863	\$27.80
31-2021	Physical Therapist Assistants	601	1,271	670	\$27.28
29-2021	Dental Hygienists	1,242	1,765	523	\$42.01
31-2011	Occupational Therapy Assistants	272	600	328	\$28.05
49-9062	Medical Equipment Repairers	307	465	158	\$27.59
17-3011	Architectural and Civil Drafters	980	1,137	157	\$27.59
17-3029	Engineering Technicians, Except Drafters, All Other	596	699	103	\$30.57
29-2032	Diagnostic Medical Sonographers	186	267	81	\$40.87

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Occupations With Greatest Increases in Hires by Educational Attainment Level, Bachelors Degree

Occupations With Greatest Increase in Hires by Educational Attainment Level, Colorado Central Planning Region					
SOC	Bachelors Degree	2010 Hires	2019 Hires	Increase in Hires	Median Hourly Earnings
13-2011	Accountants and Auditors	11,940	18,162	6,222	\$35.68
13-1199	Business Operations Specialists, All Other	15,084	20,239	5,156	\$36.53
15-1132	Software Developers, Applications	6,897	11,574	4,678	\$50.47
13-1161	Market Research Analysts and Marketing Specialists	6,332	10,642	4,310	\$32.10
11-1021	General and Operations Managers	14,812	18,742	3,930	\$54.30
13-1071	Human Resources Specialists	5,572	8,913	3,341	\$31.45
15-1199	Computer Occupations, All Other	3,183	6,286	3,102	\$48.00
29-1141	Registered Nurses	8,791	11,418	2,627	\$35.48
13-1111	Management Analysts	3,883	5,844	1,961	\$42.39
21-1018	Substance Abuse, Behavioral Disorder, and Mental Health Counselors	1,807	3,412	1,605	\$21.94

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Occupations With Greatest Increases in Hires by Educational Attainment Level, Masters

Occupations With Greatest Increase in Hires by Educational Attainment Level, Colorado Central Planning Region					
SOC	Masters	2010 Hires	2019 Hires	Increase in Hires	Median Hourly Earnings
29-1171	Nurse Practitioners	311	820	509	\$51.43
21-1022	Healthcare Social Workers	987	1,436	449	\$24.27
29-1071	Physician Assistants	678	932	255	\$49.53
21-1013	Marriage and Family Therapists	274	506	232	\$31.73
21-1023	Mental Health and Substance Abuse Social Workers	650	842	192	\$22.35
15-2041	Statisticians	293	475	182	\$40.09
29-1122	Occupational Therapists	839	997	159	\$41.46
21-1015	Rehabilitation Counselors	784	866	82	\$20.63
11-9033	Education Administrators, Postsecondary	537	593	56	\$44.08
29-1151	Nurse Anesthetists	83	136	53	\$83.95

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Occupations With Greatest Increases in Hires by Educational Attainment Level, Doctoral or Professional

Occupations With Greatest Increase in Hires by Educational Attainment Level, Colorado Central Planning Region					
SOC	Doctoral or Professional	2010 Hires	2019 Hires	Increase in Hires	Median Hourly Earnings
29-1123	Physical Therapists	1,073	1,364	291	\$38.57
25-1099	Postsecondary Teachers	8,313	8,513	200	\$30.57
29-1051	Pharmacists	991	1,094	103	\$61.15
29-1131	Veterinarians	495	586	91	\$45.00
29-1021	Dentists, General	359	419	60	\$66.29
29-1081	Podiatrists	44	100	56	\$53.73
19-1042	Medical Scientists, Except Epidemiologists	517	556	39	\$28.05
29-1069	Physicians and Surgeons, All Other	466	495	29	\$103.21
19-3031	Clinical, Counseling, and School Psychologists	810	837	27	\$40.45
29-1181	Audiologists	71	93	22	\$40.88

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

**HIGHEST OCCUPATIONAL DEMAND IN LOCAL AREAS
Top Five Occupations by Increase in Hires by Workforce Area, 2010-2019**

Top Five Occupations by Increase in Hires by Workforce Area, 2010-2019						
Workforce Area	Description	2010 Hires	2019 Hires	Increase in Hires	Annual Growth Rate	2019 Location Quotient
Adams County	Laborers and Material Movers, Hand	4,008	13,697	9,688	14.6%	1.34
	Fast Food and Counter Workers	4,341	9,303	4,963	8.8%	0.92
	Driver/Sales Workers and Truck Drivers	5,317	9,630	4,313	6.8%	2.09
	Retail Salespersons	3,577	6,757	3,180	7.3%	0.97
	Building Cleaning Workers	2,944	5,741	2,797	7.7%	0.93
Arapahoe/Douglas	Fast Food and Counter Workers	10,480	18,514	8,033	6.5%	0.91
	Retail Salespersons	11,981	17,713	5,731	4.4%	1.23
	Laborers and Material Movers, Hand	4,820	9,658	4,838	8.0%	0.55
	Waiters and Waitresses	7,827	12,183	4,356	5.0%	0.93
	Personal Care Aides	2,609	6,872	4,264	11.4%	0.83
Boulder	Fast Food and Counter Workers	4,560	7,389	2,830	5.5%	0.92
	Waiters and Waitresses	3,770	5,455	1,685	4.2%	1.04
	Retail Salespersons	3,403	4,816	1,413	3.9%	0.90
	Cooks	2,912	4,279	1,366	4.4%	1.18
	Cashiers	2,854	3,814	960	3.3%	0.69
Broomfield	Food Preparation and Serving Related Occupations	2,863	4,449	1,586	5.0%	0.85
	Business and Financial Operations Occupations	1,142	2,284	1,141	8.0%	1.92
	Office and Administrative Support Occupations	2,770	3,723	953	3.3%	0.90
	Sales and Related Occupations	4,080	5,027	946	2.3%	1.40
	Personal Care and Service Occupations	717	1,656	939	9.8%	0.85
Denver	Fast Food and Counter Workers	9,831	17,792	7,961	6.8%	0.78
	Waiters and Waitresses	9,530	17,262	7,732	6.8%	1.20
	Laborers and Material Movers, Hand	8,181	14,979	6,798	7.0%	0.75
	Cooks	6,556	11,716	5,159	6.7%	1.16
	Retail Salespersons	7,330	11,315	3,985	4.9%	0.71
Jefferson (Tri-County)	Fast Food and Counter Workers	6,198	10,670	4,471	6.2%	0.98
	Waiters and Waitresses	5,252	8,073	2,821	4.9%	1.18
	Retail Salespersons	7,064	9,755	2,691	3.7%	1.22
	Laborers and Material Movers, Hand	2,422	4,474	2,053	7.1%	0.52
	Cashiers	5,460	7,474	2,014	3.5%	0.99
Larimer	Fast Food and Counter Workers	4,505	8,395	3,890	7.2%	1.15
	Laborers and Material Movers, Hand	2,138	4,171	2,033	7.7%	0.66
	Waiters and Waitresses	3,669	5,571	1,902	4.7%	1.17
	Retail Salespersons	4,681	6,578	1,897	3.9%	1.33
	Cashiers	3,057	4,836	1,779	5.2%	0.94
Pikes Peak	Fast Food and Counter Workers	7,071	12,320	5,248	6.4%	0.87
	Retail Salespersons	7,345	10,822	3,478	4.4%	1.10
	Waiters and Waitresses	5,801	8,742	2,942	4.7%	1.00
	Customer Service Representatives	5,045	7,713	2,667	4.8%	1.32
	Cashiers	5,460	8,072	2,611	4.4%	0.80

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

This table shows the five occupations with the greatest increase in employment in each local area.

The next table shows the five occupations requiring any postsecondary training with the largest increase in hires for each local area.

When both tables are considered, it is clear that demand is increasing most for semi-skilled occupations in terms of gross count, but is also increasing with skilled occupations that serve in primary industries.

As recovery from the COVID-19 pandemic progresses, it is likely demand will shift either for or against some of the occupations in these tables. As this happens, the workforce areas will work with regional employers to ensure federal funds are targeted to the most critical occupations through traditional classroom training, work-based learning or apprenticeship strategies, as well as the unique occupational needs within each of the workforce areas.

Top Five Most Concentrated Occupations Requiring Any Postsecondary Training by Largest Increase in Hires by Workforce Area, 2010-2019

Top Five Most Concentrated Occupations Requiring Any Postsecondary Training by Largest Increase in Hires by Workforce Area, 2010-2019						
Workforce Area	Description	2010 Hires	2019 Hires	Increase in Hires	Annual Growth Rate	2019 Location Quotient
Adams County	Heavy and Tractor-Trailer Truck Drivers	2,932	4,779	1,848	5.6%	2.37
	Postsecondary Teachers	323	1,406	1,083	17.8%	0.48
	Business Operations Specialists, All Other	992	1,959	967	7.9%	1.70
	Registered Nurses	728	1,556	827	8.8%	1.13
	Accountants and Auditors	792	1,514	722	7.5%	1.29
Arapahoe/Douglas	Accountants and Auditors	2,379	3,712	1,333	5.1%	1.69
	Business Operations Specialists, All Other	3,119	4,356	1,237	3.8%	2.27
	Nursing Assistants	1,391	2,592	1,201	7.2%	0.68
	Software Developers, Applications	1,715	2,848	1,133	5.8%	2.39
	Heavy and Tractor-Trailer Truck Drivers	1,256	2,257	1,001	6.7%	0.41
Boulder	Software Developers, Applications	1,247	1,762	515	3.9%	5.41
	Accountants and Auditors	1,050	1,562	513	4.5%	1.78
	Business Operations Specialists, All Other	1,117	1,610	492	4.1%	2.40
	Market Research Analysts and Marketing Specialists	736	1,202	466	5.6%	2.80
	Computer Occupations, All Other	229	658	429	12.4%	3.29
Broomfield	Software Developers, Applications	155	460	305	12.8%	5.70
	Business Operations Specialists, All Other	237	487	251	8.4%	2.84
	Accountants and Auditors	197	402	205	8.3%	1.79
	Market Research Analysts and Marketing Specialists	144	346	202	10.2%	2.87
	Heavy and Tractor-Trailer Truck Drivers	68	230	162	14.4%	0.28
Denver	Accountants and Auditors	3,661	5,818	2,157	5.3%	1.93
	Business Operations Specialists, All Other	3,968	5,928	1,960	4.6%	2.89
	Software Developers, Applications	1,571	3,136	1,565	8.0%	1.83
	Market Research Analysts and Marketing Specialists	1,681	3,079	1,398	7.0%	1.92
	General and Operations Managers	3,291	4,661	1,370	3.9%	1.01
Jefferson (Tri-County)	Accountants and Auditors	1,609	2,314	705	4.1%	1.56
	Nursing Assistants	1,064	1,658	594	5.1%	0.82
	Heavy and Tractor-Trailer Truck Drivers	703	1,102	399	5.1%	0.44
	Market Research Analysts and Marketing Specialists	779	1,143	363	4.3%	1.67
	Software Developers, Applications	741	1,101	360	4.5%	1.87
Larimer	Heavy and Tractor-Trailer Truck Drivers	716	1,185	469	5.8%	0.54
	Postsecondary Teachers	662	1,024	362	5.0%	1.55
	Nursing Assistants	877	1,216	338	3.7%	1.04
	Business Operations Specialists, All Other	869	1,138	249	2.8%	1.65
	Automotive Service Technicians and Mechanics	390	620	231	5.3%	1.02
Pikes Peak	Nursing Assistants	1,852	2,809	957	4.7%	0.93
	Heavy and Tractor-Trailer Truck Drivers	1,422	2,118	695	4.5%	0.52
	Software Developers, Applications	840	1,375	535	5.6%	2.13
	Market Research Analysts and Marketing Specialists	551	987	436	6.7%	1.05
	Accountants and Auditors	1,550	1,968	418	2.7%	1.16

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Question 2

Provide an analysis of the knowledge and skills needed to meet the employment needs of the employers in the region, as well as for each area included in this planning region, including employment needs in in-demand industry sectors and occupations.

As the COVID-19 pandemic has progressed, we have seen some situational changes in demand. Generally, the critical skills that have emerged over the past two months have been related to the remote working technology, and those skills critical to keeping the infrastructure open, including more nurses, drivers, software developers, cybersecurity people and telemarketers. The tables immediately below, courtesy of EMSI (Economic Modeling Specialists, Inc.), show occupations with the most postings, occupations with the most growth in postings, and skills with the highest growing demand.

Jobs with Most Unique Postings April 18, 2020 to May 17, 2020, Central Planning Region

SOC	Occupation	Latest 30 Days Unique Postings	% Change Last 30 Days	Latest 90 Days Unique Postings	% Change Last 90 Days
15-1132	Software Developers, Applications	6,979	(13.7%)	12,929	3.4%
29-1141	Registered Nurses	6,085	(19.4%)	12,340	3.8%
53-3032	Heavy and Tractor-Trailer Truck Drivers	5,468	(16.2%)	11,504	4.8%
15-1199	Computer Occupations, All Other	4,074	(15.1%)	7,542	3.3%
41-2031	Retail Salespersons	3,861	(10.5%)	6,821	(11.5%)
43-4051	Customer Service Representatives	3,521	(9.8%)	6,408	(9.1%)
41-1011	First-Line Supervisors of Retail Sales Workers	3,371	(5.1%)	5,862	(4.4%)
15-1142	Network and Computer Systems Administrators	3,110	(6.2%)	5,445	11.6%
11-2021	Marketing Managers	3,074	(13.6%)	5,436	(0.2%)
43-5081	Stock Clerks and Order Fillers	2,833	0.6%	4,921	29.3%
11-2022	Sales Managers	2,620	(8.6%)	4,613	0.8%
43-1011	First-Line Supervisors of Office and Administrative Support Workers	2,496	(10.5%)	4,672	(9.8%)
13-2011	Accountants and Auditors	2,487	(19.9%)	4,927	(5.4%)
15-1151	Computer User Support Specialists	2,437	(12.5%)	4,335	(2.7%)
53-3033	Light Truck or Delivery Services Drivers	2,113	17.5%	3,465	(1.6%)
49-9071	Maintenance and Repair Workers, General	1,998	(5.1%)	3,608	(6.1%)
15-1121	Computer Systems Analysts	1,877	(13.1%)	3,416	6.1%
11-1021	General and Operations Managers	1,782	(10.4%)	3,138	(4.4%)
39-9011	Childcare Workers	1,777	(7.8%)	3,964	(18.6%)
15-1122	Information Security Analysts	1,775	(16.3%)	3,342	7.2%

Source: EMSI Job Posting Analytics

Jobs with Highest Growth in Number Unique Postings, April 18, 2020 to May 17, 2020, Central Planning Region

SOC	Occupation	Latest 30 Days Unique Postings	% Change Last 30 Days	Latest 90 Days Unique Postings	% Change Last 90 Days
53-7051	Industrial Truck and Tractor Operators (Forklifts)	406	36.7%	646	76.0%
47-2031	Carpenters	271	24.9%	467	6.6%
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	441	19.5%	748	21.0%
53-3033	Light Truck or Delivery Services Drivers	2,113	17.5%	3,465	(1.6%)
37-3011	Landscaping and Groundskeeping Workers	590	15.7%	1,035	63.0%
31-1011	Home Health Aides	568	12.9%	933	19.0%
29-2061	Licensed Practical and Licensed Vocational Nurses	902	12.5%	1,434	32.5%
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	1,303	11.6%	2,173	57.6%
25-2021	Elementary School Teachers, Except Special Education	247	10.3%	381	53.0%
25-2031	Secondary School Teachers, Except Special and Career/Technical Education	436	9.3%	725	21.8%
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	806	8.3%	1,428	15.6%
49-3023	Automotive Service Technicians and Mechanics	812	7.1%	1,397	(10.2%)
11-3061	Purchasing Managers	289	6.3%	480	(5.5%)
47-2061	Construction Laborers	349	6.1%	672	13.5%
51-9111	Packaging and Filling Machine Operators and Tenders	248	6.0%	442	0.9%
17-2072	Electronics Engineers, Except Computer	619	5.5%	1,085	27.2%
23-1011	Lawyers	759	4.4%	1,532	(4.7%)
43-4171	Receptionists and Information Clerks	602	2.9%	1,059	(8.2%)
51-9198	Helpers—Production Workers	319	2.9%	562	12.4%
15-1133	Software Developers, Systems Software	1,137	2.9%	1,964	4.1%

Source: EMSI Job Posting Analytics

This table shows industry groups with the highest number of unique postings and the highest growth in postings between April 18, 2020 and May 17, 2020.

Unique Job Postings by Industry Group, April 18, 2020 to May 17, 2020

Industry Sector (2-Digit)	Latest 30 Days Unique Postings	Latest 30 Days Unique Postings % Change	Latest 90 Days Unique Postings	Latest 90 Days Unique Postings % Change
Administrative and Support and Waste Management and Remediation Services	26,663	(13.6%)	50,944	0.1%
Professional, Scientific, and Technical Services	21,835	(10.4%)	39,492	(2.4%)
Unclassified Industry	18,511	(26.1%)	42,846	29.3%
Retail Trade	17,926	(6.9%)	31,139	(4.0%)
Health Care and Social Assistance	16,067	(11.7%)	30,682	(2.0%)
Information	11,497	(8.6%)	19,843	(1.0%)
Manufacturing	11,097	(11.2%)	20,633	(7.9%)
Educational Services	9,926	54.2%	14,194	41.4%
Accommodation and Food Services	9,229	(6.6%)	16,770	(17.6%)
Finance and Insurance	6,917	(13.9%)	13,329	(12.8%)
Transportation and Warehousing	5,458	(15.2%)	10,703	(9.0%)
Construction	4,780	(4.4%)	8,353	2.7%
Real Estate and Rental and Leasing	3,912	(4.2%)	6,625	(8.2%)
Other Services (except Public Administration)	3,788	(9.3%)	7,080	(13.9%)
Public Administration	3,657	(12.3%)	6,932	0.8%
Wholesale Trade	2,614	(15.3%)	5,047	(11.5%)
Utilities	1,250	55.4%	1,717	65.3%
Arts, Entertainment, and Recreation	913	(15.9%)	1,705	(16.4%)
Mining, Quarrying, and Oil and Gas Extraction	571	(6.7%)	932	1.1%
Agriculture, Forestry, Fishing and Hunting	454	8.6%	729	13.0%
Management of Companies and Enterprises	301	(13.5%)	582	(13.1%)

Source: EMSI Job Posting Analytics

There are many caveats at this early point in pandemic recovery. First, it may be expected, at least over the rest of this year, that occupations dependent on discretionary income may suffer. People who are working may choose to save their money until they are more confident in the recovery. High labor supply may cause wage levels and benefits to drop.

At the same time, positions that support technology, manufacturing, utilities, financial services, information and professional, scientific and technical services will likely continue to be stable or grow. We may also see parts of the retail industry continue growing – supermarkets, big box stores, online merchants and hardware/garden centers.

In addition, many issues are affecting the return to work – available childcare, the reopening of public schools, and in many cases there is no business to return to. According to the US Chamber of Commerce, as of April 3, 2020, over 26% of small businesses had closed down in response to the pandemic. At the date of this writing (May 18, 2020) the Los Angeles Times and Forbes are both reporting that 50% of small businesses may fail as a result of lower demand. Note that while the expected failure rate of new businesses over a five-year period is around 50%, many of the small businesses that may fail as a result of the pandemic are not new businesses.

The section below was written prior to the pandemic, and the tables were run in January 2020.

This section will use real time labor market data to explore a variety of employment needs in the CCPR and in each local workforce area. It will begin by showing the educational attainment and experience levels currently required by employers.

It will then use projected annual openings and 2018 training completions (graduation) data to show the top shortfalls in the training pipeline by educational attainment level for the CCPR. *Data is not included here for local areas because it is not meaningful.* Colorado’s state university and community college system regularly produces graduates that migrate throughout the eleven counties in the CCPR. For example, someone who graduated from CU Boulder in computer sciences can well end up working for a cybersecurity company in Colorado Springs after graduation. A graduate from the nationally known doctoral program in physical therapy at CSU in Fort Collins, could absolutely end up working for Children’s Hospital on the Anschutz Campus in greater metro Denver.

In other words, data is taken from job postings during the last calendar year (2019) that shows skills required. This is shown side-by-side with data from resumes posted online in places like LinkedIn and Monster that mention these particular skills. This is a valuable way of looking at the bench-strength of the labor market in the CCPR and in local areas for key skills.

EXPERIENCE AND EDUCATIONAL ATTAINMENT REQUIREMENTS

Colorado Central Planning Region, Education Breakdown of Job Postings

Colorado Central Planning Region, Education Breakdown of Job Postings		
Education Level	Unique Postings	% of Total
Unspecified	600,047	53%
High school or GED	186,489	17%
Associate's degree	61,363	5%
Bachelor's degree	333,474	30%
Master's degree	83,521	7%
Ph.D. or professional degree	23,174	2%

Colorado Central Planning Region, Experience Breakdown of Job Postings		
Minimum Experience	Unique Postings	% of Total
Unspecified	576,682	51%
0 - 1 Years	211,527	19%
2 - 3 Years	192,758	17%
4 - 6 Years	104,137	9%
7 - 9 Years	25,196	2%
10+ Years	16,516	1%

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Experience required is generally between 0 and 3 years (87% of postings not specifying experience or calling for 1 to 3 years’ experience).

In the current labor market environment which is marked by full employment and increasingly acute labor shortages (to be explored further under Question 3 of this Plan), employers are increasingly questioning whether a successful candidate for a given occupation actually needs the traditional educational attainment that ‘has always been required.’

For example, in Boulder, the very first registered apprenticeship for software development was developed in the face of shortfalls in baccalaureate level graduates that have those specific skills.

While Sector Partnerships and Work-Based Learning will be covered in other areas of this plan, it is appropriate here to mention several other examples. The Greater Metro Denver Healthcare (Sector) Partnership has developed, and is in the process of developing, several new registered apprenticeships in allied health occupations, such as for medical assistants and surgical technologists.

Lockheed Martin worked with Jefferson (Tri-County) Workforce Centers and economic development partners to create a registered apprenticeship for circuit assemblers who must perform their work under a microscope. Under the new Aerospace and Aviation Sector Partnership launched with the help of Arapahoe/Douglas Works! it is likely the region will see consortia of engineering and manufacturing companies serving the aerospace industry develop even more apprenticeships, particularly for middle-skilled occupations such as engineering and manufacturing technicians or even industrial design technicians.

In addition, Xcel Energy offers a variety of apprenticeship opportunities, as well as the various construction trades, and companies in construction such as RK Mechanical. The number of participants in registered apprenticeships is expected to grow through two U.S. Department of Labor/ Employment and Training Administration (DOL/ETA) apprenticeship grants that are currently in operation across Colorado, particularly in the CCPR where most existing apprenticeships in the state operate.

The Colorado Department of Human Services has also responded to employer and job seeker need through the Colorado Works Subsidized Training and Employment Program (STEP), which provides funds to subsidize training for recipients of Temporary Assistance for Needy Families (TANF) who are participating in the Colorado Works program. In the CCPR, STEP is operated through or in partnership with the workforce development system.

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In spite of the new approaches to training skilled workers, 39% of the job postings in the CCPR during 2019 required a bachelors degree or above. This also holds true for the local workforce areas, which range between 28% (Larimer) to 46% (Boulder).

Here are tables for the local areas:

Adams County, Education Breakdown of Job Postings		
Education Level	Unique Postings	% of Total
Unspecified	64,539	57%
High school or GED	22,018	19%
Associate's degree	5,792	5%
Bachelor's degree	27,409	24%
Master's degree	6,446	6%
Ph.D. or professional degree	1,810	2%

Adams County, Experience Breakdown of Job Postings		
Minimum Experience	Unique Postings	% of Total
Unspecified	62,364	55%
0 - 1 Years	22,385	20%
2 - 3 Years	17,998	16%
4 - 6 Years	7,976	7%
7 - 9 Years	1,711	2%
10+ Years	1,229	1%

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Arapahoe & Douglas Counties, Education Breakdown of Job Postings		
Education Level	Unique Postings	% of Total
Unspecified	135,481	50%
High school or GED	48,862	18%
Associate's degree	16,515	6%
Bachelor's degree	82,416	31%
Master's degree	18,765	7%
Ph.D. or professional degree	4,658	2%

Arapahoe & Douglas Counties, Experience Breakdown of Job Postings		
Minimum Experience	Unique Postings	% of Total
Unspecified	134,498	50%
0 - 1 Years	51,989	19%
2 - 3 Years	46,185	17%
4 - 6 Years	25,626	10%
7 - 9 Years	5,951	2%
10+ Years	4,090	2%

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Boulder County, Education Breakdown of Job Postings		
Education Level	Unique Postings	% of Total
Unspecified	53,437	53%
High school or GED	13,872	14%
Associate's degree	4,211	4%
Bachelor's degree	32,762	32%
Master's degree	9,350	9%
Ph.D. or professional degree	3,923	4%

Boulder County, Experience Breakdown of Job Postings		
Minimum Experience	Unique Postings	% of Total
Unspecified	50,310	50%
0 - 1 Years	17,694	18%
2 - 3 Years	18,183	18%
4 - 6 Years	10,293	10%
7 - 9 Years	3,084	3%
10+ Years	1,464	1%

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Broomfield County, Education Breakdown of Job Postings		
Education Level	Unique Postings	% of Total
Unspecified	64,539	57%
High school or GED	22,018	19%
Associate's degree	5,792	5%
Bachelor's degree	27,409	24%
Master's degree	6,446	6%
Ph.D. or professional degree	1,810	2%

Broomfield County, Experience Breakdown of Job Postings		
Minimum Experience	Unique Postings	% of Total
Unspecified	62,364	55%
0 - 1 Years	22,385	20%
2 - 3 Years	17,998	16%
4 - 6 Years	7,976	7%
7 - 9 Years	1,711	2%
10+ Years	1,229	1%

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Larimer County, Education Breakdown of Job Postings		
Education Level	Unique Postings	% of Total
Unspecified	39,781	61%
High school or GED	11,015	17%
Associate's degree	3,171	5%
Bachelor's degree	13,510	21%
Master's degree	3,922	6%
Ph.D. or professional degree	920	1%

Larimer County, Experience Breakdown of Job Postings		
Minimum Experience	Unique Postings	% of Total
Unspecified	39,398	61%
0 - 1 Years	12,049	19%
2 - 3 Years	8,609	13%
4 - 6 Years	3,658	6%
7 - 9 Years	642	1%
10+ Years	528	1%

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Jefferson, Gilpin & Clear Creek Counties, Education Breakdown of Job Postings		
Education Level	Unique Postings	% of Total
Unspecified	88,376	56%
High school or GED	27,393	17%
Associate's degree	8,385	5%
Bachelor's degree	43,102	27%
Master's degree	10,537	7%
Ph.D. or professional degree	3,037	2%

Jefferson, Gilpin & Clear Creek Counties, Experience Breakdown of Job Postings		
Minimum Experience	Unique Postings	% of Total
Unspecified	84,779	53%
0 - 1 Years	30,869	19%
2 - 3 Years	25,645	16%
4 - 6 Years	12,643	8%
7 - 9 Years	2,956	2%
10+ Years	1,977	1%

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Top Training Pipeline Shortfalls by Educational Attainment Level in Industry, Nondegree Postsecondary Certificate

Top Training Pipeline Shortfalls by Educational Attainment Level in Industry, Colorado Central Planning Region					
SOC	Nondegree Postsecondary Certificate	Jobs	Annual Openings	Regional Completions (2018)	Surplus/ (Shortfall)
53-3032	Heavy and Tractor-Trailer Truck Drivers	19,643	2,692	0	(2,692)
31-1014	Nursing Assistants	17,950	2,500	1,155	(1,345)
39-5012	Hairdressers, Hairstylists, and Cosmetologists	12,073	1,799	1,065	(734)
49-2022	Telecommunications Equipment Installers and Repairers, Except Line Installers	4,177	547	10	(537)
31-9011	Massage Therapists	6,544	1,048	578	(470)
31-9091	Dental Assistants	7,029	987	523	(464)
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	5,533	717	299	(418)
29-2061	Licensed Practical and Licensed Vocational Nurses	5,026	606	190	(416)
25-4031	Library Technicians	2,192	359	0	(359)
49-3011	Aircraft Mechanics and Service Technicians	3,352	338	94	(244)

Source: IPEDS Data Compiled by EMSI

Top Training Pipeline Shortfalls by Educational Attainment Level in Industry, Associates Degree

Top Training Pipeline Shortfalls by Educational Attainment Level in Industry, Colorado Central Planning Region					
SOC	Associate's Degree	Jobs	Annual Openings	Regional Completions (2018)	Surplus/ (Shortfall)
23-2011	Paralegals and Legal Assistants	5,152	693	227	(466)
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	2,098	262	0	(262)
29-2021	Dental Hygienists	3,912	372	201	(171)
19-4099	Life, Physical, and Social Science Technicians, All Other	1,295	180	13	(167)
19-4031	Chemical Technicians	943	110	0	(110)
49-9062	Medical Equipment Repairers	948	115	5	(110)
17-3029	Engineering Technicians, Except Drafters, All Other	1,471	168	64	(104)
17-3012	Electrical and Electronics Drafters	842	100	0	(100)
31-2021	Physical Therapist Assistants	1,309	237	146	(91)
53-2021	Air Traffic Controllers	795	82	0	(82)

Source: IPEDS Data Compiled by EMSI

Top Training Pipeline Shortfalls by Educational Attainment Level in Industry, Bachelors Degree

Top Training Pipeline Shortfalls by Educational Attainment Level in Industry, Colorado Central Planning Region					
SOC	Bachelor's Degree	Jobs	Annual Openings	Regional Completions (2018)	Surplus/ (Shortfall)
13-1199	Business Operations Specialists, All Other	41,234	4,558	53	(4,505)
13-2011	Accountants and Auditors	36,035	4,050	1,482	(2,568)
13-1161	Market Research Analysts and Marketing Specialists	18,840	2,489	377	(2,112)
25-2021	Elementary School Teachers, Except Special Education	20,294	1,917	549	(1,368)
41-3031	Securities, Commodities, and Financial Services Sales Agents	11,482	1,293	18	(1,275)
15-1132	Software Developers, Applications	32,228	3,320	2,255	(1,065)
27-2022	Coaches and Scouts	6,702	1,162	200	(962)
25-2031	Secondary School Teachers, Except Special and Career/Technical Education	14,443	1,313	518	(995)
13-1028	Buyers and Purchasing Agents	8,058	834	93	(741)
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scientific Pro	5,380	665	7	(658)

Source: IPEDS Data Compiled by EMSI

Top Training Pipeline Shortfalls by Educational Attainment Level in Industry, Graduate Level or Professional Degree

Top Training Pipeline Shortfalls by Educational Attainment Level in Industry, Colorado Central Planning Region					
SOC	Graduate Level or Professional Degree	Jobs	Annual Openings	Regional Completions (2018)	Surplus/ (Shortfall)
23-1011	Lawyers	14,515	960	606	(354)
21-1012	Educational, Guidance, School, and Vocational Counselors	4,280	537	276	(261)
21-1022	Healthcare Social Workers	2,730	361	152	(209)
25-4021	Librarians	1,672	201	72	(129)
29-1123	Physical Therapists	4,850	371	250	(121)
29-1127	Speech-Language Pathologists	3,384	311	200	(111)
29-1122	Occupational Therapists	2,901	257	150	(107)
21-1023	Mental Health and Substance Abuse Social Workers	1,621	225	152	(73)
29-1071	Physician Assistants	2,835	265	196	(69)
21-1015	Rehabilitation Counselors	1,567	193	144	(49)

Source: IPEDS Data Compiled by EMSI

Denver County, Education Breakdown of Job Postings		
Education Level	Unique Postings	% of Total
Unspecified	142,994	52%
High school or GED	39,242	14%
Associate's degree	14,568	5%
Bachelor's degree	89,871	33%
Master's degree	21,334	8%
Ph.D. or professional degree	5,610	2%

Denver County, Experience Breakdown of Job Postings		
Minimum Experience	Unique Postings	% of Total
Unspecified	130,495	47%
0 - 1 Years	51,028	19%
2 - 3 Years	52,607	19%
4 - 6 Years	29,600	11%
7 - 9 Years	6,918	3%
10+ Years	4,909	2%

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

El Paso & Teller Counties, Education Breakdown of Job Postings		
Education Level	Unique Postings	% of Total
Unspecified	66,334	53%
High school or GED	21,433	17%
Associate's degree	7,817	6%
Bachelor's degree	37,277	30%
Master's degree	11,087	9%
Ph.D. or professional degree	2,765	2%

El Paso & Teller Counties, Experience Breakdown of Job Postings		
Minimum Experience	Unique Postings	% of Total
Unspecified	66,379	53%
0 - 1 Years	22,445	18%
2 - 3 Years	19,908	16%
4 - 6 Years	11,783	9%
7 - 9 Years	3,139	2%
10+ Years	1,961	2%

Source: EMSI QCEW, Non-QCEW & Self-Employed Class of Worker

Training Pipeline Shortfalls

Pandemic update: The CCPR training pipeline will quite likely experience some significant changes. More coursework may be delivered virtually, and sector partnerships, as well as workforce developers, economic developers and industry associations will continue to switch to skill-based hiring and hybrid training that is conducted both in the classroom and on the worksite, at least in the longer term.

Tables in this section were done by subtracting the projected annual openings for each occupation from the number of program completions (graduations) for the latest year available. A table is provided showing the top ten training pipeline shortfalls by level of postsecondary attainment. As mentioned previously, data is only shown for the CCPR as a whole because of the free movement of graduates from Colorado's universities and colleges throughout the region.

As can be seen, shortfalls exist at all educational attainment levels, as do surpluses. In order to manage the training pipeline in a more business-relevant way, it is recommended that workforce development areas work through their business services teams to find the most critical shortfalls key sectors, and then mobilize business leaders in sector partnerships to work with postsecondary educators to address the needs. Many times it is appropriate for workforce development to act in a convening role to bring together training partners with business leaders in appropriate sectors.

For example, though labor force data suggested there was a substantial surplus of program completions of medical assistants hospital system leaders in the Greater Denver Healthcare Partnership said that the graduates of these programs were not qualified for the job in terms of what they were actually asking for. With the help of the workforce system in a convening role, a local community college was brought to the table, and worked with subject matter experts from the healthcare providers to change the curriculum so the school was producing graduates with the business-relevant skills necessary.

Top Occupations and Certifications/Credentials Posted

In this section, tables are provided that show the total number, total unique number, median duration, and top certifications/credentials sought for jobs listed in 2019. Notice three of the top ten jobs listed are computer related. Though the information technology (IT) sector is highly concentrated in Boulder, Denver and Arapahoe/ Douglas workforce areas, it is worth noting that only 45% of professionals working in computer related occupations are in the IT sector per se, while 55% work in other industries.

Top Jobs Currently Listed and Top Credentials in Demand, CCPR

Occupation	Total Postings (Jan 2019 - Dec 2019)	Unique Postings (Jan 2019 - Dec 2019)	Median Posting Duration
Heavy and Tractor-Trailer Truck Drivers	298,766	54,861	27 days
Registered Nurses	308,524	43,565	29 days
Software Developers, Applications	232,268	42,528	35 days
Computer Occupations, All Other	128,901	25,503	35 days
Retail Salespersons	135,599	23,749	41 days
Customer Service Representatives	129,478	23,656	34 days
First-Line Supervisors of Retail Sales Workers	84,313	19,412	39 days
Marketing Managers	70,007	17,767	35 days
First-Line Supervisors of Office and Administrative Support Workers	71,817	16,864	31 days
Network and Computer Systems Administrators	93,137	16,250	34 days

Source: EMSI Posting Analytics



Top Jobs Currently Listed and Top Credentials in Demand, Adams

Occupation	Total Postings (Jan 2019 - Dec 2019)	Unique Postings (Jan 2019 - Dec 2019)	Median Posting Duration
Heavy and Tractor-Trailer Truck Drivers	39,700	7,796	29 days
Registered Nurses	32,331	4,470	30 days
Retail Salespersons	17,245	3,119	41 days
Software Developers, Applications	14,176	3,055	30 days
First-Line Supervisors of Retail Sales Workers	9,861	2,528	39 days
Customer Service Representatives	12,036	2,406	33 days
Light Truck or Delivery Services Drivers	9,887	1,809	34 days
Stock Clerks and Order Fillers	10,076	1,802	35 days
Computer Occupations, All Other	8,129	1,794	31 days
First-Line Supervisors of Office and Administrative Support Workers	6,355	1,619	34 days

Source: EMSI Posting Analytics



Top Jobs Currently Listed and Top Credentials in Demand, Arapahoe/Douglas

Occupation	Total Postings (Jan 2019 - Dec 2019)	Unique Postings (Jan 2019 - Dec 2019)	Median Posting Duration
Registered Nurses	92,892	11,732	30 days
Software Developers, Applications	65,269	11,091	32 days
Heavy and Tractor-Trailer Truck Drivers	48,611	9,640	29 days
Retail Salespersons	36,299	6,897	40 days
Computer Occupations, All Other	34,058	6,883	31 days
Customer Service Representatives	34,141	6,529	34 days
First-Line Supervisors of Retail Sales Workers	22,625	5,450	38 days
Network and Computer Systems Administrators	30,384	4,586	33 days
First-Line Supervisors of Office and Administrative Support Workers	16,908	4,319	28 days
Marketing Managers	16,412	3,946	30 days

Source: EMSI Posting Analytics



Top Jobs Currently Listed and Top Credentials in Demand, Boulder

Top Jobs Currently Listed, Boulder County, January 2019 - December 2019			
Occupation	Total Postings (Jan 2019 - Dec 2019)	Unique Postings (Jan 2019 - Dec 2019)	Median Posting Duration
Heavy and Tractor-Trailer Truck Drivers	33,393	6,326	29 days
Software Developers, Applications	30,803	5,709	42 days
Registered Nurses	18,098	3,228	29 days
Computer Occupations, All Other	12,728	2,626	42 days
Marketing Managers	8,529	2,442	39 days
Retail Salespersons	11,290	1,820	42 days
Customer Service Representatives	8,141	1,536	36 days
Personal Care Aides	5,894	1,435	29 days
Sales Managers	5,888	1,434	43 days
First-Line Supervisors of Retail Sales Workers	6,681	1,434	43 days

Source: EMSI Posting Analytics

Top Credentials in Demand
Top Credentials in Demand, Boulder County, January - December 2019
Commercial Driver's License (CDL)
Certified Nursing Assistant
Master Of Business Administration (MBA)
Project Management Professional Certification
Licensed Practical Nurse
Bachelor of Science in Nursing (BSN)
Associates Degree In Nursing
Certified Information Systems Security Professional
ServSafe Certification
Nurse Practitioner

Top Jobs Currently Listed and Top Credentials in Demand, Denver

Top Jobs Currently Listed, Denver County, January 2019 - December 2019			
Occupation	Total Postings (Jan 2019 - Dec 2019)	Unique Postings (Jan 2019 - Dec 2019)	Median Posting Duration
Software Developers, Applications	56,068	11,802	33 days
Registered Nurses	62,989	8,832	29 days
Heavy and Tractor-Trailer Truck Drivers	49,478	7,903	14 days
Computer Occupations, All Other	36,029	7,378	35 days
Sales Managers	24,013	5,978	37 days
Marketing Managers	22,315	5,779	38 days
Accountants and Auditors	27,039	5,471	34 days
Customer Service Representatives	28,181	5,033	33 days
First-Line Supervisors of Office and Administrative Support Workers	19,739	4,557	32 days
Sales Representatives, Services, All Other	18,000	3,843	39 days

Source: EMSI Posting Analytics

Top Credentials in Demand
Denver County, January - December 2019
Commercial Driver's License (CDL)
Master Of Business Administration (MBA)
Certified Nursing Assistant
Bachelor of Science in Nursing (BSN)
Licensed Practical Nurse
Project Management Professional Certification
Certified Public Accountant
Certified Information Systems Security Professional
Nurse Practitioner
Professional Engineer

Top Jobs Currently Listed and Top Credentials in Demand, Larimer

Top Jobs Currently Listed, Larimer County, January 2019 - December 2019			
Occupation	Total Postings (Jan 2019 - Dec 2019)	Unique Postings (Jan 2019 - Dec 2019)	Median Posting Duration
Heavy and Tractor-Trailer Truck Drivers	29,113	5,590	29 days
Registered Nurses	16,964	3,252	25 days
Retail Salespersons	10,880	1,977	41 days
First-Line Supervisors of Retail Sales Workers	6,023	1,537	43 days
Customer Service Representatives	8,458	1,509	35 days
Software Developers, Applications	7,458	1,123	35 days
Sales Representatives, Wholesale and Manufacturing, Except Technical and Scientific Products	11,284	1,089	30 days
Postsecondary Teachers	3,918	1,061	34 days
Childcare Workers	2,183	968	24 days
Personal Care Aides	3,553	947	31 days

Source: EMSI Posting Analytics

Top Credentials in Demand
Larimer County, January - December 2019
Commercial Driver's License (CDL)
Certified Nursing Assistant
Licensed Practical Nurse
Master Of Business Administration (MBA)
Bachelor of Science in Nursing (BSN)
Transportation Worker Identification Credential (TWIC) Card
Nurse Practitioner
Doubles Endorsement
ServSafe Certification
Hazmat Endorsement

Top Jobs Currently Listed and Top Credentials in Demand, El Paso and Teller Counties (Pikes Peak)

Top Jobs Currently Listed, El Paso & Teller Counties (Pikes Peak), January 2019 - December 2019			
Occupation	Total Postings (Jan 2019 - Dec 2019)	Unique Postings (Jan 2019 - Dec 2019)	Median Posting Duration
Heavy and Tractor-Trailer Truck Drivers	32,245	7,118	30 days
Registered Nurses	41,826	5,871	29 days
Software Developers, Applications	26,974	3,953	40 days
Network and Computer Systems Administrators	22,811	3,193	46 days
Customer Service Representatives	17,321	2,920	36 days
Computer Occupations, All Other	15,343	2,473	42 days
Retail Salespersons	15,588	2,437	44 days
Information Security Analysts	17,048	2,329	47 days
Computer User Support Specialists	14,217	2,102	37 days
First-Line Supervisors of Retail Sales Workers	9,911	1,995	41 days

Source: EMSI Posting Analytics

Top Credentials in Demand
Top Credentials in Demand, El Paso & Teller Counties, January - December 2019
Commercial Driver's License (CDL)
CompTIA Security+
IAT Level II Certification
Certified Nursing Assistant
Certified Information Systems Security Professional
Licensed Practical Nurse
GIAC Certifications
Master Of Business Administration (MBA)
Nurse Practitioner
Associates Degree In Nursing

This data is available to workforce centers throughout Colorado, and will continue to be used as it evolves to target public funds to get the best return on investment in terms of employment and wage outcomes.

Supply and Demand in Online Postings

The tables below are useful because they present a more robust picture of the actual dynamics of a tight labor market. The next section, addressing question 3 of this Plan, will provide more information around full employment, unfilled jobs, demographic changes and the racial and ethnic makeup of the labor force in the CCPR and each of its seven workforce areas.

At this point, it is important to make a couple of observations concerning these tables. First, there are ‘hard,’ or job-specific skills such as merchandising, software development and JAVA programming language, and there are common, or ‘soft,’ skills – things like written communication, basic Microsoft office, customer service and problem solving. The tables present both in terms of percent frequency in postings and in profiles (online resumes).

But the percentages can be misleading. It is best to look at the four columns with a numerator and denominator. Take as an example Agile Software Development, which is in the far-left column of the table immediately below. You would read it thus:

- Of 1,126,816 job postings in the region between January and December 2019, 43,657 (4%) required the candidate to know Agile Software Development.
- Of the 2,011,415 online profiles, 36,299 (3%) mention Agile as a skill.

Supply & Demand, Top Hard and Common (Soft) Skills, January - December 2019									
Colorado Central Planning Region									
Top Hard Skills	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)	Top Common (Soft) Skills	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)
Selling Techniques	5%	56,771 / 1,126,816	4%	70,419 / 2,011,445	Management	24%	267,803 / 1,126,816	31%	619,200 / 2,011,445
Accounting	5%	56,311 / 1,126,816	6%	112,873 / 2,011,445	Customer Service	20%	221,871 / 1,126,816	28%	572,138 / 2,011,445
Auditing	5%	52,544 / 1,126,816	3%	62,544 / 2,011,445	Sales	19%	219,255 / 1,126,816	25%	494,498 / 2,011,445
Merchandising	4%	50,318 / 1,126,816	3%	58,134 / 2,011,445	Communications	19%	211,230 / 1,126,816	1%	19,979 / 2,011,445
Restaurant Operation	4%	46,233 / 1,126,816	3%	53,664 / 2,011,445	Leadership	15%	172,342 / 1,126,816	26%	516,765 / 2,011,445
Agile Software Development	4%	43,657 / 1,126,816	2%	36,299 / 2,011,445	Operations	15%	166,162 / 1,126,816	11%	227,295 / 2,011,445
Nursing	4%	40,946 / 1,126,816	2%	33,354 / 2,011,445	Problem Solving	10%	111,557 / 1,126,816	2%	34,315 / 2,011,445
Customer Experience	3%	37,763 / 1,126,816	1%	21,174 / 2,011,445	Presentations	9%	102,001 / 1,126,816	4%	79,846 / 2,011,445
Basic Life Support	3%	34,369 / 1,126,816	1%	22,542 / 2,011,445	Valid Driver's License	8%	90,613 / 1,126,816	0%	228 / 2,011,445
Customer Relationship Management	3%	33,547 / 1,126,816	5%	105,906 / 2,011,445	Innovation	7%	83,077 / 1,126,816	0%	3,937 / 2,011,445
Automation	3%	32,619 / 1,126,816	1%	23,976 / 2,011,445	Written Communication	7%	82,268 / 1,126,816	0%	8,475 / 2,011,445
SQL (Programming Language)	3%	32,322 / 1,126,816	3%	62,125 / 2,011,445	Microsoft Excel	7%	81,063 / 1,126,816	17%	338,668 / 2,011,445
Project Management	3%	31,957 / 1,126,816	7%	149,537 / 2,011,445	Research	7%	76,576 / 1,126,816	12%	251,072 / 2,011,445
Cardiopulmonary Resuscitation (CPR)	3%	30,576 / 1,126,816	2%	47,818 / 2,011,445	Microsoft Office	6%	72,447 / 1,126,816	19%	374,580 / 2,011,445
Customer Satisfaction	3%	30,549 / 1,126,816	5%	96,003 / 2,011,445	Coordinating	6%	72,160 / 1,126,816	3%	67,609 / 2,011,445
Business Development	3%	30,214 / 1,126,816	6%	126,395 / 2,011,445	Troubleshooting (Problem Solving)	6%	63,769 / 1,126,816	3%	58,214 / 2,011,445
Java (Programming Language)	3%	29,679 / 1,126,816	2%	46,217 / 2,011,445	Interpersonal Skills	5%	61,883 / 1,126,816	1%	16,382 / 2,011,445
Software Development	3%	29,406 / 1,126,816	3%	50,666 / 2,011,445	Computer Literacy	5%	55,966 / 1,126,816	1%	29,538 / 2,011,445
Strategic Planning	3%	28,868 / 1,126,816	10%	194,454 / 2,011,445	Teamwork	5%	52,816 / 1,126,816	3%	69,954 / 2,011,445
Software Engineering	3%	28,679 / 1,126,816	2%	36,933 / 2,011,445	Verbal Communication Skills	4%	50,262 / 1,126,816	0%	9,016 / 2,011,445

Source: EMSI Job Posting Analytics

There are several conclusions we can make from the two pieces of information above:

1. The latest local unemployment statistics (November 2019 at this writing) estimate there are only 59,312 people who are unemployed in the entire CCPR.
2. The CCPR has a total labor force of 2.2 million, so we can infer that at least over 2.1 million people who are already working have resumes online, suggesting that they are quite willing to change jobs on the right terms.
3. The difference between the number of postings requiring the skill (43,657) and the number of online profiles with the skill (36,299), is more important that the percentages of postings and profiles. What we can see from this line is that there were more jobs requiring this skill than there were candidates who have it, a shortfall of 7,358 candidates. In terms of real-time labor market information, this is a real shortage suggesting that workforce developers in the region could work with employer groups who need this skill and postsecondary educators to offer this training to job candidates or even apprentices, should there be other skills also necessary but in short supply.

COLORADO CENTRAL PLANNING REGION (CCPR) PLAN

The tables below show the same information for each of the local workforce areas that make up the CCPR.

Supply & Demand, Top Hard and Common (Soft) Skills, January - December 2019									
Adams County									
Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)	Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)
Merchandising	6%	6,654 / 113,663	3%	3,846 / 114,506	Management	21%	23,791 / 113,663	24%	27,507 / 114,506
Selling Techniques	5%	6,172 / 113,663	3%	3,050 / 114,506	Customer Service	21%	23,652 / 113,663	29%	33,062 / 114,506
Restaurant Operation	5%	5,340 / 113,663	3%	2,992 / 114,506	Sales	20%	22,486 / 113,663	21%	24,170 / 114,506
Accounting	4%	5,071 / 113,663	5%	6,180 / 114,506	Communications	18%	19,935 / 113,663	1%	754 / 114,506
Auditing	4%	4,912 / 113,663	3%	3,407 / 114,506	Operations	14%	15,436 / 113,663	10%	11,243 / 114,506
Nursing	4%	4,108 / 113,663	2%	2,051 / 114,506	Leadership	13%	14,838 / 113,663	18%	21,112 / 114,506
Warehousing	4%	4,031 / 113,663	1%	959 / 114,506	Valid Driver's License	9%	10,795 / 113,663	0%	6 / 114,506
Customer Experience	3%	3,857 / 113,663	1%	1,170 / 114,506	Problem Solving	9%	9,794 / 113,663	1%	1,581 / 114,506
Basic Life Support	3%	3,516 / 113,663	1%	1,332 / 114,506	Presentations	7%	8,404 / 113,663	3%	3,063 / 114,506
Cardiopulmonary Resuscitation (CPR)	3%	3,390 / 113,663	3%	3,091 / 114,506	Written Communication	6%	7,196 / 113,663	1%	615 / 114,506
Agile Software Development	3%	2,962 / 113,663	1%	1,026 / 114,506	Innovation	6%	7,071 / 113,663	0%	107 / 114,506
Customer Satisfaction	2%	2,839 / 113,663	5%	5,951 / 114,506	Microsoft Excel	6%	6,811 / 113,663	16%	17,879 / 114,506
Customer Relationship Management	2%	2,833 / 113,663	4%	4,346 / 114,506	Microsoft Office	6%	6,415 / 113,663	14%	16,466 / 114,506
Purchasing	2%	2,733 / 113,663	3%	3,441 / 114,506	Coordinating	5%	6,173 / 113,663	3%	3,036 / 114,506
Business Development	2%	2,412 / 113,663	3%	3,643 / 114,506	Computer Literacy	5%	5,801 / 113,663	2%	2,860 / 114,506
Automation	2%	2,384 / 113,663	1%	1,037 / 114,506	Research	5%	5,570 / 113,663	8%	8,862 / 114,506
Project Management	2%	2,352 / 113,663	4%	4,987 / 114,506	Teamwork	5%	5,319 / 113,663	3%	3,477 / 114,506
SQL (Programming Language)	2%	2,278 / 113,663	2%	2,230 / 114,506	Interpersonal Skills	5%	5,278 / 113,663	1%	1,145 / 114,506
Strategic Planning	2%	2,240 / 113,663	5%	5,880 / 114,506	Troubleshooting (Problem Solving)	5%	5,216 / 113,663	3%	3,202 / 114,506
Billing	2%	2,232 / 113,663	4%	4,941 / 114,506	Teaching	4%	4,498 / 113,663	4%	4,770 / 114,506

Source: EMSI Job Posting Analytics

Supply & Demand, Top Hard and Common (Soft) Skills, January - December 2019									
Arapahoe & Douglas Counties									
Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)	Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)
Merchandising	5%	14,363 / 268,339	3%	8,418 / 245,539	Management	25%	67,074 / 268,339	29%	71,604 / 245,539
Accounting	5%	14,218 / 268,339	7%	16,580 / 245,539	Customer Service	22%	59,330 / 268,339	29%	70,874 / 245,539
Selling Techniques	5%	13,483 / 268,339	4%	9,726 / 245,539	Communications	20%	52,702 / 268,339	1%	1,960 / 245,539
Auditing	5%	13,435 / 268,339	4%	8,939 / 245,539	Sales	19%	51,959 / 268,339	26%	63,037 / 245,539
Agile Software Development	5%	12,318 / 268,339	2%	3,936 / 245,539	Operations	16%	43,972 / 268,339	12%	29,827 / 245,539
Restaurant Operation	5%	12,189 / 268,339	3%	6,968 / 245,539	Leadership	16%	42,598 / 268,339	22%	53,432 / 245,539
Customer Experience	5%	12,132 / 268,339	1%	2,784 / 245,539	Problem Solving	11%	28,284 / 268,339	1%	3,607 / 245,539
Nursing	4%	10,862 / 268,339	2%	4,589 / 245,539	Presentations	9%	24,622 / 268,339	4%	10,295 / 245,539
Basic Life Support	3%	9,291 / 268,339	1%	2,811 / 245,539	Microsoft Excel	8%	21,984 / 268,339	16%	38,629 / 245,539
SQL (Programming Language)	3%	8,968 / 268,339	3%	7,673 / 245,539	Written Communication	8%	21,184 / 268,339	1%	1,451 / 245,539
Automation	3%	8,933 / 268,339	1%	3,127 / 245,539	Valid Driver's License	8%	21,022 / 268,339	0%	18 / 245,539
Java (Programming Language)	3%	8,121 / 268,339	2%	5,435 / 245,539	Innovation	7%	19,567 / 268,339	0%	344 / 245,539
Software Development	3%	7,958 / 268,339	2%	5,259 / 245,539	Coordinating	7%	19,334 / 268,339	4%	8,800 / 245,539
Customer Satisfaction	3%	7,841 / 268,339	5%	13,053 / 245,539	Microsoft Office	7%	19,070 / 268,339	15%	35,906 / 245,539
Project Management	3%	7,708 / 268,339	6%	15,640 / 245,539	Research	7%	18,663 / 268,339	9%	21,875 / 245,539
Cardiopulmonary Resuscitation (CPR)	3%	7,685 / 268,339	2%	5,716 / 245,539	Troubleshooting (Problem Solving)	6%	16,601 / 268,339	3%	6,143 / 245,539
Customer Relationship Management	3%	7,203 / 268,339	5%	13,058 / 245,539	Interpersonal Skills	6%	15,653 / 268,339	1%	2,858 / 245,539
Python (Programming Language)	3%	7,193 / 268,339	1%	1,346 / 245,539	Computer Literacy	5%	13,719 / 268,339	2%	5,705 / 245,539
Strategic Planning	3%	6,932 / 268,339	7%	16,762 / 245,539	Teamwork	5%	12,975 / 268,339	3%	6,955 / 245,539
Software Engineering	3%	6,920 / 268,339	2%	3,957 / 245,539	Verbal Communication Skills	5%	12,111 / 268,339	1%	1,730 / 245,539

Source: EMSI Job Posting Analytics

COLORADO CENTRAL PLANNING REGION (CCPR) PLAN

Supply & Demand, Top Hard and Common (Soft) Skills, January - December 2019

Boulder County

Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)	Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)
Software Engineering	6%	5,610 / 101,028	4%	3,709 / 98,202	Management	24%	23,747 / 101,028	29%	28,176 / 98,202
Selling Techniques	5%	5,441 / 101,028	3%	2,800 / 98,202	Sales	21%	20,829 / 101,028	23%	22,373 / 98,202
Python (Programming Language)	5%	5,041 / 101,028	3%	2,994 / 98,202	Communications	19%	19,153 / 101,028	1%	941 / 98,202
Agile Software Development	5%	4,934 / 101,028	3%	2,668 / 98,202	Leadership	16%	16,656 / 101,028	24%	23,459 / 98,202
New Product Development	4%	4,493 / 101,028	5%	4,625 / 98,202	Customer Service	16%	16,604 / 101,028	25%	24,126 / 98,202
Software Development	4%	4,341 / 101,028	4%	4,006 / 98,202	Operations	13%	13,446 / 101,028	10%	10,069 / 98,202
Accounting	4%	4,317 / 101,028	5%	4,732 / 98,202	Presentations	11%	10,683 / 101,028	5%	4,431 / 98,202
Auditing	4%	4,092 / 101,028	3%	2,460 / 98,202	Problem Solving	10%	10,286 / 101,028	2%	1,516 / 98,202
Merchandising	4%	3,942 / 101,028	3%	2,769 / 98,202	Innovation	9%	8,711 / 101,028	0%	246 / 98,202
Project Management	4%	3,876 / 101,028	8%	7,390 / 98,202	Written Communication	8%	7,988 / 101,028	0%	332 / 98,202
Linux	4%	3,850 / 101,028	3%	3,127 / 98,202	Research	8%	7,971 / 101,028	17%	16,894 / 98,202
Java (Programming Language)	4%	3,810 / 101,028	4%	4,204 / 98,202	Mentorship	7%	6,638 / 101,028	5%	4,903 / 98,202
Automation	4%	3,670 / 101,028	2%	1,612 / 98,202	Valid Driver's License	6%	6,409 / 101,028	0%	10 / 98,202
Business Development	3%	3,488 / 101,028	6%	6,111 / 98,202	Troubleshooting (Problem Solving)	6%	6,376 / 101,028	2%	2,252 / 98,202
Restaurant Operation	3%	3,458 / 101,028	3%	2,791 / 98,202	Interpersonal Skills	6%	6,196 / 101,028	1%	821 / 98,202
Forecasting	3%	3,390 / 101,028	2%	2,244 / 98,202	Microsoft Excel	6%	6,070 / 101,028	17%	16,389 / 98,202
Operating Systems	3%	3,371 / 101,028	2%	1,923 / 98,202	Coordinating	6%	5,824 / 101,028	3%	3,080 / 98,202
Customer Relationship Management	3%	3,334 / 101,028	5%	4,716 / 98,202	Teamwork	5%	4,984 / 101,028	3%	3,303 / 98,202
Customer Satisfaction	3%	3,310 / 101,028	4%	3,614 / 98,202	Microsoft Office	5%	4,962 / 101,028	18%	17,905 / 98,202
Customer Experience	3%	3,125 / 101,028	1%	794 / 98,202	Verbal Communication Skills	5%	4,817 / 101,028	0%	398 / 98,202

Source: EMSI Job Posting Analytics

Supply & Demand, Top Hard and Common (Soft) Skills, January - December 2019

Denver County

Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)	Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)
Accounting	6%	16,828 / 275,557	6%	58,449 / 966,316	Management	25%	70,203 / 275,557	35%	334,186 / 966,316
Auditing	5%	14,430 / 275,557	3%	33,464 / 966,316	Sales	20%	55,438 / 275,557	27%	260,615 / 966,316
Selling Techniques	5%	13,654 / 275,557	4%	38,735 / 966,316	Communications	20%	55,156 / 275,557	1%	11,428 / 966,316
Agile Software Development	4%	11,676 / 275,557	2%	21,792 / 966,316	Customer Service	18%	49,841 / 275,557	29%	283,634 / 966,316
Customer Relationship Management	4%	11,228 / 275,557	6%	60,709 / 966,316	Leadership	17%	45,698 / 275,557	29%	281,517 / 966,316
Business Development	4%	10,470 / 275,557	8%	79,439 / 966,316	Operations	15%	40,790 / 275,557	11%	108,991 / 966,316
SQL (Programming Language)	3%	9,269 / 275,557	4%	34,091 / 966,316	Problem Solving	11%	30,360 / 275,557	2%	18,473 / 966,316
Restaurant Operation	3%	9,206 / 275,557	3%	25,542 / 966,316	Presentations	10%	28,727 / 275,557	5%	44,006 / 966,316
Project Management	3%	9,005 / 275,557	9%	86,643 / 966,316	Innovation	9%	23,649 / 275,557	0%	2,374 / 966,316
Strategic Planning	3%	8,769 / 275,557	12%	119,069 / 966,316	Microsoft Excel	9%	23,489 / 275,557	18%	175,587 / 966,316
Nursing	3%	8,557 / 275,557	2%	14,993 / 966,316	Written Communication	8%	22,452 / 275,557	0%	3,529 / 966,316
Automation	3%	8,504 / 275,557	1%	11,818 / 966,316	Research	8%	22,044 / 275,557	15%	140,585 / 966,316
Forecasting	3%	8,146 / 275,557	3%	30,945 / 966,316	Valid Driver's License	8%	22,023 / 275,557	0%	114 / 966,316
Budgeting	3%	7,983 / 275,557	6%	62,701 / 966,316	Microsoft Office	8%	21,534 / 275,557	21%	205,143 / 966,316
Merchandising	3%	7,513 / 275,557	3%	26,951 / 966,316	Coordinating	7%	18,912 / 275,557	3%	33,737 / 966,316
Java (Programming Language)	3%	7,503 / 275,557	2%	23,020 / 966,316	Interpersonal Skills	6%	16,229 / 275,557	1%	6,493 / 966,316
Salesforce.Com	3%	7,502 / 275,557	3%	25,992 / 966,316	Troubleshooting (Problem Solving)	6%	15,578 / 275,557	3%	29,171 / 966,316
Customer Experience	3%	7,239 / 275,557	1%	11,619 / 966,316	Computer Literacy	6%	15,284 / 275,557	1%	9,201 / 966,316
Customer Satisfaction	3%	7,089 / 275,557	5%	47,624 / 966,316	Verbal Communication Skills	5%	14,025 / 275,557	0%	3,348 / 966,316
Warehousing	3%	7,055 / 275,557	0%	2,438 / 966,316	Microsoft PowerPoint	5%	13,217 / 275,557	12%	114,075 / 966,316

Source: EMSI Job Posting Analytics

Supply & Demand, Top Hard and Common (Soft) Skills, January - December 2019

Jefferson, Gilpin & Clear Creek Counties (Tri-County)

Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)	Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)
Selling Techniques	5%	8,010 / 158,869	3%	2,966 / 96,401	Management	23%	36,937 / 158,869	26%	24,902 / 96,401
Accounting	5%	7,979 / 158,869	6%	5,420 / 96,401	Customer Service	20%	32,488 / 158,869	26%	24,953 / 96,401
Merchandising	5%	7,957 / 158,869	3%	2,927 / 96,401	Sales	19%	30,082 / 158,869	22%	21,270 / 96,401
Restaurant Operation	5%	7,346 / 158,869	3%	2,856 / 96,401	Communications	18%	29,129 / 158,869	1%	595 / 96,401
Auditing	5%	7,331 / 158,869	3%	2,999 / 96,401	Leadership	15%	23,095 / 158,869	19%	18,344 / 96,401
Nursing	4%	5,745 / 158,869	2%	1,593 / 96,401	Operations	14%	22,065 / 158,869	10%	9,917 / 96,401
Customer Experience	3%	5,004 / 158,869	1%	659 / 96,401	Problem Solving	9%	15,090 / 158,869	1%	1,301 / 96,401
Agile Software Development	3%	4,949 / 158,869	1%	970 / 96,401	Valid Driver's License	9%	13,550 / 158,869	0%	13 / 96,401
Basic Life Support	3%	4,527 / 158,869	1%	967 / 96,401	Presentations	8%	13,409 / 158,869	4%	3,552 / 96,401
Cardiopulmonary Resuscitation (CPR)	3%	4,433 / 158,869	2%	2,360 / 96,401	Written Communication	7%	11,034 / 158,869	0%	448 / 96,401
Project Management	3%	4,195 / 158,869	6%	5,314 / 96,401	Innovation	7%	10,786 / 158,869	0%	121 / 96,401
Customer Relationship Management	3%	4,099 / 158,869	4%	4,025 / 96,401	Research	7%	10,407 / 158,869	10%	9,627 / 96,401
Automation	3%	4,061 / 158,869	1%	1,015 / 96,401	Microsoft Excel	7%	10,339 / 158,869	15%	14,538 / 96,401
SQL (Programming Language)	3%	4,011 / 158,869	2%	2,191 / 96,401	Coordinating	6%	9,627 / 158,869	3%	2,914 / 96,401
Customer Satisfaction	3%	4,007 / 158,869	4%	3,960 / 96,401	Microsoft Office	6%	9,497 / 158,869	14%	13,839 / 96,401
Warehousing	2%	3,887 / 158,869	1%	523 / 96,401	Interpersonal Skills	5%	8,571 / 158,869	1%	966 / 96,401
Strategic Planning	2%	3,806 / 158,869	6%	6,061 / 96,401	Computer Literacy	5%	8,137 / 158,869	2%	2,084 / 96,401
Purchasing	2%	3,767 / 158,869	3%	3,117 / 96,401	Troubleshooting (Problem Solving)	5%	7,883 / 158,869	2%	1,982 / 96,401
Business Development	2%	3,703 / 158,869	4%	4,263 / 96,401	Teamwork	5%	7,343 / 158,869	3%	2,761 / 96,401
Billing	2%	3,466 / 158,869	4%	3,539 / 96,401	Verbal Communication Skills	4%	6,762 / 158,869	1%	542 / 96,401

Source: EMSI Job Posting Analytics

COLORADO CENTRAL PLANNING REGION (CCPR) PLAN

Supply & Demand, Top Hard and Common (Soft) Skills, January - December 2019									
Larimer County									
Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)	Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)
Merchandising	6%	3,983 / 64,884	3%	4,434 / 158,342	Customer Service	21%	13,388 / 64,884	28%	44,159 / 158,342
Selling Techniques	5%	3,281 / 64,884	3%	4,272 / 158,342	Sales	19%	12,239 / 64,884	22%	34,541 / 158,342
Restaurant Operation	5%	3,272 / 64,884	3%	4,525 / 158,342	Management	18%	11,916 / 64,884	26%	41,875 / 158,342
Nursing	4%	2,840 / 64,884	2%	2,766 / 158,342	Communications	16%	10,100 / 64,884	1%	1,294 / 158,342
Basic Life Support	4%	2,717 / 64,884	1%	1,761 / 158,342	Leadership	11%	7,354 / 64,884	24%	37,663 / 158,342
Accounting	4%	2,388 / 64,884	4%	6,809 / 158,342	Operations	11%	7,303 / 64,884	8%	12,804 / 158,342
Cardiopulmonary Resuscitation (CPR)	4%	2,386 / 64,884	3%	4,726 / 158,342	Valid Driver's License	10%	6,455 / 64,884	0%	14 / 158,342
Auditing	3%	2,092 / 64,884	2%	3,241 / 158,342	Problem Solving	8%	4,985 / 64,884	2%	2,716 / 158,342
Customer Experience	3%	1,832 / 64,884	1%	1,249 / 158,342	Presentations	6%	4,155 / 64,884	3%	4,899 / 158,342
Warehousing	2%	1,585 / 64,884	0%	467 / 158,342	Research	5%	3,517 / 64,884	13%	21,319 / 158,342
Purchasing	2%	1,484 / 64,884	3%	4,374 / 158,342	Innovation	5%	3,442 / 64,884	0%	272 / 158,342
Caregiving	2%	1,469 / 64,884	0%	522 / 158,342	Written Communication	5%	3,382 / 64,884	0%	662 / 158,342
Customer Satisfaction	2%	1,418 / 64,884	4%	6,619 / 158,342	Coordinating	5%	3,164 / 64,884	3%	4,607 / 158,342
Cash Register	2%	1,352 / 64,884	1%	1,107 / 158,342	Teaching	5%	3,125 / 64,884	8%	13,091 / 158,342
Customer Relationship Management	2%	1,280 / 64,884	4%	6,060 / 158,342	Microsoft Excel	5%	3,072 / 64,884	16%	25,910 / 158,342
Food Services	2%	1,274 / 64,884	1%	1,704 / 158,342	Computer Literacy	4%	2,898 / 64,884	2%	2,551 / 158,342
Agile Software Development	2%	1,221 / 64,884	1%	2,079 / 158,342	Teamwork	4%	2,861 / 64,884	4%	6,652 / 158,342
Budgeting	2%	1,154 / 64,884	4%	6,603 / 158,342	Troubleshooting (Problem Solving)	4%	2,721 / 64,884	2%	3,862 / 158,342
Advanced Cardiovascular Life Support (ACLS)	2%	1,149 / 64,884	1%	1,076 / 158,342	Good Driving Record	4%	2,688 / 64,884	0%	2 / 158,342
Strategic Planning	2%	1,053 / 64,884	8%	12,516 / 158,342	Microsoft Office	4%	2,544 / 64,884	19%	29,326 / 158,342

Source: EMSI Job Posting Analytics

Supply & Demand, Top Hard and Common (Soft) Skills, January - December 2019									
El Paso & Teller Counties (Pikes Peak)									
Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)	Skill	Frequency in Postings	Postings with Skill / Total Postings (Jan 2019 - Dec 2019)	Frequency in Profiles	Profiles with Skill / Total Profiles (2018 - 2020)
Nursing	4%	5,484 / 125,615	2%	5,518 / 310,076	Management	23%	28,639 / 125,615	27%	84,058 / 310,076
Selling Techniques	4%	5,356 / 125,615	3%	8,168 / 310,076	Customer Service	18%	22,962 / 125,615	27%	84,644 / 310,076
Auditing	4%	5,160 / 125,615	2%	7,276 / 310,076	Sales	17%	21,301 / 125,615	20%	62,929 / 310,076
Top Secret-Sensitive Compartmented Information (TS/SCI Clearance)	4%	5,147 / 125,615	2%	6,484 / 310,076	Communications	17%	20,929 / 125,615	1%	2,742 / 310,076
Basic Life Support	4%	4,951 / 125,615	1%	3,685 / 310,076	Operations	16%	20,056 / 125,615	13%	41,747 / 310,076
Merchandising	4%	4,872 / 125,615	3%	8,059 / 310,076	Leadership	14%	18,102 / 125,615	24%	75,702 / 310,076
Restaurant Operation	4%	4,601 / 125,615	2%	7,351 / 310,076	Problem Solving	8%	10,497 / 125,615	2%	4,689 / 310,076
Cardiopulmonary Resuscitation (CPR)	4%	4,585 / 125,615	3%	8,443 / 310,076	Presentations	8%	9,545 / 125,615	3%	8,707 / 310,076
Agile Software Development	3%	4,377 / 125,615	1%	3,202 / 310,076	Valid Driver's License	7%	9,361 / 125,615	0%	51 / 310,076
Accounting	3%	4,209 / 125,615	4%	13,303 / 310,076	Coordinating	6%	7,995 / 125,615	3%	10,616 / 310,076
Systems Engineering	3%	3,958 / 125,615	3%	8,432 / 310,076	Troubleshooting (Problem Solving)	6%	7,994 / 125,615	3%	10,706 / 310,076
Customer Experience	3%	3,767 / 125,615	1%	2,634 / 310,076	Innovation	6%	7,863 / 125,615	0%	432 / 310,076
Linux	3%	3,763 / 125,615	2%	4,668 / 310,076	Microsoft Excel	6%	7,709 / 125,615	15%	45,665 / 310,076
Software Engineering	3%	3,576 / 125,615	2%	4,897 / 310,076	Written Communication	6%	7,485 / 125,615	0%	1,353 / 310,076
Operating Systems	3%	3,568 / 125,615	2%	4,937 / 310,076	Microsoft Office	6%	7,196 / 125,615	17%	51,672 / 310,076
Software Development	3%	3,250 / 125,615	2%	6,297 / 310,076	Research	5%	6,894 / 125,615	9%	29,306 / 310,076
Customer Satisfaction	3%	3,238 / 125,615	5%	13,978 / 310,076	Interpersonal Skills	5%	6,205 / 125,615	1%	2,637 / 310,076
Automation	3%	3,163 / 125,615	1%	3,039 / 310,076	Integration	5%	6,061 / 125,615	4%	11,285 / 310,076
Java (Programming Language)	2%	3,115 / 125,615	2%	5,744 / 310,076	Computer Literacy	4%	5,625 / 125,615	2%	5,296 / 310,076
SQL (Programming Language)	2%	2,955 / 125,615	2%	7,370 / 310,076	Teamwork	4%	5,302 / 125,615	3%	8,867 / 310,076

Source: EMSI Job Posting Analytics

Question 3

Provide an analysis of the workforce in the region, as well as for each area included in this planning region, including current labor force employment and unemployment data, and information on labor market trends, and the educational and skill levels of the workforce in the region, including individuals with barriers to employment, and veterans.

For reasons cited above, we may expect the workforce recovery to be slow, as it was in the last recession, where jobs lost were not replaced fully until 2012, though the recession officially ended in July 2009. Right now, younger people have been most adversely affected. Millennials, who now make up 34% of the labor force, have lived through the 2008-2009 recession, and are now experiencing the current downturn. This may affect their spending and saving behavior.

Consumer confidence has taken two major blows in the last two decades, and this will likely leave a mark. Uncertainty among consumers and among businesses is projected to continue for some time into the post-pandemic recovery, and for those working, saving more and spending less will become the norm. This may drive efforts to increase solar and wind usage on a micro level, and lead to more home gardening and greater efforts at general preparedness.

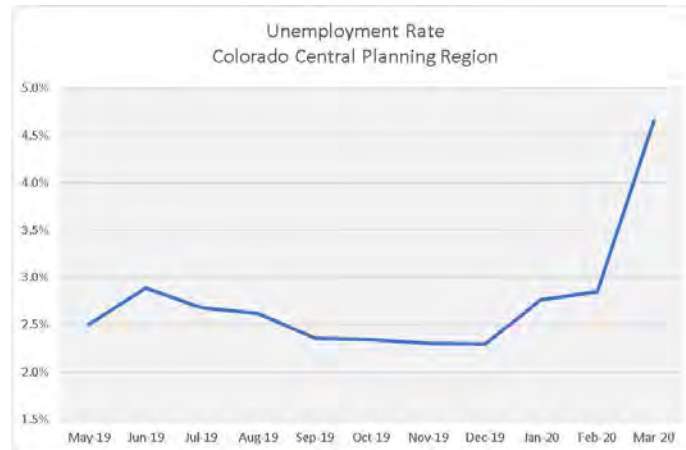
Other concerns include workers in special populations, who may be more deeply affected longer as a result of COVID-19.

- Mature workers 55 years or older traditionally have harder time reattaching to employment. As companies cut costs, they may cut more costly mature workers, and when this happens, the affected workers may not be able to find jobs at the same wage.*
- Individuals with disabilities may need hands on services and not be able to get them.*
- Individuals in the WIOA priority groups may need greater career services and training interventions to be employable. Since the pandemic began, and during the high unemployment we will experience during the recovery, it is likely that the number of persons receiving TANF (Temporary Assistance to Needy Families) assistance, as well as assistance from other safety net programs such as the Supplemental Nutritional Assistance Program (SNAP), will increase, perhaps substantially.*
- People dependent on transit systems may experience challenges returning to work as the Regional Transportation District (RTD) attempts to run with social distancing.*

Remote working has proven itself and may well become far more mainstream than it has heretofore. This means the knowledge workforce may become more diffuse, and economic development efforts will be driven even more toward attracting high-skilled knowledge workers, who will increasingly choose to live where they wish and offer their services using the remote technologies in an increasingly networked economy.

The heavy emphasis on cloud computing, networking and remote work technology will drive higher demand for computer professionals, engineers, high-skilled technicians and may spur efforts to better secure high-speed internet systems.

Full Employment and the COVID-19 Pandemic

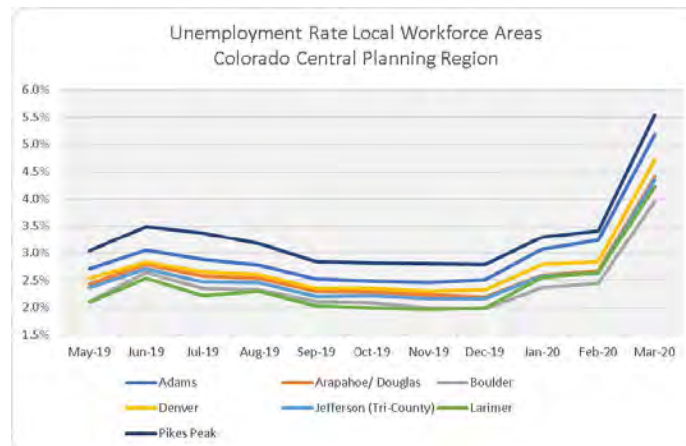


This line graph showing unemployment rates uses data from the BLS. The spike in unemployment between February and March is likely to steepen. With the known number of new and continuing unemployment claims, the April and May unemployment numbers may well be substantially higher, above 10%.

Economists at the Federal Reserve (Fed) currently consider full employment as being between 4.1 percent and 4.7 percent. As unemployment has stayed low over this period, which is the longest economic expansion in the United States since this data has been tracked, the estimate of just what exactly constitutes ‘full employment’ has been revised steadily downward.

If we take ‘full employment’ as being at 4.7%, the CCPR has been at full employment since July 2014. If it is at the Fed’s low estimate (4.1%), then employment in the CCPR went above full in April 2015. The line graph above shows that the CCPR has now gone to a 4.7% rate, again likely to climb over the next months.

This line graph shows the unemployment rate in the seven workforce areas that make up the CCPR.



While it is beyond the scope of this Plan to fully discuss inflation, it may well be pointed out that the labor market is a market, and as such is subject to the laws of supply and demand. If demand is higher than supply, then wages, benefits and other perks, such as signing bonuses, increase. If supply is higher than demand, the converse is true.

In the years before the pandemic, the region has also experienced very rapid inflation of home prices, as well as residential rent prices. A 2019 analysis of Douglas County rental housing found that nearly 90% of the people working in Douglas County could not afford to rent housing there at or below 30% of their gross income. However, with the pandemic rental vacancies have risen.

Unfilled Jobs

This section has been left as it was because there is still a skills gap, and the workforce development system is working with its partners through business led sector partnerships to ensure that federal workforce development monies are targeted toward critical business-relevant outcomes.



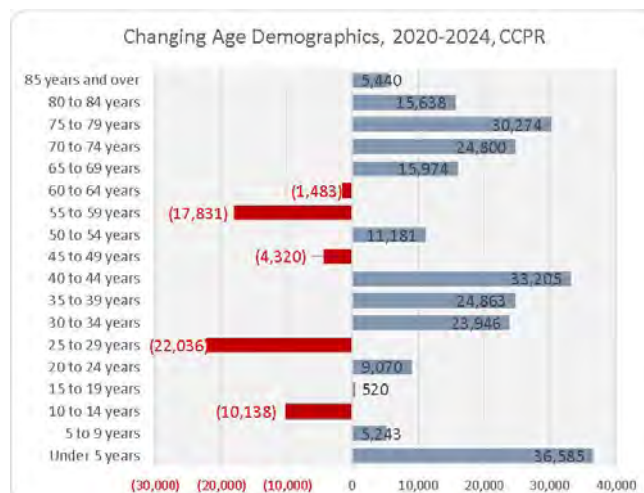
By comparing the number of monthly job postings with the average number of monthly hires, it is possible to arrive at a reasonable estimate of the number of unfilled jobs in the CCPR. Using this method, there were an average of 155,075 unfilled jobs per month in the CCPR during 2019.

The line graph shows the number of unfilled jobs was at its lowest in January, with an estimated 104,993 jobs unfilled, and peaked at 217,120 unfilled jobs during the month of July.

With the new data capabilities available to local workforce development areas, this analysis can be done for all occupations, occupational families or individual occupations, and such analysis can be useful to inform discussion and set priorities within sector partnerships.

Changing Age Demographics

Age demographics have been changing in Colorado over the last decade. During the 1990s, 2000s and into the 2010s, the CCPR attracted young, educated, high-skilled workers in substantial numbers. They came seeking opportunity. Now, as they leave the labor force, they are staying in the region, with house prices many are retiring in place.



This bar graph shows the patterns of population growth by age band. Note that 51% of the projected growth through 2024 is in the age bands 65 years old and over.

Because older consumers purchase more services than they do goods, the service portion of the economy is expected to grow, particularly in health care services.

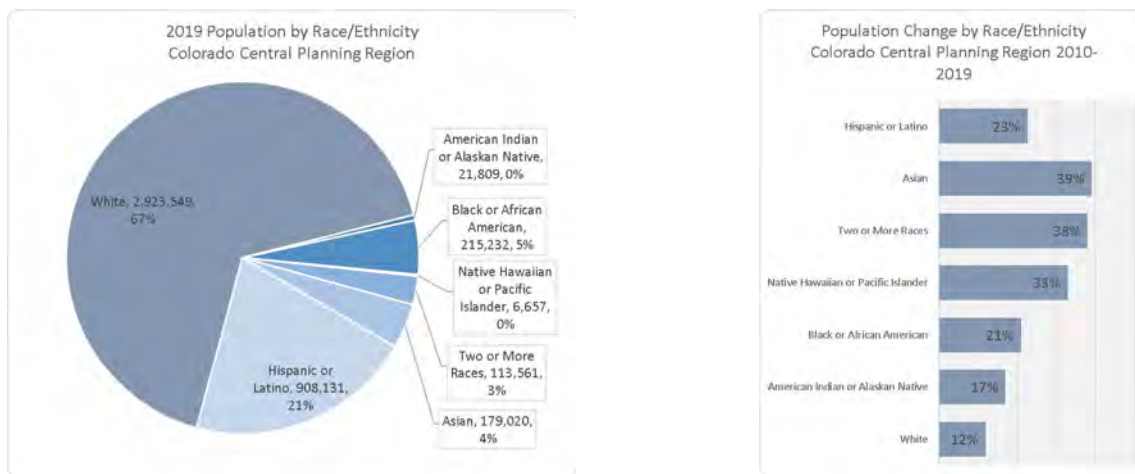
Other areas for growth include food delivery from gig workers (Grub Hub), personal care aides, fitness trainers, house cleaning services.

Supermarkets are now increasingly offering home delivery for groceries, or even in-store pickup, and customer bases are growing, and in-home entertainment options have been growing with more streaming opportunities.

In the meantime, key elements of the labor force are shrinking, particularly the 25 to 29 age group, and the 55 to 64 age groupings. This systemic pattern will leave local businesses with fewer entry-age workers, and suggests that efforts be made through economic development partners to increase net migration in those age groupings.

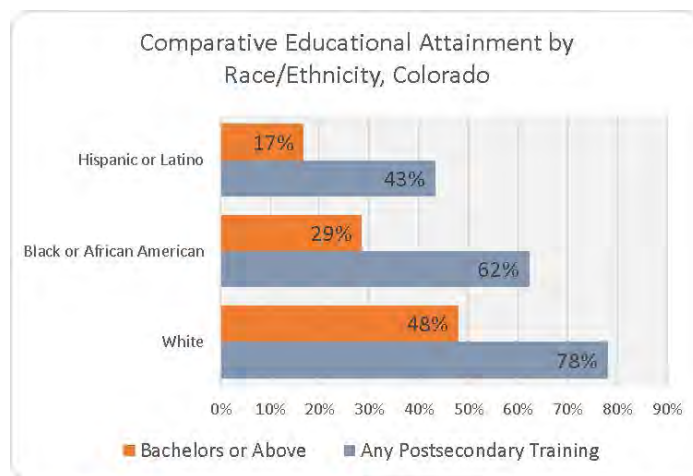
With existing data capabilities, each local area should work with economic development partners to identify patterns in population growth, and put strategies in place that will allow for the growth of services, as well as the sustainability of skilled workers in key primary industry sectors.

Racial and Ethnic Makeup of Labor Force



This pie chart and bar graph tell a story as well. The pie shows the number and percent of each racial and ethnic group in the CCPR. The bar chart shows projected growth rates for each of these groups. Notice that the highest growth is expected in the Asian and Two or More racial categories, while the Hispanic or Latino population is expected to grow by over 168,200 (23%) by 2024.

This bar graph shows these figures for the CCPR, important because of the disparity in educational attainment for racial and ethnic minorities, particularly black or African American and Hispanic or Latino. First, there is a very high positive correlation between educational attainment and earnings. Median earnings for workers by race/ethnicity may be derived from existing data sources by calculating the proportion of racial/ethnic minorities in each occupation group and then using wage data to estimate median earnings for each group.

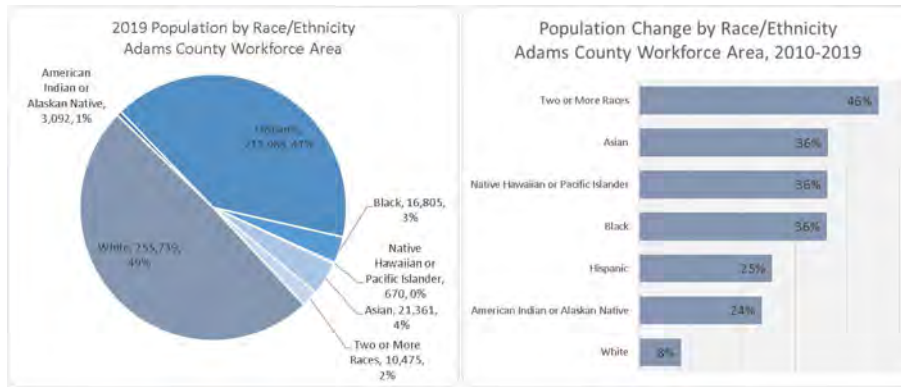


This graph uses data from the US Census to show comparative educational attainment by race/ethnicity in Colorado.

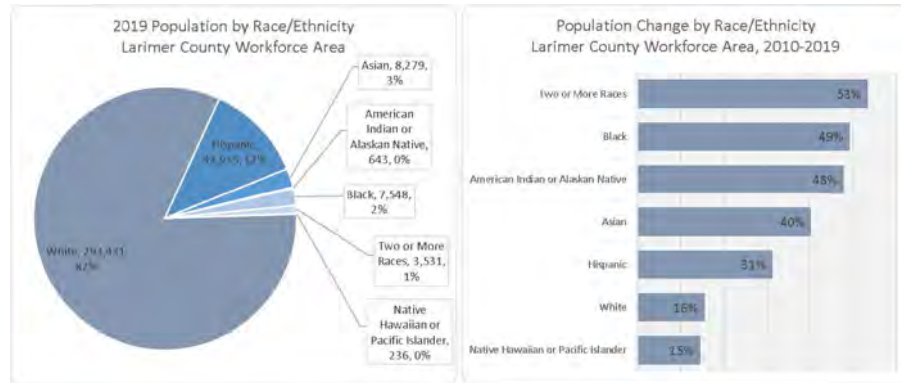
The disparity in educational attainment levels shown exists in all geographic areas within the state, including the CCPR and the local workforce areas that make it up.

Considering that 45% of job postings in the CCPR call for some level of postsecondary training, and 39% of postings call for a bachelor’s degree or higher, it is vital for Colorado as a whole, as well as each local workforce area and its education partners, form strategies to systemically increase the educational attainment levels of racial and ethnic minorities. Those populations are growing at higher rates than the white population, and by 2050, according to the Colorado Demography Office, racial and ethnic minorities will make up 48% of the state’s labor force.

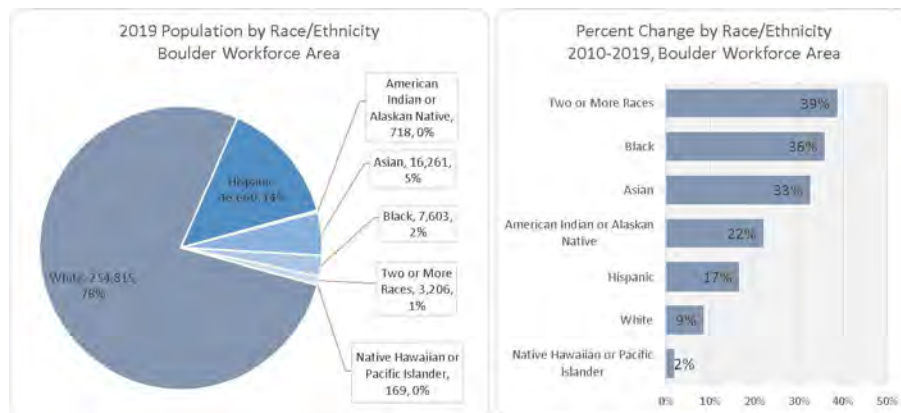
Adams County



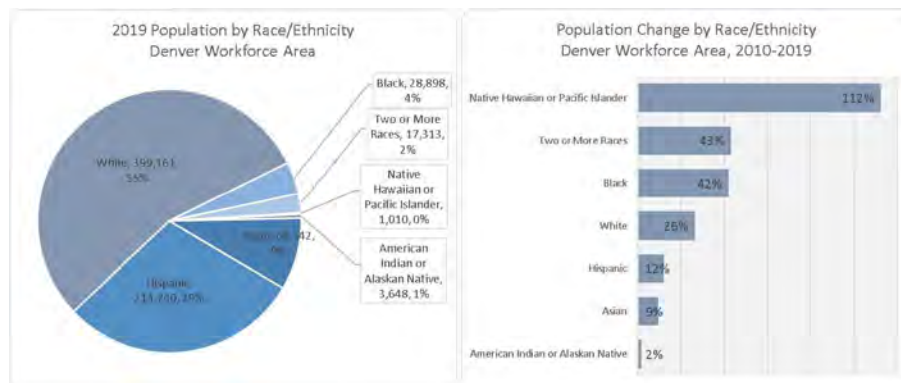
Arapahoe/Douglas



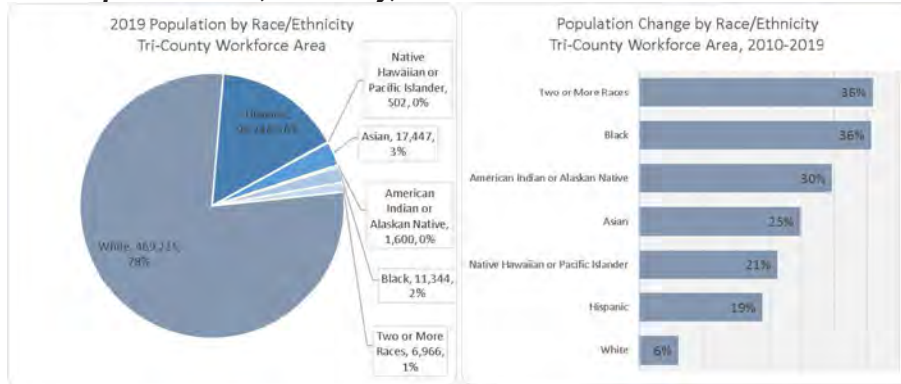
Boulder



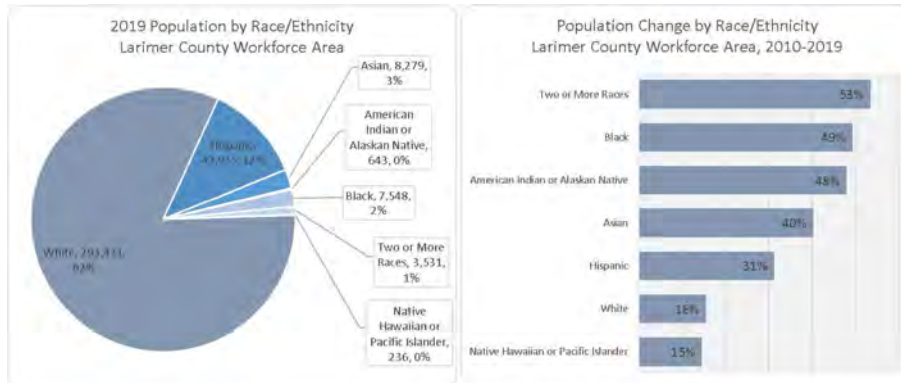
Denver



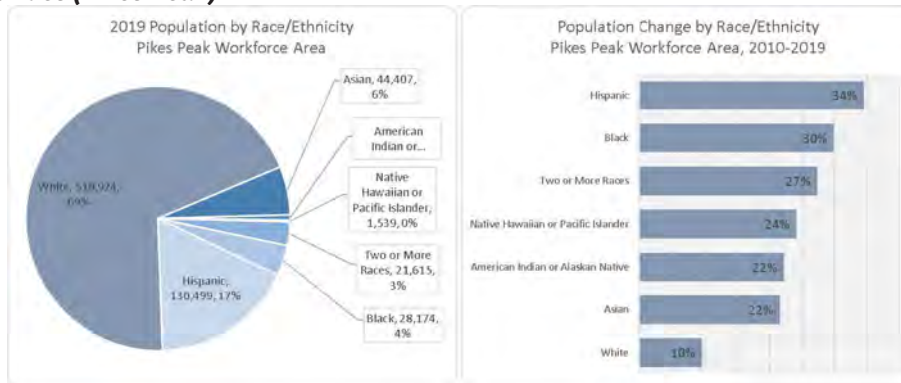
Jefferson, Clear Creek and Gilpin Counties (Tri-County)



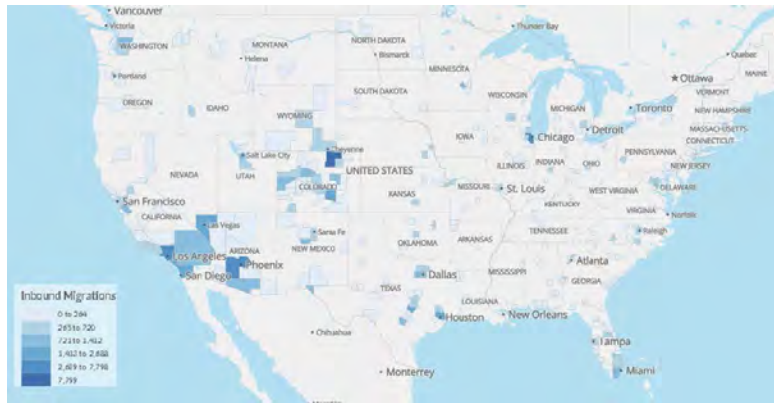
Larimer



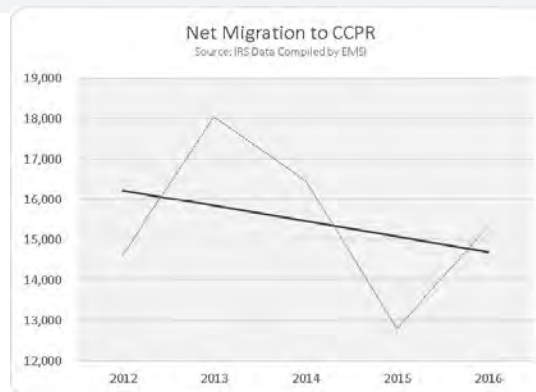
El Paso and Teller Counties (Pikes Peak)



Net Migration



This map, taken from EMSI, uses year-over-year tax return data from the Internal Revenue Service to show the origins of inbound migration into the CCPR.



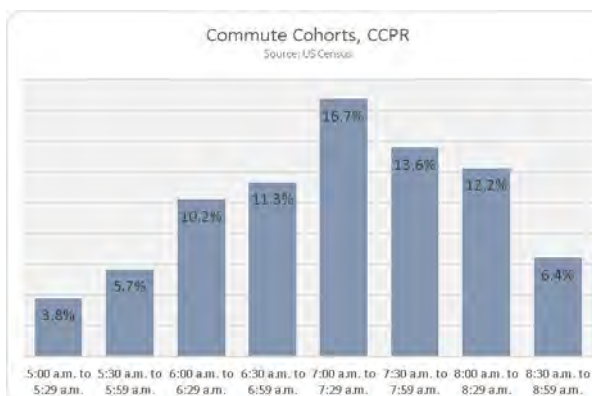
The line graph shows that net migration into the CCPR is trending down since 2012.

Local workforce areas, boards and their business services teams should work with economic development and sector partners to create strategies to increase net migration of high-skilled workers.

Commute Patterns

LIVE IN County	Commute Matrix, Colorado Central Planning Region, All Primary Jobs											
	Adams	Arapahoe	Boulder	Broomfield	Clear Creek	Denver	Douglas	El Paso	Gilpin	Jefferson	Larimer	Teller
Adams	64,380	23,491	15,029	8,187	93	56,366	5,902	3,838	718	26,409	3,268	68
Arapahoe	27,633	104,090	5,113	2,136	115	86,825	24,562	6,448	326	20,954	3,218	82
Boulder	7,037	5,639	77,573	4,623	53	11,875	2,191	2,088	101	7,092	4,068	24
Broomfield	4,939	1,912	7,740	4,253	18	5,736	706	427	55	3,859	541	9
Clear Creek	229	342	166	36	825	595	116	69	95	851	91	2
Denver	31,457	56,548	9,458	3,373	184	137,009	14,151	4,799	531	30,469	3,210	83
Douglas	7,763	45,009	3,047	1,340	70	33,119	39,796	4,994	108	13,803	1,635	110
El Paso	6,297	10,982	2,778	883	59	12,835	5,594	189,899	25	6,392	2,596	1,518
Gilpin	119	149	487	49	36	259	61	38	722	341	31	0
Jefferson	24,673	35,649	13,407	6,051	622	70,423	11,197	5,408	1,745	87,754	3,560	105
Larimer	4,894	4,674	9,350	913	48	7,728	1,891	2,760	15	4,178	87,763	40
Teller	178	430	77	47	8	596	236	3,195	15	316	77	3,532

This table shows intra-county commute patterns within the CCPR. Data is the latest available (2017).



Since 80% of all commuters travel to work between the hours of 5:00am and 8:59am, local workforce areas and their boards stakeholders in transportation strategies.

Business service teams can assist in overall strategies to address traffic volume by researching and providing information to businesses about the most effective strategies for worker retention, including flex scheduling and telecommute options.

Issues for Special Populations

Unemployment, Selected Populations, Colorado Central Planning Region	
Population	Estimated Rate
White	2.2%
Black/African American	3.9%
Asian	1.8%
Hispanic/Latino	2.9%
All Teens	8.3%
White, Age 16-19	7.4%
Black/African American, Age 16-19	13.5%
Hispanic/Latino, Age 16-19	11.2%
Individuals with Disability	4.9%

Source: US Bureau of Labor Statistics

Unemployment is generally low in the CCPR, with disparities in race/ethnicity and disability status. Unemployment for teens, particularly those who are black/African American, or Hispanic/Latino.

The WIDE group has been able to work with the Colorado Department of Labor and Employment for access to data on wage outcomes by special population, which can be used to improve services.

Veterans

Unemployment, Veterans, Colorado Central Planning Region	
Population	Estimated Rate
All Veterans	1.9%
Gulf-Era II Veterans	2.2%
Gulf-Era I Veterans	1.7%
Vietnam Era Veterans	2.3%
Other Service Periods	1.8%
Non-Veterans	2.3%

Source: US Bureau of Labor Statistics

The CCPR is known nationally for the quality of services to veterans. Generally, unemployment among veteran groups is low in the region, and local workforce boards, as well as business leaders in the region are committed to ensuring returning veterans are hired.

The CCPR is a particularly ‘veteran-friendly’ region due to the high concentrations of civilian employment in aerospace and homeland security. As the aerospace industry grows with the new Colorado spaceport, veterans will find even more opportunity in the regional economy.

Question 4: Describe the development and implementation of sector initiatives for in-demand industry sectors or occupations for the planning region, and explain how sector partnerships will be utilized to facilitate the engagement of employers, including small employers and employers in in-demand industry sectors and occupations, in workforce development programs.

Development and Implementation

The Workforce Development Areas that make up the Central Planning Region work closely together at all levels, from the Director, Operator and MIS groups, which all meet monthly, to the Business Services teams, which are coordinated throughout Colorado, and especially in the Central Planning Region.

There are a number of central themes in how the areas making up the CCPR approach business services along Colorado's front range.

- All workforce development areas within the CCPR are now actively partnering with economic development, chambers of commerce, small business development centers, public health, educators, and other stakeholders, to create an information and services clearing house to aid local employers during pandemic recovery. All the workforce development areas have established strong community collaborations that will be maintained during and after the pandemic recovery. The workforce development boards and centers are now recognized throughout the CCPR as an integral part of the local economy.
- The Workforce Intelligence Data Expert group has expert members from all workforce areas in the CCPR, and acts to inform workforce areas and their partners with timely, consistent, pertinent, and accurate data to be used to aid in the pandemic recovery. The group works across the region to create a unified data approach to informing all customers in the CCPR. The group has also formed strong partnerships with the Colorado Department of Labor & Employment, the Colorado Demography Office and the Colorado Department of Higher Education. The WIDE group was selected to present at the National Association of Workforce Boards 2020 Forum as a result of its unified approach to services and commitment to assessing economic impact using evidence based outcomes.
- Business services teams listen to their business customers using a variety of strategies:
 - Leaders from the Business Services Teams regularly meet virtually and discuss new intelligence from regional businesses.
 - Intelligence from in-person (virtual) contacts with business customers are shared in Connecting Colorado, and in area team meetings.
 - Job posting intelligence is regularly gathered by the Workforce Intelligence Data Expert (WIDE) group and shared throughout the region.
- The teams are often called upon to act in a convening role with business customers in setting up sector partnerships, or in guiding program efforts with job seekers in business and industry-relevant directions.
- Teams throughout the region now use a consultative approach with business customers, asking first what is needed, then working within or across multiple workforce development areas within the region to provide relevant services to the business, group of businesses or sector partnership.
- Business services have been standardized across Colorado so that service delivery and successes can be tracked in a meaningful way.
- Two areas in the region are piloting a hub approach to entering job orders in greater metro Denver.
- With the COVID-19 pandemic, teams switched to virtual services for both job seekers and business customers and have found that virtual services are more effective in many cases than the pre-pandemic brick and mortar strategies. This has proven true for workshops, job fairs, custom hiring events and consultative contacts by team members.
- Local directors in the CCPR have increasingly used a hub strategy for more efficient service delivery throughout the region. The hub approach allows funds intended to help in recovery to be put into the region rapidly with a minimum of bureaucratic hurdles. These hub strategies allow for the local areas in the region to take initiative in various cross-regional projects without service duplication. Some examples of the hub approach:
 - Virtual recruitment, workshops and job fairs are regularly provided using resources from multiple local workforce development areas.
 - Local areas are also cooperating around providing required rapid response services in the face of mass layoffs, particularly for those employers who have facilities in several counties within the CCPR.
 - Workforce development areas in the CCPR plan to use the hub approach for more efficient and flexible delivery of grant funds to the region. This began prior to the pandemic, but subsequent emergency and dislocated worker grants that serve job seekers throughout the region will be managed through individual areas acting as service hubs and fiscal agents, again with the coordination of CUWA.

- Work based learning and registered apprenticeships (RA) are stressed over more traditional occupational classroom training. Statewide RA consultants have been hired to deliver technical assistance and training to businesses statewide who desire to develop registered apprenticeship programs that result in industry recognized credentials. These RA Consultants also provide technical assistance and training to staff and partners of the workforce development system as needed on a statewide basis.
- Skill based job descriptions and hiring are increasingly being used by employers in all regions to fill critical positions, and Business Services teams throughout the CCPR have partnered with Skillful to deliver training.
- Local areas are also using technology to schedule remote appointments.

Employer Engagement & Sector Partnerships

The table below shows the sector partnerships that the various workforce development areas in the CCPR are participating in.

Sector Partnerships in Central Planning Region	
Sector Partnerships	Participating Regions
NOCO Health	Larimer
NOCO Manufacturing	Larimer
Aerospace & Aviation	Arapahoe/Douglas, Jefferson, Adams, Denver
Metro Denver Retail, Hospitality, Food & Beverage	Adams, Arapahoe/Douglas, Boulder, Denver, Jefferson
Colorado Tree Care (Arborist)	Denver
Greater Metro Denver Healthcare	Arapahoe/Douglas, Jefferson, Adams, Denver
Metro Denver Construction	Arapahoe/Douglas, Adams, Denver
Tech Talent	Arapahoe/Douglas, Jefferson, Adams, Denver
Metro Manufacturing	Arapahoe/Douglas, Jefferson, Adams, Denver
Early Childhood	Denver
Tech/Talent Boulder/Broomfield	Boulder
Boulder Healthcare	Boulder
COS Health	Pikes Peak
Colorado Springs Manufacturing	Pikes Peak
Colorado Springs Retail & Hospitality	Pikes Peak
Exploring Partnerships	
Participating Regions	
Finance	Adams
Emerging Partnerships	
Participating Regions	
Transportation	Adams

Strategies employed by the various workforce development areas in the CCPR for employer engagement include help for individual local businesses, including small businesses, cooperation between areas when appropriate, and may include development of and participation in sector partnership activities. In addition, these efforts, both cooperative and individual, may also include:

- Business education events.
- Intelligence on wage and labor force trends.
- Partnerships with Economic Development entities and Chambers of Commerce.
- Industry focus groups or panel discussions.
- Assistance in developing registered apprenticeships.
- Orientations for apprenticeship opportunities, and communications with staff serving job seekers on trends that can be shared during case management sessions.
- Assistance through disaster and employment recovery grants, as allowable and appropriate.

Adams

The Adams County Workforce & Business Center focuses efforts on sector initiatives based on trends related to three areas that are monitored frequently:

1. Labor Supply

- This involves taking regular inventory of the ONET codes of program-attached participants, and seeking out employers who hire people with those skills sets.

2. Labor Demand

- The jobs posted most frequently are monitored to determine the skills and occupations that are in greatest need of workforce solutions.
- The labor market information and wages associated with those jobs are shared with youth and job seekers transferring out of various sectors to generate an increased supply to meet this demand.
- Upskilling strategies are designed to increasing the number of skilled and qualified workers to meet business need.

3. Cross-Regional Activity

- Collaboration across workforce regions is key to maintaining a standardized service offering for both job seekers and employers. Such standardized cross-regional services may be made in support of a single business customer or a sector partnership.

Arapahoe/Douglas

The Arapahoe/Douglas Works! business services team actively participates in the Greater Metro Denver Healthcare Partnership, Denver Metro Retail Partnership, Manufacturing Partnership and the Construction Partnership.

It is a co-convenor of the Tech Talent Denver Partnership and has worked with local and regional aerospace employers to launch the Aerospace and Aviation partnership.

The goal at Arapahoe/Douglas Works! is to participate and listen to industry needs, and to the needs of the individual business customer, including small, medium and large businesses. The business services team works to ensure business customers are receiving relevant training, the services they need, including work-based learning to fill critical staff needs.

Arapahoe/Douglas Works! has built out a Business and Economic Development Hub at its Lima Plaza facility in Centennial. Through this Hub, local businesses and economic developers may use temporary office space, and attend a variety of informational workshops ranging from tax credits to interviewing strategies. These services are now being offered virtually, though as the economy recovers, they will also once again be offered through the Hub.

Arapahoe/Douglas Works! also provides training for employers using the Skillful model of skills-based outreach and hiring. Skillful workshops are designed to help employers refine job descriptions for more efficient and effective outreach, and modify interviewing and hiring policies to identify skills rather than hiring by educational attainment level.

Boulder

Through the Boulder County Talent Collaborative (formerly called the Boulder County Business Response Team), the Workforce Boulder County, along with other community partners, including local Chambers of Commerce, Front Range Community College, the Colorado Division of Vocational Rehabilitation, and our local public-school districts have partnered to address larger local area business needs.

Out of this collaborative, the following Sector initiatives have been launched:

- Healthcare Sector Group
- Boulder/Broomfield IT Sector Partnership
- New Medical Assistant Registered Apprenticeship

In addition, this group of partners has worked together to convene employers from the restaurant sector, manufacturing, and have partnered to support other local events that connect employers to talent.

Denver

Denver Workforce Centers are involved in a number of sector partnerships. The Early Childhood Education Sector Partnership was formed to address lack of affordable childcare, childcare worker wage levels and preparation.

Other business led sector partnerships Denver participates in include Tech Talent, Retail, Construction, Metro Manufacturing, the Greater Metro Denver Healthcare Partnership and Aerospace/Aviation.

The Denver business services team routinely works across regions with other workforce development areas in both sector partnerships and to serve business customers with locations in multiple workforce development areas within the region.

The group is working with business customers in both financial services and transportation infrastructure to determine interest in forming sector partnerships serving these industry groupings.

Jefferson

At the request of local manufacturers, the Jefferson County Business & Workforce Center worked in partnership with Jefferson County Economic Development Center to receive a bridge and growth grant through the Colorado Workforce Development Council that assisted in reconvening the Metro Manufacturing Sector Partnership.

The current initiative includes the partnerships and businesses necessary to successfully support the manufacturing industry in greater metro Denver. Arapahoe/Douglas and Denver workforce development areas are working in partnership to support the Metro Manufacturing Sector Partnership.

Jeffco is also a co-convener of Tech Talent Denver Sector Partnership. Additionally, they actively participate in the Healthcare Sector Partnership as well as the Aviation and Aerospace Sector Partnership.

Jeffco also takes the lead across the Denver metro workforce areas in the recruitment and funding of new apprentices for the Lockheed Martin advanced manufacturing registered apprenticeship program.

Larimer

Larimer County Economic and Workforce Development Center takes an active convening role with the NoCo Manufacturing and Health Sector Partnerships, and has over many years developed strong relationships with local businesses.

Each year, the Larimer County Economic and Workforce Development Center hosts a business roundtable to provide local businesses a forum in which they can network and share their concerns around workforce needs.

Larimer County Economic and Workforce Development Center also delivers Skillful workshops to help employers with a more efficient and effective skills-based outreach and hiring process.

Pikes Peak

In Program Year 2019, the Pikes Peak Workforce Center participated in three business-led sector partnerships serving the Colorado Springs metro area:

- Retail/Hospitality
- Healthcare
- Manufacturing

The Pikes Peak Workforce Development Board approved the following in-demand industries—Professional, Scientific and Technical Services, Healthcare, Construction Trades, Manufacturing and Lifestyles, Hospitality, Tourism and Sports.

Prior to the pandemic, the strategy with the Hospitality/Retail sector partnership was to begin using Incumbent Worker Training funds to help upskill employees to create Career Pathways that will benefit workers and businesses in the industry, including The Broadmoor, The Lodge at Flying Horse and numerous smaller properties.

Due to the pandemic, some employers have reduced their levels of engagement in the partnerships temporarily, but in other areas there are more employers coming to the table due to the nature of their industries and the urgency around reopening. An example of this is the childcare partnership in greater metro Denver. As recovery occurs, sector partnerships will be reconvened as and when the business partners feel the need.

Question 5: *Describe how career pathways will be used to meet the needs of employers and support work-based learning opportunities.*

Generally, employers in sector partnerships work together to identify current and anticipate future training pipeline needs, and the workforce development center business services teams help them determine the most helpful strategies moving forward, including:

- Promoting career awareness in public school districts.
- Using the Skillful rubric to determine the specific skills needed in critical occupations.
- Developing combinations of postsecondary classroom training and work-based learning opportunities designed to impart those critical skills.
- Maintaining awareness of the need for industry-recognized credential attainment through these training pipeline interventions.

The Pikes Peak Workforce Center is supporting healthcare career pathways in the context of the Healthcare Sector Partnership by partnering with Pikes Peak Community College and Centura Health to promote their Medical Assistant Program Apprenticeship. The workforce center offered informational sessions, interview space and offered co-enrollment in WIOA to help fund the classroom training portion of the apprenticeship.

Lockheed Martin has actively expanded its Advanced Manufacturing Technician Apprenticeship Program (AMTAP), which is a United States Department of Labor Registered Apprenticeship. AMTAP trains candidates on skills to build electronics and prepares them for an exciting career in space operations. The AMTAP apprenticeship began in Lockheed’s Waterton Canyon campus in Jefferson County, and has been successful, with outreach, recruitment and funding participation from Jefferson, Adams, Arapahoe/Douglas and Denver workforce centers.

During this training program, participants are paid and offered company benefits. The graduates earn a nationally recognized industry credential and have the opportunity for full-time employment at Lockheed Martin.

Other multi-area sector partnerships have created career pathways, such as the Greater Metro Denver and Northern Colorado Healthcare Partnerships, as well as the Early Childhood Education Sector Partnership. Career pathways continue to be developed through all of the active regional sector partnerships.

Question 6: *Describe other strategies and services that will be used in the planning region to support a local workforce development system that meets the needs of businesses in the planning region.*

All workforce development areas within the CCPR are now actively partnering with economic development, chambers of commerce, small business development centers, public health, educators, and other stakeholders, to create an information and services clearing house to aid local employers during pandemic recovery. All the workforce development areas have established strong community collaborations that will be maintained during and after the pandemic recovery. This includes a strong data coordination effort through the WIDE group.

Question 7: *Describe efforts that have taken place or anticipated efforts to assess the need for and establish regional service strategies, including the use of cooperative service delivery agreements. In addition:*

- *Describe the strategies and services that will be used in the planning region to better coordinate workforce development programs and services with regional economic development services and providers;*
- *Describe how the planning region will strategically coordinate workforce investment activities with the provision of adult education and literacy activities under title II.*
- *Describe how the planning region will strategically coordinate workforce investment activities with the provision of vocational rehabilitation services under title IV.*
- *Describe the strategies and services that will be used in the planning region to strengthen linkages between the one-stop delivery system and unemployment insurance programs.*
- *Provide a description of how the local board will coordinate workforce investment activities carried out in the local area with statewide rapid response activities, as described in section 134(a)(2)(A);*

Regional Themes

An operations work group has been established within the CCPR to coordinate the delivery of workforce development services to all customers and stakeholders. This group creates a uniform strategy around:

- Acts as a resource and information hub for the workforce development system region wide as new initiatives are created and new grants are awarded
- Establishing standard MOUs, and standardizing operations under local policies
- Establish standardized service funding levels across the region
- Streamline service delivery across the region
- Coordinate the delivery of technical assistance, and inform operations across the region
- Deliver federal funding quickly and efficiently throughout the region by using a hub approach, whereby one area is designated as the fiscal agent and the other regions work together to coordinate services and meet project objectives and goals
- Standardized procedures across region for operating new grants

Strategies & Services with Economic Development

All workforce development areas within the CCPR are now actively partnering with economic development, chambers of commerce, small business development centers, public health, educators, and other stakeholders, to create an information and services clearing house to aid local employers during pandemic recovery. All the workforce development areas have established strong community collaborations that will be maintained during and after the pandemic recovery.

Strategies & Services to Coordinate Programs with Adult Education & Literacy

Some of the workforce development areas within the CCPR offer Adult Basic Education, GED preparation and English Language programming on site under financial MOUs as specified by the Workforce Innovation and Opportunities Act.

Coordination with Division of Vocational Rehabilitation

The workforce development areas in the CCPR and the Colorado Division of Vocational Rehabilitation (DVR) have developed MOUs that outline coordinated service delivery and co-location of DVR personnel in designated workforce centers. In addition, a designated DVR representative sits on the Business Services Executive and Leadership Teams. DVR personnel participate in all cross-training with workforce center staff. DVR personnel and local workforce center staff coordinate case management of customers who may be dual-enrolled in other programming to maximize wrap-around services.

Linkages Between One-Stop Delivery and Unemployment Insurance

Several of the CCPR workforce areas have established call centers to assist job seekers in accessing the unemployment insurance system and other resources in the community.

The WIDE group has coordinated with CDLE UI Division to provide timely data to inform strategies for recovery through local partnerships between the workforce development boards, one-stop centers, economic developers, chambers of commerce, the Small Business Development Centers, and other stakeholders throughout the CCPR.

Coordinating Activities with Statewide Rapid Response

Business and career services teams are facilitating regional Rapid Response workshops for businesses who anticipate laying off workers. These workshops inform affected employees about available services through local workforce areas. In addition, local workforce regions may help affected workers in businesses anticipating layoffs to obtain employment prior to release.

For example, a large investment firm in greater metro Denver was anticipating layoff of 800 people. Local workforce regions worked together to coordinate a ‘reverse hiring event,’ whereby they held a job fair for the affected employees to expose them to opportunities in other investment and financial services firms. This resulted in a substantial number of the affected employees being placed in new jobs prior to separation and saved substantial amounts in potential unemployment payments.

Question 8: Provide a description of the replicated cooperative agreements (as defined in section 107(d)(11)) between the local board or other local entities described in section 101(a)(11)(B) of the Rehabilitation Act of 1973 (29 U.S.C. 721(a)(11)(B)) and the local office of a designated State agency or designated State unit administering programs carried out under title I of such Act (29 U.S.C. 720 et seq.) (other than section 112 or part C of that title (29 U.S.C. 732, 741) and subject to section 121(f)) in accordance with section 101(a)(11) of such Act (29 U.S.C. 721(a)(11)) with respect to efforts that will enhance the provision of services to individuals with disabilities and to other individuals, such as cross training of staff, technical assistance, use and sharing of information, cooperative efforts with employers, and other efforts at cooperation, collaboration, and coordination;

The Central Planning Region is committed to providing services to individuals with disabilities and other untapped talent. It will explore opportunities for cooperative agreements among local boards and other local entities. Examples of these cooperative agreements may include, but are not limited to: 1) sharing labor market information with WIOA partners, including adult basic education providers and the Division of Vocational Rehabilitation; 2) engaging key stakeholders from businesses and industries cooperatively; and 3) enhancing the coordination of the continuum of talent development strategies for shared customer bases across systems to build and maximize staff capacity, resources and communication.

CDLE applied for a Disability Employment Initiative grant on behalf of several of the workforce areas within the CCPR. This has allowed workforce areas within the region to enhance services to individuals with disabilities, and evaluate programmatic and physical accessibility in the local workforce centers within the CCPR.

Launched in January 2018, Colorado Works Subsidized Training and Employment Program (CW STEP) helped connect at-risk populations eligible for basic cash assistance under the Temporary Aid to Needy Families program to fully access workforce center services and gain work-based learning opportunities in demand fields at livable wages.

Question 9: If determined appropriate by the planning region, describe the coordination of transportation and other supportive services or discuss why these are not appropriate for the CCPR at this time.

The Central Planning Region’s strategy for the coordination of transportation and other supportive services will center on using the collective voice of the region to approach agencies and negotiate competitive rates. This should improve the accessibility and affordability of these services to its customers. The region anticipates that the size and volume of its customer base will contribute to its ability to negotiate the best possible value for these services.

The region will prioritize these efforts based on the most prevalent needs of customers across the region (e.g., transportation services, childcare). This will require all local area workforce development boards to develop a comprehensive understanding of each other’s local area needs and available resources, which has been achieved through the State Operators Group.

Workforce boards will acquire this knowledge through regular informal meetings as well as through formal regional planning sessions, as described above.

As an update, the workforce development areas that make up the Central Planning Region are committed to identifying and partnering with any additional resources that can provide a more comprehensive package of braided wrap-around supportive services than are allowable under WIOA.

For example, state apprenticeship expansion grants now allow for supportive services to be funded for enrolled apprentices in USDOL registered apprenticeship programs. This includes transportation, equipment, tools, clothing and other relevant services necessary for success in the apprenticeship.

Several local areas within the CCPR are increasingly moving to debit cards rather than vouchers for delivery of supportive services and other customer expenses.

Question 10: *If determined appropriate by the planning region, describe how administrative cost arrangements have been coordinated, including the pooling of funds for administrative costs or discuss why these are not appropriate for the planning region at this time.*

The Central Planning Region will not pursue administrative cost agreements. Currently, each local area has its own unique budget structure and cost allocation plan that does not permit a regional administrative cost arrangement at this time.

Question 11: *The establishment of an agreement concerning how the planning region will collectively negotiate and reach agreement with the Governor on local levels of performance for, and report on, the performance accountability measures described in WIOA sec. 116(c) for local areas or the planning region.*

Within the Central Planning Region, local area workforce boards will operate autonomously, and the region will work to collectively negotiate with the governor the accountability measures for these local areas. In addition, when it is strategically and financially in the best interest of the region and local areas, the Central Planning Region will report outcomes at the regional rather than local level.

Question 12: *Provide a description of how one-stop centers are implementing and transitioning to an integrated, technology-enabled intake and case management information system for programs carried out under this Act and programs carried out by one-stop partners.*

Though this effort was underway, the pandemic caused workforce centers in the CCPR to have to operate virtually for case management appointments, supportive services, and group orientations and intake. These efforts will continue as the recovery progresses and beyond.

The virtual approach has actually improved attendance at some events such as TANF/Colorado Works and Employment First orientations. For example, at Arapahoe/Douglas Works! attendance at TANF orientations has risen above 80% on average when in person attendance seldom exceeded 55%.

Tools being used include Zoom, Go to Meeting, Skype, Cisco Webex, MS Teams and several regions are using DocuSign to obtain virtual signatures. It is anticipated that a combination of these tools and virtual services with in-person services will be retained in the future.

Questions 13 and 14: *Briefly describe the activities and steps taken to develop this regional plan. Describe the process used by the local boards in this planning region to provide an opportunity for public comment, including comment by representatives of businesses and comment by representatives of labor organizations, and input into the development of the plan prior to its submission.*

The development of this plan was coordinated by CUWA, and included assistance from various regional workforce development board staffs, and the statewide business services leadership team and operators team. Data for questions one through three was supplied by the WIDE group.

Leadership from the local areas making up the CCPR met and reviewed the plan and provided updates and edits. The draft plan will be shared by workforce area directors with their boards, then posted on the CWDC website for public comment. All comments will be incorporated as appropriate and the Final Plan will be submitted to CDLE by July 31, 2020.

PROVIDE AN ANALYSIS OF THE WORKFORCE DEVELOPMENT ACTIVITIES (INCLUDING EDUCATION AND TRAINING) IN THE LOCAL AREA, INCLUDING AN ANALYSIS OF THE STRENGTHS AND WEAKNESSES OF SUCH SERVICES, AND THE CAPACITY TO PROVIDE SUCH SERVICES, TO ADDRESS THE IDENTIFIED EDUCATION AND SKILL NEEDS OF THE WORKFORCE AND THE EMPLOYMENT NEEDS OF EMPLOYERS IN THE LOCAL AREA.

The Adams County Workforce Development Board (ACWDB) continues to strategically guide the workforce development activities in the local area through the Adams County Workforce and Business Center (ACWBC). The Business Services team participates in Sector Partnership activities to monitor the training needs of identified key industries. ACWBC currently offers all the core services developed by the statewide business leadership team for employers. Job Fairs, Job Posting, and Labor Market Information are currently the majority of employer services actively requested in the region.

Sector Partnerships also help identify and address the needs of employers in the local area. The Construction Sector Partnership, for instance, has identified a strong need for a youth talent pipeline and has developed three programs for high school students to engage with the construction industry, including a program with a waiver from the Colorado Department of Labor and Employment (CDLE) for youth who receive training to work in otherwise restricted, hazardous occupations. These programs are currently operating in almost all Adams County school districts. The Greater Metro Denver Healthcare Sector Partnership has identified needs and helped develop registered apprenticeships and a pre-apprenticeship in healthcare partnerships within the industry and other workforce centers.

Monthly performance reports monitor the number of services offered and employer surveys monitor both the quantity and quality of applicants provided to an employer through a given service. This analysis of the strengths and weaknesses of the services are compared to previous quarters and program years to identify needed changes. Any drop in skill quality is red-flagged for further research to determine if new skills are required to meet the industry needs.

The Workforce Innovation and Opportunity Act (WIOA) programs through the ACWBC provide workforce development services to job seekers including education, training, and work-based learning.

Job seekers are enrolled for assistance with intensive job

search. Included in the intensive job search enrollment process, staff work with job seekers to develop employment goals, identify skills gaps, and discuss training and work-based learning opportunities through the WIOA program. The ACWBC has developed a broad series of workshops that include job search skills such as resume writing and interviewing, career exploration, networking skills, and a local job club to provide regular networking opportunities for job seekers. In addition, identified staff are now in roles as job developers with the primary goal of matching candidates to open positions through Connecting Colorado and local businesses with hiring needs. Job seekers have their resumes forwarded to hiring managers and job developers solicit feedback for those who are ultimately not hired so they can prepare for future interviews. Many job seekers have been hired before working with job developers by participating in job search workshops and mock interviews offered by ACWBC staff.

Job seekers needing assistance with training are required to complete research on labor market information to determine their training is marketable, in-demand, and will provide a sustainable wage. Customer choice is highly valued, and customers are assisted with research on potential training options with access to the Colorado Eligible Training Provider List (ETPL) and Labor Market Information (LMI) tools such as O*NET and Colorado LMI Gateway. Monthly and quarterly Connecting Colorado reports are analyzed and shared with WIOA Adults and Youth so they can make informed decisions as to the marketable training programs that are most in-demand. Adult customers complete a Vocational Training Packet subject to a Training Review Committee to approve funding for training. Youth customers must present five jobs they could reasonably expect to obtain upon successful completion of a training subject to a Training Review Committee to approve funding. The ACWBC has sent job seekers through in-demand trainings in industries such as transportation, healthcare, IT, finance, manufacturing, and construction. Training is provided by local community colleges, universities, private training providers, and apprenticeship programs, and the ACWBC encourages new training providers to apply to become a WIOA Eligible Training Provider.

DESCRIBE THE LOCAL BOARD'S STRATEGIC VISION AND GOALS FOR PREPARING AN EDUCATED AND SKILLED WORKFORCE (INCLUDING YOUTH AND INDIVIDUALS WITH BARRIERS TO EMPLOYMENT), INCLUDING GOALS RELATING TO THE PERFORMANCE ACCOUNTABILITY MEASURES BASED ON PRIMARY INDICATORS OF PERFORMANCE DESCRIBED IN SECTION 116(B)(2)(A) IN ORDER TO SUPPORT ECONOMIC GROWTH AND ECONOMIC SELF-SUFFICIENCY.

The ACWDB has adopted the following strategic vision statement:

Connecting business with a talented workforce.

The ACWDB has identified three areas of focus: Economic Mobility (serving those with barriers), System Capacity-Building, and Labor Market Intelligence.

We will build upon and align more closely with WIOA the previously approved goals.

GOAL 1: Strengthen the local economy through an employer-focused workforce system

- Strategy 1.1 - Provide quality workforce services and programs to area employers

GOAL 2: Manage resources in a fiscally responsible manner

- Strategy 2.1 - Stay within the program year-to-date spending plan
- Strategy 2.2 - Receive successful financial audits and reviews

GOAL 3: Provide area employers a skilled workforce

- Strategy 3.1 - Meet or exceed mandated performance standards
- Strategy 3.2 - Correlate expended training funds with program enrollments
- Strategy 3.3 - Improve employment placement success
- Strategy 3.4 - Deliver quality internal customer training
- Strategy 3.5 - Administer excellent customer service

GOAL 4: Achieve a high standard of workplace effectiveness

- Strategy 4.1 - Provide a workplace that helps employees succeed at work and yields positive organizational results
- Strategy 4.2 - Increase staff knowledge of programs, policies, and procedures

GOAL 5: Identify and address Continuous Improvement initiatives

- Strategy 5.1 - Update policies and procedures to improve efficiencies

DESCRIBE THE STRATEGIES AND SERVICES THAT WILL BE UTILIZED TO FACILITATE ENGAGEMENT OF EMPLOYERS, INCLUDING SMALL EMPLOYERS AND EMPLOYERS IN IN-DEMAND INDUSTRY SECTORS AND OCCUPATIONS, IN WORKFORCE DEVELOPMENT PROGRAMS. SPECIFICALLY:

i. What outreach activities are planned to increase business engagement in your local area?

The following outreach activities will continue to be utilized to increase business engagement in the Adams County area:

- Continued participation in Economic Development Business Retention visits
- Continued participation in networking events hosted by community partners
- Sector-based outreach for the purpose of sector grant initiatives
- Regional cold canvassing of developing areas
- Email blast advertising the recruiting and wage subsidy benefits of working with the workforce center
- Job development employer engagement calls and emails for job seekers
- Targeted outreach to employers with occupations indicated by TANF participants for the purposes of Subsidized Employment services
- Targeted outreach for business education services to employers who could benefit from Enterprise or Opportunity Zone benefits offered by the county's economic development services

ii. How will the business services team be utilized for this purpose?

- The Business Development Representatives will coordinate all outreach efforts.
- Job Developers will engage employers by advocating for job seekers enrolled in job development services and follow up on reverse referrals.
- Business Services team members will engage employers for skills and credentials in demand when job postings are submitted.

iii. How will the members (particularly business members) of the Local Workforce Development Board (LWDB) and Youth Council/committee support these efforts?

The ACWDB will be informed of sector selections and consulted on short-term and long-term partnership strategies. The ACWDB will promote workforce development programs within their industries and have attended multiple talent development system activities.

iv. How will sector partnerships be utilized for this purpose?

After the ACWDB advises on sector strategies, ACWBC will work with sector partnerships to discover how workforce can be engaged. Any action will be based on employer-driven strategies.

v. What are your objectives and goals for these activities?

The goals and objectives for Adams County employer engagement are as follows:

- a. Leverage any and all workforce tools to facilitate the growth of the Adams County economy and its employers
- b. Build, cultivate, and maintain partnerships with Adams County employers through consistent quality delivery of the statewide core services
- c. Act as a convener or mediator for sector leaders in Adams County and the region to provide a platform to influence the regional training pipeline.
- d. Work with the educational community to identify career pathways of targeted sectors and relate those to the staffing patterns of active Adams County employers.

i. Work-Based Learning Programs: *Explain how you will utilize and promote incumbent worker training programs, on-the-job training programs, customized training programs, internships, or other activities for PY20, and identify targets for work-based learning activities for your youth, adults/dislocated workers, transitional jobs, and incumbent workers.*

Measurable outcomes for all Work-Based Learning programs will be determined specifically for each grant program set forth through the Workplan process.

Youth Work Experiences: The WIOA Youth Program will continue to provide quality paid work experiences for participants. Case managers will assess youth participants on caseload to determine their needs. Youth who can benefit from a paid work experience will be offered an opportunity and matched based on their work history, current skill levels, and intended career pathway. By providing referrals of appropriate candidates in industries that align with their intended career pathways, the WIOA Youth Program will expend program funds and ensure the success of work experiences. The Youth Program plans to continue offering a summer work experience through College Works, a summer bridge program providing work experience for youth on a college campus, in addition to services to help youth transition to postsecondary education. This model has been highly successful in ensuring postsecondary enrollment and success. Work experience opportunities will be promoted through a list of partner worksites that have agreed to be work experience placement sites. The WIOA Youth Program will continue to secure additional worksites that offer internships, paid work experiences, or summer employment for youth by conducting outreach to businesses, networking at events, and working with the ACWDB to find new contacts. On-the-job training opportunities are offered to youth as well. They are advertised prominently at the top of the Adams County Open Jobs List regularly sent to all employees of the ACWBC and, in the past, have been provided through reverse referrals from employers and as part of registered apprenticeships.

Youth Apprenticeships: The WIOA Youth Program will continue to provide information about apprenticeship opportunities available to youth interested in postsecondary training and/or employment through the ETPL, apprenticeship websites, and an extensive list of local apprenticeship opportunities. Youth are also encouraged to enter pre-

apprenticeship programs as appropriate before entering registered apprenticeships. The healthcare pre-apprenticeship through Central Colorado AHEC will continue to be advertised in info sessions for case managers for new cohorts in PY20. Case managers will also promote known local pre-apprenticeships, which are currently only available in construction, to youth interested in that industry. The WIOA Youth Program has secured a technical assistance grant for increasing registered apprenticeships for opportunity youth and will pursue funding for apprentices through the grant organization, Jobs For the Future. The WIOA Youth Program will also partner with the Adams County Education Consortium to provide apprenticeships for youth not eligible for WIOA and receive referrals for youth who are eligible for WIOA.

Adult/DW: The ACWBC WIOA Adult/Dislocated Worker (AD/DW) Program staff will continue to work collaboratively with the Business Services staff to train job seekers to meet industry needs by utilizing EMSI real-time labor market information. On-the-job training (OJT) programs, customized training programs, internships, and work experiences with various regional employers will be pursued based on sector initiatives and Emsi data. ACWBC staff will work with employers on job placement and advancement of trained participants. In addition, job seekers will be assessed and screened for job openings, identifying skills and training gaps. ACWBC will focus on training activities and workshops that upgrade job seekers' skills and make them more marketable for sustainable employment. OJT is marketed to key sector industries.

Incumbent Worker Training: Business Services will monitor Worker Adjustment Retraining Notification (WARN) notices to identify employers who may benefit from layoff aversion assistance. In addition, Business Services will monitor labor market data for drops in job growth in an industry and target that industry with incumbent worker training as additional support for layoff aversion. Agreement plans will be offered to provide incumbent worker training to employees that need an industry certification due to a change in industry standards.

On-the-Job Training (OJT): These programs will be promoted using the Business Information outreach service. Business Development Representatives will discuss hard-to-fill occupations with employers and complete a "M.A.T.C.H. Form" to identify the skill gap. Those positions will be marketed separately to job seekers with the additional information that the employer will accept lower qualifications and is willing to do additional training. The employer will interview the customer and agree to hire the individual with wage reimbursement assistance from the workforce center for the additional training. A training plan will be developed for each opportunity to identify the skills that will be trained by the employer.

Internships: These programs will be promoted to WIOA Adult/DW participants through an Employer Bank, which serves as a list of employers who agree to train and mentor individuals. Business Development Representatives will discuss with employers the options of serving as an Internship workplace. All the aspects of skill training, mentoring, and progress reporting expectations will be discussed. If the employer agrees, then they will be placed in the Employer Bank. When job seekers need experience or mentoring to become job-ready, they will be paired up with an employer and an internship training plan can be developed. A training plan will identify targeted skills and track progress.

ii. Apprenticeships: *U.S. Department of Labor (USDOL) and CDLE are emphasizing the importance of apprenticeships. Please provide a detailed response which includes the steps you will take to increase apprenticeship opportunities for your customers during the next program year.*

ACWBC will continue working to increase apprenticeship opportunities by supporting the state's efforts to encourage the escalation of Industry Recognized Apprenticeship Programs (IRAP) into Registered Apprenticeship (RA) programs. ACWBC will also work with Sector Partnerships to find new critical occupations and develop new RA opportunities. Job seekers will be educated on the career pathways offered in RA programs. ACWBC will continue developing relationships with trade associations and community service groups utilizing RA programs.

ACWBC has partnered with many existing registered apprenticeships in our local and surrounding areas and will continue to promote these opportunities to job seekers.

These have included the following industries and apprenticeship sponsors/companies/training providers:

- Manufacturing: Lockheed Martin
- Healthcare: Centura Health, HealthOne, Front Range Community College, Arapahoe Community College
- Electrical: Denver Joint Electrical Apprenticeship and Training Committee (DJEATC), Independent Electrical Contractors Rocky Mountain (IECRM), International Brotherhood of Electrical Workers (IBEW)
- Construction: Associated General Contractors (AGC), Colorado Laborers and Contractors Training (CLCET), DenverWorks
- IT: Tectonic
- Culinary: Colorado Chefs Association, Omni Interlocken Hotel
- Early Childhood Education: Red Rocks Community College, Front Range Community College

ACWBC will continue to screen participants for eligibility for funding for apprenticeships. ACWBC will receive referrals from apprenticeship programs and screen interested participants for eligibility through WIOA or partner programs such as Employment First (EF), Division of Vocational Rehabilitation (DVR), Temporary Assistance to Needy Families (TANF), and State Apprenticeship Expansion (SAE).

Additional steps for increasing apprenticeship opportunities will include developing plans for technical assistance grants for work-based learning and applying for funding grants for apprenticeships.

iii. Sector Partnerships Participation: *Explain how you will utilize the relationships built by your business services team to enhance or expand participation in sector partnerships and also expand business services efforts. Indicate PY20-specific planned objectives and measurable outcomes.*

Business Service team members and the Regional Veterans Employment Representative (RVER) are assigned sector areas to serve as subject matter experts for that workforce sector.

Business relationships will be used to enhance or expand participation in Sector Partnerships by offering several deliverables:

- Information to individual job seekers regarding expected wage and specific skill information required to gain employment in the potential industry.
- Resume and interview guidance.
- Training guidance as to what available credentials and/or training institutions are most desirable to employers.
- Vocational guidance as to the career pathway options and critical manufacturing occupations that are available.
- Relationships in the sectors that are conducive to continuous improvement of services.
- Identification of critical occupations and career pathway options.
- Funding any work-based learning solutions that are considered during the Sector Partnership process.

The Business Services Team will continue involvement in five Sector Partnerships: Healthcare, Manufacturing, Construction, Technology, and Retail and Hospitality. Outreach discussions will include information about Sector Partnerships. Measurements of outreach effectiveness will include penetration rate (monthly, quarterly, program year-to-date, and annual), Active Employers and Sector Partnership goal achievements. Outreach canvassing will target employers who fall into a sector strategy. Sector outreach strategies will be monitored to ensure diversified employer groups are contacted regularly. Business Services will stay in touch with local area schools to exchange ideas on the talent pipeline and career pathway to ensure that all entities have a shared understanding of the Sector Partnership vision. ACWBC intends to reference Colorado Workforce Development Council (CWDC) tools and resources as we develop sector partnerships.

Feedback obtained during Sector Partnership convenings will be used to outreach to employers of critical occupations. Members of sector partnerships will also be asked to give advice and/or offer referrals for possible outreach efforts. The marketing of services and resources will be done through the ACWBC website and Constant Contact campaigns. Reports are given to the ACWDB with workforce intelligence and Sector Partnership

opportunities. The goal is to engage ACWDB members to utilize their networks to enhance and guide the efforts of the Business Development Representatives (BDRs)/RVER and to provide support for sector strategies.

iv. Sector Partnerships - Status and Objectives: *In your local area or with partner local areas, what sector partnerships are you engaged in or do you plan to engage in during PY20? Indicate the current status of your partnerships, (active, emerging, or exploring), plus PY20 planned objectives and measurable outcomes. Note: for sector partnership information, please visit: <https://www.colorado.gov/cwdc/sector-partnerships>.*

The Business Services Team is involved in six Sector Partnerships:

- ***Greater Metro Healthcare Sector Partnership:*** ACWBC serves on the convener team. The partnership is active in developing new Registered Apprenticeships in the industry.
- ***Metro Manufacturing Partnership:*** The partnership is exploring a relaunch with a new convener team and new objectives. ACWBC's role in this new design will be to support the convener team.
- ***Construction Sector Partnership:*** ACWBC serves as part of the convener team in this active partnership currently conducting outreach to area high schools.
- ***Tech Talent:*** ACWBC serves as support for this active partnership.
- ***Retail/Hospitality:*** ACWBC serves in a support role for this sector partnership. The partnership is currently exploring a new direction.
- ***Transportation and Logistics:*** ACWBC will be transitioning the sector from the exploring stage to a launch phase in 2020. ACWBC will be the convener.

v. Career Pathways: *Explain how you will utilize information gathered through your business services team to provide a baseline for consideration of new or enhanced sector partnerships, and how this information will be used to inform changes to or development of career pathways in your local area. Indicate specific PY20 planned objectives and measurable outcomes.*

FOR YOUR LOCAL AREA IN THE PLANNING REGION

4

DISCUSS THE IMPLEMENTATION OF INITIATIVES DESIGNED TO MEET THE NEEDS OF EMPLOYERS IN THE LOCAL AREA THAT SUPPORT THE LOCAL BOARD'S STRATEGY, INCLUDING

The Business Services team will use information gathered during Business Information outreach services to monitor the needs of employers in designated sector areas. That information will be compared to information gathered during Sector Partnership discussions.

This comparison will be used to enhance Sector Partnership activities and career pathway guidance. ACWBC will monitor sectors that may benefit from Sector Partnership collaboration by utilizing monthly examination of job

growth, location quotients, average earnings, federal grant opportunities and supply/demand changes. Information gathered through the Sector Partnerships will be utilized to determine industry need and develop effective career pathways to meet the need. Education partners are included in Sector Partnerships. ACWBC will use staffing patterns in conjunction with the career pathways as designed by the Colorado Community College System (CCCS) to better inform employers and job seekers.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

5

DESCRIBE HOW THE LOCAL BOARD, WORKING WITH THE ENTITIES CARRYING OUT CORE PROGRAMS, WILL EXPAND ACCESS TO EMPLOYMENT, TRAINING, EDUCATION, AND SUPPORTIVE SERVICES FOR ELIGIBLE INDIVIDUALS, PARTICULARLY ELIGIBLE INDIVIDUALS WITH BARRIERS TO EMPLOYMENT, INCLUDING HOW THE LOCAL BOARD WILL FACILITATE THE DEVELOPMENT OF CAREER PATHWAYS AND CO-ENROLLMENT, AS APPROPRIATE, IN CORE PROGRAMS, AND IMPROVE ACCESS TO ACTIVITIES LEADING TO A RECOGNIZED POSTSECONDARY CREDENTIAL (INCLUDING A CREDENTIAL THAT IS AN INDUSTRY-RECOGNIZED CERTIFICATE OR CERTIFICATION, PORTABLE, AND STACKABLE);

ACWDB, working with the entities carrying out core programs, will:

- Continue to partner with the local community college and training providers to improve access to activities leading to recognized postsecondary credentials including industry-recognized certificates, certifications, and portable and stackable credentials. The local community college will continue to be actively involved at the locations where the workforce investment activities are being provided, to be visible and readily available to the clients.
- Continue to develop partnerships with employers, adult education partners, and training providers to develop specific career pathways. ACWBC has developed long-term relationships with several career and technical education institutions that are approved to provide training.
- Leverage funds by co-enrolling individuals that are appropriate for multiple programs to support training, career pathways, and availability of supportive services. Youth are screened for WIOA Youth eligibility first to

- facilitate ease of co-enrollment with Adult or DW. Youth that are eligible for WIOA Adult or DW Programs after beginning participation in the Youth Program will be co-enrolled with appropriate documentation from the original enrollment to facilitate ease of co-enrollment. All participants referred for the State Apprenticeship Expansion Grant are screened for WIOA eligibility.
- Leverage funds by referring to and co-enrolling with WIOA partners such as EF, TANF, and DVR for additional access, particularly for those with barriers to employment.
- Partner with nonprofit agencies such as those co-located in the Adams County Pete Mirelez Human Services Center and partners who provide wraparound supports for people with barriers to employment such as the Center for People with Disabilities and A Precious Child.
- Continue partnering with providers of supportive services such as transportation assistance, work uniforms, etc. to eligible individuals with barriers to employment.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

6

DESCRIBE THE STRATEGY TO WORK WITH ADULT EDUCATION PROVIDERS FUNDED UNDER TITLE II OF WIOA AND VOCATIONAL REHABILITATION TO ALIGN RESOURCES AVAILABLE TO THE LOCAL AREA, TO ACHIEVE THE STRATEGIC VISION AND GOALS DESCRIBED IN QUESTION 5.

The local DVR currently has a monthly presence at the ACWBC and is an active member of the ACWDB. DVR has been a long-time partner, and we will continue to work together to improve coordination and sharing of resources to serve our job seekers with disabilities. We will work closely with the state on the emerging opportunities for our job seekers, which include co-enrollment in WIOA for OJT, Work Experience and Training. We will continue to seek opportunities to partner with adult education providers such as Adams 14 School District's Adult Education, Intergenerational Learning Center for English as a Second Language (ESL) classes, citizenship classes, and General

Education Development (GED) preparation classes. We will also seek opportunities for co-enrollment of customers from adult education providers into WIOA for potential training and/or career pathways. The WIOA Youth Program has several Title II organizations on the Youth Vendor List to provide adult education services including GED preparation. ACWBC also purchased software, Essential Education, offered at no charge to customers, for adult basic education. The software is complemented by on-site GED preparation classes and works in collaboration with Adams 14 Adult Education.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

7

DESCRIBE THE STRATEGIES AND SERVICES THAT WILL BE UTILIZED TO STRENGTHEN LINKAGES BETWEEN THE ONE-STOP DELIVERY SYSTEM AND UNEMPLOYMENT INSURANCE PROGRAMS.

Wagner-Peyser Career Services staff will conduct Unemployment Insurance (UI) eligibility assessments during staff-assisted registrations for new and returning job seekers. The ACWBC will help customers with filing their UI claims by phone, in person, and online. Most of the Wagner-Peyser Career Services staff have Colorado Unemployment Benefits System (CUBS) access to provide limited technical assistance with UI claims. Career Services will provide referrals for training and education programs for UI claimants to WIOA and other partner agencies that

administer similar services. Wagner-Peyser Career Services staff will also offer technical assistance for Federal Pell Grants at all three workforce center locations. In addition, the Reemployment Services and Eligibility Assessment (RESEA) and the (UCX) (Military Wage Claim Enhanced Job Contact Pilot) Initiatives will be administered by ACWBC. RESEA customers are offered intensive job search assistance and assessed for skills gaps and training needs for successful reemployment. Veteran Priority of Service is observed at all levels of service within the ABWBC.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

8

DESCRIBE HOW THE LOCAL BOARD WILL COORDINATE WORKFORCE INVESTMENT ACTIVITIES CARRIED OUT IN THE LOCAL AREA WITH ECONOMIC DEVELOPMENT ACTIVITIES CARRIED OUT IN THE PLANNING REGION, AND PROMOTE ENTREPRENEURIAL SKILLS TRAINING AND MICROENTERPRISE SERVICES.

Adams County has 11 separate Economic Development (ED) agencies. ACWBC will continue to work closely with each one of these. The Adams County Workforce Director sits on the board of the Adams County Regional Economic Partnership (ACREP and formerly known as Adams County Economic Development). Commerce City has a strategic plan focused on workforce development – created by the ED department and ACWBC. We are also closely tied to regional and state economic development agencies,

providing them with workforce intelligence to attract potential employers to the state. The President/CEO of the Brighton Economic Development sits on the ACWDB.

To promote entrepreneurial skills training and microenterprise services, the majority of ACWDB members are from the small business sector (20 or less employees), which comprises 90% of all employers.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

9

PROVIDE A DESCRIPTION OF THE WORKFORCE DEVELOPMENT SYSTEM IN THE LOCAL AREA THAT IDENTIFIES THE PROGRAMS THAT ARE INCLUDED IN THAT SYSTEM. ALSO DESCRIBE HOW YOU WILL PARTNER WITH THE REQUIRED WIOA PARTNERS TO INCREASE AWARENESS OF CAREER PATHWAYS AND THE CRITICAL ROLE THAT WORKFORCE DEVELOPMENT PLAYS IN ENSURING THAT ALL COLORADANS HAVE ACCESS TO EDUCATIONAL AND CAREER PATHWAYS THAT RESULT IN MEANINGFUL EMPLOYMENT.

ACWBC takes an integrated service approach in providing Wagner-Peyser, WIOA, and Trade Adjustment Act (TAA) services in Adams County. We have developed long-term relationships with educational institutions and approved training providers to provide training for occupations

in demand (based on business input and labor market information). ACWBC and the board will take the lead in creating localized career pathways incorporating sector partnership information, educational institution (state-required) created pathways, and local market requirements.

a. *Identify the locations of the comprehensive physical one-stop centers (at least one) within your local area; also list the locations of your network of affiliate sites, both physical and electronically linked, such as libraries.*

The Adams County comprehensive one-stop centers are located in the following areas:

- Westminster: Adams County Human Services Center, 11860 Pecos St., 80234
- Brighton: Adams County Government Center, 4430 S. Adams County Parkway, 80601
- Aurora: Aurora Service Center, 3155 N. Chambers Road, Unit C, 80011
- ACWBC is currently exploring a potential partnership with Children's Hospital to provide on-site workforce services.

b. *Identify your key strategies for integrating the core programs (WIOA Title I, II, III, and IV programs), as well as all required partner programs, within the local one-stop system of comprehensive and affiliate offices.*

ACWBC currently operates the programs including: WIOA Title I (Adult, Dislocated Worker, Youth, Migrant and Seasonal Farm Worker); Title III WP; TAA; the work components for the TANF and EF programs.

DVR, Adams 12, Adams 14 Adult Education and Family Literacy (AEFL), and Front Range Community College are key education members of the ACWDB and have been involved in the collaborative development of programs, services, initiatives, and business services activities to the benefit of the local community. Through the execution of the current Memorandums of Understanding (MOU), collaboration with partners will continue.

- Both satellite offices will be fully integrated in this approach and partake in work experience rotations.
- MOUs are in place with local partners.
- Infrastructure Funding Agreements (IFA) are in place with all state (UI, DVR) and local partners (Rocky Mountain SER, The Learning Source, Community Resource and Housing Development Corporation, Asian Pacific Development Center, Community Educational Outreach,

The Denver Indian Center, Front Range Community College, and AEFL).

- TANF Colorado Works participants complete hours as agreed with case manager to meet monthly requirements as volunteers in community non-profit organizations.

c. *Describe the roles and resource contributions of each of the one-stop partners.*

Title I programs (Adult, Dislocated Worker, Youth, Job Corps, YouthBuild, Native American, and Migrant Seasonal Farmworker):

ACWBC WIOA Adult/Dislocated Worker (AD/DW) Program provides services to the unemployed, under-employed, veterans, justice involved, low-income, benefits-attached, single parents, UI exhaustees, displaced homemakers, those experiencing homelessness, individuals with disabilities, individuals with barriers, and those who are basic-skills deficient. These services include but are not limited to:

- Offering career services, as appropriate, at satellite locations.
- Continuously evaluating, developing, and modifying workshops and programs to meet the demand and desire in the community.
- Offering career services such as orientation, intake, eligibility determination, skill assessment, job search and placement assistance, labor market navigation, and job development referrals.
- Staff-assisted intensive one-on-one career services including, but not limited to, comprehensive assessment, counseling, case management, and pre-vocational services.

ACWBC recognizes these services are critical to ensuring all Coloradans have access to meaningful employment. Partnering with programs such as Wagner-Peyser, EF, TANF, AEFL, training providers, and community partners increases the efficiency and effectiveness of services provided.

ACWBC WIOA AD/DW Program staff will continue to work collaboratively with the Business Services Team to provide job seekers training that meets the needs of industry by utilizing Workforce Intelligence and the Emsi data. Work-based learning opportunities such as OJTs, internships, apprenticeships, and work experiences with various regional employers will be pursued based on sector initiatives and Emsi data. ACWBC staff work with employers to ensure job placements and advancement of trained participants. In addition, job seekers will be assessed and screened for job openings, identifying skills and training gaps. ACWBC will focus on training activities and workshops that upgrade job seekers' skills and make them more marketable for sustainable employment.

- YouthBuild is administered through Mile High Youth Corps. It is not located in Adams County, but the WIOA Youth Program partners with this resource for construction and healthcare training as well as high school equivalency services. Mile High Youth Corps attends youth job fairs yearly and the WIOA Youth Program will continue to promote their services.
- The WIOA Youth Program works with the area Job Corps representative to collaborate services and referrals to both programs.
- ACWBC is working with the Denver Indian Center and collaborating on a fatherhood program for Native Americans in the region.
- Migrant Seasonal Farm Workers—Rocky Mountain SER—This partner has been co-located with the Workforce and Business Center for over 20 years. This program provides the following:
 - ▶ Work Experience
 - ▶ Supportive Services
 - ▶ On-the-Job Training
 - ▶ English as a Second Language
 - ▶ Adult Basic Education
 - ▶ Job Placement
 - ▶ Vocational Training

Title II Adult Education and Family Literacy (AEFL) activities:

- ACWBC hosts quarterly meetings to coordinate activities and align services.

- We are offering our services at their location and vice versa.
- AEFL and ACWBC are creating a joint outreach plan.

Wagner-Peyser Act employment services programs:

- The Wagner-Peyser program provides a variety of benefits typically referred to as Labor Exchange Services. This program mandates universal access so services are available to all. Services are provided in three tiers: self-serve, self-serve with some staff assistance, and full staff assistance.

The Vocational Rehabilitation program under Title I of the Rehabilitation Act:

- The DVR program is collaborating with the ACWBC by serving participants with disabilities. They also have been given onsite, monthly access to meet with customers, and ACWBC staff can schedule participants to meet with the DVR rep while onsite. This provides for greater wrap-around services so the customer doesn't have to continually retell their story.
- WIOA Youth program staff partner with the School to Work Alliance Program (SWAP) and have assisted with their Career Expo which provides hands-on, work-based learning opportunities for in-school youth with disabilities. They also refer youth to the ACWBC WIOA Youth program.

Postsecondary career and technical education programs authorized under the Carl D. Perkins Career and Technical Education Act:

- Our two main postsecondary and technical education programs are Bollman Technical High School and Front Range Community College. Both institutions have active participants on our ACWDB and are integral partners in sector initiatives, career pathway development, and development of pre-apprenticeship and apprenticeship programs. They participate in strategic board sub-committees involved with coordination of services and strategy, and one member is part of the WDB Executive Committee.

Trade Adjustment Assistance (TAA) authorized under the Trade Act:

- The TAA program provides aid to workers who lose their jobs or whose hours of work and wages are reduced due to increased imports. The TAA program offers a variety of benefits and reemployment services to help unemployed workers prepare for and obtain suitable employment. Workers may be eligible for training, job search services, relocation allowances, income support, and other reemployment services.

Jobs for Veterans State Grants programs authorized under chapter 41 of title 38, U.S.C.:

- The Adams County Regional Veterans Employment Representative (RVER) shares many of the same responsibilities as Business Development Representatives. The RVER's workstation is close to the Business Development Representatives to promote cohort job-driven efforts in the outreach to employers, the planning of employment events, and the sharing of labor market information. The RVER has a sector to target for outreach and information sharing.

The primary duties of the RVER are:

- ▶ Conduct outreach to employers to assist veterans in gaining employment, including conducting seminars for employers and, in conjunction with employers, conducting job search workshops and establishing job search groups.
- ▶ Develop and build capacity for employment, training, and placement services furnished to veterans within all programs.
- ▶ Work with other service providers to promote veterans as highly skilled and experienced members of the workforce.
- ▶ Advocate for veteran employment and training opportunities with businesses, industry, and community-based organizations.
- ▶ Conduct outreach that includes, but is not limited to, planning and participating in job fairs and promoting employment and training opportunities for veterans with business organizations, unions, and apprenticeship programs.
- ▶ Promote credentialing and training opportunities for

veterans with training providers and licensing agencies.

- ▶ Establish and maintain regular contact with employers to include federal contractors.
- ▶ Maintain active involvement with the Business Services Team.
- ▶ Coordinate the Regional Manager's Report on Services to Veterans using the format found in VPL 01-10. Reasonable attempts are made to include best practices and success stories, special projects, and other RVER and Disabled Veterans' Outreach Program (DVOP) activities.

To increase the overall outreach to employers and business owners for job development for our veteran job-seeking clients, the RVER is integrated within the Business Services Team. The RVER also provides ongoing training for workforce center staff and service delivery partners regarding the federal requirements governing the veterans program, as well as the special needs and barriers specific to veteran job-seeking clients. The RVER promotes veteran job seekers to the business community by advocating and marketing veterans as employees with marketable skills and experience. Job development is an ongoing process; the RVER will continually train; monitor; and, when necessary, retrain the ACWBC staff to recognize and respond to veterans. The training, monitoring, and retraining will help keep ACWBC staff aware of veterans' employment and training needs. The synergy from these relationships builds and enhances the veterans' employment and training program's ability to effectively serve veterans and helps to produce more opportunities for employment.

The results of the employer outreach activities are tracked and measured through Connecting Colorado. The data is real-time and allows the state to measure the success of outreach activities conducted by our RVER. Based on the results, we adjust our outreach activities, as required, to ensure we are effectively marketing our veteran job seekers to employers. The expected outcome of the RVER outreach activities is to meet and exceed our negotiated performance measures in the areas of entered employment, employment retention and average wages.

The DVOP specialists attend weekly WIOA Adult and Youth case manager meetings to promote cross-training in case management and program processes and alignment with other providers of intensive services.

Case management continues to be an appropriate service delivery strategy or framework in which intensive services will be delivered to SBE veterans. Case management will be facilitated using the case management approach taught by the National Veterans Training Institute (NVTI). A veteran who is placed in case management by the DVOP specialist is coded with a Veteran Service (VS) code. VS is not a program in the sense of WIOA but, rather, a code to identify eligible veterans who are being case managed by the DVOP specialist. The DVOP specialist's first approach will be the utilization of intensive services before using core services.

The intensive services and the purpose for which they are used by the DVOP specialists are:

- ▶ Comprehensive Assessment (CA): Comprehensive and specialized assessments of the skill levels and services which may include diagnostic testing and use of other assessment tools and in-depth interviewing and evaluation to identify employment barriers and appropriate employment goals.
- ▶ Counseling (CS): A client-centered service that may involve personal, financial, life management, case management, career guidance, and counseling. This service also includes referrals to other assistance programs and arranges for additional support services not previously acquired.
- ▶ Individual Employment Plan (IE): A formal, written document outlining a course of action that will lead to the individual entering employment—to include short- and/or long-term goals to remove barriers to getting and keeping employment.
- ▶ Pre-Vocational Services (PV): Short-term, pre-vocational services such as GED, ESL, remediation, and workplace literacy.

WIOA Adult, WIOA Youth, and DVOP representatives identify eligible veterans and transitioning military members, including those with barriers, who can be co-enrolled to provide the most effective wraparound services. The DVOP representative is a part of Training Review Committee (TRC) meetings with the WIOA Adult and Youth Team to identify veterans and collaborate on appropriate services and supports for individual success.

Employment and training activities under the Community Services Block Grant:

- We have added them to a special distribution list for 2021 to receive information on our recruitment events. We will meet soon with each individual nonprofit and talk about strategies for participants that will be more customized to their needs.

Employment and training activities of the Department of Housing and Urban Development:

- Maiker Housing Partners (the county housing authority) and the ACWBC maintain a relationship through TANF financial contracts and referrals through the workforce program.

State unemployment compensation program:

- The ACWBC provides information on how to file a claim for unemployment.
- Customers are educated on the process to collect and maintain eligibility for unemployment insurance benefits. The ACWBC also participates in several Unemployment Insurance initiatives:
 - ▶ Reemployment Services and Eligibility Assessment (RESEA)
 - ▶ Regular Approved Training

Ex-offender programs authorized under section 212 of the Second Chance Act:

- The Juvenile Services Planning Committee (JSPC) was established to provide services to youth in the judicial system preventing them from incarceration and long-term involvement with the courts. This committee was a result of Senate Bill 94. The WIOA Youth Program has a representative who actively participates in the meetings. The WIOA Youth Program has established a relationship with this committee and has educated the committee about the program and services that can be provided.
- Recognizing Opportunity for Change (ROC) is a program through Senate Bill 94. It is a day treatment program through the Adams County Juvenile Probation Department. It is an accredited school, and the participants earn credits toward a high school diploma and receive mental health counseling. The WIOA Youth Program developed job readiness workshops specifically for this population. The participants learn basic necessities to successfully obtain and maintain employment. These workshops began in 2008 and continue to be held twice per year. This has been a successful collaboration, and the program benefits the youth it serves.

Temporary Assistance to Needy Families (TANF) authorized under the Social Security Act, unless exempted by the Governor.

- TANF and all WBC programs report to the Administrator/Director of the ACWBC. This has allowed integration of teams, processes, and services to expand opportunities for our clients. We coordinate co-enrollments for employment, education, and training opportunities.

- d. Describe how the local board will facilitate access to services provided through the one-stop delivery system, including in remote areas, through the use of technology and through other means; include your intended use of virtual job fairs, the upcoming virtual job shadowing capability, and other innovative strategies and initiatives to streamline and enhance services, as well as increase access.***

ACWBC Outreach staff have tablets/laptops/phones that provide them the electronic capability to meet with youth, businesses, migrant seasonal farmworkers, and partners while they are in the community and provide information about one-stop programs and services. The ACWBC will utilize electronic registration for job fairs and hiring events and continue to use virtual job fairs as appropriate. In addition, we plan to complete Employment Services (ES) registration at outreach events using WiFi. Virtual Job Shadow (VJS) will continue to be offered to customers. Teachers and counselors will also be given access to be administrators to enable them to sign up in-school youth for VJS.

- e. Identify the types of assessments and assessment tools that will be utilized within the one-stop delivery system and how these assessments will be coordinated across participating programs to avoid duplication of effort and multiple assessments of customers being served by more than one partner program.***

There are three different types of assessments/tools utilized within the ACWBC:

- Conover is an assessment program to evaluate soft skills. If the individual is identified to be deficient in an area, Conover will assign training modules to enhance that skill.
- Essential Education is a tool that assesses hard skills and identifies appropriate training modules to increase these skills. This tool also provides GED preparation and pre-tests.
- Kenexa: Prove-It provides industry-specific assessments that assist businesses in effective screening of applicants. This can also be used to demonstrate skill attainment.

Through a partnership with adult education and DVR, assessment results are shared to avoid duplication of effort and multiple assessments of customers being served.

f. A description of how entities within the one-stop delivery system, including your centers, one-stop operators, and the one-stop partners, will comply with section 188, if applicable, and applicable provisions of the Americans with Disabilities Act of 1990 (42 U.S.C. 12101 et seq.) regarding the physical and programmatic accessibility of facilities, programs and services, technology, and materials for individuals with disabilities, including providing staff training and support for addressing the needs of individuals with disabilities.

The WIOA AD/DW, Youth, and Wagner-Peyser programs will continue to develop and foster strong partnerships with SWAP/DVR to identify eligible customers for co-enrollment. The BDRs will market this population, focusing on the participants' capabilities to local businesses. Every effort will be made to accommodate customer needs through adaptive services and accessible meeting space. The Center for People with Disabilities is given space monthly to meet with clients at the ACWBC. Staff are provided with training on assistive technology, training on how to serve individuals with disabilities, and associated desk aids.

g. A description of how the local board will ensure the continuous improvement of eligible providers of services through the system and ensure that such providers meet the employment needs of local employers, workers, and job seekers:

Continuous improvement strategies will be developed from feedback received through work-based learning opportunities and recommendations from sector partners.

The Business Services Team will continue involvement in three sector partnerships: Healthcare, Manufacturing, and Construction. Outreach discussions with employers will include information about sector partnerships. Measurements of outreach effectiveness will include penetration rate (Monthly, Quarterly, Program YTD, and Annual), Active Employers, and Sector partnership goal achievements. Outreach canvassing and cold calling will target employers who fall into a sector strategy. Sector outreach strategy will be monitored to ensure diversified employer groups are contacted regularly. Business Services will stay in touch with local area schools to exchange ideas on the talent pipeline and career pathways to ensure that

all entities have a shared understanding of the Sector Partnership vision. ACWBC intends to reference CWDC tools and resources as we develop sector partnerships.

The Business Services Team will monitor sectors that may benefit from sector partnership collaboration by utilizing monthly examination of job growth, location quotients, average earnings, federal grant opportunities, and supply/demand changes. Education partners are included in sector partnerships. Information gathered through the sector partnerships is utilized to determine industry need and develop effective career pathways to meet the need.

We will use staffing patterns in conjunction with the career pathways as designed by the Colorado Community College System (CCCS) to better inform employers and job seekers.

Customer Satisfaction Surveys will be utilized to improve processes to better service job seekers based on feedback received on workforce programs.

h. Provide a description of how training services under chapter 3 of subtitle B will be provided in accordance with section 134(c)(3)(G), including, if contracts for the training services will be used, how the use of such contracts will be coordinated with the use of individual training accounts under that chapter, and how the local board will ensure informed customer choice in the selection of training programs regardless of how the training services are to be provided.

WIOA Youth customers under 18 are provided the ACWDB approved youth vendor list, and WIOA AD/DW customers and WIOA Youth customers over 18 are given the Eligible Training Provider List (ETPL) website to research providers and determine who will best meet their training needs. Case managers provide counseling and guidance for the customer to make informed employment choices. If a customer wants to utilize a vendor that has not been approved and is not on the ETPL (for those 18 years and older), then new potential vendors are requested through the county procurement RFP process. Training providers not on the ETPL will be encouraged to follow the state process for approval.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

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DESCRIBE THE ONE-STOP DELIVERY SYSTEM IN THE LOCAL AREA, IN PARTICULAR:

i. Outreach to Individuals with Barriers to Employment: Describe how you will engage your LWDB and Youth Council/committee to increase the awareness of the services offered to returning veterans, out-of-school youth, individuals with disabilities, long-term unemployed, and other targeted groups? What additional strategies will be utilized to reach out to these groups? What are your objectives and goals for this effort?

During meetings, the ACWDB reviews services and initiatives to include outreach efforts to individuals with barriers to employment. These meetings are further utilized to develop strategies for effective outreach to targeted groups. The ACWDB shall coordinate the workforce investment activities authorized under the WIOA, as amended, with economic development strategies

implemented by Adams County and develop other employer linkages with such activities. The ACWDB shall promote the participation of private sector employers in the Colorado Workforce Development System (CWDS) to ensure the effective provision, through the system, of connecting, brokering, and coaching activities, through intermediaries such as the ACWBC or other organizations. This will assist these employers in meeting hiring needs while providing work-based learning opportunities for both youth and adults. The ACWDB will identify and promote proven and promising strategies and initiatives for meeting the needs of employers, workers, and jobseekers. The ACWDB will connect with representatives of secondary and postsecondary education programs in the local area to develop and implement career pathways that meet the current and developing needs of business.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

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PROVIDE A DESCRIPTION OF HOW THE LOCAL BOARD WILL COORDINATE EDUCATION AND WORKFORCE INVESTMENT ACTIVITIES CARRIED OUT IN THE LOCAL AREA WITH RELEVANT SECONDARY AND POSTSECONDARY EDUCATION PROGRAMS AND ACTIVITIES TO COORDINATE STRATEGIES, ENHANCE SERVICES, AND AVOID DUPLICATION OF SERVICES:

The ACWDB has membership representing the technical schools, junior colleges, secondary schools, and small business development council of Adams County. The ACWDB coordinates with Rocky Mountain Cradle to Career (RMC2C) and their postsecondary enrollment Collaborative Action Network (CAN) and has a summer bridge program, College Works, with Front Range Community College

and Metro State University to coordinate secondary and postsecondary options for workforce development. ACWDB partners with all school districts, charter schools, and alternative programs such as Gateway to College. The Colorado Department of Education expanded high school graduation requirements to include workforce-related options such as industry certifications and credentials.

PROVIDE A DESCRIPTION AND ASSESSMENT OF THE TYPE AND AVAILABILITY OF ADULT AND DISLOCATED WORKER EMPLOYMENT AND TRAINING ACTIVITIES IN THE LOCAL AREA; IN PARTICULAR, IDENTIFY HOW THE LOCAL AREA WILL EXPAND SERVICES TO DISLOCATED WORKERS UTILIZING ALL SOURCES OF FORMULA AND DISCRETIONARY FUNDS TARGETED TO THE DISLOCATED WORKER POPULATION.

To maximize outreach effectiveness, the WIOA AD/DW Team recruit from programs such as Wagner-Peyser, EF, TANF, training providers, and community partners. Through a partnership with Wagner-Peyser, RESEA customers brought in for orientation are screened for appropriateness for the WIOA program. Wagner-Peyser staff have been trained on the WIOA intake process to streamline enrollment into WIOA. This has expedited the process and enabled more applicants/customers to quickly move to the next step for services.

The WIOA AD/DW offers a program orientation that thoroughly presents the benefit of intensive services to assist in a prompt re-entry to the workforce. Additional intensive service tools have been developed by the ACWBC Trainer.

ACWBC supports job seekers who present as unemployed or underemployed. Customers are screened through a comprehensive assessment interview. Intake staff look to identify Dislocated Workers (DW) and those who qualify for Priority of Service (AD-POS) under the Adult program. Cases are presented in front of a Training Review Committee (TRC). The TRC evaluates the probable successful result of the proposed training and placement given the newly obtained marketable credential and/or skill. Frequently, the training presented relates to a work-based learning option. Some customers are presented as a group from a registered apprenticeship cohort that have already gone through an orientation, employer interview, and skill assessment.

ACWBC has training partnerships with Front Range Community College, Emily Griffith Technical School, Truck Driving/CDLE training providers, and several computer support training programs. Work-based learning partnerships include Centura Health, HealthOne, Lockheed Martin, Tectonic, IECRM, IBEW, Adams County ITi, and Lutheran Family Services. Some individuals registered in Connecting Colorado have been contacted by the WBC because they meet the basic requirements for an On-The-Job Training situation. The TRC system can approve the

wage subsidy model at a rate of 50% of the hourly wage while remaining within a per-participant cap. The WBC also can utilize work experiences for youth and subsidized employment for TANF participants. This internship model uses a qualified employer bank of employers willing to provide training, even when they cannot hire.

ACWBC will expand services for Dislocated Workers by utilizing the Rapid Response and RESEA programs to identify eligible participants quickly and deploy strategies that will inform those individuals of relevant services. Intake and case management processes have been streamlined and remote work options have been put in place to enhance DW services.

The funding choice for each participant is determined by the eligibility criteria for DW, AD-POS, or the grant-specific criteria with programs like the SAE grant. Whenever possible, individuals are co-enrolled in various programs so case managers can utilize braided funding to provide more comprehensive training assistance. ACWBC has also collaborated with DVR to provide a continuation of services when fund caps are depleted. This will provide services to be extended for those DWs with disabilities.

PROVIDE A DESCRIPTION AND ASSESSMENT OF THE TYPE AND AVAILABILITY OF YOUTH WORKFORCE INVESTMENT ACTIVITIES IN THE LOCAL AREA, INCLUDING ACTIVITIES FOR YOUTH WHO ARE INDIVIDUALS WITH DISABILITIES, WHICH DESCRIPTION AND ASSESSMENT SHALL INCLUDE AN IDENTIFICATION OF SUCCESSFUL MODELS OF SUCH YOUTH WORKFORCE INVESTMENT ACTIVITIES; IN ADDITION, INDICATE HOW SERVICES TO OUT-OF-SCHOOL YOUTH WILL BE EXPANDED AND ENHANCED TO INCORPORATE ADDITIONAL WORK-BASED LEARNING OPPORTUNITIES.

WIOA activities available in the local area include all 14 program elements. Youth case managers complete a comprehensive assessment to determine participants' highest needs and offer them opportunities to earn a GED, earn a high school diploma, enter work-based learning activities, attend training, and obtain employment, among other activities. Youth are also offered supportive services on an individual basis determined by need, funding availability, and active program participation.

Disabilities are identified in the initial assessment and discussed as part of the comprehensive assessment for youth. Youth are coached on self-advocacy, given information about accommodations in the workplace, and are referred to DVR and CPWD as appropriate for additional services. The ACWBC also provides referrals to supportive services such as Community Reach Center for mental health counseling, therapy workbooks as supportive services for youth with mental disabilities, accommodations/adaptive software for workplaces, and other services that provide youth with disabilities the opportunity to access the youth program elements. Braided funding with DVR and SWAP has allowed youth with disabilities to participate in longer paid work experiences to address individual needs.

Services to out-of-school youth have been expanded with WIOA. Youth needing a GED are offered online software to complete high school equivalency preparation, and an onsite GED prep class was developed. The ACWBC is expanding access by increasing the availability of this class and exploring an option for drop-in tutoring onsite. The ACWBC is pursuing multiple grant opportunities to expand apprenticeships for opportunity youth and expand thriving work-based learning communities to serve out-of-school youth as well as adults. The Business Services team continues to do outreach to employers to encourage new apprenticeships to register with the Department of Labor and encourage sector partnerships to develop internships, pre-apprenticeships, and other forms of work-based learning. One successful model has been the healthcare pre-apprenticeship program developed out of the youth

subcommittee of the healthcare sector partnership. Its success rate has led over 80% of participants to be employed directly in healthcare upon completion of the pre-apprenticeship, with many entering registered apprenticeships.

Other successful work-based learning models have included College Works, a summer bridge program designed to target low-income youth of color in Adams County at risk of "summer melt" who are considering going to college but not attending. Out-of-school high school graduates are offered work experiences on a college campus with peer mentoring, workshops that provide postsecondary transitional services, and supportive services. This program has successful completion and matriculation rate of over 80% in the first semester of college, and data is emerging to show successful retention rates as well.

The WIOA Youth and Governor's Summer Job Hunt (GSJH) programs will use the tools provided in E-Colorado as a conduit for youth workers to connect with other youth providers and staff from different counties through the chat rooms. The WIOA Youth Program will continue to use up-to-date information explaining different techniques and programs that are effective when working with the youth population. In addition, the WIOA Youth Program will utilize the youth tool kit accessible through E-Colorado as a resource to assist in finding new and innovative ways to motivate youth. This will be done by adopting best practices from counties throughout the state that have been successful in recruiting, increasing enrollments, and keeping the participants motivated and active in the program. The ACWBC has members in the Skillful Community of Best Practice to adopt best practices from other regions. We also partner with the Denver Opportunity Youth Initiative, which has developed a Career Navigator Toolkit with best practices for youth case managers. The youth staff members have developed community contacts and utilize community resources offering additional assistance for youth. They also provide job readiness workshops to youth in the community.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

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PROVIDE A DESCRIPTION AND ASSESSMENT OF THE TYPE AND AVAILABILITY OF YOUTH WORKFORCE INVESTMENT ACTIVITIES IN THE LOCAL AREA, INCLUDING ACTIVITIES FOR YOUTH WHO ARE INDIVIDUALS WITH DISABILITIES, WHICH DESCRIPTION AND ASSESSMENT SHALL INCLUDE AN IDENTIFICATION OF SUCCESSFUL MODELS OF SUCH YOUTH WORKFORCE INVESTMENT ACTIVITIES; IN ADDITION, INDICATE HOW SERVICES TO OUT-OF-SCHOOL YOUTH WILL BE EXPANDED AND ENHANCED TO INCORPORATE ADDITIONAL WORK-BASED LEARNING OPPORTUNITIES.

The youth staff will continue to partner with businesses for reverse referrals, attend monthly SWAP meetings, and meet with Chafee and Ongoing Adolescent Child Protection for presentations, referrals, and partnership to enroll participants and provide wraparound services. The youth staff will continue to partner with the Educational Opportunity Center for referrals and partnership to enroll

out-of-school youth. The youth staff will also outreach through strategically placed flyers (laundry mats, apartment complexes, mobile home parks, recreation centers, etc.) throughout the community. To streamline the intake process, all youth staff have mobile technology. This provides greater convenience for youth because staff can meet with them in their community.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

14

PROVIDE A DESCRIPTION OF HOW THE LOCAL BOARD WILL COORDINATE WORKFORCE INVESTMENT ACTIVITIES CARRIED OUT UNDER THIS TITLE IN THE LOCAL AREA WITH THE PROVISION OF ADULT EDUCATION AND LITERACY ACTIVITIES UNDER TITLE II IN THE LOCAL AREA, INCLUDING A DESCRIPTION OF HOW THE LOCAL BOARD WILL CARRY OUT, CONSISTENT WITH SUBPARAGRAPHS (A) AND (B)(I) OF SECTION 107(D)(11) AND SECTION 232, THE REVIEW OF LOCAL APPLICATIONS SUBMITTED UNDER TITLE II.

ACWBC works with local education providers to support the in-demand industries previously identified. The Program Coordinator for the Adult Education program for Adams 14 is a member of the ACWDB. The Vice President for the Westminster Campus of Front Range Community College is also a member of the ACWDB and the Executive

Committee for the ACWDB. The ACWDB has historically reviewed the Carl Perkins Plan prior to its submittal and has voted on its support. With the passage of WIOA and the inclusion of application under Title II, the Board will utilize a similar approach in the review and approval of those plans.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

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PROVIDE A DESCRIPTION OF HOW THE LOCAL BOARD WILL COORDINATE WORKFORCE INVESTMENT ACTIVITIES CARRIED OUT UNDER THIS TITLE IN THE LOCAL AREA WITH THE PROVISION OF TRANSPORTATION, INCLUDING PUBLIC TRANSPORTATION, AND OTHER APPROPRIATE SUPPORTIVE SERVICES IN THE LOCAL AREA.

The ACWDB has directed the ACWBC to attend several local service provider meetings that include the following:

- Local Coordinating Council, which focuses on public transportation primarily for low-income individuals and individuals with disabilities.
- Brighton Resource Coalition, which meets quarterly to discuss services provided in the local area. Services include mental health, domestic violence, education,

senior services, housing, financial, food assistance, utilities, etc.

- Colorado Migrant and Rural Coalition, which meets monthly to discuss services provided across the state to the agricultural communities.
- Northern Area Migrant Coalition, which meets monthly from February-October to discuss services provided to local farm workers. Services include housing, food assistance, legal, employment, health services, education, and libraries.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

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PROVIDE A DESCRIPTION OF PLANS AND STRATEGIES FOR, AND ASSURANCES CONCERNING, MAXIMIZING COORDINATION OF SERVICES PROVIDED BY THE STATE EMPLOYMENT SERVICE UNDER THE WAGNER-PEYSER ACT (29 U.S.C. 49 ET SEQ.) AND SERVICES PROVIDED IN THE LOCAL AREA THROUGH THE ONE-STOP DELIVERY SYSTEM, TO IMPROVE SERVICE DELIVERY AND AVOID DUPLICATION OF SERVICES.

The ACWBC has provided integrated services under the Wagner-Peyser Act for over 20 years and has assured

services are coordinated with other programs to avoid duplication of effort between programs.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

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IDENTIFY THE ADMINISTRATOR/ADMINISTRATIVE ENTITY RESPONSIBLE FOR THE DISBURSAL OF TITLE I AND III FUNDS IN THE LOCAL AREA, AS DETERMINED BY THE CHIEF ELECTED OFFICIAL OR THE GOVERNOR, AND THE FISCAL AGENT, IF DIFFERENT.

The Adams County Chief Local Elected Official/Board of County Commissioners (CLEO/BOCC) has designated the Adams County Treasurer as its Fiscal Agent, authorized to

receive funds on behalf of the CLEO/BOCC and disburse them at the request of the ACWDB as described in the law.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

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A DESCRIPTION OF THE COMPETITIVE PROCESS TO BE USED TO AWARD THE SUB-GRANTS AND CONTRACTS IN THE LOCAL AREA FOR ACTIVITIES CARRIED OUT UNDER THIS TITLE.

Currently, ACWBC does not utilize any subcontractors to provide services. ACWBC follows both division and county policies for grant purchases. ACWBC released a Request for Funding Information (RFI) for the provision of the required WIOA youth elements in February of 2016, to gauge interest in the community and follow through with partnerships as appropriate. ACWBC received no response to this RFI. ACWBC is awaiting guidance on the final procurement rules for the One-Stop Operator and will follow county procurement policies to ensure a competitive process as required.

ACWBC will follow Adams County guidelines and requirements found in the following sections of the Policy & Procedure Manual:

- 1008-Annual (Renewable) Service Agreements**
- 1050- Informal Bid Policy and Procedure**
- 1060-Formal Invitation for Bid (IFB)**
- 1070-Formal Request for Proposal (RFP)**
- 1078-Request for Proposal Evaluation and Best and Final Offers**
- 1079-Insurance and Bond Requirements**
- 1080-Single Sourcing Policy**
- 1081-Professional Services**
- 1095-Renewals and Extensions**

PROVIDE A DESCRIPTION OF THE LOCAL LEVELS OF PERFORMANCE NEGOTIATED WITH THE GOVERNOR AND CHIEF ELECTED OFFICIAL PURSUANT TO SECTION 116(C), TO BE USED TO MEASURE THE PERFORMANCE OF THE LOCAL AREA AND TO BE USED BY THE LOCAL BOARD FOR MEASURING THE PERFORMANCE OF THE LOCAL FISCAL AGENT (WHERE APPROPRIATE), ELIGIBLE PROVIDERS UNDER SUBTITLE B, AND THE ONE-STOP DELIVERY SYSTEM, IN THE LOCAL AREA.

Outcomes will be measured using CDLE’s statewide database, Connecting Colorado. Negotiation of actual standards for each of the performance outcomes specified

above will be conducted at such time as CDLE designates. Current Standards are as follows:

ADULT	Employment Rate, 2nd quarter after exit	82.70%
	Employment Rate 4th quarter after exit	72.60%
	Median Earnings in the 2nd quarter after exit	\$7,200.00
	Credential Attainment Rate	60%
DISLOCATED WORKER	Employment Rate 2nd quarter after exit	80.30%
	Employment Rate 4th quarter after exit	73.20%
	Median Earnings in the 2nd quarter after exit	\$8,652.00
	Credential Attainment Rate	50.0%
TRADE ASSISTANCE	Employment Rate 2nd quarter after exit	82.70%
	Employment Rate 4th quarter after exit	72.60%
	Median Earnings in the 2nd quarter after exit	\$7,200.00
	Credential Attainment Rate	60%
YOUTH	Education or Training Activities or Employment Rate 2nd quarter after exit	73.00%
	Education or Training Activities or Employment Rate 4th quarter after exit	62.90%
	Credential Attainment Rate	63%
WAGNER PEYSER	Employment Rate 2nd quarter after exit	61.10%
	Employment Rate 4th quarter after exit	57.50%
	Median Earnings in the 2nd quarter after exit	\$5,192.00

FOR YOUR LOCAL AREA IN THE PLANNING REGION

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PROVIDE A DESCRIPTION OF THE ACTIONS THE LOCAL BOARD WILL TAKE, IF ANY, TOWARD ACHIEVING THE HIGH-PERFORMING BOARD DESIGNATION AS OUTLINED IN THE COLORADO HIGH-PERFORMING LOCAL WORKFORCE DEVELOPMENT BOARD RUBRIC (PGL GRT-2019-01, ATTACHMENT 3).

The ACWDB was designated as a high-performing board for PY18 by the CWDC and plans to continue to operate as a high-performing board and apply for annual designation.

A roster of the ACWDB members is kept by ACWBC Coordinator. This monitoring ensures compliance of the business representation percentage. As vacancies occur, the Adams County BOCC list openings on the county website, and the Business Services Team, in tandem with the BOCC and the ACWDB, conduct outreach to possible board candidates. ACWBC engages a very targeted recruitment strategy by analyzing industry needs for additional representation on the ACWDB and specifically recruit employers in that industry.

ACWDB members are asked and encouraged to recruit for vacancies. The outreach is strategic and targets both

employers within 1) geographic areas unrepresented or underrepresented on the board and 2) industries without board representation.

There is an ACWDB orientation to assure that board members have a base knowledge when voting on important issues. A membership spreadsheet was created and includes contact information, meeting attendance, talent development, and community event activity attendance, orientation completion, orientation acknowledgement, and an at-a-glance for high-performing board metrics. The spreadsheet is maintained by the ACWBC Coordinator.

Board members are also encouraged to attend events hosted by ACWBC Business Services team to increase awareness of the board and the workforce center's service offerings to employers.

FOR YOUR LOCAL AREA IN THE PLANNING REGION

21

USE OF EVIDENCE IN DECISION MAKING AND PROGRAM IMPLEMENTATION

Colorado is focused on enhancing its use of evidence to inform workforce development strategies and to influence the design and execution of initiatives. By measuring progress and the results of implementation, the state overall and each local area will be able to collect data that can move our work along an evidence continuum. When we refer to an 'evidence-based' program or strategy, it is helpful to have a shared definition.

Evidence of effectiveness exists on a spectrum, including:

a. Strong evidence: meaning at least two evaluation reports have demonstrated that an intervention or strategy has been tested nationally, regionally, at the state-level, or with different populations or locations in the same local area using a well-designed and well-implemented experimental design evaluation (i.e., Randomized Controlled Trial (RCT)) or a

quasi-experimental design evaluation (QED) with statistically matched comparison (i.e., counterfactual) and treatment groups. See CLEAR.dol.gov for full definitions of strong or moderate study design. The overall pattern of evaluation findings must be consistently positive on one or more key workforce outcomes. The evaluations should be conducted by an independent entity external to the organization implementing the intervention.

b. Moderate evidence: meaning at least one evaluation report has demonstrated that an intervention or strategy has been tested using a well-designed and well-implemented experimental or quasi-experimental design showing evidence of effectiveness on one or more key workforce outcomes. The evaluations should be conducted by an independent entity external to the organization implementing the intervention.

c. Preliminary evidence: meaning at least one evaluation report has demonstrated that an intervention or strategy has been tested using a well-designed and well-implemented pre/post-assessment without a comparison group or a post-assessment comparison between intervention and comparison groups showing evidence of effectiveness on one or more key workforce outcomes. The evaluation may be conducted either internally or externally.

d. Pre-preliminary evidence: meaning there is program performance data for the intervention showing improvements for one or more key workforce outputs or outcomes.

For interventions at each tier of evidence, it is important to leverage administrative data analysis or increasingly rigorous evaluation to build new evidence, improve programs and participant outcomes, and progress to the next tier.

Please describe which level of evidence applies to the overall approach of your local area in implementing programs. If any specific programs have a higher use of evidence than your programs overall, please highlight those programs. Additionally, would your local area be interested in receiving technical assistance on the application of evidence-based practices to workforce development?

ACWDB uses pre-preliminary data such as Emsi and Connecting Colorado reports for pre-preliminary evidence to be informed of programs performance data for intervention and to determine areas in need of improvement related to workforce and education. ACWBC is a member of the WIDE Data Analysis group which is focused on workforce development data gathering and analysis. The goal of this group is to provide evidence-based performance data to guide local workforce initiatives. Adams County is open to any future technical assistance from state agencies and other public partners.

In accordance with the WIOA, Section 108(d), the ACWDB shall make copies of the proposed local plan available to the public through electronic and other means, such as public hearings and local news media; allow for public

comment no later than the end of the 30-day period beginning on the date the proposed plan is made available; and, include with submission of the local plan, any comments that represent disagreement with the plan.

PUBLIC COMMENT

The Regional and Local Plans were posted for 30 days for public comment via the Adams County Workforce and Business Center website, as well as, a public announcement published in the following local newspapers: Brighton Blade, Northglenn-Thornton Sentinel, and the Westminster Window. No public comments were received.

ACRONYMS

ACREP: Adams County Regional Economic Partnership	LWDB: Local Workforce Development Board
ACWBC: Adams County Workforce and Business Center	MOU: Memorandum of Understanding
ACWBD: Adams County Workforce Development Board	NVTI: National Veterans Training Institute
AD: Adult	OJT: On-the-job training
AEFL: Adult Education and Family Literacy	O*NET: The Occupational Information Network
BDR: Business Development Representative	PGL: Policy Guidance Letter
BOCC: Board of County Commissioners	QED: Quasi-experimental design
CAN: Collaborative Action Network	RA: Registered Apprenticeship
CDLE: Colorado Department of Labor and Employment	RCT: Randomized Control Trial
CCCS: Colorado Community College System	RFI: Request for Information
CLEO: Chief Local Elected Official	RFP: Request for Proposal
CUBS: Colorado Unemployment Benefits System	RESEA: Re-employment Services and Eligibility Assessment
CUWA: Colorado Urban Workforce Alliance	ROC: Recognizing Opportunity for Change
CWDC: Colorado Workforce Development Council	RMC2C: Rocky Mountain Cradle to Career
DVOP: Disabled Veterans Outreach Program	RVER: Regional Veterans Employment Representative
DVR: Division of Vocational Rehabilitation	SAE: State Apprenticeship Expansion
DW: Dislocated Worker	SER: Service, Employment, Redevelopment
ED: Economic Development	SWAP: School to Work Alliance Program
EF: Employment First	TAA: Trade Adjustment Act
EMSI: Economic Modeling Specialists International	TANF: Temporary Assistance for Needy Families
ES: Employment Services	TRC: Training Review Committee
ESL: English as a Second Language	UI: Unemployment Insurance
ETPL: Eligible Training Provider List	U.S.C.: United States Code
GSJH: Governor's Summer Job Hunt	USDOL: United States Department of Labor
GED: General Equivalency Diploma	VJS: Virtual Job Shadow
IFB: Invitation for Bid	WBC: Workforce and Business Center
IRAP: Industry Recognized Apprenticeship Program	WDB: Workforce Development Board
JSPC: Juvenile Services Planning Committee	WIOA: Workforce Innovation and Opportunity Act
LMI: Labor Market Information	WP: Wagner Peyser

Attachment 1 – PY20-23 FOUR-YEAR REGIONAL/LOCAL PLAN NARRATIVE

Signature Page

The undersigned below certify that all Plan modifications are accurately presented here to the best of their knowledge. This signature page shall become an Exhibit to the Master Agreement for Workforce Development Programs, indicating submission and approval.

Planning Region: Central Planning Region/Adams County

<p align="center"><u>Elected Official</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Emma Pinter, Chair</p> <p>Elected Official for: Adams County Board of County Commissioners</p> <p align="center"><u>Local Workforce Development Board</u></p> <p>Chair Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Amy Clement</p> <p align="center"><u>Local Area Director</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Jodie Kammerzell</p>	<p align="center"><u>Elected Official</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p> <p>Elected Official for: Click or tap here to enter text.</p> <p align="center"><u>Local Workforce Development Board</u></p> <p>Chair Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p> <p align="center"><u>Local Area Director</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p>
<p align="center"><u>Elected Official</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p> <p>Elected Official for: Click or tap here to enter text.</p> <p align="center"><u>Local Workforce Development Board</u></p> <p>Chair Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p> <p align="center"><u>Local Area Director</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p>	<p align="center"><u>Elected Official</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p> <p>Elected Official for: Click or tap here to enter text.</p> <p align="center"><u>Local Workforce Development Board</u></p> <p>Chair Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p> <p align="center"><u>Local Area Director</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p>
<p align="center"><u>Elected Official</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p> <p>Elected Official for: Click or tap here to enter text.</p> <p align="center"><u>Local Workforce Development Board</u></p> <p>Chair Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p> <p align="center"><u>Local Area Director</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p>	<p align="center"><u>Elected Official</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p> <p>Elected Official for: Click or tap here to enter text.</p> <p align="center"><u>Local Workforce Development Board</u></p> <p>Chair Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p> <p align="center"><u>Local Area Director</u></p> <p>Signature: _____</p> <p>Date: __/__/____</p> <p>Printed Name: Click or tap here to enter text.</p>

Elected Official

BOCC Chair Signature: _____

Date: __/__/____

Printed Name: Click or tap here to enter text.

BOCC of: Click or tap here to enter text.

Local Workforce Development Board

Chair Signature: _____

Date: __/__/____

Printed Name: Click or tap here to enter text.

Local Area Director

Signature: _____

Date: __/__/____

Printed Name: Click or tap here to enter text.

ADDITIONAL SIGNATURES

Signature: _____

Date: __/__/____

Printed Name: Click or tap here to enter text.

Title Click or tap here to enter text.

Signature: _____

Date: __/__/____

Printed Name: Click or tap here to enter text.

Title Click or tap here to enter text.

Signature: _____

Date: __/__/____

Printed Name: Click or tap here to enter text.

Title Click or tap here to enter text.

Signature: _____

Date: __/__/____

Printed Name: Click or tap here to enter text.

Title Click or tap here to enter text.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Intergovernmental Agreement with North Metro Fire Rescue District for distribution of CARES funds.
FROM: Alisha Reis, Deputy County Manager
AGENCY/DEPARTMENT: County Manager's Office/County Attorney's Office/Budget & Finance Department
HEARD AT STUDY SESSION ON: June 2, 2020
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the IGA to distribute CARES funds to North Metro Fire Rescue District.

BACKGROUND:

Attached is an intergovernmental agreement for the Board's consideration to distribute a portion of funding allocated to the County by the Coronavirus Aid, Relief, and Economic Security Act (CARES). The County was allocated about \$90.3 million, and the Board of County Commissioners previously agreed to allocate \$1 million to fire districts serving Adams County. The Board also approved a funding formula based upon population of Adams County residents living within the fire districts. The formula is included as part of the IGA as Exhibit A.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office
County Attorney's Office
Budget & Finance Department

ATTACHED DOCUMENTS:

Resolution
Intergovernmental Agreement

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

**RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT BETWEEN
THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ADAMS AND
NORTH METRO FIRE RESCUE DISTRICT**

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 the Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136 ("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 North Metro Fire District, and North Metro Fire District wishes to receive from County, CARES funds for COVID-19 related costs incurred by District.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Intergovernmental Agreement Between the Board of County Commissioners of the County of Adams and North Metro Fire Rescue District, is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is authorized to execute said Intergovernmental Agreement.

INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND NORTH
METRO FIRE RESCUE DISTRICT REGARDING
DISBURSEMENT OF CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY
ACT FUNDS

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement"), is made this _____ day of July, 2020, by and between Adams County, Colorado, located at 4430 S. Adams County Parkway, Brighton, CO 80601 ("County") and North Metro Fire Rescue District located at 101 Spader Way, Broomfield, CO 80020 ("District") 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 District, and District wishes to receive from County, CARES funds for COVID-19 related costs incurred by District.

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 each fire district. The spreadsheet attached as Exhibit A, and incorporated herein, shows the amount of CARES funds available to each Adams County fire district.

County will disburse to District the funds allocated to District in Exhibit A in a single payment. The payment will be disbursed to District only after County receives an invoice from District for the payment. District 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.

District must submit reports on the expenditure of its CARES funds, including the amount and purpose of each expenditure, to County monthly. 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. District 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. District 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 District, District shall be solely responsible for reimbursing said funds, and, in the event the federal government seeks reimbursement of funds spent by

District from County, District shall reimburse County for any funds returned by County on District'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 District, 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 District:

North Metro Fire Rescue District
101 Spader Way
Broomfield, CO 80020

Attn: _____

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 District. 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 District 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.

NORTH METRO FIRE RESCUE DISTRICT

By: _____

ATTEST:

APPROVED AS TO FORM:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Chair

ATTEST:

Erica Hannah, Deputy Clerk

APPROVED AS TO FORM:

Adams County Attorney's Office



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Intergovernmental Agreement with Adams County Fire Protection District for distribution of CARES funds.
FROM: Alisha Reis, Deputy County Manager
AGENCY/DEPARTMENT: County Manager's Office/County Attorney's Office/Budget & Finance Department
HEARD AT STUDY SESSION ON: June 2, 2020
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the IGA to distribute CARES funds to Adams County Fire Protection District.

BACKGROUND:

Attached is an intergovernmental agreement for the Board's consideration to distribute a portion of funding allocated to the County by the Coronavirus Aid, Relief, and Economic Security Act (CARES). The County was allocated about \$90.3 million, and the Board of County Commissioners previously agreed to allocate \$1 million to fire districts serving Adams County. The Board also approved a funding formula based upon population of Adams County residents living within the fire districts. The formula is included as part of the IGA as Exhibit A.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office
County Attorney's Office
Budget & Finance Department

ATTACHED DOCUMENTS:

Resolution
Intergovernmental Agreement

FISCAL IMPACT:

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

Fund:
Cost Center:

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

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

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

**RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT BETWEEN
THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ADAMS AND
ADAMS COUNTY FIRE PROTECTION DISTRICT**

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 the Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136 ("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 Adams County Fire Protection District ("District"), and District wishes to receive from County, CARES funds for COVID-19 related costs incurred by District.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Intergovernmental Agreement Between the Board of County Commissioners of the County of Adams and Adams County Fire Protection District, is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is authorized to execute said Intergovernmental Agreement.

INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND ADAMS
COUNTY FIRE PROTECTION DISTRICT REGARDING
DISBURSEMENT OF CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY
ACT FUNDS

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement"), is made this 22nd day of July, 2020, by and between Adams County, Colorado, located at 4430 S. Adams County Parkway, Brighton, CO 80601 ("County") and Adams County Fire Protection District, a political subdivision of the State of Colorado, located at 8055 Washington St., Denver, CO 80229 ("District") 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 District, and District wishes to receive from County, CARES funds for COVID-19 related costs incurred by District.

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 each fire district. The spreadsheet attached as Exhibit A, and incorporated herein, shows the amount of CARES funds available to each Adams County fire district.

County will disburse to District the funds allocated to District in Exhibit A in a single payment. The payment will be disbursed to District only after County receives an invoice from District for the payment. District 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.

District must submit reports on the expenditure of its CARES funds, including the amount and purpose of each expenditure, to County monthly. 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. District 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. District 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 District, District shall be solely responsible for reimbursing said funds, and, in the event the federal government seeks reimbursement of funds spent by

District from County, District shall reimburse County for any funds returned by County on District'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 District, 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 District:

Adams County Fire Protection District
8055 Washington St.
Denver, CO 80229

Attn: Fire Chief

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 District. 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 District 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.

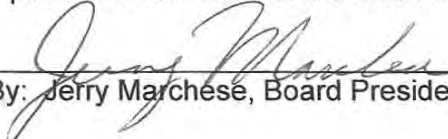
XV. ILLEGAL ALIENS

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.

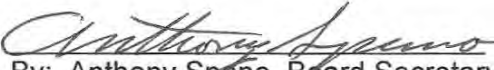
IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be executed by properly authorized signatories as of the date and year first above written.

Signatures on next page.

ADAMS COUNTY FIRE PROTECTION DISTRICT,
a political subdivision of the State of Colorado


By: Jerry Marchese, Board President

ATTEST:


By: Anthony Spano, Board Secretary

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Chair

ATTEST:

Erica Hannah, Deputy Clerk

APPROVED AS TO FORM:

Adams County Attorney's Office



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Parking Lot Repair and Maintenance
FROM: Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement and Contracts Manager
AGENCY/DEPARTMENT: Facilities and Fleet Management Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an Agreement to Straight Line Sawcutting, Inc., for the Parking Lot Repair and Maintenance project.

BACKGROUND:

There are numerous County-wide parking lot repair projects approved in the 2020 budget. A formal Invitation for Bid (IFB) was posted on Bidnet. Bids were opened on May 26, 2020, to consider providers for Parking Lot Repair and Maintenance throughout Adams County.

The County received three bids and conducted a thorough review of those bids. Based on the review it was determined that Straight Line Sawcutting Inc., was the lowest responsive and responsible bidder.

Company	Total Bid Amount
Straight Line Sawcutting Inc.	\$798,649.50
Coatings Inc.	\$968,751.00
A-1 Chipseal Co.	\$1,098,245.08

The Facilities and Fleet Management Department recommends approval of an Agreement for the 2020 Countywide Parking Lot Repairs to Straight Line Sawcutting, Inc., in the not to exceed amount of \$798,649.50.

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: 1
Cost Center: 1132

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			
	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7845		\$706,669 *
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$706,669</u>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

*Amount over Current Budgeted Operating Expenditure will be covered by operational savings.

**RESOLUTION APPROVING AN AGREEMENT BETWEEN ADAMS COUNTY AND
STRAIGHT LINE SAWCUTTING, INC., FOR PARKING LOT REPAIR AND
MAINTENANCE**

WHEREAS, Straight Line Sawcutting, Inc., submitted a bid for the Parking Lot Repair and Maintenance project for the Facilities and Fleet Management Department; and,

WHEREAS, Straight Line Sawcutting, Inc., is the lowest responsive and responsible bidder; and,

WHEREAS, Straight Line Sawcutting Inc., agrees to provide Parking Lot Repair and Maintenance in the not to exceed amount of \$798,649.50.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement with Straight Line Sawcutting, Inc., for Parking Lot Repair and Maintenance is hereby approved.

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



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Right of Way Acquisition Services
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Public Works Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an agreement with HDR Engineering, Inc., to provide Right of Way Acquisition Services for York Street 78 th to 88 th Avenue Improvement Project.

BACKGROUND:

Adams County is nearly complete with the design services of York Street - 78th Avenue to 88th Avenue Improvement Project to construct a 4-lane minor arterial roadway. The overall objective of this project is to improve roadway capacity, safety, mobility, pedestrian access facilities, drainage system, and median/landscaping amenity on York Street, Welby Road, and Devonshire Boulevard between 78th Avenue and 88th Avenue. In order to complete this project, it is necessary for a firm to provide real property appraisal and acquisition of rights of way. The proposals included services from right-of-way acquisition specialists, real estate appraisers, and land surveying services for the acquisition of land right interests for the benefit of the York Street Phase II Improvement Project for the same corridor.

A formal Request for Proposal was posted on BidNet. Proposals were opened on May 14, 2020. Four responses were received. The proposals were evaluated on the following criteria:

- Project Team
- General Project Experience
- Specific Project Experience
- Project schedule
- Cost of Services

After a thorough evaluation it was determined that HDR Engineering, Inc., was the most responsive and responsible proposer. The recommendation is to award an agreement with HDR Engineering Inc., to

provide Right of Way Acquisition Services for the York Street 78th to 88th corridor in the not to exceed amount of \$349,700.00.

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.

Fund: 13
Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	\$10,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 AN AGREEMENT BETWEEN ADAMS COUNTY AND
HDR ENGINEERING, INC., FOR RIGHT OF WAY ACQUISITION SERVICES FOR YORK
78TH TO 88TH AVENUE IMPROVEMENTS PROJECT

WHEREAS, HDR Engineering, Inc., submitted a proposal on May 14, 2020, to provide Right of Way Acquisition Services for York Street 78th to 88th Avenue Improvement Project; and,

WHEREAS, after thorough evaluation it was deemed that HDR Engineering, Inc., was the most responsive and responsible proposer; and,

WHEREAS, HDR Engineering, Inc., agrees to provide Right of Way Acquisition Services in the not to exceed amount of \$349,700.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement to HDR Engineering, Inc., to provide Right of Way Acquisition Services for York Street 78th to 88th Avenue Improvement Project is hereby approved.

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



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: July 28, 2020
SUBJECT: Berkeley Gardens Improvements
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Public Works Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an agreement with JR Engineering to provide Professional Engineering Services for the Berkeley Gardens Improvement Project.

BACKGROUND:

The Public Works Departments needs to provide neighborhood improvements in the area between Lowell Blvd and Federal Blvd; and W 53rd Ave to W 55th Place in the Berkeley Gardens Neighborhood. The improvements will address roadway safety, mobility, pedestrian access facilities and the drainage system.

A formal Request for Proposal for Professional Engineering Services was posted on BidNet. Proposals were opened on April 30, 2020. Six responses were received. The proposals were evaluated on the following criteria:

- Company Background/Experience/Qualifications
- Ability to meet the needs/Technical Capability
- Availability/Scheduling Commitment
- Cost

After a thorough evaluation, JR Engineering was determined to be the most responsive and responsible proposer providing the best value to Adams County. The recommendation is the approval of an agreement with JR Engineering for Professional Engineering Services for the Berkeley Gardens Improvement Project, in the not to exceed amount of \$683,233.00.

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.

Fund: 13
Cost Center: 3056.9135

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562001	10,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<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 AN AGREEMENT BETWEEN ADAMS COUNTY AND
JR ENGINEERING, FOR PROFESSIONAL ENGINEERING SERVICES FOR THE
BERKELEY GARDEN IMPROVEMENT PROJECT

WHEREAS, JR Engineering, submitted a proposal on April 30, 2020, to provide Professional Engineering Services for the Berkeley Gardens Improvement Project; and,

WHEREAS, after thorough evaluation it was deemed that JR Engineering, was the most responsive and responsible proposer; and,

WHEREAS, JR Engineering, agrees to provide Professional Engineering Services for the Berkeley Garden Improvement Project in the not to exceed amount of \$683,233.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement to JR Engineering, to provide Professional Engineering Services for the Berkeley Gardens Improvement Project is hereby approved.

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



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NO.: PRC2019-00020
CASE NAME: BRANNAN SAND & GRAVEL**

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- 4.2 Colorado Department of Natural Resources, Division of Water Resources
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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT STAFF REPORT**

Board of County Commissioners

July 28, 2020

Case No.: PRC2019-00020	Case Name: Brannan Sand & Gravel
Owner's Name:	Pit 10, LLC
Applicant's Name:	Fred Marvel, Brannan Sand & Gravel
Applicant's Address:	2500 E. Brannan Way, Denver, CO 80229
Location of Requests:	2601 W. 60 th Avenue
Nature of Requests:	<ol style="list-style-type: none"> 1. Conditional use permit application to allow recycling operations in the Industrial-2 and Industrial-3 zone districts; 2. Conditional use permit application to allow accessory outdoor storage exceeding ten acres in the Industrial-2 and Industrial-3 zone districts; 3. Conditional use permit application to allow stacking of materials up to fifty (50) feet in height and above the height of any screen fencing.
Zone Districts:	Industrial-2, Industrial-3
Comprehensive Plan:	Activity Center
Site Size:	23.6 acres
Proposed Uses:	Heavy Manufacturing or Processing
Existing Use:	(Unpermitted) Heavy Manufacturing or Processing
Hearing Date(s):	PC: July 9, 2020 / 6:00 p.m. BOCC: July 28, 2020 /9:30 a.m.
Report Date:	July 10, 2020
Case Manager:	Greg Barnes <i>JB</i>
PC Recommendation:	DENIAL with 14 Findings-of-Fact

SUMMARY OF APPLICATION

Background

Brannan Sand & Gravel is requesting three conditional use permits for a recycling facility use with accessory outdoor storage exceeding ten acres and an outdoor material stacking of up to

fifty (50) feet. The 23.6-acre subject property is located at 2601 W. 60th Avenue. The site is within both the Industrial-2 (I-2) and Industrial-3 (I-3) zone districts.

The applicant has utilized this property without a permit for over 25 years for the processing, storage, and sale of recycled asphalt and concrete material. The material is stockpiled at the site and routed throughout the Denver metropolitan area for various construction projects. In October 1995, Adams County sent a notice of violation informing the property owner that the use was not allowed without a conditional use permit. Subsequently, no conditional use permit was issued, and the facility continued to operate out of compliance with county regulations.

In June 2012, the Board of County Commissioners approved a conditional use permit at 5880 Lipan Street for Brannan Sand & Gravel that allowed the outdoor storage of aggregate material exceeding 10 acres and up to 35 feet in height. As part of that approval, a condition was included to require the operations at the subject property of this request to cease and for the site to be vacated by June 2019. As of July 2020, the applicant has not ceased operations nor vacated the site.

In May 2017, an inspection of the site was conducted by Adams County, the Tri-County Health Department, and the Colorado Division of Public Health & Environment. The team found: that the facility was operating without proper permitting; that the site was used for outdoor storage that was not associated with the business; that the site was being used for a 30-foot tall pile of shingles which constituted an unpermitted disposal of solid waste and potentially may have included asbestos shingles; that the operation had resulted in an illicit discharge into the Clear Creek; and that the facility was storing and stockpiling materials on an adjoining property owned by Adams County.

Over the next few months, Brannan Sand & Gravel began to remedy specific violations discovered at the May 2017 inspection. A settlement agreement was reached in November 2017 between Brannan Sand & Gravel and Adams County. The agreement formalized a timeline for the site to come into compliance. Although the terms of the agreement were initially met by the applicant, a request for extension of deadlines was granted in February 2018. The final step for the applicant to fully comply with the terms of this agreement is approval of the subject conditional use permits. The agreement required that these approvals happen by June 2019. At that time, the County issued a notice of noncompliance to the applicant. The subject applications were received in December 2019.

Site Characteristics and Environmental Considerations:

The subject property has direct access to West 60th Avenue along its southern boundary and approximately 1,700 linear feet of frontage on the public roadway. The site is located approximately 800 feet to the northeast of the intersection of Federal Boulevard and W. 60th Avenue. Federal Boulevard has ramp access onto Interstate-76 just southwest of the site giving the site relatively easy access to the federal highway system.

The site consists of 23.6 acres, of which approximately 90% is designated with I-2 zoning and the remainder is designated with I-3 zoning, which is located on the western edge of the

property. Although there are existing stockpiles on the site that are 30-50 feet in height, the property does not appear to have significant natural terrain.

The site borders the Clear Creek to the north and west. The entire site is impacted by floodplain according to the Federal Emergency Management Agency (FEMA). Approximately 11 acres of the northern and western portions of the site is located within the floodway. This designation by FEMA means that the land area must be reserved to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Reservation of the areas is necessary to ensure that there are no increases in upstream flood elevations. The remainder of the property on the southern and eastern portions of the site are within the 100-year floodplain. These areas have a 1% greater chance of flooding each year. Two lakes are located just to the northwest of the subject property.

For the aggregate material to be stored in the floodplain, a Floodplain Use Permit is required. Brannan Sand & Gravel has applied for this permit, which is currently under review by the Mile High Flood District (MHFD). MHFD is developing an updated flood map for this area of Clear Creek that is currently being reviewed by FEMA. The revisions to the flood map are based on modeling that show a wider floodway in the area, which includes the area where the proposed stockpiles are located. To obtain an approved Floodplain Use Permit, Brannan will be required to demonstrate that they can implement measures to mitigate the effects of the stockpiles in the floodplain.

Surrounding Zoning Designations and Existing Use Activity:

Northwest PUD / I-3 Industrial / Clear Creek	North PUD/I-2/I-3 Industrial / Clear Creek	Northeast I-3 Clear Creek
West PUD / I-1/ I-3 Commercial / Industrial	Subject Property I-2/I-3 Recycling Facility (Out of Compliance)	East I-3 Lake / Right-of-Way
Southwest I-3 RTD Rail Station	South I-2/I-3 Vacant	Southeast I-3 I-76 Right-of-Way

Compatibility with the Surrounding Land Uses:

The existing land uses in the area consist mostly of industrial and vacant properties. In 2019, the Clear Creek at Federal Commuter Rail Station became operational and is an important gateway to Southwest Adams County; there are 300 parking spaces intended to serve those who use the Gold Line to access Union Station in Downtown Denver to the south or Wheat Ridge to the west. The introduction of the nearby commuter rail station has resulted in an increase in pedestrian traffic and is expected to serve as a catalyst for more transit-oriented development in the area. The applications for recycling facilities, outdoor storage, and stockpiles of material reaching up to 50 feet in height are incompatible with the surrounding area and particularly the highly trafficked commuter rail station. The request for stockpiles of up to 50 feet are likely to become

windswept and create hazards for pedestrians in the area, while also being clearly visible from the existing Federal Station.

Future Land Use Designation/Goals of the Comp-Plan for the Area

The future land use designation on the property is Activity Center. Per Chapter 5 of the County’s Comprehensive Plan, the Activity Center future land use designated areas are intended to allow high-intensity residential, retail, and office development. The Activity Center designated areas are intended to increase employment and increase the tax base, while creating a mix of uses to create a pedestrian environment that is supportive of transit.

The subject property falls within the Southwest Area Plan, the Federal Boulevard Framework Plan, and the Clear Creek Valley Transit Oriented Development Plan. The vision for the Clear Creek at Federal Station is to create a new, vibrant, transit-oriented community amenity within walking distance of the transit station. New retail, employment, entertainment and living opportunities within the envisioned Village Center will serve the needs of the existing community and maintain the area as an employment center for Adams County. The area shall maintain and enhance existing commercial corridors and existing residential neighborhoods. Development in the area is to create new connections with surrounding residential and commercial areas and revitalize older commercial, industrial, or underutilized areas. Mixed-use development and sustainable practices will be encouraged in the Clear Creek at Federal Station. Open space and recreational opportunities will be an important part of the area’s development. The activity center is expected to enhance the area’s role as a gateway to Southwest Adams County. Planning guidelines for this Area Plan state that the County will discourage land use patterns in transit corridors and around transit stations that may preclude future transit-oriented development. The plan also specifically discourages land consumptive uses related to agriculture or heavy industry such as outdoor storage.

Based on the Adams County Comprehensive Plan’s future land designation and the goals of the County’s Clear Creek Valley Transit Oriented Development Plan, the subject application does not conform to the County’s long-term goals for the region. In addition, the proposed applications may impede future development in the area for high-density mixed-use development with an abundance of open space and recreational options.

Development Standards and Regulations Requirements:

Per Section 3-07-01 of the Adams County Development Standards and Regulations, a conditional use permit is required for recycling facilities in the I-2 and I-3 zone districts. Section 4-10-02-04-09 requires conditional use permits for accessory outdoor storage in excess of ten acres in the I-2 and I-3 zone districts, and for the stacking of materials taller than the height of the required screen fencing. The three applications filed by the applicant are in accordance with these sections.

Chapter 4 of the County’s Development Standards and Regulations sets forth specific performance standards to ensure that uses mitigate negative impacts to surrounding areas by requiring site plans that meet aesthetic and functionality requirements to ensure that the use of a property is not detrimental to or incompatible with the surrounding area.

Section 4-10-02-04-07 of the County's Development Standards and Regulations outlines specific performance standards for the recycling facilities use. These standards require an eight-foot-tall screen or security fence to enclose the outdoor storage. The standards require control plans to abate both nuisance and the traffic. The facility will also be required to maintain recordkeeping detailing amounts and types of material stockpiled at the site

Section 4-10-02-04-09 of the County's Development Standards and Regulations outlines specific performance standards for the outdoor storage use. These standards also require all outdoor storage to be enclosed by a screen fence not to exceed eight feet in height. All outdoor storage shall consist of nonhazardous materials as determined by the Colorado Department of Public Health and Environment. All outdoor storage shall be designed with adequate access areas and shall meet all requirements of the local fire district.

Parking requirements are discussed in Section 4-12 of the Adams County Development Standards. All access driveways and required parking spaces are required to be covered with asphalt or concrete. Loading zones are also discussed in these requirements and shall be designed to prevent queueing of traffic on to public roadways.

The site will be expected to conform to the Adams County Development Standards for landscaping. Per Section 4-16-07, a minimum of 10% of the overall site area (approximately 2.4 acres) shall be designated for landscaping. Of this required landscape area, at least 50% (1.2 acres) is to be located along public roadways. Therefore, the applicant shall be expected to provide a 30-foot-wide streetscape buffer along the portions of the property fronting W. 60th Avenue. An additional 1.2 acres of open landscaped area shall be spread throughout the site.

Per Section 4-13 of the Development Standards, the applicant shall conform to the County's Operational Standards. These regulations prevent nuisance to the surrounding properties. The proposed recycling facility and associated outdoor storage will be expected to conform to these regulations to mitigate lighting, vibration, noise, and dust.

The applicant has submitted a site plan and landscape plan that partially conforms to the performance standards for the use. Overall, the proposed development can be improved to better conform with these standards. Should the Board of County Commissioners indicate that the proposed uses are suitable for the property, staff will recommend a continuance of the request to allow staff more time to ensure compliance with the County's Development Standards and Regulations.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on July 9, 2020 and voted (5-0) to recommend denial of the requests. The applicant's representative spoke at the meeting and provided additional information regarding the historical timeline of the facility. The PC expressed concerns regarding the applicant's history of noncompliance. Other noted concerns were related to the negative impact that the existing facilities may have on future development. The PC also noted that the proposed use could relocate to another site to be operational. There was no one from the public to speak in favor or in opposition to the request.

Staff Recommendations:

Based upon the application, the criteria for approval of a conditional use permit, and a recent site visit, staff recommends denial of the request with 14 findings-of-fact.

Recommended Findings-of-Fact:

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is inconsistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is incompatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is unsuitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not 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. The request for outdoor storage is incompatible with the Adams County Comprehensive Plan, does not comply with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and does not comply with all other applicable requirements of the Adams County Development Standards and Regulations.
9. Aesthetic concerns have not been taken into consideration during the site design and placement of the outdoor storage.
10. The request for a recycling facility is incompatible with the Adams County Comprehensive Plan, does not comply with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and does not comply with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
11. The applicant has not 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.
12. The proposed facility will cause significant traffic congestion or traffic hazards.
13. The request is incompatible with the surrounding area.
14. The site will impact health and welfare of the community based upon specific recycling facility design and operating procedures.

PUBLIC COMMENTS

Notices Sent	Number of Responses
162	2

Property owners and residents within 1,500 feet of the site were notified of the subject request. As of writing this report, staff has received two responses regarding the application. ARMOS Investments expressed concern that the proposed use may have a negative impact on the use of

their property. They wished to remain updated on the proposed timeline of the use, if approved. In addition, staff received one comment from Dan Micek in support of the request.

COUNTY AGENCY COMMENTS

Upon receipt of these applications, staff identified concerns that the requested conditional use permits may not be compatible with the surrounding area. Future development surrounding the Clear Creek at Federal Station may be negatively affected by the proposed stockpile heights and outdoor storage. In addition, staff identified that additional landscaping and screening techniques may improve the application. Although compliance with the County's Development Standards is a criterion for approval, it was noted that full conformance with these standards would not remedy the existing concerns regarding compatibility and land use. Rather than ask the applicant to invest further in an application that will not receive a recommendation of approval, staff proposed scheduling the hearing with a recommendation of denial. Should the Planning Commission and Board of County Commissioners determine that the use may be compatible with surrounding area and will not be a detriment to future development, then staff will ask the Board for a continuance on this case to work with the applicant on engineering and landscaping design of the site.

REFERRAL AGENCY COMMENTS

During the referral process, the Tri-County Health Department identified concern with fugitive dust from the proposed facility. No other concerns were noted from those referral agencies that were notified.

Responding with Concerns:

Tri-County Health Department

Responding without Concerns:

Colorado Department of Natural Resources, Division of Water Resources

Colorado Department of Transportation

City of Arvada

Denver Water

Adams County Fire

Regional Transportation District

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Sheriff

Arvada Fire District

Berkeley Neighborhood Group

Berkeley Sanitation District

Century Link

City of Westminster

Colorado Geologic Survey

Colorado Division of Mining & Reclamation Safety





Comcast

Crestview Water & Sanitation

Goat Hill Neighborhood
Mapleton School District
Metro Wastewater Reclamation
Mobile Gardens
North Lincoln Water & Sanitation District
North Pecos Water & Sanitation District
Northridge Estates at Gold Run HOA
Pecos Logistics Park Metropolitan District
Perl Mack Neighborhood
Pomponio Terrace Metropolitan District
The TOD Group
Union Pacific Railroad
US Postal Service
US Environmental Protection Agency
Westminster Fire District
Westminster School District #50



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Brannan Sand & Gravel
PRC2019-00020

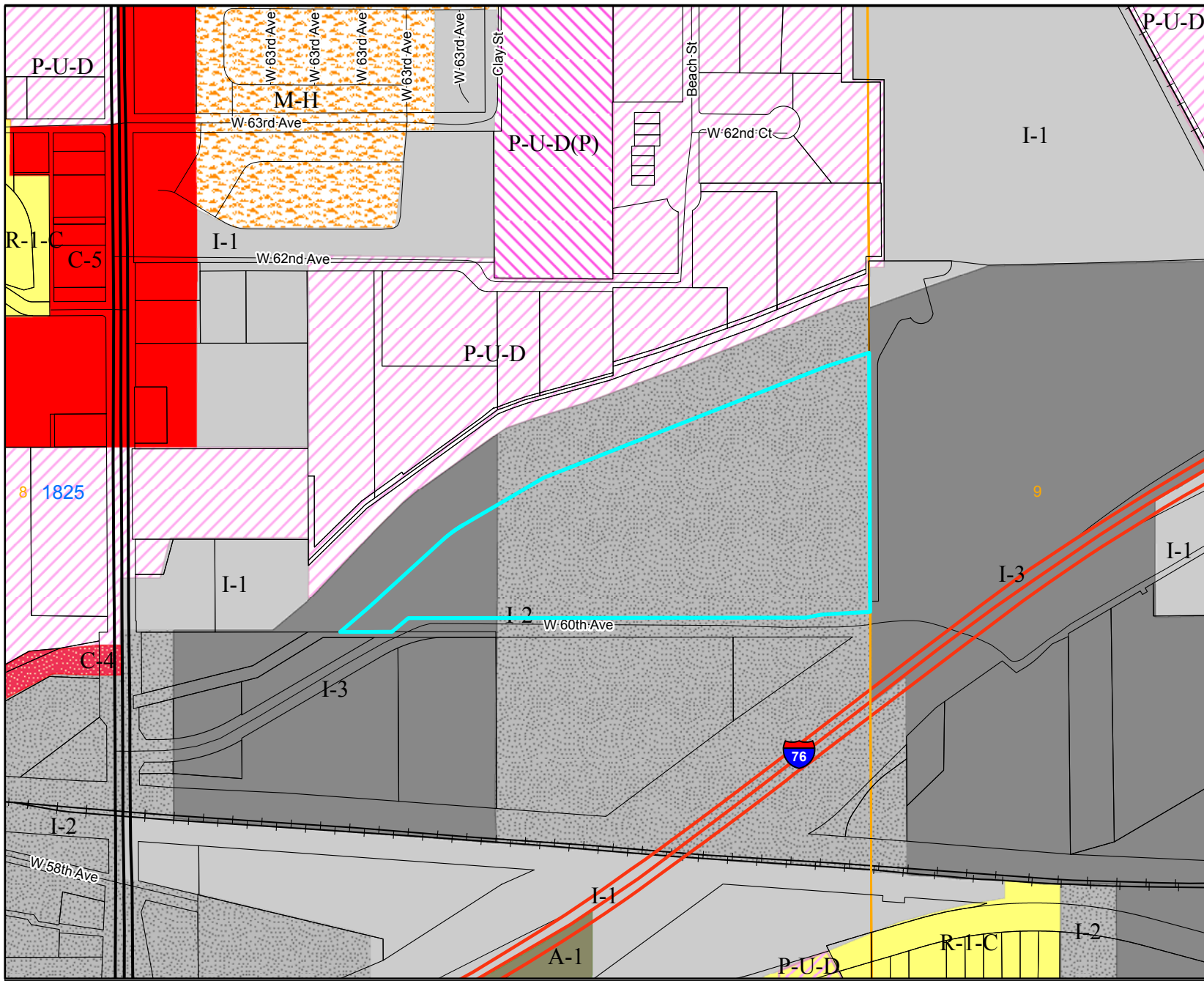


For display purposes only.



AD. TY

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



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-1
- C-0
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)



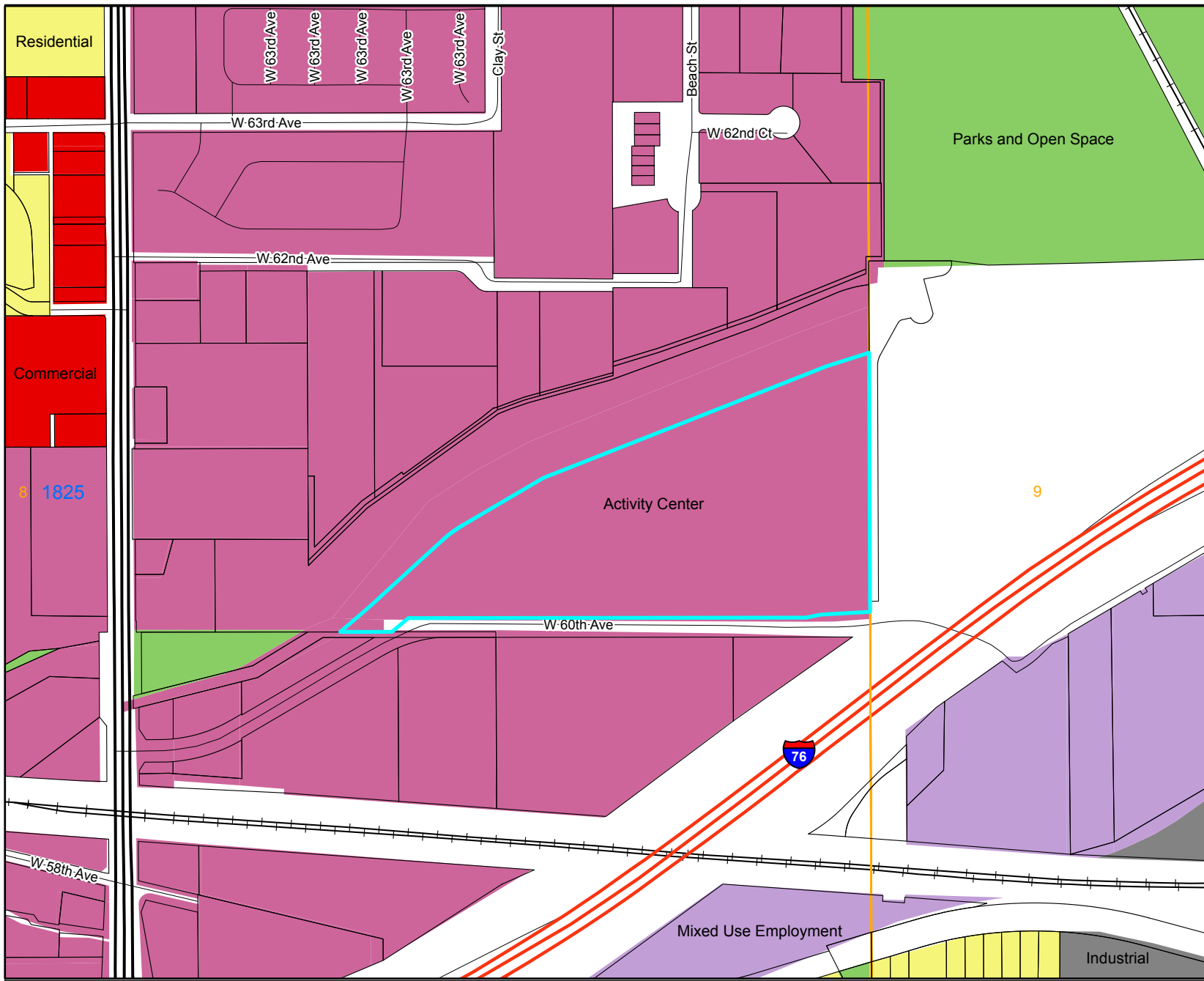
AD TY

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

Brannan Sand & Gravel
PRC2019-00020



For display purposes only.



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

Brannan Sand & Gravel
PRC2019-00020

N

 For display purposes only.

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



26 April 2019

Adams County Economic and Community Development
4430 South Adams County Parkway
Brighton, Colorado 80601

Re: Submittal of Land Use Application, Pit 10, 2601 West 60th Avenue

Dear Adams County officials:

On behalf of Pit 10, LLC, please find under this cover an application related to 2601 W. 60th Avenue in unincorporated Adams County.


The Applicant, as Brannan Sand and Gravel, has operated in this area of Adams County for many years, and on the specific subject property for no less than 20 years. The property at 2601 W. 60th Avenue is zoned for industrial use, in the I-2 zone district with a small piece of I-3 zoning at its western edge. Based on Pit 10's recent work with Adams county related to this land – including code enforcement communications and more recently a Conceptual Review Meeting in November 2018 – we agree that formal plan review will alleviate concerns about appropriate site improvements, the scope and timing of transition plans, and the application of County comprehensive plan aspirational goals for the general vicinity.

While the County staff and plans articulate a general desire to redevelop the area, and the Applicant has engaged with experts on this prospect, it is apparent that the regulatory status of 2601 West 60th Avenue as a jurisdictional floodplain is a substantial impediment to any change in the long-term economic use of this site. The site is currently undergoing floodplain analysis, both as part of a larger study of Clear Creek and on a site-specific basis. The immediate site-specific use of the property is under study by ICON Engineering and will be packaged as an Adams County floodplain use permit application as soon as available. The resolution of Clear Creek floodplain mapping is critical to effective long-term grading and drainage plans, as well as identification of riverbank stabilization and channelization opportunities in conjunction with Urban Drainage or other agencies.

The application process for the existing/proposed land use at 2601 West 60th Avenue is intended to define expectations for the immediate future of the site. It is not a redevelopment plan, nor does the Applicant intend to determine the appropriate future use of the property at this time. After careful deliberation, we believe that subdivision and other steps toward redevelopment are most appropriately addressed in a separate process. The current process is directed at assessing compliance with County industrial zoning standards and specifically reviewing operations that will enable and actively manage the transition to future land uses.

It is significant that the site has operated in more or less its present form for many years, with the involvement of Adams County officials along the way. That ongoing use informs our understanding of the terms and application of Adams County regulations, as noted in the attached narrative. But it is more importantly emblematic of Brannan's positive working relationship with the County, which we endeavor to continue. Based on Adams County direction, Brannan has invested nearly \$2 million in grading and material processing work in the last two years, and we have modified operations to reduce stockpile footprint and height. The process envisioned by the enclosed application will allow us to continue in this direction, making operations more compact and compliant with zoning plans.

Thank you in advance for the work of Adams County staff and the boards and commissions.

Sincerely,

Fred Marvel, Manager
for Pit 10, LLC

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

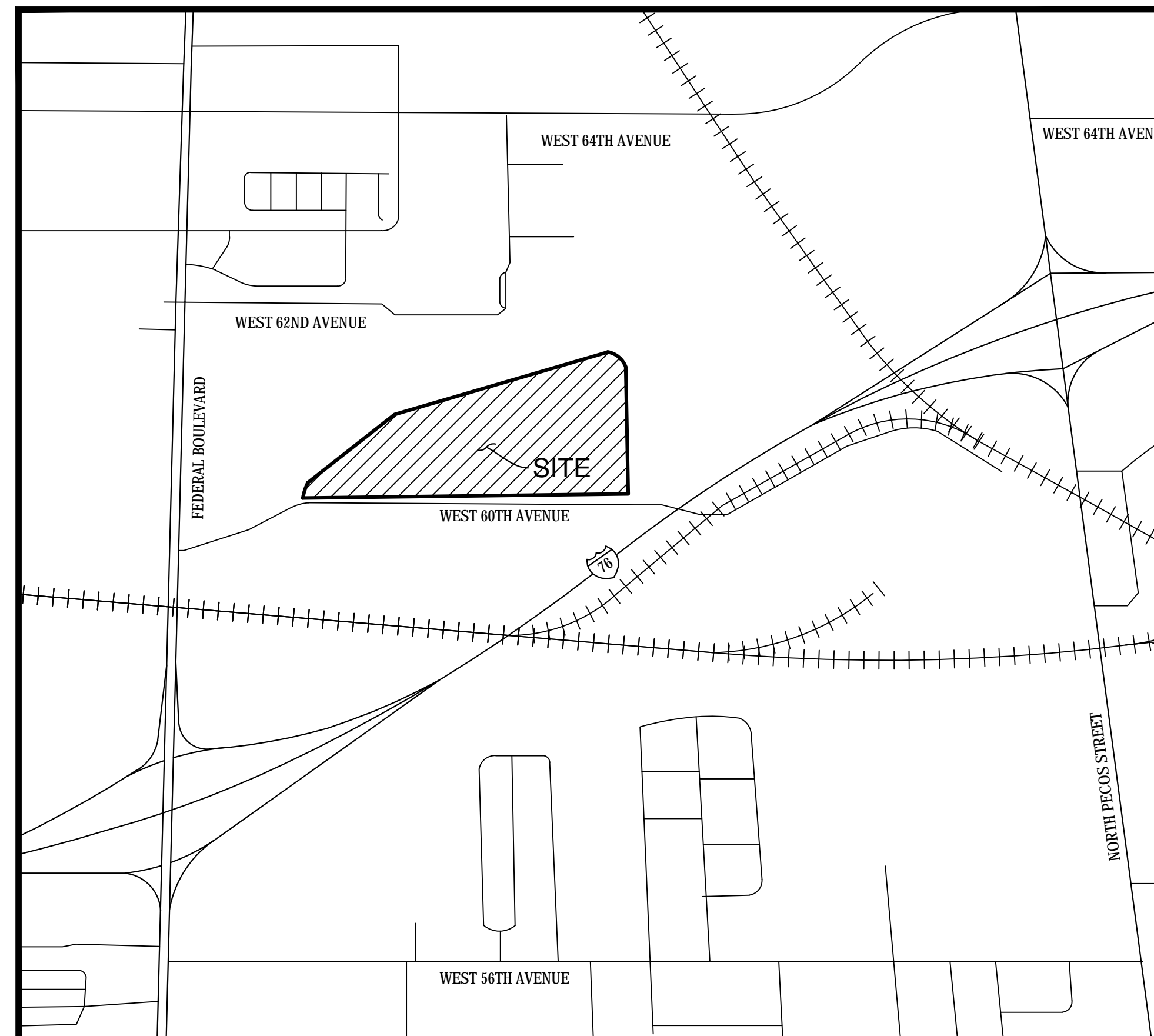
CONDITIONAL USE PERMIT - PIT R

BRANNAN SAND AND GRAVEL
 2601 WEST 60TH AVENUE
 SITUATED IN THE NORTHEAST CORNER OF SECTION 8,
 TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH
 PRINCIPAL MERIDIAN
 COUNTY OF ADAMS, STATE OF COLORADO

PRIVATE IMPROVEMENT CONSTRUCTION PLANS

GENERAL NOTES:

1. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. TO SCHEDULE A PRE-CONSTRUCTION MEETING CONTACT THE ADAMS COUNTY CONSTRUCTION INSPECTOR SUPERVISOR AT 720-523-6965.
2. ALL CONCRETE CURB, GUTTER AND WALK MUST BE POURED MONOLITHICALLY USING 4,500 PSI CONCRETE WITH FIBER MESH.
3. ALL MATERIAL SUBMITTALS MUST BE APPROVED, STAMPED AND SIGNED, BY THE ENGINEER OF RECORD AND, SUBMITTED TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR FOR APPROVAL PRIOR TO CONSTRUCTION/INSTALLATION.
4. THE CONTRACTOR IS REQUIRED TO SUBMIT COPIES OF ALL CONCRETE AND ASPHALT TICKETS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
5. THE CONTRACTOR IS RESPONSIBLE FOR ALL QUALITY CONTROL TESTING AND, IS REQUIRED TO SUBMIT ALL TEST RESULTS TO THE ADAMS COUNTY CONSTRUCTION INSPECTOR.
6. THE CONTRACTOR IS REQUIRED TO REMOVE A MINIMUM OF TWO (2) FEET OF EXISTING ASPHALT FOR ALL CURB AND GUTTER REPLACEMENT.
7. ALL UTILITY CUTS IN EXISTING STREETS ARE REQUIRED TO BE BACKFILLED WITH FLOWFILL AND, PATCHED WITH A MINIMUM OF 9-INCH ASPHALT PATCH.
8. A COPY OF THE GEOTECHNICAL REPORT SPECIFYING THE PAVEMENT THICKNESS DESIGN MUST BE SUBMITTED FOR REVIEW.
9. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL UTILITIES. THE DEVELOPER/CONTRACTOR/ENGINEER, MUST SUPPLY THE LINEAL FOOTAGES AND THE NUMBER OF SERVICE CUTS REQUIRED FOR ALL UTILITIES.
10. PERMITS WILL BE REQUIRED FOR THE INSTALLATION OF ALL CONCRETE AND ASPHALT FACILITIES. PRIOR TO THE ISSUANCE OF THESE PERMITS, THE DEVELOPER/CONTRACTOR/ENGINEER, MUST SUPPLY THE SQUARE YARDAGE/SQUARE FOOTAGES OF ALL CONCRETE AND ASPHALT BEING INSTALLED.
11. THE SIA MUST BE COMPLETED WITH APPROPRIATE COLLATERAL, ALONG WITH THE PROPOSED PLAT, PRIOR TO THE ISSUANCE OF ANY ROW ACCESS/CONSTRUCTION PERMIT.
12. NO C.O.'S WILL BE ISSUED FOR ANY BUILDING CONSTRUCTION UNTIL ALL ROW IMPROVEMENTS HAVE BEEN COMPLETED AND HAVE BEEN GRANTED PRELIMINARY ACCEPTANCE.
13. UPON COMPLETION OF ALL CONSTRUCTION, A DRAINAGE CERTIFICATION LETTER, AND APPROPRIATE AS-BUILT CONSTRUCTION DRAWINGS AND INFORMATION WILL BE REQUIRED. THIS LETTER WILL BE STAMPED AND SIGNED BY THE ORIGINAL DESIGN ENGINEER.



VICINITY MAP
 SCALE: 1"=600'

BENCHMARK:

PER THE ADAMS COUNTY DATASHEET FOR WEST ADAMS COUNTY DENSIFICATION STATION NAME 95.0244, STATION NUMBER: 0244, A 3-1/4" ALUMINIUM DISK SET IN 6" PVC PIPE W/LOGO CAP, STAMPED "95.0244 1995 3S68W S17" LOCATED SOUTHWEST OF THE INTERSECTION WEST 56TH AVENUE AND ZUNI STREET. ELEVATION 5271.33 NAVD 1988 DATUM.

NOTE:

PUBLIC IMPROVEMENTS SHALL CONFORM TO ADAMS COUNTY STANDARDS AND SPECIFICATIONS AND LATEST EDITION OF COLORADO DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.

LEGEND

- EX STORM INLET
- EX STORM SEWER W/MH
- EX SANITARY SEWER W/MH
- EX WATER
- EX OVERHEAD ELECTRIC
- EX UTILITY POLE
- PROPERTY BOUNDARY
- PR SIDEWALK
- EX CONTOURS
- PR CONTOURS

SHEET INDEX

- 1 COVER SHEET
- 2 EXISTING CONDITIONS SURVEY
- 3 SITE PLAN
- 4 DRAINAGE PLAN
- 5 EROSION CONTROL PLAN
- 6 PARKING PLAN



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DEVELOPER:
 BRANNAN SAND AND GRAVEL COMPANY, LLC
 2500 EAST BRANNAN WAY
 DENVER, CO 80229
 T. 1-303-534-1231

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

ISSUE DATE: 11-25-2019	PROJECT #: 190915
DATE	REVISION COMMENTS

P:\projects\190915\ENGINEERING\CONDITIONAL USE PERMIT\PRIVATE COVER DWG - Layout - LAYOUT1.dwg
 Plotted: 11/25/2019 10:20:31 AM by: Mark West

N. E. COR. SEC 8, T. 3S., R. 68W.
(NOT FOUND)

LEGAL DESCRIPTION: (FROM CLIENT)

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 8, THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST, 1850.60 FEET ALONG THE EAST LINE OF SAID SECTION 8 TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 4180, PAGE 409, ADAMS COUNTY RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING;
THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 8 920.29 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 3374, PAGE 318, ADAMS COUNTY RECORDS;
THENCE SOUTH 86 DEGREES 54 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE 169.81 FEET;
THENCE SOUTH 78 DEGREES 58 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE 56.02 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 3432, PAGE 154, ADAMS COUNTY RECORDS;
THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG SAID NORTH LINE 1411.70 FEET;
THENCE SOUTH 49 DEGREES 53 MINUTES 18 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3432, PAGE 154 A DISTANCE OF 77.56 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 8;
THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 183.64 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 4180, PAGE 409, ADAMS COUNTY RECORDS;
THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX COURSES:
1. NORTH 49 DEGREES 25 MINUTES 25 SECONDS EAST, 122.50 FEET;
2. NORTH 47 DEGREES 42 MINUTES 36 SECONDS EAST, 359.79 FEET;
3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 433.51 FEET AND A CENTRAL ANGLE OF 11 DEGREES 59 MINUTES 07 SECONDS;
4. NORTH 59 DEGREES 41 MINUTES 43 SECONDS EAST, 331.34 FEET;
5. NORTH 68 DEGREES 33 MINUTES 27 SECONDS EAST, 1080.62 FEET;
6. NORTH 72 DEGREES 24 MINUTES 16 SECONDS EAST, 155.30 FEET TO THE TRUE POINT OF BEGINNING.
NOTE: THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY SELLARDS & GRIGGS, INC., JOB NO. 93-085-021,

BASIS FOR BEARINGS:

THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS SOUTH 00°13'39" EAST (BY PUBLISHED COORDINATES), TAKEN FROM THE CDDT, RIGHT-OF-WAY PLANS PROJECT NO: STE C0120-019, ON FILE IN LAND SURVEY PLATS, BOOK 1, PAGE 4952, RECEPTION NO. 2017-187, ADAMS COUNTY RECORDS.
THIS DRAWING IS IN STATE PLANE COORDINATES (GROUND) NAD83 CENTRAL ZONE.
THE COMBINED SCALE FACTOR IS: 0.999791991 (1/1X1.000208052).
ALL BEARINGS SHOWN HEREON ARE RELATIVE (ROTATED) THERETO. MONUMENTS EXIST AS SHOWN HEREON.

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE LINEAL UNITS USED AND SHOWN HEREON IS U. S. SURVEY FOOT.

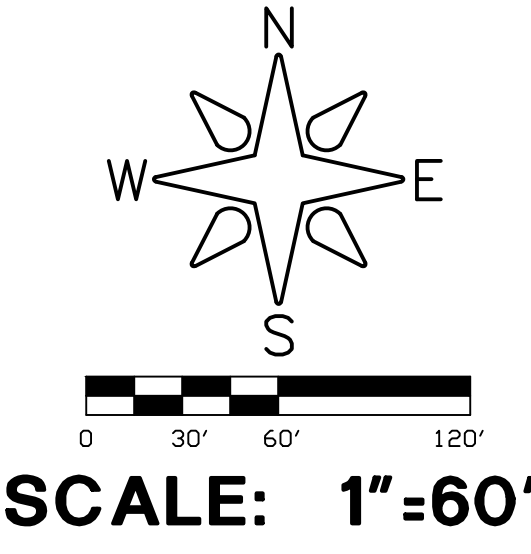
THE FENCE DIMENSION(S) INDICATE ON WHICH SIDE OF THE LINE THE FENCE IS ON.

THE CLIENT REQUESTED THAT RIGHT-OF-WAY BE SHOWN. THE CLIENT WAS MADE AWARE THAT EASEMENTS WOULD NOT BE SHOWN EXCEPT WHERE DOCUMENTATION WAS PROVIDED TO THE SURVEYOR. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP, MINERAL INTEREST OWNERSHIP, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, DEDICATIONS, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND.

THIS MAP IS NOT INTENDED TO REPRESENT A BOUNDARY SURVEY OR LAND SURVEY PLAT. IT IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

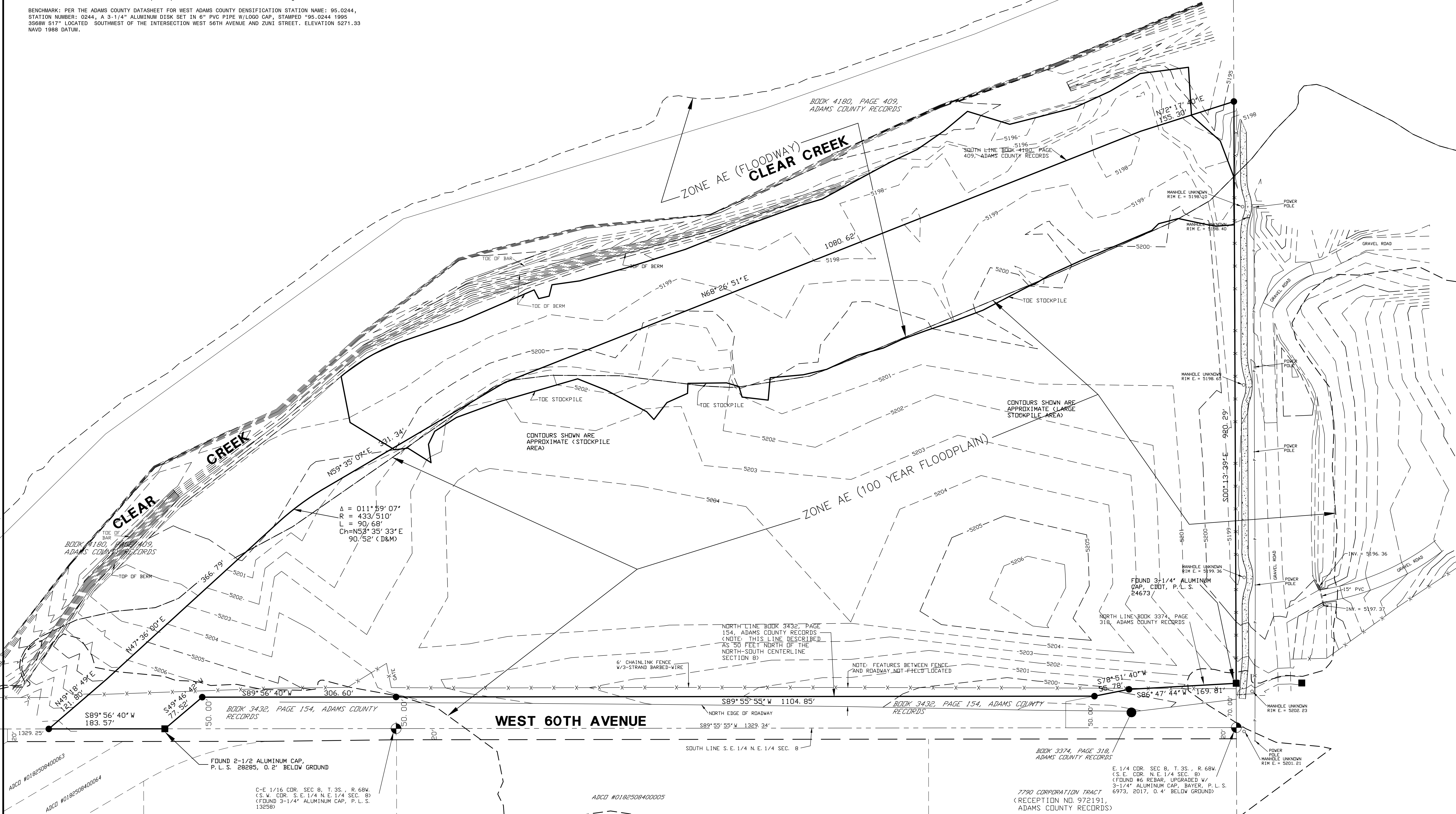
THIS PARCEL OF LAND LIES WITHIN ZONE AE (FLOODWAY AND AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN (100 YEAR FLOOD) AS DELINEATED IN THE F.E.M.A., FLOOD INSURANCE RATE MAP, MAP NUMBER 08001C0592H, MAP REVISED MARCH 05, 2007. THE FLOODWAY AND FLOODPLAIN LINES SHOWN HEREON ARE FROM THE CAD FILE PREPARED BY ICON ENGINEERING, INC., CAD FILE NAME BRANNON-FW-RESULTS.dwg.

BENCHMARK: PER THE ADAMS COUNTY DATASHEET FOR WEST ADAMS COUNTY DENSIFICATION STATION NAME: 95.0244, STATION NUMBER: 0244, A 3-1/4" ALUMINUM DISK SET IN 6" PVC PIPE W/1000 CAP, STAMPED "95.0244 1995 3568W 517" LOCATED SOUTHWEST OF THE INTERSECTION WEST 56TH AVENUE AND ZUNI STREET. ELEVATION 5271.33 NAVD 1988 DATUM.



LEGEND

- X - X DENOTES: FENCE LINE
- ▭ DENOTES: CONCRETE
- P - P DENOTES: OVERHEAD POWER LINE



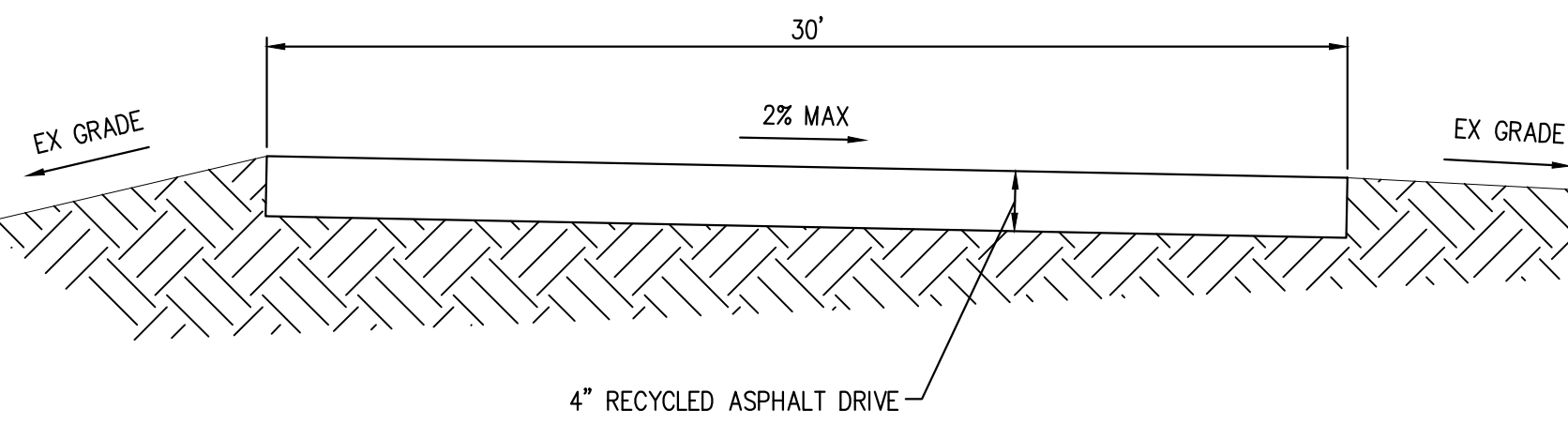
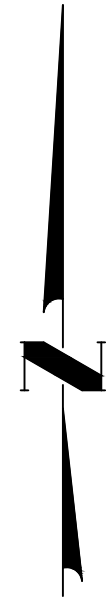
R.W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 rwsurveying@hotmail.com

CAD FILE: B0134/818134.DWG REVISIONS: 09-18-2018 ADD FLOWAY EXISTING & ADD NEW TOPO SOUTH OF FLOWAY LINE / 09-28-2018 ADD NEW TOPO IN N.W. CORNER

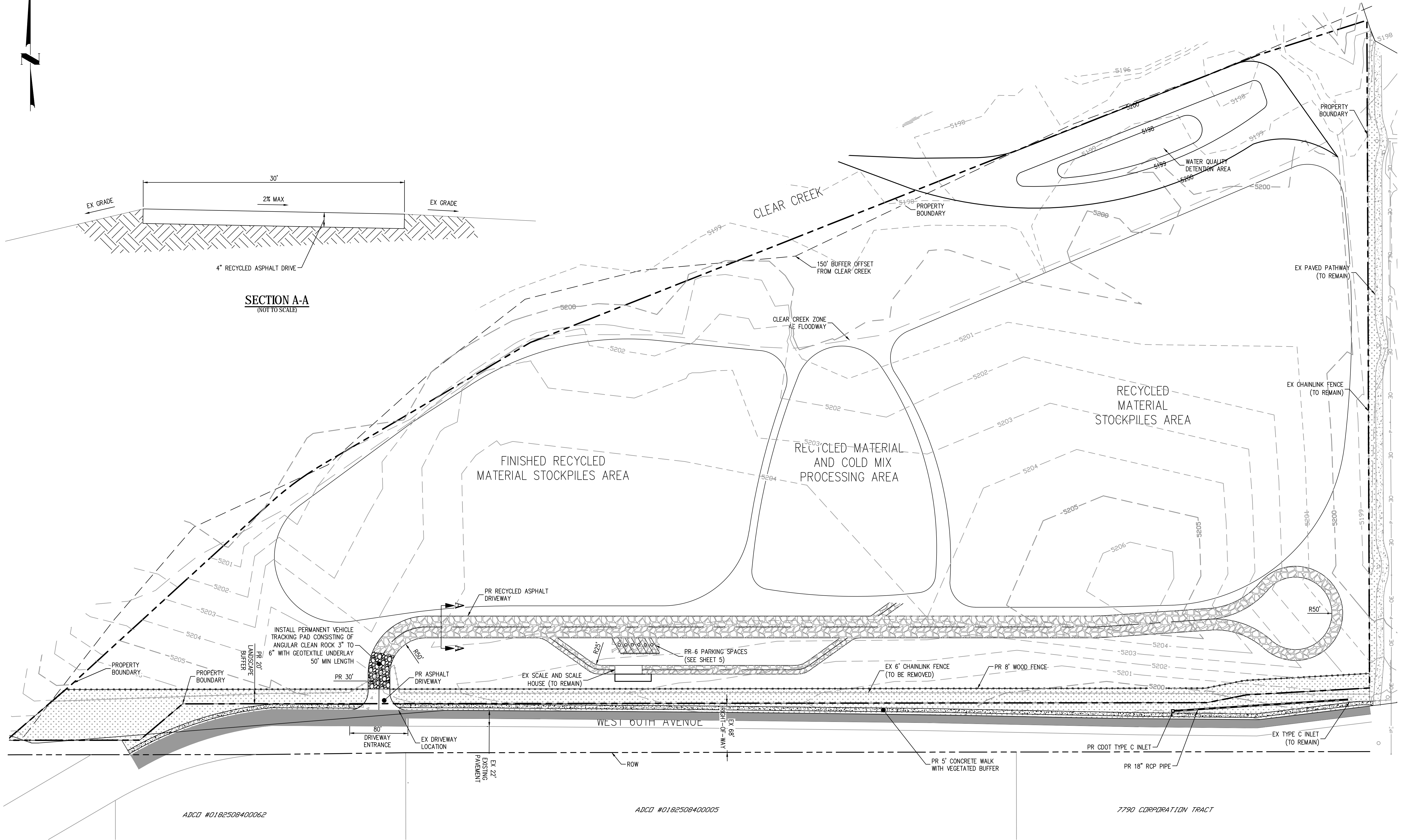
PIT R TOPOGRAPHIC MAPPING
PART OF NORTHEAST ONE-QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE: 1"=60'	DATE: JULY 18, 2018	DRW BY: G.A.B.	CHK BY: R.B.	PROJ. NO: 2018-134
BOOK: 698/703	PAGE: 137/46	FILE NO: 8-38-218L	SHEET: 1 OF 1	

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH



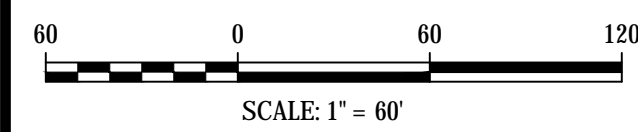
SECTION A-A
(NOT TO SCALE)



ADCD #0182508400062

ADCD #0182508400005

7790 CORPORATION TRACT



HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

BRANNAN SAND AND GRAVEL

**CONDITIONAL USE PERMIT - PIT R
SITE PLAN**

ISSUE DATE: 11-25-2019	PROJECT #: 190915
DATE	REVISION COMMENTS

**PRELIMINARY
NOT FOR
CONSTRUCTION**

SHEET NO.

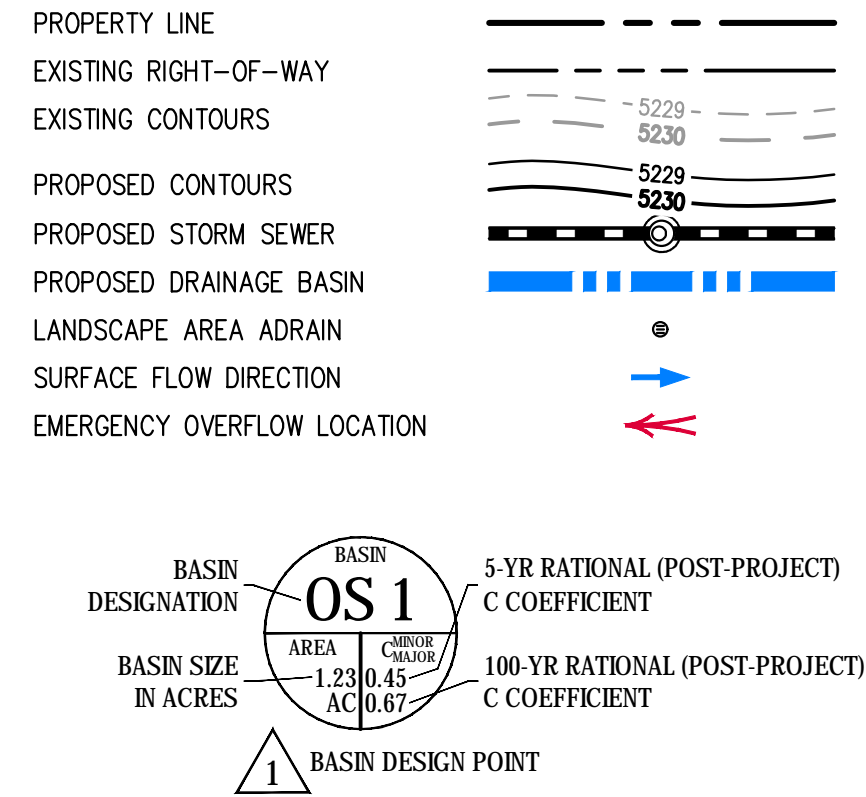
3

3 OF 6

FILE PATH: P:\190915\ENGINEERING\CONDITIONAL USE PERMIT\PRIVATE\CIP - PR IMPROVEMENT PLAN.DWG LAYOUT: PR IMP PLAN
PLOTTED: MON 05/04/2020 3:01:08P BY: MARK WEST

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

LEGEND



RUNOFF SUMMARY TABLE					
BASIN	DESIGN POINT	AREA (AC)	IMPERVIOUS %	Q _s (CFS)	Q ₁₀₀ (CFS)
Road (exist)	1	3.49	12.3	0.39	2.56
Road (prop)	1	3.49	16.9	0.60	3.09
Site (exist)	2	21.18	2.7	0.35	10.18
Site (prop)	2	21.18	2.7	0.35	10.18

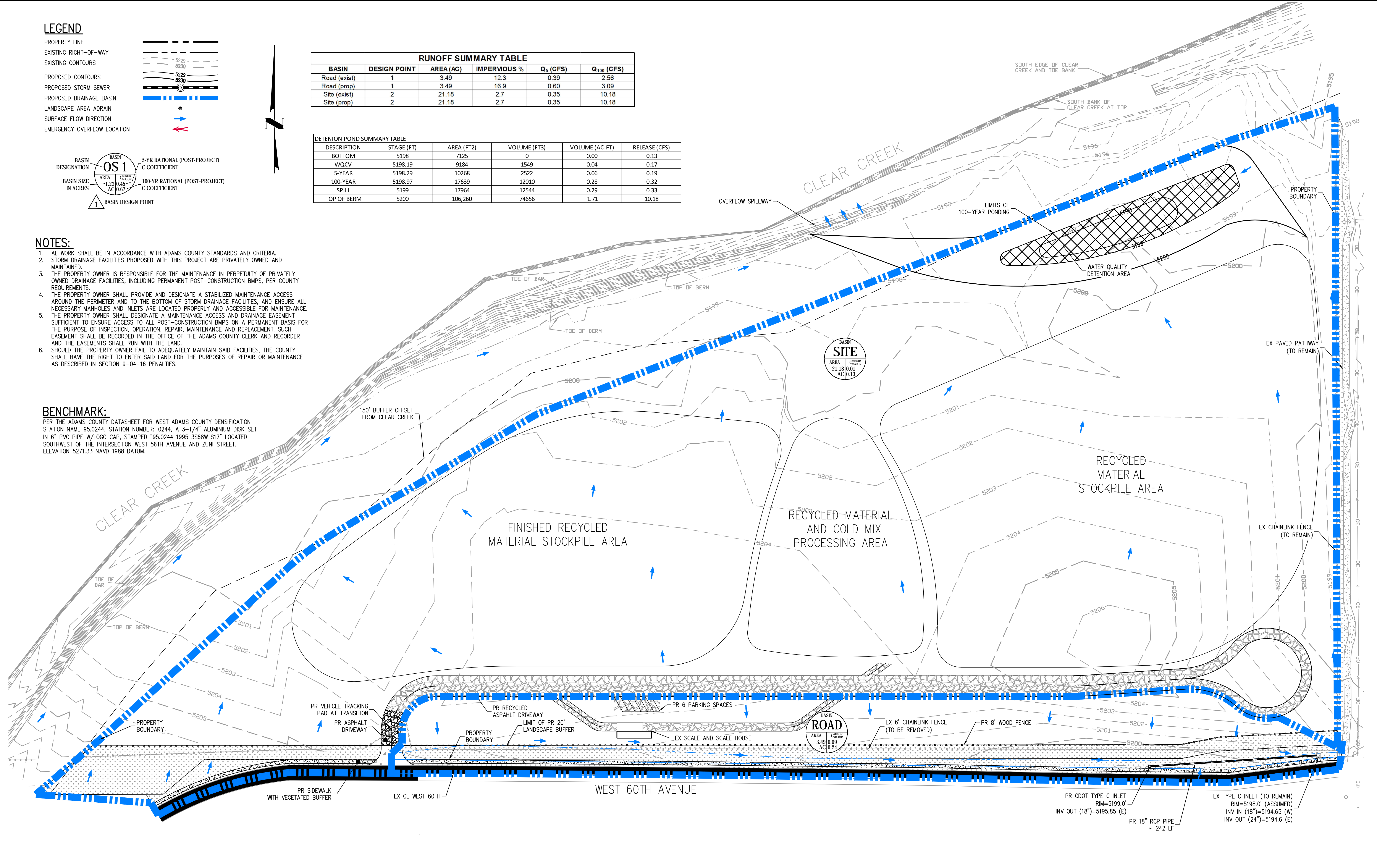
DETENTION POND SUMMARY TABLE					
DESCRIPTION	STAGE (FT)	AREA (FT ²)	VOLUME (FT ³)	VOLUME (AC-FT)	RELEASE (CFS)
BOTTOM	5198	7125	0	0.00	0.13
WQCV	5198.19	9184	1549	0.04	0.17
5-YEAR	5198.29	10268	2522	0.06	0.19
100-YEAR	5198.97	17639	12010	0.28	0.32
SPILL	5199	17964	12544	0.29	0.33
TOP OF BERM	5200	106,260	74656	1.71	10.18

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH ADAMS COUNTY STANDARDS AND CRITERIA.
2. STORM DRAINAGE FACILITIES PROPOSED WITH THIS PROJECT ARE PRIVATELY OWNED AND MAINTAINED.
3. THE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE IN PERPETUITY OF PRIVATELY OWNED DRAINAGE FACILITIES, INCLUDING PERMANENT POST-CONSTRUCTION BMPs, PER COUNTY REQUIREMENTS.
4. THE PROPERTY OWNER SHALL PROVIDE AND DESIGNATE A STABILIZED MAINTENANCE ACCESS AROUND THE PERIMETER AND TO THE BOTTOM OF STORM DRAINAGE FACILITIES, AND ENSURE ALL NECESSARY MANHOLES AND INLETS ARE LOCATED PROPERLY AND ACCESSIBLE FOR MAINTENANCE.
5. THE PROPERTY OWNER SHALL DESIGNATE A MAINTENANCE ACCESS AND DRAINAGE EASEMENT SUFFICIENT TO ENSURE ACCESS TO ALL POST-CONSTRUCTION BMPs ON A PERMANENT BASIS FOR THE PURPOSE OF INSPECTION, OPERATION, REPAIR, MAINTENANCE AND REPLACEMENT. SUCH EASEMENT SHALL BE RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER AND THE EASEMENTS SHALL RUN WITH THE LAND.
6. SHOULD THE PROPERTY OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE PURPOSES OF REPAIR OR MAINTENANCE AS DESCRIBED IN SECTION 9-04-16 PENALTIES.

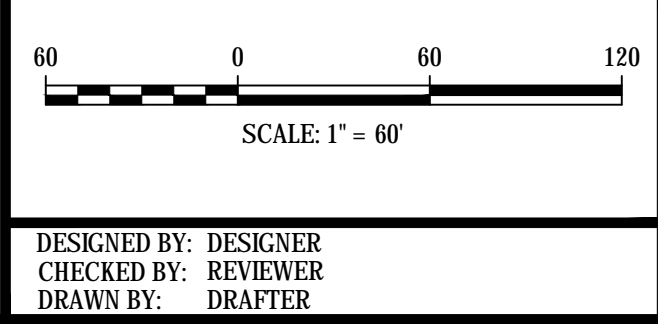
BENCHMARK:

PER THE ADAMS COUNTY DATASHEET FOR WEST ADAMS COUNTY DENSIFICATION STATION NAME 95.0244, STATION NUMBER: 0244, A 3-1/4" ALUMINIUM DISK SET IN 8" PVC PIPE W/LOGO CAP, STAMPED "95.0244 1995 3S68W S17" LOCATED SOUTHWEST OF THE INTERSECTION WEST 56TH AVENUE AND ZUNI STREET. ELEVATION 5271.33 NAVD 1988 DATUM.



FILEPATH: P:\190915\ENGINEERING\DRAINAGE\190915\DRAINAGE PLANNING LAYOUT.LAYOUT; PLOTTER: A040420; PLOT DATE: 11/25/2019 10:41:10 AM; BY: MARK WEST

811 Know what's below. Call before you dig.
 CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

BRANNAN SAND AND GRAVEL

CONDITIONAL USE PERMIT - PIT R DRAINAGE PLAN








ISSUE DATE: 11-25-2019	PROJECT #: 190915
DATE	REVISION COMMENTS

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NO. **4**
4 OF 6

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH

BMP LEGEND:

- APPROX. LIMIT OF CONSTRUCTION AND DISTURBED AREA 
- SILT FENCE 
- INLET PROTECTION 
- STABILIZED STAGING AREA 
- VEHICLE TRACKING CONTROL 
- SEDIMENT CONTROL LOG 
- SANDY SOIL MIX 

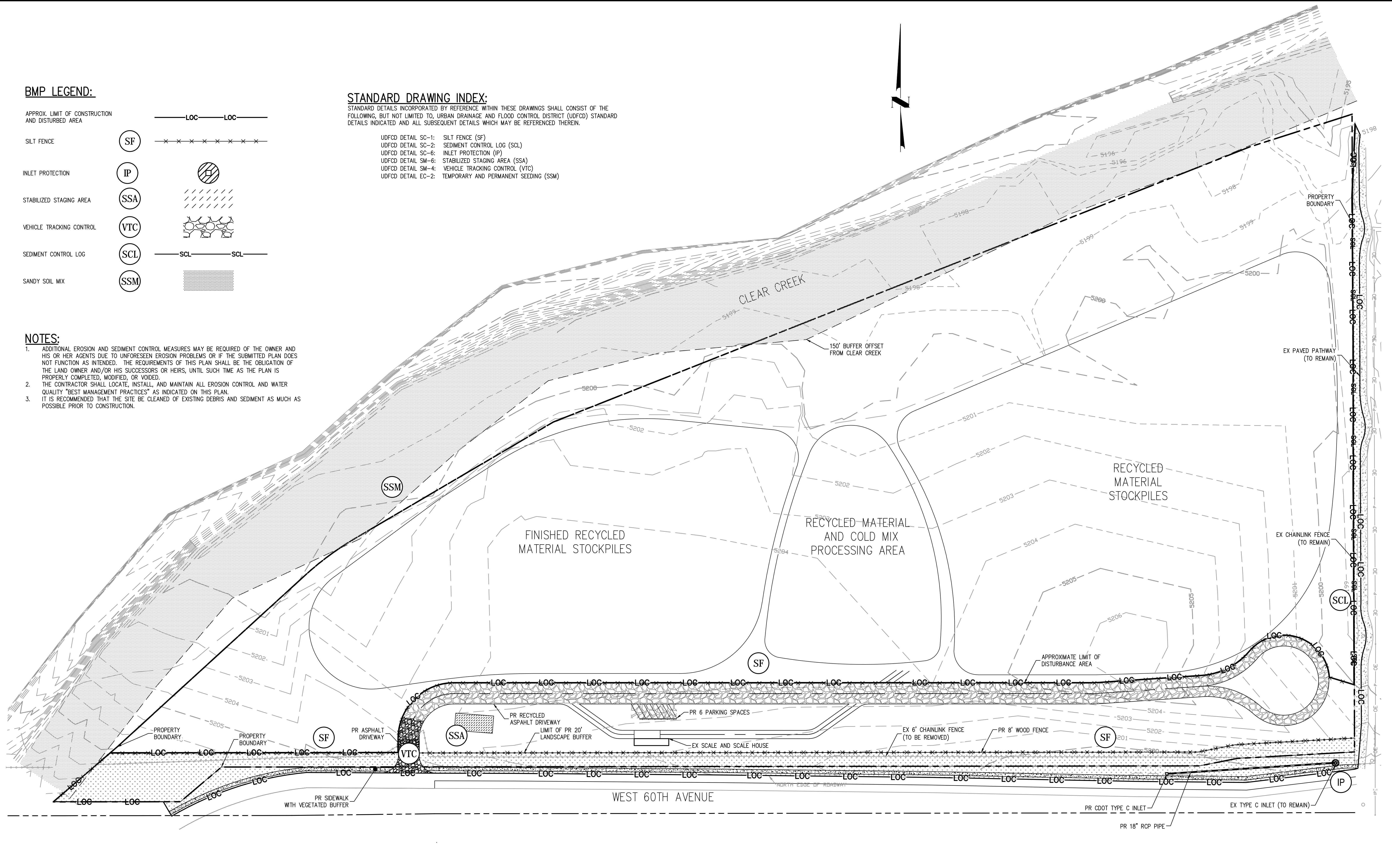
STANDARD DRAWING INDEX:

STANDARD DETAILS INCORPORATED BY REFERENCE WITHIN THESE DRAWINGS SHALL CONSIST OF THE FOLLOWING, BUT NOT LIMITED TO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD) STANDARD DETAILS INDICATED AND ALL SUBSEQUENT DETAILS WHICH MAY BE REFERENCED THEREIN.

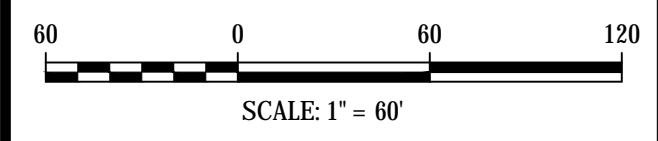
- UDFCD DETAIL SC-1: SILT FENCE (SF)
- UDFCD DETAIL SC-2: SEDIMENT CONTROL LOG (SCL)
- UDFCD DETAIL SC-6: INLET PROTECTION (IP)
- UDFCD DETAIL SM-6: STABILIZED STAGING AREA (SSA)
- UDFCD DETAIL SM-4: VEHICLE TRACKING CONTROL (VTC)
- UDFCD DETAIL EC-2: TEMPORARY AND PERMANENT SEEDING (SSM)

NOTES:

1. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED OF THE OWNER AND HIS OR HER AGENTS DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE LAND OWNER AND/OR HIS SUCCESSORS OR HEIRS, UNTIL SUCH TIME AS THE PLAN IS PROPERLY COMPLETED, MODIFIED, OR VOIDED.
2. THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY "BEST MANAGEMENT PRACTICES" AS INDICATED ON THIS PLAN.
3. IT IS RECOMMENDED THAT THE SITE BE CLEANED OF EXISTING DEBRIS AND SEDIMENT AS MUCH AS POSSIBLE PRIOR TO CONSTRUCTION.



FILE PATH: P:\190915\ENGINEERING\EROSION CONTROL DWG LAYOUT LAYOUT1.dwg
DATE PLOTTED: MON 05/01/2019 10:23:28 AM BY: MARK WEST



HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

BRANNAN SAND AND GRAVEL

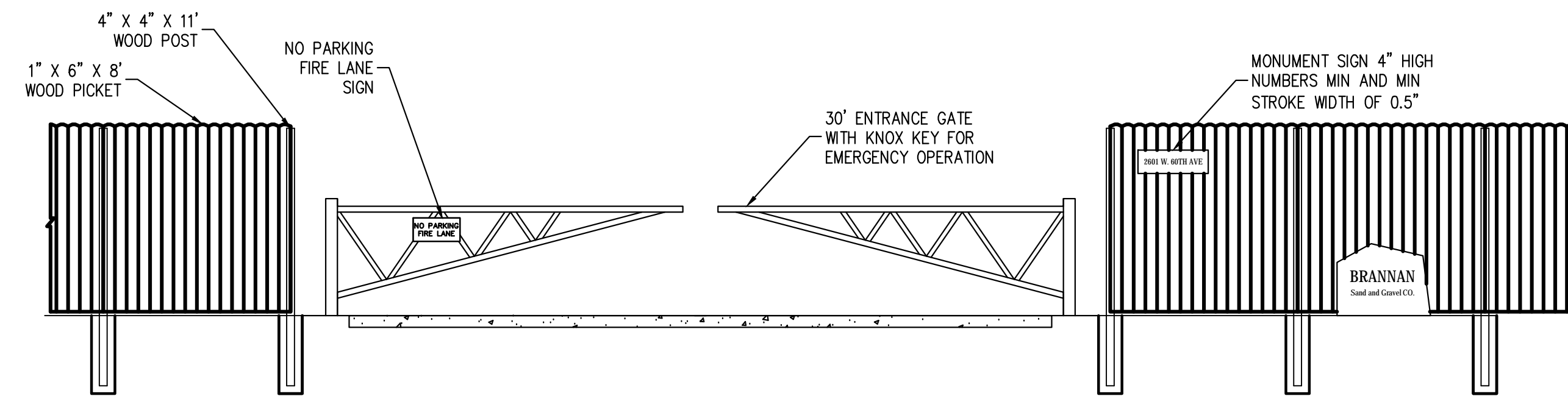
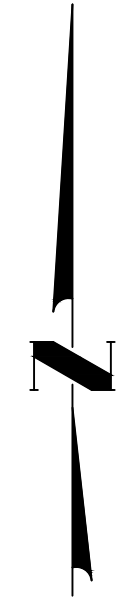
**CONDITIONAL USE PERMIT - PIT R
EROSION CONTROL**

ISSUE DATE: 11-25-2019	PROJECT #: 190915
DATE	REVISION COMMENTS

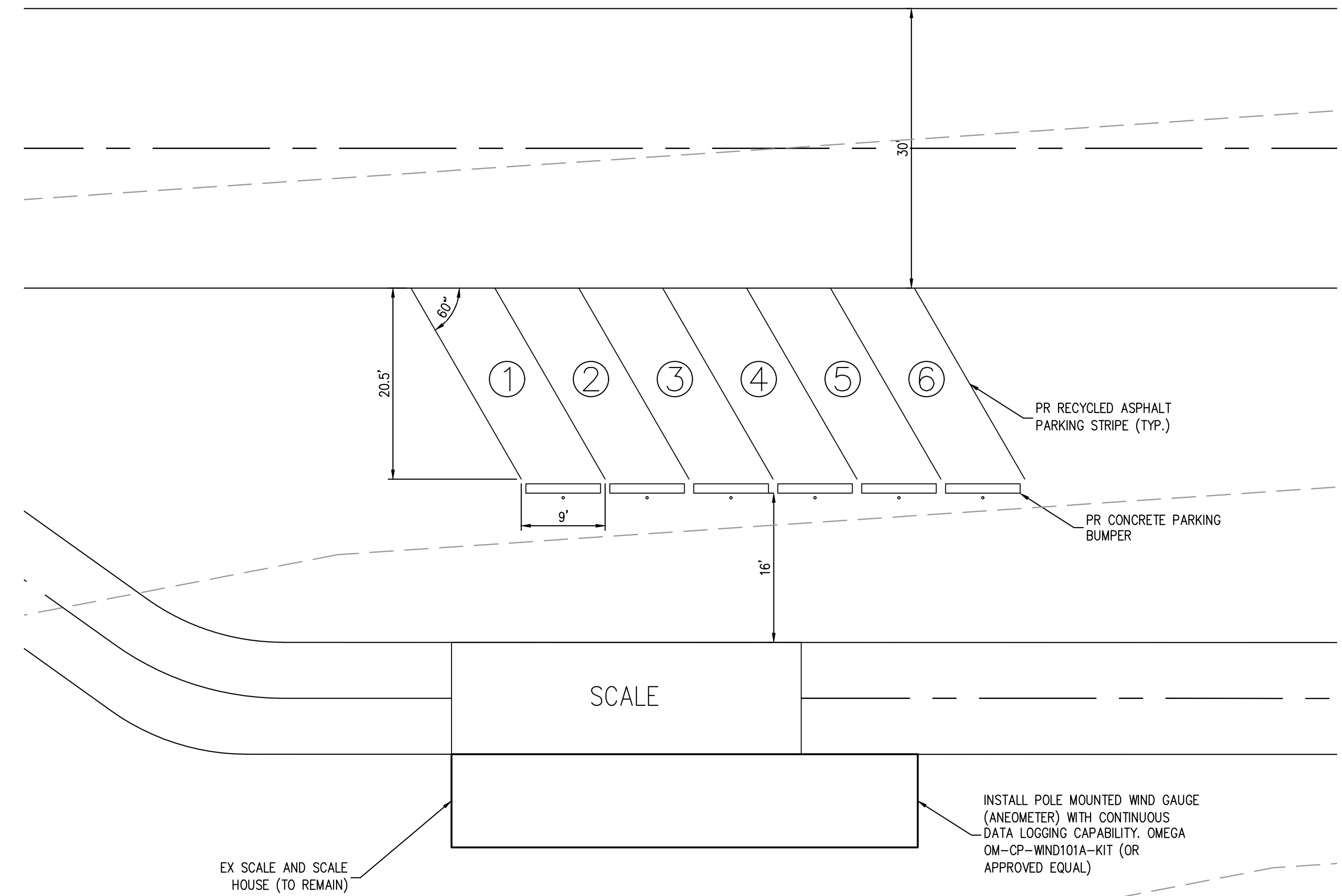
PRELIMINARY
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CONSTRUCTION

SHEET NO.
5
5 OF 6

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH



FENCING DETAIL
(1"=3')

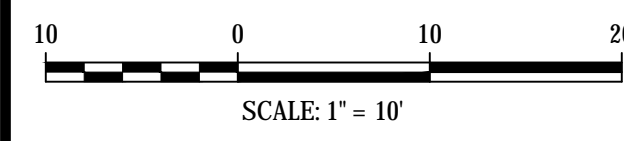


PARKING PLAN
(1"=10')

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OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.
PLOT DATE: MON 05/01/2019 3:01:28P BY: MARK WEST



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



DESIGNED BY: DESIGNER
CHECKED BY: REVIEWER
DRAWN BY: DRAFTER



BRANNAN SAND AND GRAVEL

CONDITIONAL USE PERMIT - PIT R
PARKING PLAN

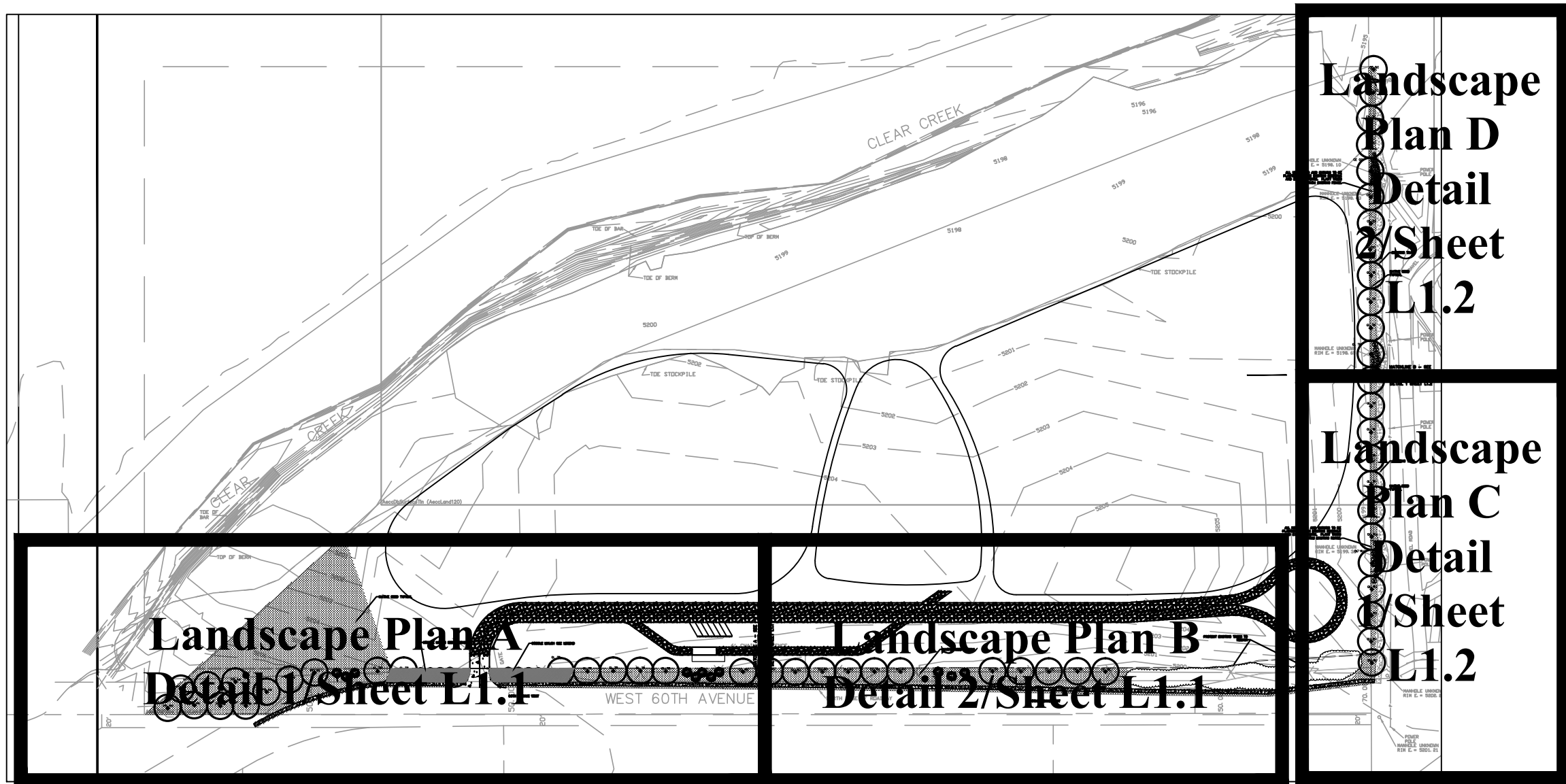
ISSUE DATE: 11-25-2019	PROJECT #: 190915
DATE	REVISION COMMENTS

PRELIMINARY
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CONSTRUCTION

SHEET NO.

6

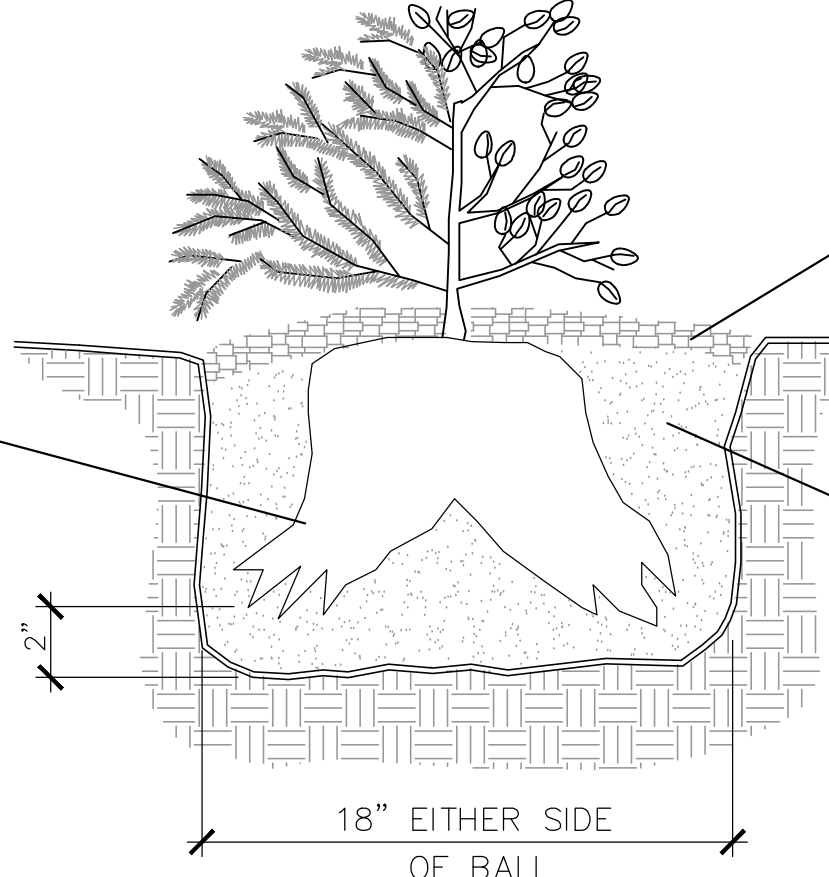
6 OF 6



1 OVERALL LANDSCAPE PLAN

Scale: 1"=200'

EVERGREEN SHRUB
 PLACE SPREADING EVERGREEN SHRUBS PERPENDICULAR TO SLOPE OF GROUND. LEAVE ENOUGH SPACE UNDER BRANCHES FOR MULCH. MOUND BACKFILL UNDER ROOTBALL.



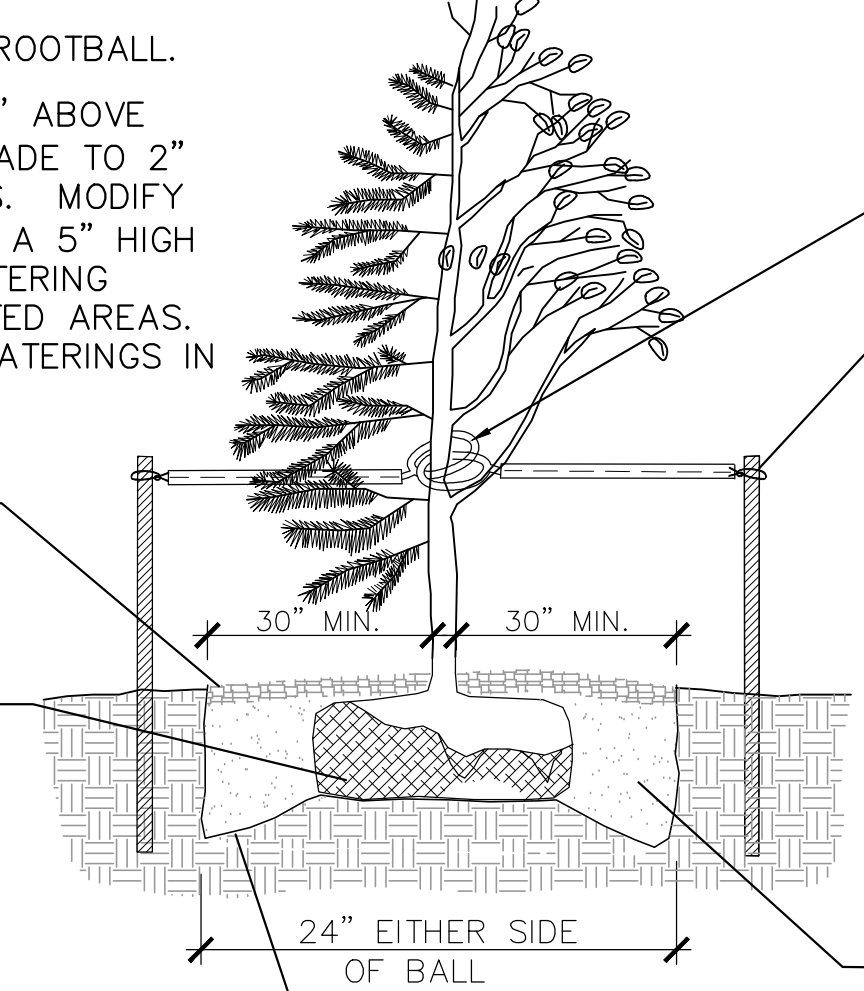
DECIDUOUS SHRUB
 PRUNE AS DIRECTED BY LANDSCAPE ARCHITECT. SET SHRUB PLUMB. MULCH OVER MOUNDED BACKFILL. BUILD A 4" BERM AROUND SHRUB TO CREATE A WATERING BASIN IN NON-IRRIGATED AREAS ONLY. PREPARED BACKFILL MIXTURE:
 1. TWO PARTS NATIVE SOIL FROM PIT EXCAVATION.
 2. ONE PART BIO COMP BY A-1 ORGANICS PER SPEC SECTION 32 91 13.
 3. MATERIALS TO BE THOROUGHLY BLENDED.

NOTE: ALL PLANTS ARE TO BE NURSERY GROWN STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1,2,3 OR 4.

2 SHRUB PLANTING DETAIL

NOT TO SCALE

DIG HOLE TWO TIMES THE SIZE OF THE ROOTBALL. NOTE: SET ROOT BALL OF ALL TREES 4" ABOVE GRADE IN IRRIGATED AREAS AND AT GRADE TO 2" ABOVE GRADE IN NON-IRRIGATED AREAS. MODIFY IF SOIL CONDITIONS WARRANT. INSTALL A 5" HIGH BERM AROUND TREES TO CREATE A WATERING BASIN. BERM IS TEMPORARY IN IRRIGATED AREAS. REMOVE BERM AFTER TWO THOROUGH WATERINGS IN IRRIGATED AREAS AND MULCH



DIG HOLE TWO TIMES THE SIZE OF THE ROOTBALL. PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. DO NOT PRUNE OR DAMAGE CENTRAL LEADER. WRAP TRUNK FROM GROUND LEVEL TO SECOND BRANCH WITH 4 INCH KRAFT TYPE TREE WRAP. SECURE ENDS WITH FLEXIBLE TAPE. GUYING SYSTEM: MIN. 6 FEET LONG HEAVY DUTY WOOD POST STAKES WITH 12 GAUGE GALVANIZED STEEL WIRE GUYS SECURED TO TREE WITH 1" CANVAS STRAP ABOVE FIRST BRANCH. WIRE TO BE TAUT BUT NOT OVER TIGHT. FLAG WIRE WITH 1/2" WHITE PVC PLASTIC PIPE. CONIFERS TO HAVE 2 STAKES FOR TREES 6 FEET AND LESS. 3 STAKES FOR TREES ABOVE 6 FEET. DECIDUOUS TREES TO HAVE 2 STAKES FOR TREES 2-1/2" CAL. ONE STAKE ALWAYS IN DIRECTION OF PREVAILING WINDS. REMOVE STAKES & GUYS AFTER 1 YEAR.

MULCH FLUSH WITH SOD AT EDGE. PROVIDE 30" MIN. RING FROM EDGE OF BARK TO EDGE OF MULCH. REMOVE BOTTOM 1/3 OF WIRE BASKET. SET TREE IN PIT TO PROPER GRADE AND PLUMB. REMOVE REMAINING WIRE AND TWINE. IF PLASTIC OR TREATED BURLAP, REMOVE AS MUCH AS POSSIBLE AND BACKFILL. IF REGULAR BURLAP, BACKFILL 2/3 OF PIT. REMOVE 1/3 OF BURLAP AND COMPLETE UNDISTURBED SOIL. NOTE: ALL PLANTS ARE TO BE NURSERY GROWN STOCK FROM GROWERS LOCATED IN USDA HARDINESS ZONES 1,2,3 OR 4.

3 TREE PLANTING DETAIL

NOT TO SCALE

LEGEND

- DECIDUOUS SHADE TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUB
- 4"-24" BRANNAN SAND AND GRAVEL NATURAL COLORED RIVER ROCK MULCH OVER GEOTEXTILE FABRIC
- LOW GROW NATIVE SEED MIX, ARKANSAS VALLEY LOW GROW SEED MIX, AMEND SOIL FOR SEED WITH 3 CY OF A1 ORGANICS SOIL AMENDMENT PER 1,000 SF TILLED IN TO 9" DEPTH. APPLY SEED AT A RATE OF 25 LBS PER ACRE. CONTRACTOR RESPONSIBLE FOR PROVIDING WATER AS REQUIRED UNTIL SEED IS ESTABLISHED.

PLANT SCHEDULE

SYMBOL	Botanical Name COMMON NAME	SIZE
DECIDUOUS TREES:		
GL TR	<i>Gleditsia triacanthos inermis</i> 'Shademaster' SHADEMASTER HONEYLOCUST	2 1/2" B&B
CE OC	<i>Celtis occidentalis</i> WESTERN HACKBERRY	2 1/2" B&B
QU RU	<i>Quercus rubra</i> RED OAK	2 1/2" B&B
PO AN	<i>Populus angustifolia</i> NARROWLEAF COTTONWOOD	2 1/2" B&B
EVERGREEN TREES:		
JU MO	<i>Juniperus monosperma</i> ONE SEED JUNIPER	6" B&B
ORNAMENTAL TREES		
AC GR	<i>Acer grandidentatum</i> BIGTOOTH MAPLE	1 1/2" B&B
DECIDUOUS SHRUBS:		
RH AR	<i>Rhus aromatica</i> 'Grow Low' GROW LOW FRAGRANT SUMAC	#5 Cont.
PR PA	<i>Prunus besseyi</i> 'Pawnee Buttes' CREEPING WESTERN SAND CHERRY	#5 Cont.

- ### GENERAL NOTES:
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY IN, ON OR ABOUT THE PROJECT SITE. ANY DAMAGE TO ADJACENT PROPERTY OR UTILITIES, NOT DESIGNATED FOR REMOVAL, RELOCATION OR REPLACEMENT, SHALL BE REPAIRED AND/OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THE PROJECT.
 - THE LANDSCAPE ARCHITECT AND/OR OWNER MAKE NO WARRANTY AS TO THE CORRECTNESS AND/OR COMPLETENESS OF THE EXISTING FEATURES SHOWN OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES INCLUDING WATER, SEWER, STORM DRAINS, GAS TRANSMISSION LINES, AND OTHER UTILITIES ABOVE AND BELOW THE SURFACE THAT MAY AFFECT THE PROJECT. SHOULD DISCREPANCY OR CONFLICT BE DISCOVERED THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY, AND SHALL NOT CONTINUE CONSTRUCTION UNTIL SAID CONFLICT CAN BE RESOLVED IN WRITING.
 - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION TO VERIFY DEPTH AND LOCATION OF ALL UTILITIES.
 - ANY CONSTRUCTION DEBRIS OR MUD-TRACKING IN THE PUBLIC RIGHT-OF-WAY RESULTING FROM THE WORK SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
 - THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FLAGMEN AND OTHER DEVICES NECESSARY TO PROVIDE FOR THE PUBLIC SAFETY ON AND ABOUT THE SITE. THE CONTRACTOR SHALL FURNISH APPROPRIATE TRAFFIC CONTROL AND SAFETY MEASURES IN ACCORDANCE WITH AURORA PUBLIC SCHOOLS REQUIREMENTS.
 - CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT BOTH ON SITE AND ADJACENT PROPERTY. AREAS OUTSIDE THE LIMITS OF WORK AS SHOWN ON THE PLANS SHALL REMAIN UNDISTURBED. ANY ITEMS NOT INTENDED FOR DEMOLITION MUST BE PROTECTED. ANY DAMAGE WILL BE REPAIRED AT CONTRACTOR'S EXPENSE.
 - CONTRACTOR SHALL REMOVE ALL DEBRIS FROM DEMOLITION OPERATIONS ON A DAILY BASIS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SURVEYING, LAYOUT AND STAKING OF ALL IMPROVEMENTS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION OF IMPROVEMENTS. DISCREPANCIES TO THE BASE INFORMATION SHALL BE BROUGHT TO THE PROJECT MANAGER'S ATTENTION FOR A DECISION PRIOR TO COMMENCING WITH THE WORK. NOTIFICATION OF REQUEST FOR FIELD REVIEW SHALL BE MADE A MINIMUM OF 24 HOURS IN ADVANCE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT MANAGER IF ANY SIGNIFICANT INCONSISTENCIES BETWEEN THE EXISTING CONDITIONS AND THESE PLANS ARE DISCOVERED.
 - ALL CONSTRUCTION SHALL CONFORM WITH THE APPLICABLE STANDARDS AND SPECIFICATIONS OF ADAMS COUNTY.
 - THE APPLICANT AGREES TO MAINTAIN PLANTINGS AND OTHER PROPOSED LANDSCAPE IMPROVEMENTS SHOWN ON THIS PLAN WITHOUT REGARD TO LOCATION INSIDE OR OUTSIDE PUBLIC RIGHT-OF-WAY. TO THE EXTENT THAT PLANTINGS ULTIMATELY RESIDE IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT AGREES TO INCORPORATE MAINTENANCE INTO A DEVELOPMENT AGREEMENT OR OTHER APPROPRIATE INSTRUMENT AT ADAMS COUNTY'S DISCRETION.
 - THE APPLICANT AGREES TO ESTABLISH AND MAINTAIN VEGETATION THROUGH HAND-WATERING, DELIVERED BY THE APPLICANT'S WATER TRUCK.

SUMMARY OF ADAMS COUNTY LANDSCAPE REQUIREMENTS

4-16-07 REQUIRED LOT LANDSCAPING
 TOTAL LOT AREA: 1,019,598 S.F.
 MINIMUM LANDSCAPE AREA 10% OF THE LOT AREA: 101,959 S.F. LANDSCAPING PROVIDED: 102,110 S.F.

4-16-07-01 STREET FRONTAGE LANDSCAPING
 ALONG WEST 60TH AVENUE: 1900 L.F.
 TREES REQUIRED: 48, PROVIDED: 48
 SHRUBS REQUIRED: 96 PROVIDED : 96
 ALONG PUBLIC TRAIL TO EAST 921 L.F.
 TREES REQUIRED: 23, PROVIDED: 23
 SHRUBS REQUIRED: 46, PROVIDED: 46

PRELIMINARY FOR ILLUSTRATIVE PURPOSES ONLY

FILEPATH: C:\DATA\2019 PROJECTS\2019-31 BRANNAN PIT R. LANDSCAPE PLAN.DWG LAYOUT: L1.0 PLOTTED: TUE 11/26/19 2:45:38P BY: KURT

DESIGNED BY: KJM
 CHECKED BY: KJM
 DRAWN BY: KJM

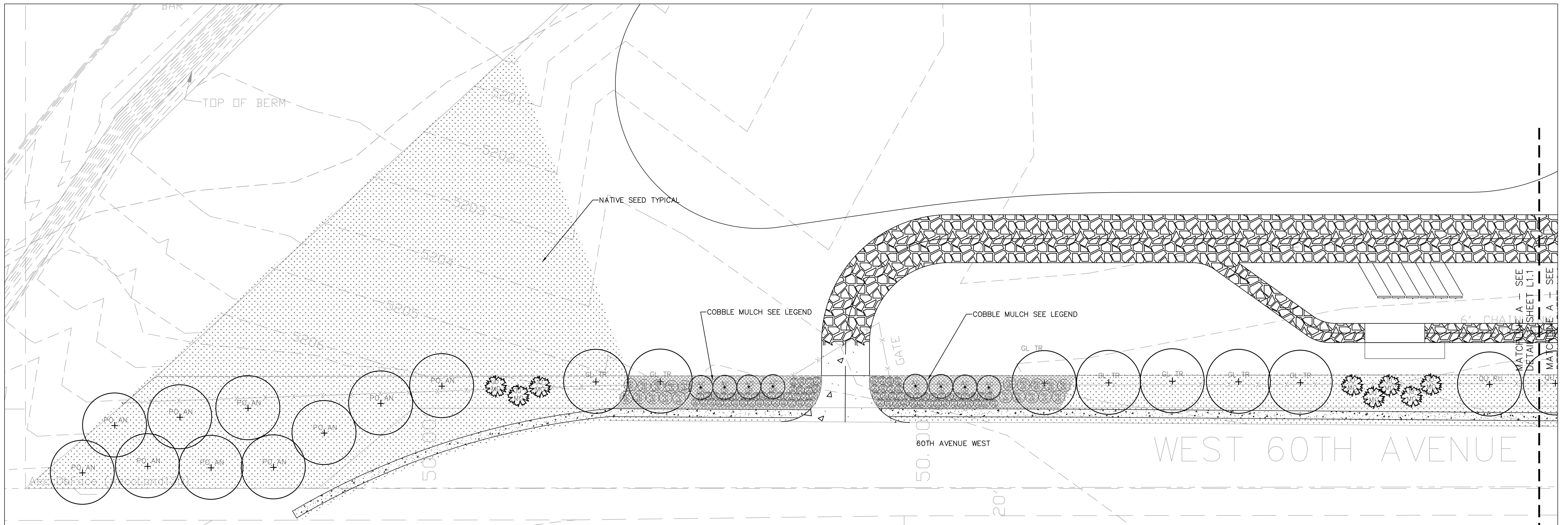
BRANNAN SAND AND GRAVEL COMPANY, LLC

PIT-R CONDITIONAL USE PERMIT
 LANDSCAPE NOTES, DETAILS AND LEGEND

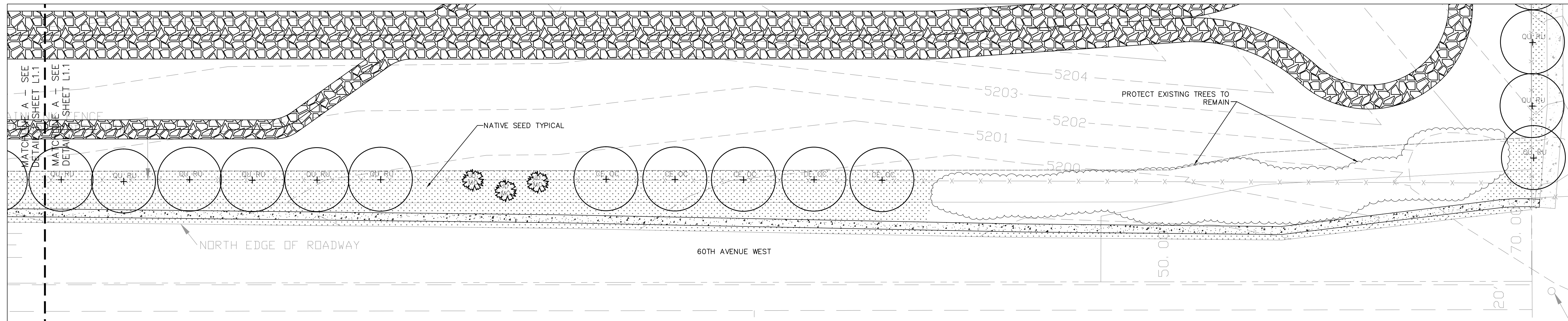
DATE	REVISION COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.
L1.0
 01 OF 03



1 LANDSCAPE PLAN -A- ENLARGEMENT
 Scale: 1"=30'
 SCALE 1"=30'-0"



2 LANDSCAPE PLAN -B- ENLARGEMENT
 Scale: 1"=30'
 SCALE 1"=30'-0"

PRELIMINARY FOR ILLUSTRATIVE PURPOSES ONLY

FILEPATH: C:\DATA\2019 PROJECTS\2019-31 BRANNAN PIT-R DRAWINGS\2019-31 BRANNAN PIT-R LANDSCAPE PLAN.DWG LAYOUT.L1.1
 PLOTTED: TUE 11/26/19 2:45:58P BY: KURT

811 Know what's below.
 Call before you dig.
 CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED BY: KJM
 CHECKED BY: KJM
 DRAWN BY: KJM

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

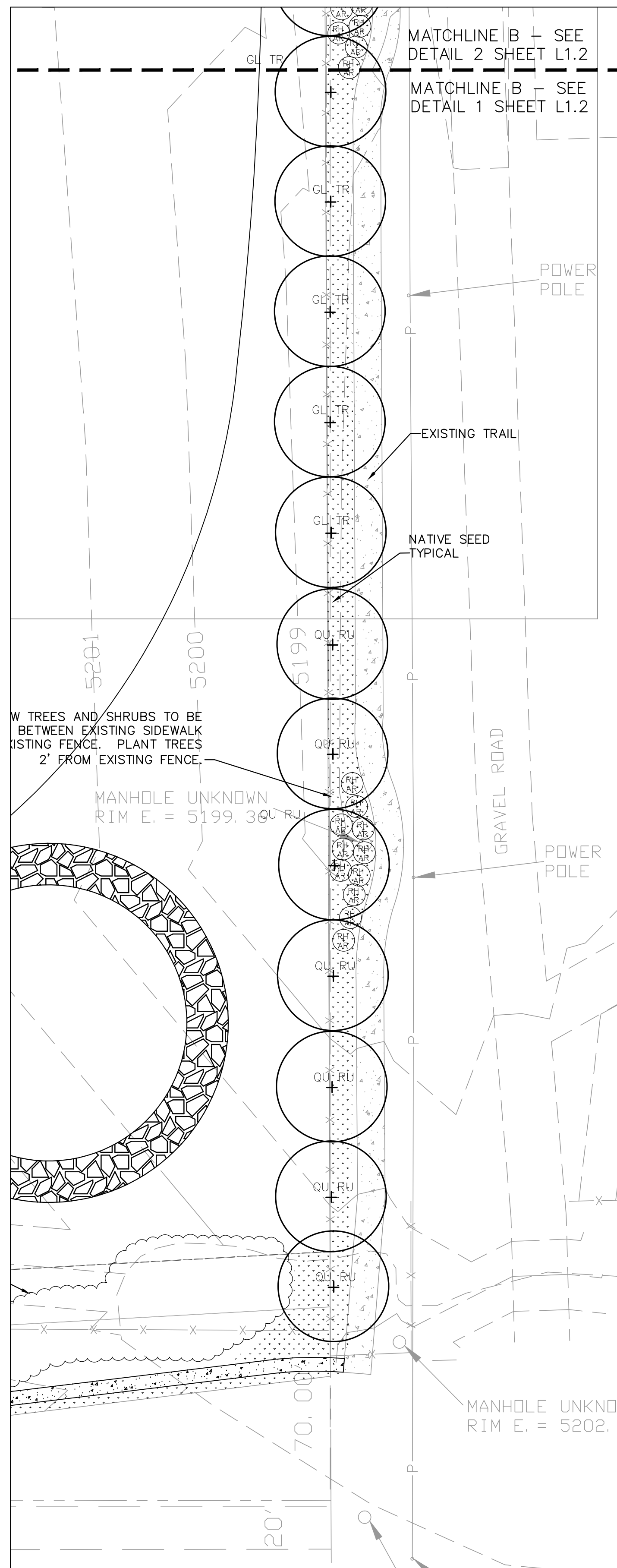
BRANNAN SAND AND GRAVEL COMPANY, LLC

PIT-R CONDITIONAL USE PERMIT
 LANDSCAPE PLAN ENLARGEMENTS

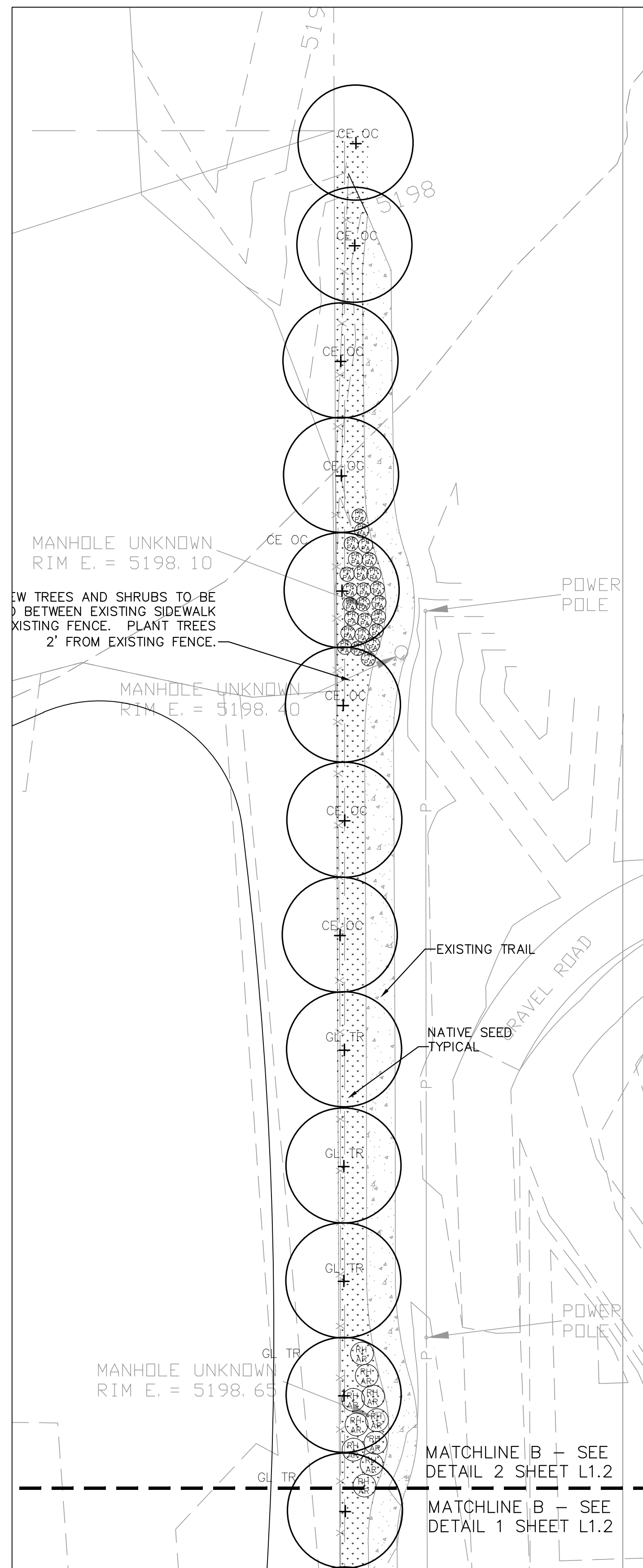
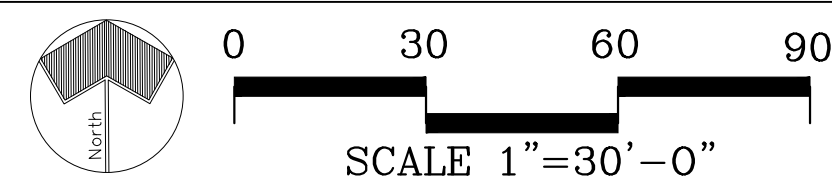
DATE	REVISION COMMENTS

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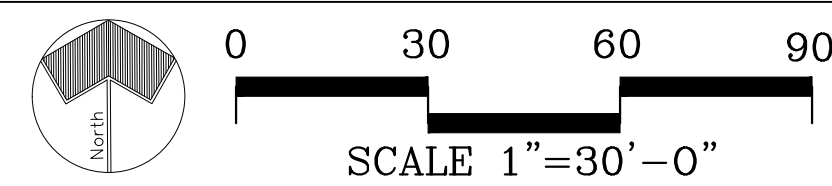
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 PLOTTED: TUE 11/26/19 2:46:08P BY: KURT



1 LANDSCAPE PLAN -C- ENLARGEMENT
 Scale: 1"=30'



2 LANDSCAPE PLAN -D- ENLARGEMENT
 Scale: 1"=30'



PRELIMINARY FOR ILLUSTRATIVE PURPOSES ONLY



CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG. GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

DESIGNED BY: KJM
 CHECKED BY: KJM
 DRAWN BY: KJM



BRANNAN SAND AND GRAVEL COMPANY, LLC

PIT-R CONDITIONAL USE PERMIT
 LANDSCAPE PLAN ENLARGEMENTS

DATE	REVISION COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

SHEET NO.

L1.2

03 OF 03



Development Review Team Comments

Date: 6/8/2020

Project Number: PRC2019-00020

Project Name: Brannan Sand & Gravel (Pit R)

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 06/08/2020

Email: gjbarnes@adcogov.org

Complete

PLN01: Landscape plans were submitted with the original application, but no landscape plan was submitted with the resubmittal package. Even with the addition of landscaping, it is unlikely that this use will be appropriate for the area, based on Criterion #4 regarding compatibility. The best path forward may be scheduling the case for public hearing.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 05/22/2020

Email: glabrie@adcogov.org

Complete

ENG1: The applicant will be required to complete and submit the Adams County construction permit application (INF) along with the supporting engineering documents for the proposed site improvements and right-of-way improvements. The construction permit must be reviewed and approved by Development Engineering before construction can begin.

Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Katie Keefe

Date: 05/21/2020

Email:

Complete

The following are a list of potential conditions, if approved:

The applicant shall install a wind gauge, such as an anemometer, in the vicinity of crushing operations to monitor wind speeds and shall cease dust generating activities when wind speeds exceed a sustained 25 mph or gusts exceed 35 mph. Records of operation shutdown due to high winds shall be maintained and made available to Adams County upon request.

Fugitive dust control measures as prescribed within the facility's Air Pollutant Emission Notice permit as issued by CDPHE, must be in place and functioning at all times. There must be no off-property transport of visible emissions nor shall visible dust emissions exceed 20% opacity.

The applicant shall install sediment control BMPs along the site access and use a sweeper as frequently as necessary to prevent tracking and offsite transport of mud and dirt from the facility onto the public right of way.

The applicant has agreed as a condition of the permit to conduct semi-annual noise monitoring and airborne dust monitoring while crushing and recycling operations are active. Noise and air monitoring results shall be provided to the Director of Community and Economic Development within seven days of receiving monitoring results.

Aboveground petroleum storage tanks used for equipment fueling must be placed within secondary containment and meet applicable fire code requirements.

If fuel will be stored on this site:

- All fuel storage at this site shall be provided with secondary containment, which complies with State of Colorado Oil Inspection Section Regulations; and
- Fueling areas shall be separated from the rest of the site's surface area, and protected from storm water; and
- Applicant shall make available for review by the County its Spill Prevention, Control, and Countermeasures Plan.

All fluid spills such as hydraulic and oil from maintenance of equipment, shall be removed and disposed of at a facility permitted for such disposal.

Planner Comments

Case Manager: Greg Barnes

PLN01: There are three applications being submitted: Conditional use permit to allow recycling operations in the I-2 and I-3 zone districts, conditional use permit to allow accessory outdoor storage in the I-2 and I-3 zone districts, and conditional use permit to allow stacking of material over the height of fencing.

PLN02: The subject property is located within a future land use designation as "Activity Center". This designation is intended for a future land use that will accommodate a very high intensity office, residential, and commercial uses. These areas shall provide allowances for pedestrian and bicycle transportation that will promote transit uses. The proposal of recycling operations and outdoor storage is inconsistent with the County's Comprehensive Plan.

PLN03: The area is nearby a commuter rail station and the proposal may have substantial impacts on the future development of the surrounding area. Recycling operations may create off-site impacts that may also be detrimental to the surrounding neighborhood and its future development.

PLN04: Although staff may be unlikely to support this use, the chances for approval by the Board of County Commissioners will be increased if off-site impacts are strongly mitigated. We can brainstorm at the upcoming RCC on how the application can be enhanced.

PLN05: Please provide an elevation drawing of the proposed 8' wood fence.

PLN06: At the upcoming RCC, there should be further discussion of vehicle tracking onto public roadways and overall truck traffic volumes.

PLN07: It is recommended that staff and the applicant continue to assess a reduction of the proposed height of materials.

PRC2019-00020; Brannan Sand & Gravel Pit R

Request: CUP's for recycling operations, outdoor storage, and over fence height stacking of material.

Address: 2601 W 60th Avenue

CLU/FLU: I-2/ Activity Center

Plans:

SW Area Framework Plan

- Policy 14.1 Promote Clean Industrial Uses; Encourage development and redevelopment of a range of industrial uses in the Southwest Area, with particular emphasis on new clean and/ or light industrial uses.

Balanced Housing Plan- N/A

Clear Creek Valley TOD Plan (see attached maps)

Goal – Clear Creek at Federal Station

The vision for the Clear Creek at Federal Station is to create a new, vibrant, transit-oriented community amenity within walking distance of the transit station. New retail, employment, entertainment and living opportunities within the new Village Center will serve the needs of the existing community and maintain the area as an employment center for Adams County.

Station Area Goals:

Maintain and enhance existing commercial corridors

Create new connections with surrounding residential and commercial areas Revitalize older commercial and industrial areas

Encourage mixed use development

Promote sustainable development

Enhance area's role as a gateway to Southwest Adams County

Maintain and enhance existing residential neighborhoods

Improve open space and recreational opportunities

Revitalize vacant and underutilized land

TOD and Rail Station Area Planning Guidelines

- Policy: Ensure that development patterns are compatible with both the established character of the county and the new framework provided in Station Area Plans.
 - o S4. The County will discourage land use patterns in transit corridors and around transit stations that may preclude future Transit Oriented Development.
- Policy: Development intensity and density should be significantly higher in Station Areas to provide a base for a variety of housing, employment, local services and amenities that promote transit usage, encourage pedestrian activity and support a vibrant station area community.
 - o #7 Discourage low-intensity, land consumptive uses related to agriculture or heavy industry such as outdoor storage or construction staging.

Federal Blvd Framework Plan

8. Corridor Planning should address potential Federal Boulevard blight conditions and recommend improvements in visual character. The addition of pedestrian-oriented improvement to the Right-of-Way is critical in providing better accommodations for non-motorized corridor transportation. Additionally, streetscape planting should be incorporated throughout the corridor with a focus on shade trees along the east and west sides of the roadway due to the utility limitations of the center medians.
10. Corridor planning should address potential methods to land assembly for redevelopment, protection of residential neighborhoods from commercial land use and traffic encroachment, and methods to interconnect the local street grid.

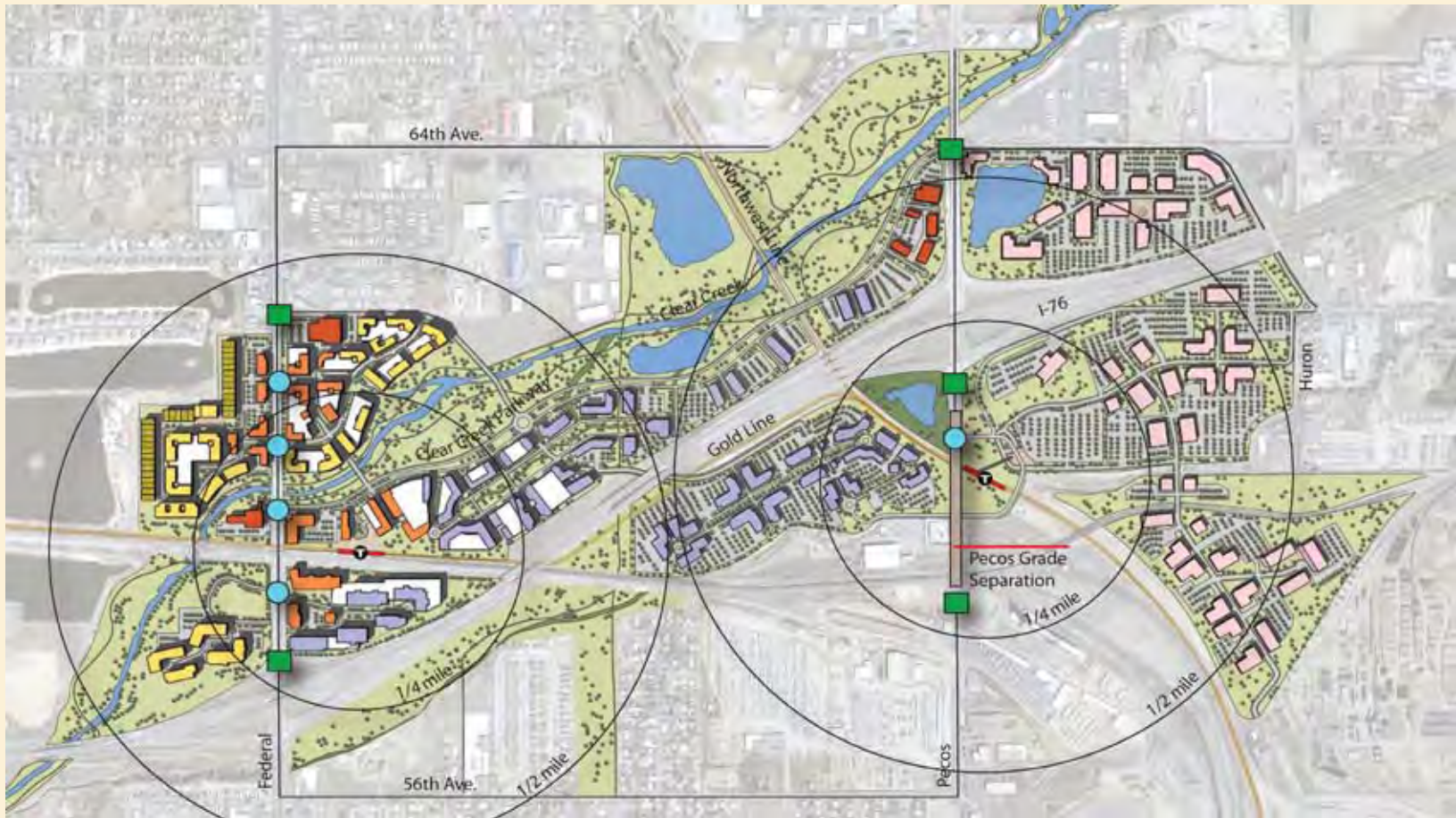
Imagine Adams Comp Plan










Activity Center- This land use category is characterized by its high intensity, mixed-use character, and high quality. The primary uses will be offices, hotels, retail, high-density residential and clean, indoor manufacturing and warehousing. Activity Centers are designated for areas that will have excellent transportation access and visibility, particularly along the FasTracks corridors. Development in Activity Centers must contain a sufficient intensity and mix of uses to create a pedestrian environment and support transit service. These centers may be especially suitable for providing a variety of housing or should be planned with due consideration of accessibility between residences and places of employment.

Making Connections

- Triangle of Opportunity. Opportunities include transit-oriented development, trail-oriented development, mixed-use development.
- 4.1 Sidewalk Program 2. Missing Sidewalk links

Option 1 - Clear Creek Parkway



- | | | | | | |
|---|---------------------------------|---|---------------------------|---|--|
|  | Retail |  | Business/office |  | Signalized intersection (needs CDOT approval) |
|  | Mixed use |  | Industrial |  | Gateway |
|  | Multi family residential |  | Structured parking | | |
|  | Single family attached | | | | |

Option 1 - Clear Creek Parkway

Approach

An approach was used that integrated the two station areas as one unified place by completing the connection of 60th Avenue from Federal Boulevard under I-76 to Pecos Street and the Pecos Junction Station. This collector road creates a new east-west connection and provides access to the Clear Creek amenity to neighborhoods and businesses south of I-76 and the rail lines. The plan is based on a future scenario of the densification that is possible after the arrival of commuter rail and opportunities for retail and residential development become a reality in the market. It has a 12-20 year planning horizon.

Overview of Option 1 - Clear Creek Parkway

Option 1 - Clear Creek Parkway is based on building a parkway north of I-76 that connects Federal Boulevard to Pecos Street along the Clear Creek amenity. The parkway expands the open space associated with the amenity and also serves to mitigate the floodplain issues in the area and enables development to occur between I-76 and the parkway. A collector road is also proposed from 62nd Avenue and Federal Boulevard east to the Pecos Station creating a second connection between the two station areas.

Parking

In the short term, surface parking will prevail at both stations. However, as the market allows and densification occurs, mixed-use structured parking with wrapped retail on the street level is recommended. The plan shows a future vision of structured parking around the Federal Station area. Future public parking will not be paid for by RTD or Adams County. In the Gold Line EIS, RTD has budgeted for surface parking through 2030.

Circulation

Both vehicular and pedestrian circulation was a primary consideration in the plan. Access east and west has been increased, and a greatly expanded network of sidewalks and trails is integral to the concept. Pedestrian priority streets will dominate in the Village Center area and all roads in the station areas will provide for bike and pedestrian circulation.

Gateways

Four gateways are noted on the plan. Whether they announce the station areas or the name of a business park, gateways become familiar landmarks that contribute to a greater sense of place and unite the various elements of the plan. Specific gateway design and area branding will need to be developed as part of an overall station identity program.



Gateway as a small median

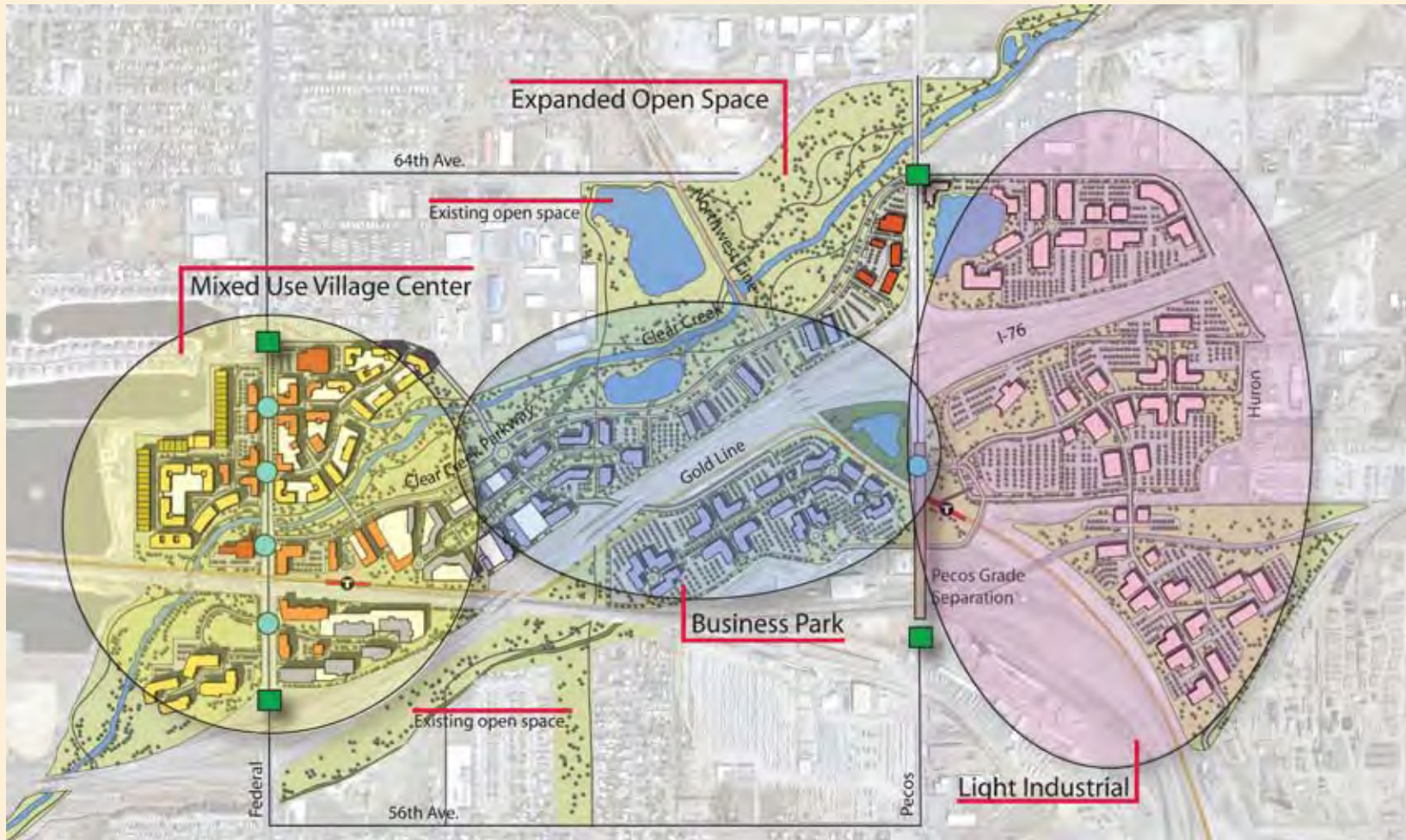


Gateway as an overhead sign



Gateway as a corner monument

Option 1 - Clear Creek Parkway



- | | | |
|--|--|--|
| Retail | Business/office | Signalized intersection (needs CDOT approval) |
| Mixed use | Industrial | Gateway |
| Multi family residential | Structured parking | |
| Single family attached | | |

Greg Barnes

From: Gordon Stevens
Sent: Thursday, December 26, 2019 10:01 AM
To: Greg Barnes
Cc: David Rausch; Juliana J. Archuleta; Russell Nelson; Monica Lovato-Ramirez; John Dyer
Subject: RE: For Review: Brannan Sand & Gravel Pit R (PRC2019-00020)
Attachments: DOCS-#6018167-v1-SUBMITTAL_BRANNAN_SAND_AND_GRAVEL_PIT_R_2601_W__60TH_AVE__GREG_BARNES_REQUEST_FOR_COMMENT.PDF

Good Morning Mr. Barnes,

Good Morning Greg,

Thank you for the opportunity to review this submittal. The Adams County Dept. of Public Works, Infrastructure Management, Construction Inspection Division offers the following comments:

- 1.) Roadway Construction will be required along this frontage of this property. The roadway must be constructed to it's ultimate width along this property frontage.
- 2.) Construction plans must be submitted to and approved by the Community and Economic Development Department prior to beginning this construction.
- 3.) Although the Platting has been completed for this site, an SIA will be required along with the appropriate collateral prior to the issuance of the Conditional Use Permit.
- 4.) This SIA and the submitted collateral must be approved by the Board of County Commissioners prior to beginning construction.
- 5.) A construction Permit must be issued prior to the work commencing.
- 6.) The roadway along this property frontage has been substantially deteriorating along this property frontage for several years, partially due to the traffic related to this site. These construction plans must reflect the repair of this roadway in it's entirety along this property frontage.
- 7.) There are several drainage related issues along the property frontage of this site. These drainage issues must also be addressed as part of the aforementioned construction plans.
- 8.) It does not appear as though the on-site drainage issues have been addressed with this site.
- 9.) No building Permit will be issued for any lot until all of the Public Improvements have been completed and have received Preliminary Acceptance from the Adams County Department of Public Works.
- 10.) A Pre-Construction Meeting will be held with the Construction Staff of the Dept. of Public Works, prior to construction beginning.

These plans will need to be resubmitted when they are complete.

Again, thank you for this opportunity to review this submittal.



Gordon Stevens

Construction Inspection Supervisor,
Department of Public Works
Infrastructure Management Division
ADAMS COUNTY, COLORADO
4430 So, Adams County Parkway,
1st Floor, Suite W2000B

Juliana Archuleta

To: Greg Barnes
Subject: FW: For Review: Brannan Sand & Gravel Pit R (PRC2019-00020) - Stormwater

I would like to add a few request as this is a site with historic issues:

Adams County Stormwater Division recommends the following:

- 1) Water quality must be provided to these operations due to the proximity to Clear Creek and the pollutants on-site (recycling concrete, oils from shingles, trash, vehicle leaks, etc)
- 2) A drainage report needs to be submitted showing water quality design for approval. Include assessment of soil compaction and stock piles material impacts on impervious areas and coefficients. Include drainage impacts of the proposed site driveway. Provide analysis for the existing berm installed around the property to avoid outfall to Clear creek. Provide berm height, material, and alignment, capacity and construction details. Review levee designations and regulations regarding the berm. Perform an inspection of the berm, provide pictures and video. Survey the berm by a professional surveyor to ensure the existing berm matches the design. Provide engineering calculations showing that the containment berm is adequate for containing all rain events and allowing them to infiltrate into the ground within 72 hours according to CRS 37-92-602(8). List applicable permits that will be triggered.
- 3) If, as a result of the drainage report, a storm outlet (pipe or channel) needs to be installed at this property, then contact CDPHE's Stormwater Industrial Permit and submit permit application. Provide copies of the permit and all supporting information (SWMP, sampling plan, etc).
- 4) Provide documentation showing Brannan has the authorization to work, store materials or stockpile on Adams County parcel # 0182508100038 located between Brannan and Clear Creek. If there is no written agreement, please relocate the berm or any other containment structure within Brannan property line. Re-store Adams County property: grade, amend soil, mulch and seed until 70% vegetation cover is established and survey and staked down the property limits. Refer to image below.
- 5) Establish a 150ft vegetation buffer zone from the top of clear Creek's slope. Provide site plan showing buffer zone. Revegetated buffer zone as needed with native seed mix according to soil type.
- 6) Provide access easement to the county to inspect the creek. Contact ROW-Marissa H.
- 7) Install a vehicle tracking pad following UDFCD details, angular clean rock 3 to 6", geotextile underneath at the access that transitions from the recycled asphalt driveway and dirt. The millings do not remove sediment from tires, a tracking pad is still needed. Call for inspection. No recycling concrete allowed. This product is not allowed because the fines have high pH and impact water quality.
- 8) Provide "Sweeping Plan" specifying sweeping frequency. No kick broom equipment, vacuum sweeper is required. Sweeping logs must be filed. Waste disposal of sweepings needs to be specified. If disposal is on-site, provide location and BMPs to prevent run-on, run-off and infiltration of pollutants into the ground.
- 9) Inspect impacts to Clear Creek's slope regularly. Remove all trash, repair all erosion, mulch and seed all bare soil areas following UDFCD details and seed mix. Document conditions with pictures and keep logs. Provide inspection results and repairs of the first inspection.
- 10) Contact David Rausch regarding drainage easement needs along the front side of the property, and Drainage issues in that area.



December 30, 2019

Greg Barnes, Planner III
Adams County Community & Economic Development Department
Transmission via email: gjbarnes@adcogov.org

Re: Brannan Sand & Gravel Pit
Case no. PRC2019-00020
Part of NW ¼ Section 8, T 3S, R 68W, 6th P.M.
Water Division 1, Water District 2

Dear Mr. Barnes:

We have received your December 17, 2019 submittal concerning the above referenced conditional use permit applications for recycling operations, accessory outdoor storage, and stacking of material uses on a 23.57-acre parcel located in the NW ¼ of Section 8, T 3S, R 68W, 6th P.M. According to the submitted information, the parcel is located in the Industrial-2 and Industrial-3 zone districts.

This referral does not appear to qualify as a “subdivision” as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

There are no permitted wells on the property. Estimated water demand, proposed uses, and proposed water supply source were not provided. A letter dated April 3, 2019 stated that the North Washington Street Water & Sanitation District (“District”) is currently servicing this property, and that permits for additional uses such as industrial must first be obtained, subject to limitations set forth by the District. This office has no objections to this proposal.

If you or the applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x8206 or at wenli.dickinson@state.co.us.

Sincerely,

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file 26898



Greg Barnes

From: Rob Smetana <rsmetana@arvada.org>
Sent: Wednesday, December 18, 2019 3:17 PM
To: Greg Barnes
Subject: Re: For Review: Brannan Sand & Gravel Pit R (PRC2019-00020)

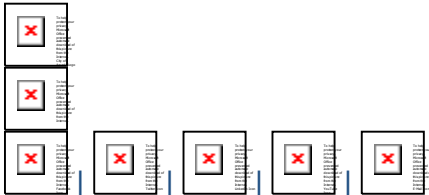
Please be cautious: This email was sent from outside Adams County

Greg,

Arvada has no concerns regarding this project. It is outside of our Comprehensive Plan and urban growth boundary areas.

Thanks for sending this for our review.

Rob Smetana, AICP
Manager of City Planning and Development
720.898.7440
rsmetana@arvada.org



On Tue, Dec 17, 2019 at 1:05 PM Greg Barnes <GJBarnes@adcogov.org> wrote:

The Adams County Planning Commission is requesting comments on the following applications: **Conditional use permit applications to allow the following uses in the Industrial-2 and Industrial-3 zone districts: 1) recycling operations, 2) accessory outdoor storage; 3) stacking of material over the height of fencing.** This request is located at 2601 West 60th Avenue. The Assessor's Parcel Number is 0182508100041.

Applicant Information: Brannan, Fred Marvel, 2500 E. Brannan Way, Denver, CO 80229

Please forward any written comments on this application to the Community and Economic Development Department at 4430 S. Adams County Parkway, Suite W2000A Brighton, CO

80601-8216, or call (720) 523-6800 by January 7, 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.

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 information can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases, sometimes it may take a few business days for case material to get posted to our website.

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

adcogov.org

Greg Barnes

From: Inter Governmental Plan Review <InterGovernmentalPlanReview@denverwater.org>
Sent: Friday, December 20, 2019 8:29 AM
To: Greg Barnes
Subject: RE: For Review: Brannan Sand & Gravel Pit R (PRC2019-00020)

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

Good Morning Greg,

Denver Water has no comments on this submittal. Please let me know if you have any questions or concerns.

Thank you,

Kela Naso | Engineering Specialist
Denver Water | t: 303-628-6302 | e: kela.naso@denverwater.org
denverwater.org | denverwaterTAP.org



From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Tuesday, December 17, 2019 1:06 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Brannan Sand & Gravel Pit R (PRC2019-00020)

The Adams County Planning Commission is requesting comments on the following applications: **Conditional use permit applications to allow the following uses in the Industrial-2 and Industrial-3 zone districts: 1) recycling operations, 2) accessory outdoor storage; 3) stacking of material over the height of fencing.** This request is located at 2601 West 60th Avenue. The Assessor's Parcel Number is 0182508100041.

Applicant Information: Brannan, Fred Marvel, 2500 E. Brannan Way, Denver, CO 80229

Please forward any written comments on this application to the Community and Economic Development Department at 4430 S. Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by January 7, 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.

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 information can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases, sometimes it may take a few business days for case material to get posted to our website.

Thank you for your review of this case.



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

Project:	Brannan Sand & Gravel	Project Type:	ADCO Conditional Use Permit
Address:	2601 West 60 th Avenue	Date:	12/23/19
Occupancy Type:	Outdoor recycling, storage, and stacking	Reviewed By:	Whitney Even
Construction Type:	TBD	Certification #:	166304410

The plans submitted to the Adams County Planning Division have been sent to use for review and comments. At this time, the Fire District has the following comments and/or requirements:

General:

1. The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to <https://codes.iccsafe.org/public/document/IFC2018>. Amendments to this code can be located by going to http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf.
2. Nothing in this review is intended to approve any aspect of these plans or this project that does not strictly comply with all applicable codes and standards. Any changes that are made to the plans will require additional review and comment by the Fire District.
3. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, *Fire Safety During Construction and Demolition*.

Access Requirements:

1. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e. 85,000 lbs), and must have a surface that provides all-weather driving capabilities.
2. Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic. For information on how to order this, please go to <https://www.acfpd.org/plan-submittals.html>.
3. If the gas meter is accessible to vehicle impact bollards are required to protect it.
4. New and existing buildings or sites shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches is not clearly visible from the street or road.

Fire Protection Water Supply and Hydrants:

5. Please provide information and plans showing the closest fire hydrants to the site.
6. Unobstructed access to fire hydrants shall be maintained at all times. Fire department personnel shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher than 4 inches above grade. The unobstructed vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by the Fire District.

Other Requirements:

- ⇒ Please be aware that permits for any building structures and gates will be required by the Fire Prevention Bureau. Please call us for information on how to apply.
- ⇒ We always welcome and encourage meetings to discuss fire code requirements. Please call us at any point in the process if you would like to schedule one.

Any disagreements to these plan review comments may be addressed by contacting the Adams County Fire District offices. Further unresolved disagreements may be appealed to the Adams County Fire Board of Appeals as stated in Ordinance 4 of the amendments to the 2018 International Fire Code.

Greg Barnes

From: Woodruff, Clayton <Clayton.Woodruff@RTD-Denver.com>
Sent: Friday, January 03, 2020 2:27 PM
To: Greg Barnes
Subject: RE - Brannan Sand & Gravel Pit - (PRC2019-00020)

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

Greg,

The RTD has no comments regarding this project.



C. Scott Woodruff
Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com



January 3, 2020

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

RE: Brannan Sand and Gravel (Pit 10), PRC2019-00020
TCHD Case No. 6065

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Conditional Use Permit for recycling operations, accessory outdoor storage, and stacking of materials of the height of the fencing located at 2601 W. 60th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Historic Landfill within Adams County Overlay District

In accordance with Section 3-35-03 of Chapter 3-Zone District Regulation, Flammable Gas Overlay (FGO), the subject property will need to comply with all applicable sections of the Adams County Flammable Gas Overlay (FGO). Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. At this time, construction is not proposed. At such time that construction is planned within 1,000 feet of Landfill Nos. AD-028, Ad-145, AD-008, AD-027, AD-004, AD-003, AD-234, AD-030, and AD-160, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, an active flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers.

Questions regarding this may be directed to Sheila Lynch at (720) 200-1571 or slynch@tchd.org.

Construction and Demolition Recycling Facility

Recycling of industrial materials has the potential to cause odors, ground water contamination, and nuisance conditions. The Hazardous Materials and Waste Management Division of Colorado Department of Public Health and Environment (CDPHE) regulates recycling facilities. This facility must meet the requirements of Section 8 of 6CCR 1007-2, Part 1. More information can be found at <https://www.colorado.gov/pacific/cdphe/recycling>.

Fugitive Dust – Permanent uses

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions, including fugitive dust. Control measures may be necessary to minimize the amount of fugitive emissions from site activities including haul roads, stockpiles, and erosion. The applicant shall contact the APCD, at (303) 692-3100 for more information. Additional information is available at <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/environment/air-quality/business-and-industry>.

Vector Control - Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,



Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, Lisa Oliveto, Warren Brown, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

January 3, 2020

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

Attn: Greg Barnes

Re: Brannan Sand and Gravel Pit 10, Case # PRC2019-00020

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use documentation for **Brannan Sand and Gravel Pit 10** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

ARMOS Investments
4770 Biscayne Blvd, Ste 730
Miami, FL 33136

Community and Economic Development Department
Adams County
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216
via email: GJBarnes@adcogov.org

RE: PRC2019-00020 Brannan Sand & Gravel (Pit 10)

To Whom It May Concern:

On behalf of 2300 W 60 LLC and 2400 W60 LLC, owners of the properties located at 2300 through 2860 West 60th Avenue, thank you for the opportunity to comment on Project Number PRC2019-00020 and the proposed conditional use permit.

We understand the physical, environmental, regulatory, and market constraints complicating redevelopment of the subject property in a manner more consistent with Adams County long range plans for the area. We also understand that it is likely in both the applicant's and the County's interest for the site to remain economically viable during the interim period while area and regional studies are being completed and a site-specific plan for redevelopment is submitted and approved.

However, as the owners' of the property immediately across the street from the subject property, we feel strongly that if the County approves the proposed conditional use (or any other conditional use) the timeline and terms for achieving a viable plan for redevelopment and the terms for a clear end to the conditional use(s) should be well understood and documented as part of the County's approval.

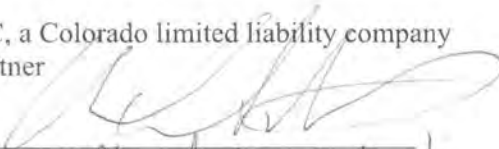
Since the application itself makes no reference to either a process or a timeline, we respectfully request to be kept informed of the application process, including receiving a copy of the staff report, notice of hearing dates, etc.

Sincerely,

2300W60, LLC, a Florida limited liability company

By: Clear Creek Station Development, LLLP, a Florida limited liability limited partnership
Its: Sole Member

By: CCSD LLC, a Colorado limited liability company
Its: General Partner

By: 
Print Name: Alexander D. Maslowitz
Title: Manager

Greg Barnes

From: Dan Micek <danmicek54@comcast.net>
Sent: Tuesday, December 17, 2019 1:39 PM
To: Greg Barnes
Subject: PRC2019-00020 Brannan Sand and Gravel

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

Greg
I have received and reviewed the application from Brannan Sand and Gravel.
I believe that this proposal is in line with the comprehensive plan of Adams County.
The land along Clear Creek and I-76 have been set for industrial zoning.
This company has made it clear that they fully intend to follow county regulation and I see no issue with them using this land for their purpose.
The future plans for this area are far reaching, and because of the general condition of the area, probably unattainable.
Since I do not live in the immediate area, I would be curious how the local residents feel about this project and the future plans of this location.

Dan Micek
Citizen
Adams County Colorado

Sent from [Mail](#) for Windows 10



Request for Comments

Case Name: Brannan Sand & Gravel (Pit 10)
Project Number: PRC2019-00020

December 17, 2019

The Adams County Planning Commission is requesting comments on the following applications: **Conditional use permit applications to allow the following uses in the Industrial-2 and Industrial-3 zone districts: 1) recycling operations, 2) accessory outdoor storage; 3) stacking of material over the height of fencing.** This request is located at 2601 West 60th Avenue. The Assessor's Parcel Number is 0182508100041.

Applicant Information: Brannan
Fred Marvel
2500 E. Brannan Way
Denver, CO 80229

Please forward any written comments on this application to the Community and Economic Development Department at 4430 S. Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by January 6, 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.

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 information can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes
Planner III



Public Hearing Notification

Case Name:	Brannan Sand & Gravel
Case Number:	PRC2019-00020
Planning Commission Hearing Date:	July 9, 2020 at 6:00 p.m.
Board of County Commissioners Hearing Date:	July 28, 2020 at 9:30 a.m.

June 17, 2020

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: Conditional use permit applications to allow the following uses in the Industrial-2 and Industrial-3 zone districts: 1) recycling operations, 2) accessory outdoor storage; 3) stacking of material over the height of fencing. The Assessor's Parcel Number is 0182508100041. The site is located at 2601 W. 60th Avenue. The applicant is: Fred Marvel, Brannan, Brannan Sand & Gravel, 2500 E Brannan Way, Denver, CO 80229

The Planning Commission meeting will be held virtually using the Zoom video conferencing software and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. For instructions on how to access the public hearing via telephone or internet, or to submit comment, please visit <http://www.adcogov.org/planning-commission> for up to date information.

The Board of County Commissioners meeting is broadcast live on the Adams County YouTube channel and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting. For instructions on how to access the public hearing and submit comments, please visit <http://www.adcogov.org/bocc> for up to date information.

These will be public hearings and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes, Planner III
gjbarnes@adcogov.org, 720-523-6853

PUBLICATION REQUEST

Case Name: PRC2019-00020

Case Number: Brannan Sand & Gravel

Planning Commission Hearing Date: July 9, 2020 at 6:00 p.m.

Board of County Commissioners Hearing Date: July 28, 2020 at 9:30 a.m.

Case Manager: Greg Barnes, gibarnes@adcogov.org, 720-523-6853

Applicant: Fred Marvel, Brannan, Brannan Sand & Gravel, 2500 E Brannan Way, Denver, CO 80229

Request: Conditional use permit applications to allow the following uses in the Industrial-2 and Industrial-3 zone districts: 1) recycling operations, 2) accessory outdoor storage; 3) stacking of material over the height of fencing.

Parcel Number: 0182508100041

Address of the Request: 2601 W. 60th Avenue

Legal Description: A PARCEL OP LAND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 8, THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST, 1650.60 FEET ALONG THE EAST LINE OF SAID SECTION 8 TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 4180, PAGE 409, ADAMS COUNTY RECORDS, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 07 MINUTES 03 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 8 920.29 FEET TO A POINT ON THE NORTH LINE OF THAT PARCEL OP LAND AS DESCRIBED IN BOOK 3374, PAGE 318, ADAMS COUNTY RECORDS, THENCE SOUTH 86 DEGREES 54 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE 169.81 FEET; THENCE SOUTH 78 DEGREES 58 MINUTES 16 SECONDS WEST ALONG SAID NORTH LINE 56.02 FEET TO THE NORTH LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 3432, PAGE 154, ADAMS COUNTY RECORDS; THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG SAID NORTH, LINE 1411.70 FEET; THENCE SOUTH 49 DEGREES 53 MINUTES 18 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL OF LAND DESCRIBED IN BOOK 3432, PAGE 154 A DISTANCE OF 77.56 FEET TO THE EAST-WEST CENTERLINE OF SAID SECTION 8; THENCE NORTH 89 DEGREES 58 MINUTES 13 SECONDS WEST ALONG SAID EAST-WEST CENTERLINE 183.64 FEET MORE OR LESS TO THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS DESCRIBED IN BOOK 4180, PAGE 409, ADAMS COUNTY RECORDS; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE THE FOLLOWING SIX COURSES: 1. NORTH 49 DEGREES 25 MINUTES 25 SECONDS EAST, 122.50 FEET; 2. NORTH 47 DEGREES 42 MINUTES 36 SECONDS EAST, 356.79 FEET; 3. THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 433.51 FEET AND A CENTRAL ANGLE OF 11 DEGREES 59 MINUTES 07 SECONDS; 4. NORTH 59 DEGREES 41 MINUTES 43 SECONDS EAST, 331.34 FEET; 5. NORTH 68 DEGREES 33 MINUTES 27 SECONDS EAST, 1080.62 FEET; 6. NORTH 72 DEGREES 24 MINUTES 16 SECONDS EAST, 155.30 FEET TO THE TRUE POINT OF BEGINNING.

Virtual Meeting and Public Comment Information:

These meetings will be held virtually. Please visit <http://www.adcogov.org/planning-commission> and <http://www.adcogov.org/bocc> for up to date information on accessing the public hearings and

submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

Adams County Attorney's Office
Attn: Christine Fitch
4430 S Adams County Pkwy
Brighton CO 80601

Adams County Parks and Open Space Department
Attn: Marc Pedrucci

Adams County CEDD Addressing
Attn: Mark Alessi
PLN

Adams County Parks and Open Space Department
Attn: Aaron Clark

Adams County CEDD Development Services Engineer
Attn: Devt. Services Engineering
4430 S. Adams County Pkwy.
Brighton CO 80601

Adams County Sheriff's Office
Attn: Rick Reigenborn

Adams County CEDD Right-of-Way
Attn: Mark Alessi
4430 S. Adams County Pkwy.
Brighton CO 80601

Adams County Sheriff's Office
Attn: - -

Adams County Community & Economic Development Departm
Attn: Gina Maldonado
4430 S. Adams County Pkwy
Brighton CO 80601

Adams County Treasurer
Attn: Lisa Culpepper
4430 S. Adams County Pkwy.
Brighton CO 80601

Adams County Community Safety & Wellbeing, Neighborhood
Attn: Gail Moon
4430 S. Adams County Pkwy.
Brighton CO 80601

Arvada Fire Department
Attn: Steven Parker
7903 Alison Way
Arvada CO 80005

Adams County Construction Inspection
Attn: Gordon .Stevens
4430 S. Adams County Pkwy
Brighton CO 80601

BERKELEY NEIGHBORHOOD ASSOC.
Attn: GLORIA RUDDEN
4420 W 52ND PL.
DENVER CO 80212

Adams County Development Services - Building
Attn: Justin Blair
4430 S Adams County Pkwy
Brighton CO 80601

BERKELEY WATER
Attn: Paul Peloquin
4455 W 58TH AVE UNIT A
Arvada CO 80002

Adams County Fire Protection District
Attn: Jerry Means
8055 N. WASHINGTON ST.
DENVER CO 80229

BERKELEY WATER & SAN DISTRICT
Attn: SHARON WHITEHAIR
4455 W 58TH AVE UNIT A
ARVADA CO 80002

Adams County Fire Rescue
Attn: Whitney Even
7980 Elmwood Lane
Denver CO 80221

CDOT Colorado Department of Transportation
Attn: Bradley Sheehan
2829 W. Howard Pl.
2nd Floor
Denver CO 80204

Century Link, Inc
Attn: Brandyn Wiedreich
5325 Zuni St, Rm 728
Denver CO 80221

City of Arvada
Attn: Rob Smetana
8101 Ralston Rd.
Arvada CO 80002

City of Arvada Utilities
Attn: Sharon Israel
8101 Ralston Rd.
Arvada CO 80002

CITY OF WESTMINSTER
Attn: Rita McConnell
4800 W 92ND AVE.
WESTMINSTER CO 80031

CITY OF WESTMINSTER
Attn: Andy Walsh
4800 W 92nd Avenue
WESTMINSTER CO 80031

COLO DIV OF WATER RESOURCES
Attn: Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203

COLO DIV OF WATER RESOURCES
Attn: Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203

COLORADO DEPT OF TRANSPORTATION
Attn: Steve Loeffler
2000 S. Holly St.
Region 1
Denver CO 80222

COLORADO DIVISION OF WILDLIFE
Attn: Matt Martinez
6060 BROADWAY
DENVER CO 80216-1000

COLORADO DIVISION OF WILDLIFE
Attn: Serena Rocksund
6060 BROADWAY
DENVER CO 80216

COLORADO GEOLOGICAL SURVEY
Attn: Jill Carlson
1500 Illinois Street
Golden CO 80401

Colorado Geological Survey: CGS_LUR@mines.edu
Attn: Jill Carlson
Mail CHECK to Jill Carlson

COMCAST
Attn: JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260

Crestview Water & Sanitation
Attn: Patrick Stock
7145 Mariposa St
PO Box 21299
Denver CO 80221-0299

Division of Mining and Reclamation Safety
Attn: Jared Ebert
Colorado Department of Natural Resources
1313 Sherman St., #215
Denver CO 80203

GOAT HILL
Attn: SHARON WHITEHAIR
2901 W 63RD
AVE SP:0047
DENVER CO 80221

MAPLETON SCHOOL DISTRICT #1
Attn: CHARLOTTE CIANCIO
591 E. 80TH AVE
DENVER CO 80229

METRO WASTEWATER RECLAMATION
Attn: CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229

MOBILE GARDENS
Attn: VERA MARIE JONES
6250 FEDERAL #29
DENVER CO 80221

North Lincoln Water and Sanitation District
Attn: JORGE HINOJOS
1560 Broadway
Suite 1400
Denver CO 80202

North Lincoln Water and Sanitation District
Attn: - -

TRI-COUNTY HEALTH DEPARTMENT
Attn: MONTE DEATRICH
4201 E. 72ND AVENUE SUITE D
COMMERCE CITY CO 80022

North Pecos Water & Sanitation District
Attn: Russell Traska
6900 Pecos St
Denver CO 80221

Tri-County Health: Mail CHECK to Sheila Lynch
Attn: Tri-County Health
landuse@tchd.org

NORTHRIDGE ESTATES AT GOLD RUN HOA
Attn: SHANE LUSSIER
14901 E Hampden Ave
Suite 320
AURORA CO 80014

UNION PACIFIC RAILROAD
Attn: Anna Dancer
1400 DOUGLAS ST STOP 1690
OMAHA NE 68179

NS - Code Compliance
Attn: Kerry Gress
kgress@adcogovorg

United States Postal Service
Attn: Arlene Vickrey

Pecos Park Logistics Park Metro District
Attn: M Mitchell
4221 Brighton Blvd
Denver CO 802163719

United States Postal Service
Attn: Jason Eddleman

PERL MACK NEIGHBORHOOD GROUP
Attn: DAN MICEK - PRESIDENT
7294 NAVAJO ST.
DENVER CO 80221

US EPA
Attn: Stan Christensen
1595 Wynkoop Street
DENVER CO 80202

Pomponio Terrace Metropolitan District
Attn: Zachary White
2154 E. Commons Avenue, #2000
Centennial CO 80122

WESTMINSTER FIRE DEPT.
Attn: CAPTAIN DOUG HALL
9110 YATES ST.
WESTMINSTER CO 80031

REGIONAL TRANSPORTATION DIST.
Attn: Engineering RTD
1560 BROADWAY SUITE 700
DENVER CO 80202

WESTMINSTER SCHOOL DISTRICT #50
Attn: Jackie Peterson
7002 Raleigh Street
WESTMINSTER CO 80030

The TOD Group
Attn: THE TOD GROUP
1431 Euterpe Street
New Orleans LA 70130

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

TRI-COUNTY HEALTH DEPARTMENT
Attn: Sheila Lynch
6162 S WILLOW DR, SUITE 100
GREENWOOD VILLAGE CO 80111

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

2300W60 LLC
C/O CCSD-COLORADO LLC
4770 BISCAYNE BLVD STE 700
MIAMI FL 33137-3244

BEACH62 LLC
3535 LARIMER ST
DENVER CO 80205-2421

2400W60 LLC
C/O CCSD- COLORADO LLC
4770 BISCAYNE BLVD STE 710
MIAMI FL 33137-3244

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

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

BOARD OF COUNTY COMMISSIONERS OF
ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

6232 BEACH LLC
PO BOX 1719
ARVADA CO 80001-1719

CARRASCO MARIA P
2360 W 58TH AVE
DENVER CO 80221

67TH STREET ACQUISITIONS LLC
500 W 67TH STREET
LOVELAND CO 80538

CC W64TH AVE LLC
4007 BRYANT ST
DENVER CO 80211-2117

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

CHERFEIN JOINT VENTURE LLC
3535 LARIMER ST
DENVER CO 80205-2421

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601

CIROCKI VIOLA M TRUST THE UND 64.4% AND
CIROCKI FAMILY TRUST THE UND 35.6% INT
8610 HOLMAN CIRCLE
ARVADA CO 80005-5957

ALOHA BEACH DEVELOPMENT CORP
3556 W 62ND AVENUE
DENVER CO 80221

COUNTY OF ADAMS
4430 S ADAMS COUNTY PKWY FL 5
BRIGHTON CO 80601-8222

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

COUNTY OF ADAMS THE
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601-8222

ATR HOLDINGS LLC
13490 IVY ST
THORNTON CO 80602-9223

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

CST METRO LLC
1 VALERO WAY
SAN ANTONIO TX 78249-1616

FED60 LLC
3535 LARIMER ST
DENVER CO 80205-2421

DEEDS BETH A
8800 GROVE ST
WESTMINSTER CO 80031-3329

FED61 LLC
3535 LARIMER ST
DENVER CO 80205-2421

DENNIS PROPERTIES LLC
8175 W CLIFTON AVE
LITTLETON CO 80128-5587

FED62 LLC
3535 LARIMER ST
DENVER CO 80205-2421

DENVER TRANSIT ORIENTED DEVELOPMENT
FUND LLC
1431 EUTERPE ST
NEW ORLEANS LA 70130-4405

GRAEME JOHNSTON LLC
PO BOX 3717
DILLON CO 80435-3717

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

GWE L P
6320 BEACH STREET
DENVER CO 80221

EGLI JAMES E
6231 BEACH STREET UNIT C
DENVER CO 80221

HEPP MICHAEL J
13937 LEXINGTON PL
WESTMINSTER CO 80023-9386

ELMS BLESSING LLC
14580 W 56TH PL
ARVADA CO 80002-1154

HOLDCROFT EDWARD
8343 ADAMS WAY
DENVER CO 80221-3905

ELMS BLESSING LLC
C/O FRED J ELMS, MANAGING MEMBER
14580 W 56TH PLACE
ARVADA CO 80002

HOWARD GREGORY A TRUST THE AND
HOWARD KAREN R TRUST THE
10789 BRYANT COURT
WESTMINSTER CO 80234

FED57 LLC
3535 LARIMER ST
DENVER CO 80205-2421

JUNG CHUL W
6231 FEDERAL BLVD
DENVER CO 80221-2005

FED58 LLC
3535 LARIMER ST
DENVER CO 80205-2421

JUNG CHUL WOO
6231 N FEDERAL BLVD
DENVER CO 80221

KING LYNETTA ARCHER
412 CHALET DR
BLACK HAWK CO 80422-8722

PULL-N-SAVE AUTO PARTS LLC
5846 CROSSINGS BLVD
ANTIOCH TN 37013-3129

MARTIN MARIETTA MATERIALS INC
C/O BADEN TAX MANAGEMENT
FORT WAYNE IN 46898-8040

PULL-N-SAVE AUTO PARTS LLC
1550 N MEADOWCREST BLVD
CRYSTAL RIVER FL 34429-5756

MATHIAS ERIC J AND
MATHIAS KARLA A
6271 BEACH ST UNIT B
DENVER CO 80221-2072

QUIKRETE COMPANIES INC THE
C/O KAREN KULP
3490 PIEDMONT RD STE 1300
ATLANTA GA 30305-4811

MINER JOHN
PO BOX 577
CASTLE ROCK CO 80104-0577

QUIKRETE COMPANIES INC THE
C/O KAREN KULP
5 CONCOURSE PKWY STE 1900
ATLANTA GA 30328-6111

MOBILE GARDENS LLC
31200 NORTHWESTERN HWY
FARMINGTON HILLS MI 48334-5900

RBR PROPERTIES LLC
6202 BEACH ST
DENVER CO 80221-2033

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

REEFER WARE LLC
3535 LARIMER ST
DENVER CO 80205-2421

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

REGIONAL TRANSPORTATION DISTRICT
1600 BLAKE ST
DENVER CO 80202-1399

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

RHINER GERALD
5015 W 69TH AVE
WESTMINSTER CO 80030-5711

PIONEER MHP LLC 86% INT AND
WAYSIDE COLORADO LLC 14% INT
49 SW FLAGLER AVE STE 201
STUART FL 34994-2148

ROHRER BROTHERS LLC
PO BOX 61035
DENVER CO 80206-1035

PIT 10 LLC
2500 E BRANNAN WY
DENVER CO 80229

SHOTCRETE YARD LLC
8250 S ALBION ST
CENTENNIAL CO 80122-3909

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

ARROYOS EDUARDO
OR CURRENT RESIDENT
2661 W 58TH AVE
DENVER CO 80221-1854

STATE HIGHWAY DEPT
2000 S HOLLY ST
DENVER CO 80222-4818

AVILA LYDIA AND OLIVAS-AVILA KAILEEN LIZETTE
AND
OLIVAS-AVILA BYANKA YAZMIN
OR CURRENT RESIDENT
2681 W 58TH AVE
DENVER CO 80221-1854

STEP 13 INC
2029 LARIMER ST
DENVER CO 80205-2014

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

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

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

UNION PACIFIC RAILROAD COMPANY
C/O PROPERTY TAX DEPARTMENT
1400 DOUGLAS STOP 1690
OMAHA NE 68179-1640

CHAVEZ ALEJANDRO BARRAZA
OR CURRENT RESIDENT
2551 W 58TH AVENUE
DENVER CO 80221

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

CHOICE IV INVESTMENTS LLP
OR CURRENT RESIDENT
2080 W 60TH AVE
DENVER CO 80221-6631

WEST SPANISH CONGREGATION OF JEHOVAH S
WITNESSES/ C/O MANUEL MENDEZ
2675 W 56TH AVE
DENVER CO 80221-1811

CLARK JAMES ROBERT FAMILY TRUST THE
OR CURRENT RESIDENT
2300 W 59TH PL
DENVER CO 80221-1835

6141 FEDERAL BLVD LLC
OR CURRENT RESIDENT
6141 FEDERAL BLVD
DENVER CO 80221

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

AABAK ED
OR CURRENT RESIDENT
5781 CLAY STREET
DENVER CO 80221

CROWLEY DAVID P AND
CROWLEY LORRAINE K
OR CURRENT RESIDENT
2450 W 63RD CT
DENVER CO 80221-2031

APODACA GIL S
OR CURRENT RESIDENT
2241 W 59TH PL
DENVER CO 80221-6614

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

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

MONDRAGON AUGUSTINE ROBERT AND
MONDRAGON DORIS F
OR CURRENT RESIDENT
2531 W 58TH AVE
DENVER CO 80221

EGLI JAMES E
OR CURRENT RESIDENT
6231 BEACH STREET UNIT C
DENVER CO 80221

RBR PROPERTIES LLC
OR CURRENT RESIDENT
6202 BEACH ST
DENVER CO 80221-2033

GLOECKLER AARON AND
GLOECKLER KELLY
OR CURRENT RESIDENT
6271 BEACH ST UNIT F
DENVER CO 80221-2072

RWF ENTERPRISES LLC
OR CURRENT RESIDENT
2510 W 63RD CT
DENVER CO 80221-2031

HERNANDEZ JOEL DIAZ
OR CURRENT RESIDENT
6271 BEACH ST UNIT D
DENVER CO 80221-2072

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

HERNANDEZ JOHN A AND
HERNANDEZ GERALDINE
OR CURRENT RESIDENT
2641 W 58TH AVE
DENVER CO 80221-1854

SILVER HOLDINGS LLC
OR CURRENT RESIDENT
2150 W 60TH AVE
DENVER CO 80221-6623

L NOTHHAFT AND SON INC
OR CURRENT RESIDENT
2520 W 62ND CT
DENVER CO 80221-2030

SUFI IMRAN
OR CURRENT RESIDENT
2591 W 58TH AVE
DENVER CO 80221-1854

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

TRAN TRUNG Q AND
TRAN THY N
OR CURRENT RESIDENT
2621 W 58TH AVE
DENVER CO 80221

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

VALDEZ RICHARD T AND
VALDEZ BARBARA G
OR CURRENT RESIDENT
2341 W 58TH AVE
DENVER CO 80221-1827

MATHIAS AND MELTON LLC
OR CURRENT RESIDENT
6271 BEACH STREET C
DENVER CO 80221

VAZQUEZ JOSE LUIS AND
VAZQUEZ MARIA R
OR CURRENT RESIDENT
2571 W 58TH AVE
DENVER CO 80221-1854

MATHIAS ERIC J AND
MATHIAS KARLA A
OR CURRENT RESIDENT
6271 BEACH ST UNIT B
DENVER CO 80221-2072

VIGIL JUAN E II
OR CURRENT RESIDENT
2301 W 59TH PL
DENVER CO 80221-1834

WEST SPANISH CONGREGATION OF JEHOVAH S
WITNESSES/ C/O MANUEL MENDEZ
OR CURRENT RESIDENT
2675 W 56TH AVE
DENVER CO 80221-1811

CURRENT RESIDENT
3061 W 58TH AVE
DENVER CO 80221-1902

YOUNG JAMES FRANK AND
YOUNG STEVEN DAVID
OR CURRENT RESIDENT
2290 W 59TH PL
DENVER CO 80221-6615

CURRENT RESIDENT
3060 W 58TH AVE
DENVER CO 80221-1905

CURRENT RESIDENT
5855 FEDERAL BLVD
DENVER CO 80221-1805

CURRENT RESIDENT
2901 W 63RD AVE LOT 32A
DENVER CO 80221-2000

CURRENT RESIDENT
5800 FEDERAL BLVD
DENVER CO 80221-1806

CURRENT RESIDENT
2901 W 63RD AVE LOT 33A
DENVER CO 80221-2000

CURRENT RESIDENT
2685 W 56TH AVE
DENVER CO 80221-1811

CURRENT RESIDENT
2901 W 63RD AVE LOT 34A
DENVER CO 80221-2000

CURRENT RESIDENT
5901 FEDERAL BLVD
DENVER CO 80221-1813

CURRENT RESIDENT
2901 W 63RD AVE LOT 35A
DENVER CO 80221-2000

CURRENT RESIDENT
2860 W 60TH AVE
DENVER CO 80221-1818

CURRENT RESIDENT
2901 W 63RD AVE LOT 36A
DENVER CO 80221-2000

CURRENT RESIDENT
2400 W 60TH AVE
DENVER CO 80221-1825

CURRENT RESIDENT
2901 W 63RD AVE LOT 37A
DENVER CO 80221-2000

CURRENT RESIDENT
5900 FEDERAL BLVD UNIT A
DENVER CO 80221-1872

CURRENT RESIDENT
2901 W 63RD AVE LOT 38A
DENVER CO 80221-2000

CURRENT RESIDENT
5900 FEDERAL BLVD UNIT B
DENVER CO 80221-1872

CURRENT RESIDENT
6000 FEDERAL BLVD
DENVER CO 80221-2002

CURRENT RESIDENT
6199 FEDERAL BLVD
DENVER CO 80221-2003

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 15
DENVER CO 80221-2009

CURRENT RESIDENT
6100 FEDERAL BLVD
DENVER CO 80221-2004

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 16
DENVER CO 80221-2009

CURRENT RESIDENT
6201 FEDERAL BLVD
DENVER CO 80221-2005

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 17
DENVER CO 80221-2009

CURRENT RESIDENT
6231 FEDERAL BLVD
DENVER CO 80221-2005

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 18
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 1
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 19
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 10
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 2
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 11
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 20
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 12
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 3
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 13
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 4
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 14
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 5
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 6
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 27
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 7
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 28
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 8
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 29
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 9
DENVER CO 80221-2009

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 30
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 21
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 31
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 22
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 32
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 23
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 33
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 24
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 34
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 25
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 35
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 26
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 36
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 37
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 47
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 38
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 48
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 39
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 49
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 40
DENVER CO 80221-2010

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 50
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 41
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 51
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 42
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 52
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 43
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 53
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 44
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 54
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 45
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 55
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 46
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 56
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 57
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 67
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 58
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 68
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 59
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 69
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 60
DENVER CO 80221-2011

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 70
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 61
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 71
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 62
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 72
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 63
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 73
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 64
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 74
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 65
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 75
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 66
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 76
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 77
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 86
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 78
DENVER CO 80221-2012

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 87
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 79
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 88
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 80
DENVER CO 80221-2012

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6250 FEDERAL BLVD LOT 89
DENVER CO 80221-2013

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6250 FEDERAL BLVD LOT 100
DENVER CO 80221-2013

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6250 FEDERAL BLVD LOT 90
DENVER CO 80221-2013

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DENVER CO 80221-2013

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DENVER CO 80221-2013

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DENVER CO 80221-2013

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DENVER CO 80221-2013

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6250 FEDERAL BLVD LOT 84
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DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 95
DENVER CO 80221-2013

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 96
DENVER CO 80221-2013

CURRENT RESIDENT
2901 W 63RD AVE LOT 31A
DENVER CO 80221-2024

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 97
DENVER CO 80221-2013

CURRENT RESIDENT
2901 W 63RD AVE LOT 31B
DENVER CO 80221-2024

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 98
DENVER CO 80221-2013

CURRENT RESIDENT
2901 W 63RD AVE LOT 31C
DENVER CO 80221-2024

CURRENT RESIDENT
6250 FEDERAL BLVD LOT 99
DENVER CO 80221-2013

CURRENT RESIDENT
2901 W 63RD AVE LOT 31D
DENVER CO 80221-2024

CURRENT RESIDENT
6140 FEDERAL BLVD
DENVER CO 80221-2014

CURRENT RESIDENT
2901 W 63RD AVE LOT 31E
DENVER CO 80221-2024

CURRENT RESIDENT
6150 FEDERAL BLVD
DENVER CO 80221-2014

CURRENT RESIDENT
2901 W 63RD AVE LOT 31F
DENVER CO 80221-2024

CURRENT RESIDENT
6160 FEDERAL BLVD
DENVER CO 80221-2014

CURRENT RESIDENT
2901 W 63RD AVE LOT 31G
DENVER CO 80221-2024

CURRENT RESIDENT
6190 FEDERAL BLVD
DENVER CO 80221-2014

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2901 W 63RD AVE LOT 88
DENVER CO 80221-2026

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2901 W 63RD AVE LOT 89
DENVER CO 80221-2026

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6001 FEDERAL BLVD BLDG B
DENVER CO 80221-2022

CURRENT RESIDENT
2901 W 63RD AVE LOT 90
DENVER CO 80221-2026

CURRENT RESIDENT
2901 W 63RD AVE LOT 91
DENVER CO 80221-2026

CURRENT RESIDENT
6351 BEACH ST
DENVER CO 80221-2032

CURRENT RESIDENT
2901 W 63RD AVE LOT 92
DENVER CO 80221-2026

CURRENT RESIDENT
6232 BEACH ST
DENVER CO 80221-2033

CURRENT RESIDENT
2901 W 63RD AVE LOT 93
DENVER CO 80221-2026

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2880 W 62ND AVE
DENVER CO 80221-2046

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2901 W 63RD AVE LOT 94
DENVER CO 80221-2026

CURRENT RESIDENT
2890 W 62ND AVE
DENVER CO 80221-2046

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2901 W 63RD AVE LOT 95
DENVER CO 80221-2026

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DENVER CO 80221-2063

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DENVER CO 80221-2026

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DENVER CO 80221-2063

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2430 W 62ND CT
DENVER CO 80221-2030

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2901 W 63RD AVE LOT 15
DENVER CO 80221-2063

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6331 BEACH ST
DENVER CO 80221-2032

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DENVER CO 80221-2063

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DENVER CO 80221-2063

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2901 W 63RD AVE LOT 2
DENVER CO 80221-2063

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DENVER CO 80221-2064

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DENVER CO 80221-2064

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2901 W 63RD AVE LOT 3A
DENVER CO 80221-2063

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DENVER CO 80221-2064

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DENVER CO 80221-2063

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DENVER CO 80221-2064

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DENVER CO 80221-2063

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DENVER CO 80221-2064

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DENVER CO 80221-2065

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DENVER CO 80221-2066

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DENVER CO 80221-2065

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DENVER CO 80221-2066

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DENVER CO 80221-2066

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DENVER CO 80221-2065

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DENVER CO 80221-2066

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DENVER CO 80221-2065

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DENVER CO 80221-2066

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2901 W 63RD AVE LOT 67
DENVER CO 80221-2066

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DENVER CO 80221-2066

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DENVER CO 80221-2066

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DENVER CO 80221-2066

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DENVER CO 80221-2066

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DENVER CO 80221-2066

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DENVER CO 80221-2066

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DENVER CO 80221-2066

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2901 W 63RD AVE LOT 72
DENVER CO 80221-2066

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2901 W 63RD AVE LOT 82
DENVER CO 80221-2066

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DENVER CO 80221-2066

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DENVER CO 80221-2066

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DENVER CO 80221-2066

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2901 W 63RD AVE LOT 86
DENVER CO 80221-2066

CURRENT RESIDENT
2901 W 63RD AVE LOT 87
DENVER CO 80221-2066

CURRENT RESIDENT
2600 W 62ND AVE
DENVER CO 80221-2466

CURRENT RESIDENT
2901 W 63RD AVE LOT 11
DENVER CO 80221-2067

CURRENT RESIDENT
2211 W 59TH PL
DENVER CO 80221-6614

CURRENT RESIDENT
6271 BEACH ST UNIT A
DENVER CO 80221-2072

CURRENT RESIDENT
2231 W 59TH PL
DENVER CO 80221-6614

CURRENT RESIDENT
6271 BEACH ST UNIT E
DENVER CO 80221-2072

CURRENT RESIDENT
2200 W 60TH AVE UNIT A
DENVER CO 80221-6621

CURRENT RESIDENT
6271 BEACH ST UNIT G
DENVER CO 80221-2072

CURRENT RESIDENT
2200 W 60TH AVE UNIT B
DENVER CO 80221-6621

CURRENT RESIDENT
6231 BEACH ST UNIT A
DENVER CO 80221-2073

CURRENT RESIDENT
2200 W 60TH AVE UNIT C
DENVER CO 80221-6621

CURRENT RESIDENT
6231 BEACH ST UNIT B
DENVER CO 80221-2073

CURRENT RESIDENT
2200 W 60TH AVE UNIT D
DENVER CO 80221-6621

CURRENT RESIDENT
6231 BEACH ST UNIT D
DENVER CO 80221-2073

CURRENT RESIDENT
2200 W 60TH AVE UNIT E
DENVER CO 80221-6621

CURRENT RESIDENT
2400 W 64TH AVE
DENVER CO 80221-2325

CURRENT RESIDENT
2200 W 60TH AVE UNIT F
DENVER CO 80221-6621

CURRENT RESIDENT
2660 W 64TH AVE
DENVER CO 80221-2330

CURRENT RESIDENT
2180 W 60TH AVE
DENVER CO 80221-6623

CURRENT RESIDENT
2000 W 60TH AVE
DENVER CO 80221-6631

CURRENT RESIDENT
5929 PECOS ST
DENVER CO 80221-6646

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property at 2601 W. 60th Avenue on June 23, 2020, in accordance with the requirements of the Adams County Development Standards and Regulations.

J. Gregory Barnes

Brannan Sand & Gravel

PRC2019-00020

2601 W. 60th Avenue

July 28, 2020

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



Requests

1. Conditional use permit application to allow recycling operations in the Industrial-2 and Industrial-3 zone districts;
2. Conditional use permit application to allow accessory outdoor storage in excess of ten acres in the Industrial-2 and Industrial-3 zone districts;
3. Conditional use permit application to allow stacking of materials up to fifty (50) feet in height and above the height of any screen fencing.

AERIAL OVERVIEW



Federal Blvd.

Clear Creek

I-76

Site

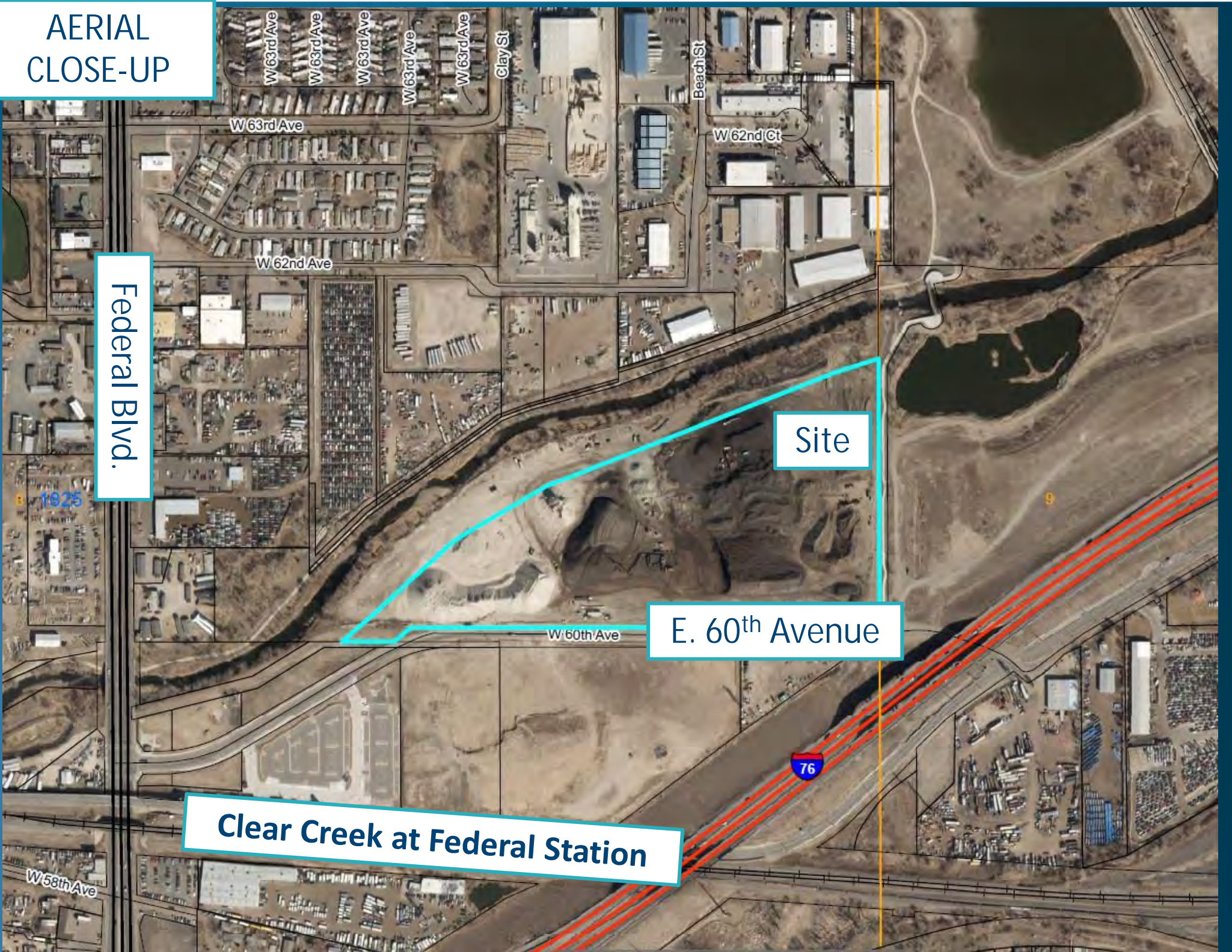
AERIAL CLOSE-UP

Federal Blvd.

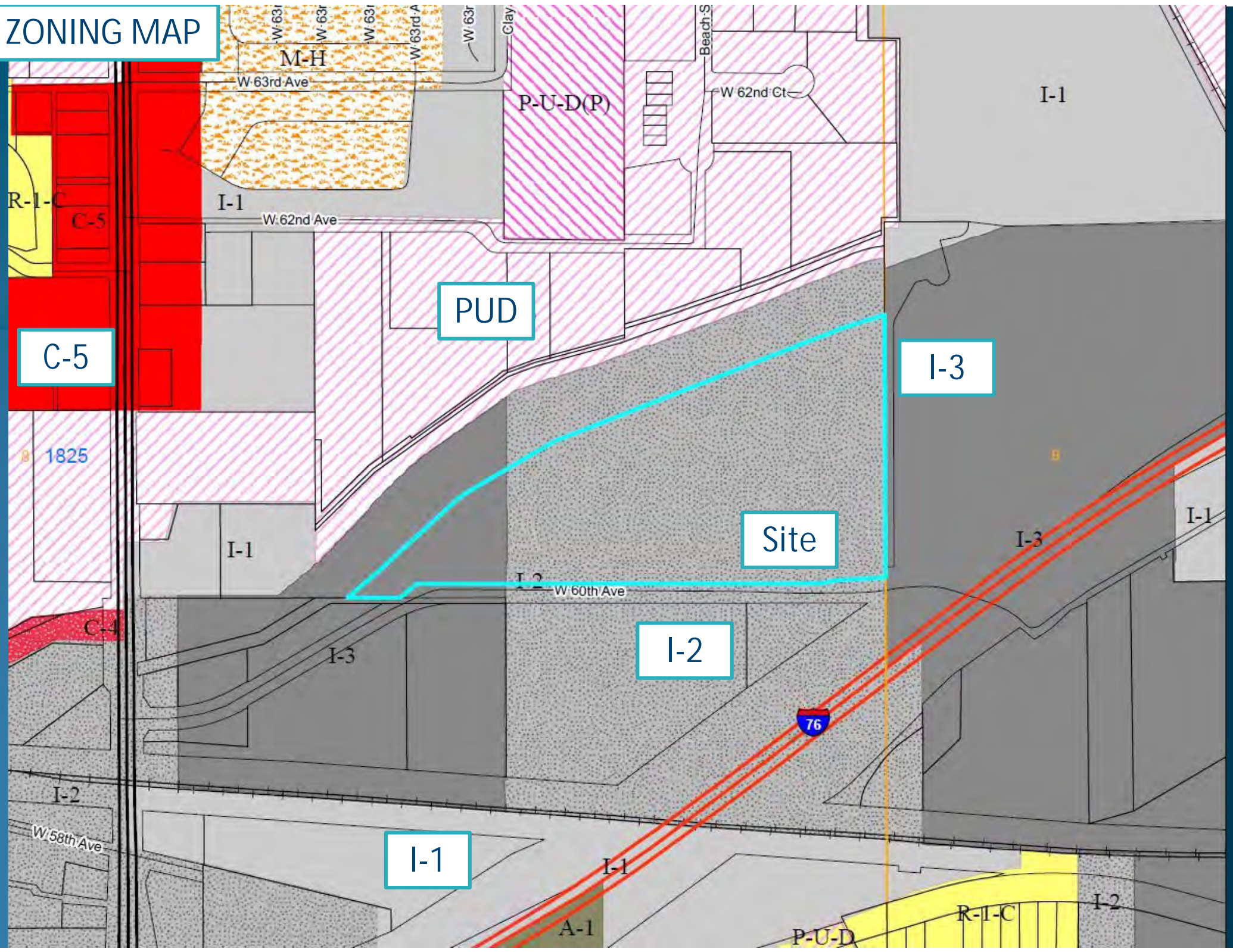
Site

E. 60th Avenue

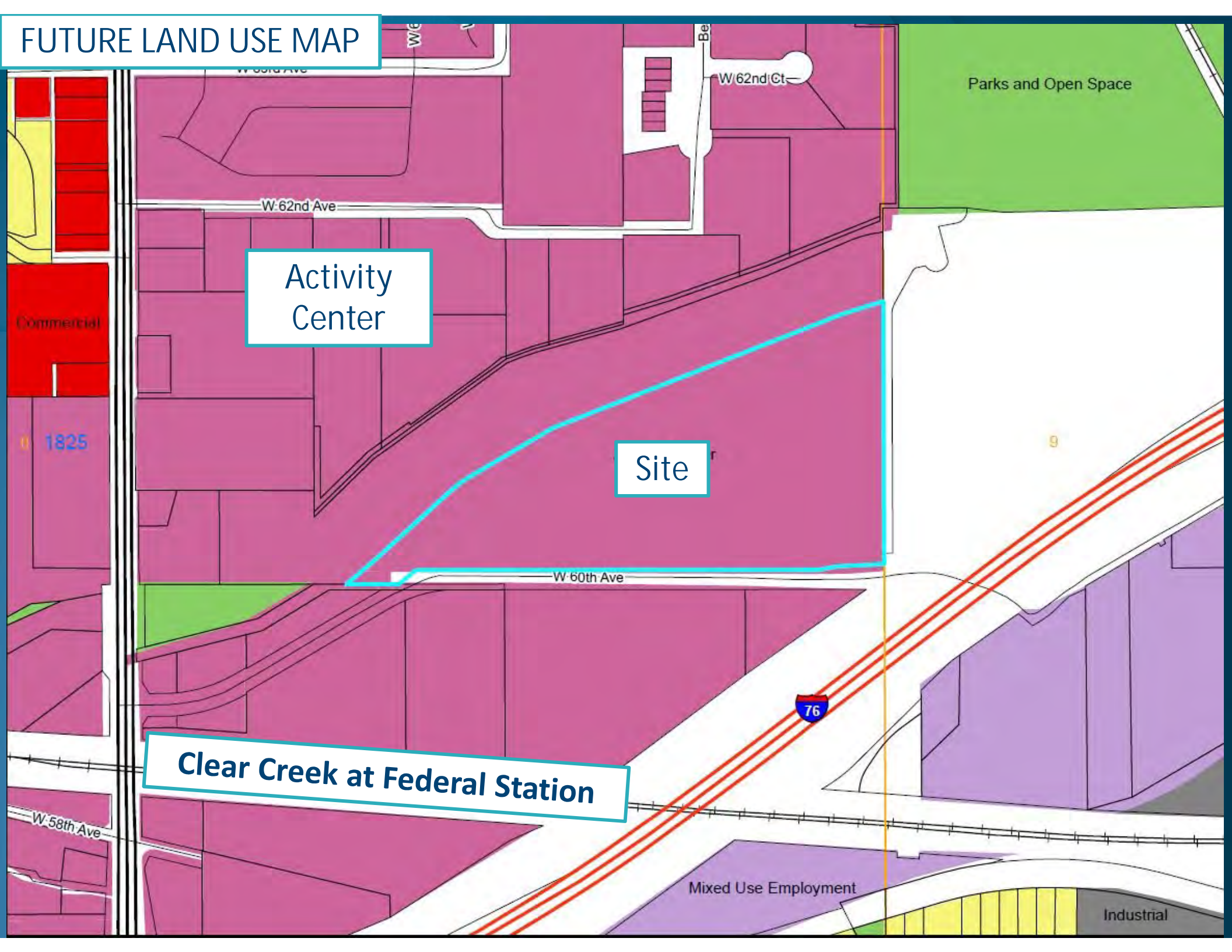
Clear Creek at Federal Station



ZONING MAP



FUTURE LAND USE MAP



Activity Center

Site

Clear Creek at Federal Station

Parks and Open Space

Commercial

1825

9

76

Mixed Use Employment

Industrial

W 62nd Ave

W 62nd Ct

W 60th Ave

W 58th Ave

Activity Center

- High-Intensity, Mixed-Use Development
 - Office
 - Hotel
 - High-Density Residential
 - Retail/Restaurant
- Excellent Transportation Access
- High Visibility
- Development in Activity
- Centers must contain a sufficient intensity and mix of uses to create a pedestrian environment and support transit service.
- These centers may be especially suitable for providing a variety of housing or should be planned with due consideration of accessibility between residences and places of employment.

Background

- Use: processing and storage of recycled asphalt material including stockpiling and transport.
- No permits were ever obtained
- October 1995, notice of violation issued by Adams County
 - No permit was obtained

Background

- June 2012, the applicant was granted a conditional use permit at 5880 Lipan Street for similar use.
 - Condition to require the operations at 2601 W. 60th Avenue to cease and for the site to be vacated by June 2019.
 - July 2020, the applicant has not ceased operations nor vacated the site.
- In May 2017, an inspection of the site was conducted by Adams County, TCHD, and CDPHE.
 - Facility was operating without proper permitting;
 - Outdoor storage that was not associated with the business;
 - 30-foot tall pile of shingles - unpermitted disposal of solid waste and potentially may have included asbestos shingles;
 - Illicit discharge into the Clear Creek;
 - Storage and stockpiling on an adjoining property owned by Adams County.

Background

- Post-Inspection
 - Shingles removed
 - Material shifted off adjoining property
- November 2017, Settlement agreement was reached between Brannan Sand & Gravel and Adams County.
 - Timeline for the site to come into compliance
 - Initial compliance for several months
 - February 2018, Extension of deadlines granted
 - June 2019, Full compliance was to be met
 - December 2019, Subject applications filed
 - July 2020, the applicant has not ceased operations nor vacated the site.

Criteria for Conditional Use

Section 2-02-09-06

1. Permitted in zone district
2. Consistent with purpose of regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

SITE PLAN

BMP LEGEND:

APPROXIMATE LIMIT OF CONSTRUCTION AND DISTURBED AREA	LOC	LOC
SOFT FENCE	(SF)	---
INLET PROTECTION	(IP)	⊗
STABILIZED TRACKING AREA	(SSA)	▨
DRIPLE TRACKING CONTROL	(VTC)	⊕
SEDIMENT CONTROL LOG	(SCL)	---
LANDY ISLAND	(SSM)	▩

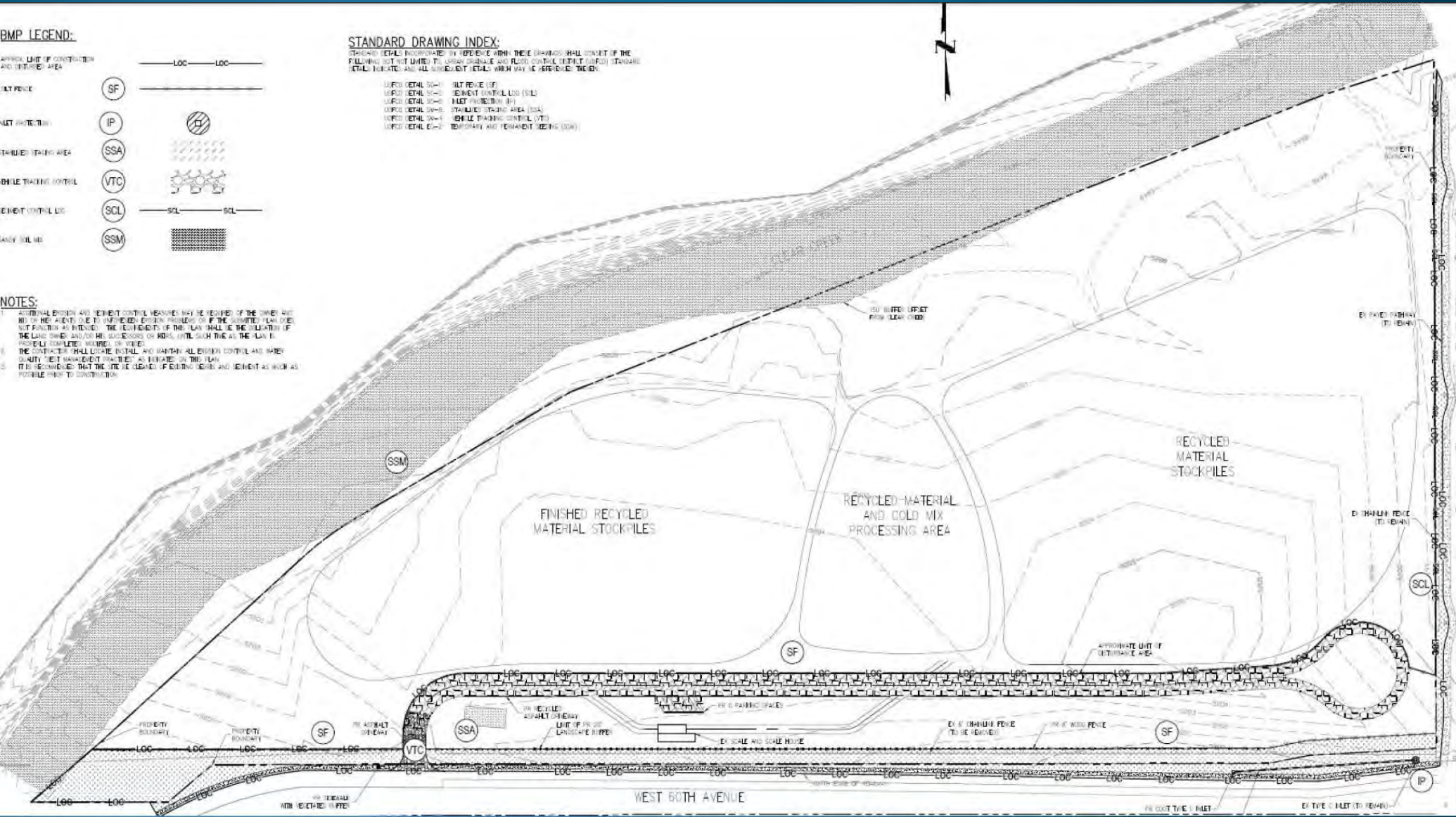
STANDARD DRAWING INDEX:

STANDARD DETAILS INCORPORATED BY REFERENCE WITH THESE DRAWINGS SHALL CONSIST OF THE FOLLOWING, BUT NOT LIMITED TO, USDA/NOAA/USACE AND FLOOD CONTROL DISTRICT (FCRD) STANDARD DETAILS, INDICATED AND ALL SUBSEQUENT DETAILS WHICH MAY BE REFERENCED THEREIN.

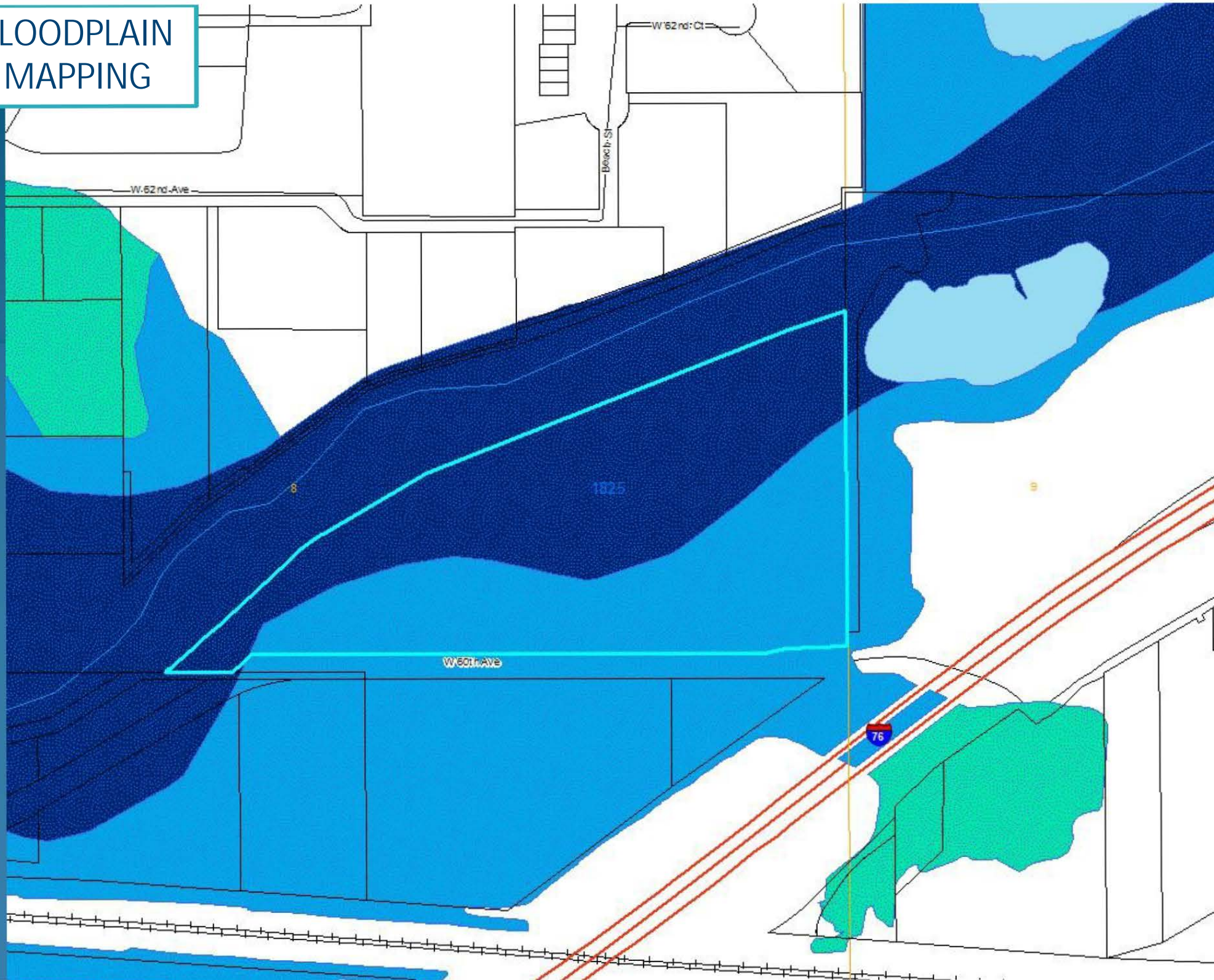
(FCRD) DETAIL (SCL-1)	SOFT FENCE (SF)
(FCRD) DETAIL (SCL-2)	SEDIMENT CONTROL LOG (SCL)
(FCRD) DETAIL (SCL-3)	INLET PROTECTION (IP)
(FCRD) DETAIL (SSA-1)	STABILIZED TRACKING AREA (SSA)
(FCRD) DETAIL (VTC-1)	DRIPLE TRACKING CONTROL (VTC)
(FCRD) DETAIL (SCL-4)	TEMPORARY AND PERMANENT SEDIMENT (SSM)

NOTES:

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED IF THE OWNER AND/OR HIS AGENTS, DUE TO UNPREDICTED EROSION PROBLEMS OR IF THE SUBMITTED PLAN DOES NOT FUNCTION AS INTENDED. THE REQUIREMENTS OF THIS PLAN SHALL BE THE OBLIGATION OF THE LAND OWNER AND/OR HIS SUCCESSORS OR HEIRS, UNTIL SUCH TIME AS THE PLAN IS FULLY COMPLETED, MAINTAINED OR VOIDED.
 THE CONTRACTOR SHALL LOCATE, INSTALL, AND MAINTAIN ALL EROSION CONTROL AND WATER QUALITY BEST MANAGEMENT PRACTICES AS SHOWN ON THIS PLAN.
 IT IS RECOMMENDED THAT THE SITE BE CLEANED OF EXISTING SEDIMENT AND DEBRIS AS MUCH AS POSSIBLE PRIOR TO CONSTRUCTION.



FLOODPLAIN MAPPING












Park-n-Ride
Clear Creek
• Federal Station
RTD 2870 W. 60th Ave.



Adams County Comprehensive Planning

- Southwest Area Plan
 - Policy 14.1 Promote Clean Industrial Uses;
 - Encourage development and redevelopment of a range of industrial uses in the Southwest Area, with emphasis on new clean and/ or light industrial uses
- Federal Boulevard Framework Plan
 - Corridor Planning should address potential Federal Boulevard blight conditions and recommend improvements in visual character. The addition of pedestrian-oriented improvement to the right-of-way is critical in providing better accommodations for non-motorized corridor transportation. Additionally, streetscape planting should be incorporated throughout the corridor with a focus on shade trees along the east and west sides of the roadway due to the utility limitations of the center medians.
 - Corridor planning should address potential methods to land assembly for redevelopment, protection of residential neighborhoods from commercial land use and traffic encroachment, and methods to interconnect the local street grid.
- Clear Creek Valley Transit Oriented Development Plan

Clear Creek Valley Transit Oriented Development Plan, 2009

- Creation of a transit-oriented community
- Pedestrian-oriented to the transit station
- New retail, employment, entertainment and residential opportunities
- Current site designated for Village Center, Business Park, Open Space
- Mixed-use development with sustainable practices
- Open space and recreational opportunities
- Gateway to Southwest Adams County
- Discourages land use patterns in transit corridors and around transit stations that may preclude future Transit Oriented Development
- Discourages land consumptive uses related to heavy industry such as outdoor storage.

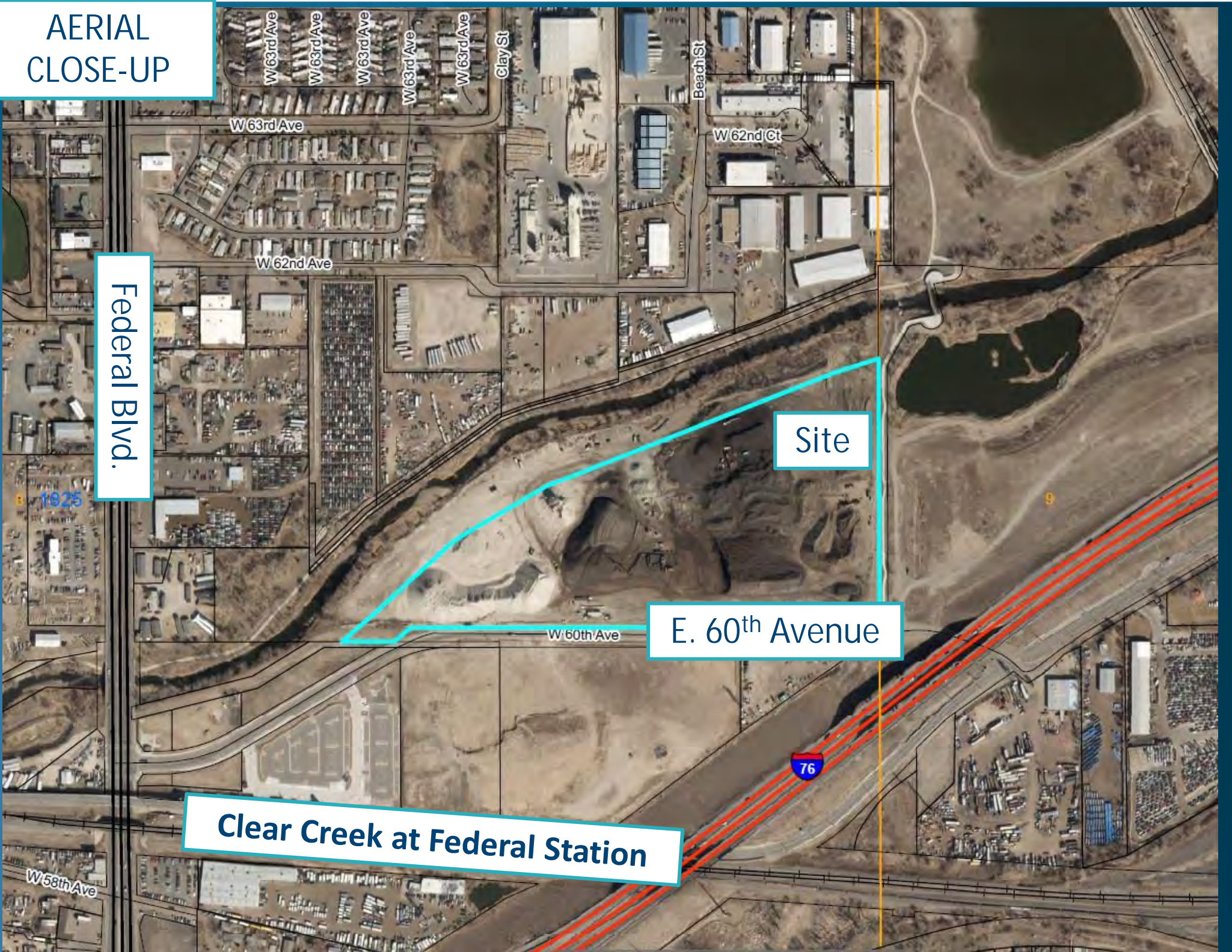
AERIAL CLOSE-UP

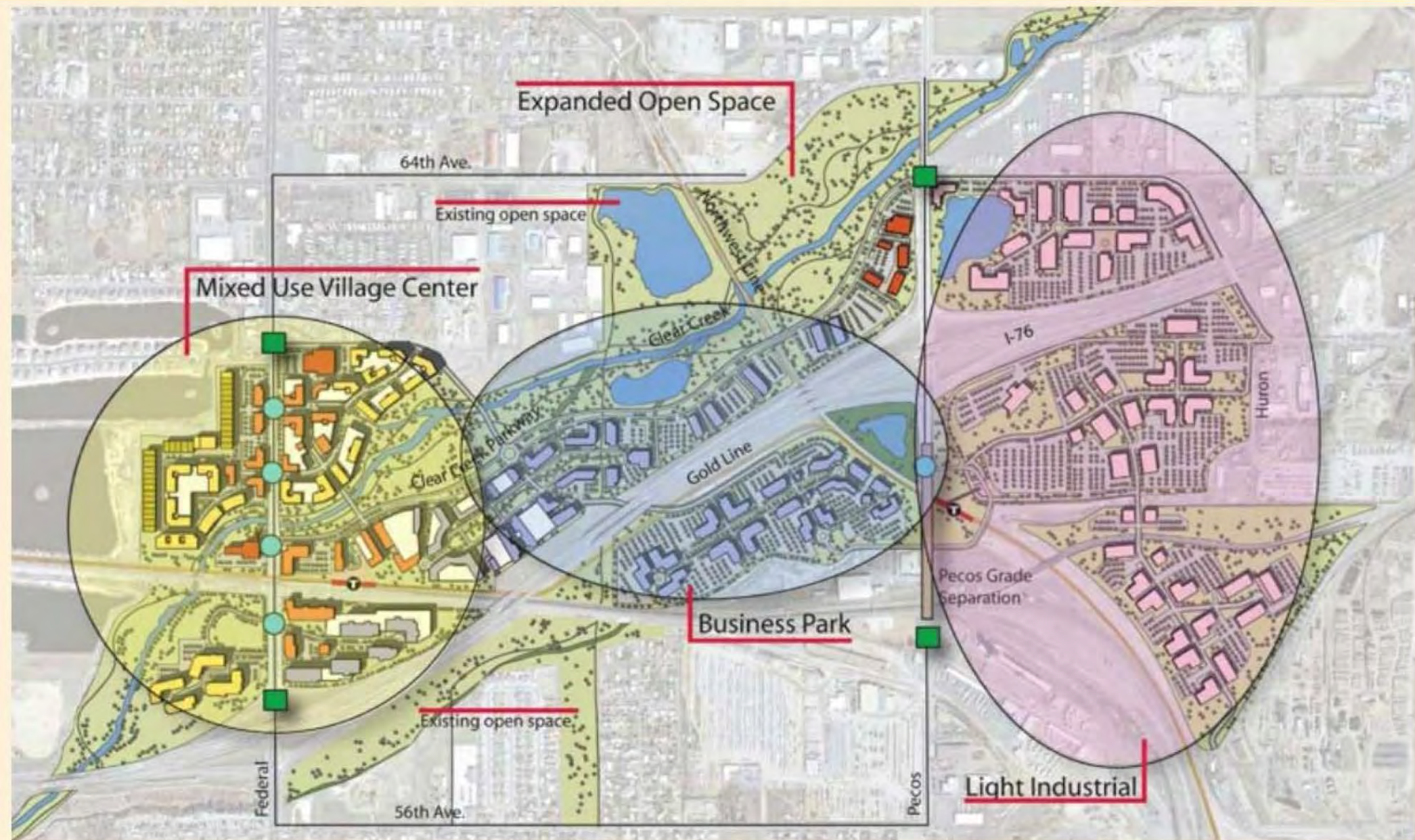
Federal Blvd.




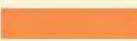
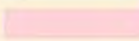




Site

E. 60th Avenue

Clear Creek at Federal Station





- | | | | | | |
|--|---------------------------------|---|---------------------------|---|--|
|  | Retail |  | Business/office |  | Signalized intersection (needs CDOT approval) |
|  | Mixed use |  | Industrial |  | Gateway |
|  | Multi family residential |  | Structured parking | | |
|  | Single family attached | | | | |



Active street level retail



Interactive corners

Design Standards

Purpose of the Design Standards

The purpose of the Design Standards is to set high quality requirements for design of all projects in the Village Center. Development that is designed to these standards will protect the real estate values in the station area and in the neighborhoods in the vicinity. The standards provide a level playing field for developers which will assure a high standard of design on the part of all participants, and raise the bar for design in the immediate area.

Design Standards for the Village Center

Sustainability

Intent: To achieve sustainable design in developing and building each site promoting integrated design practices that sustain the project economically, environmentally and culturally.

Principles: At a minimum, sustainability within the Village Center shall be measured by the LEED rating system, established by the USGBC. Review and approval of buildings in this area shall be contingent upon the applicant showing progress in obtaining the LEED Certified credits. Affordable housing will be considered as an integral part of planning.

Pedestrian Connectivity

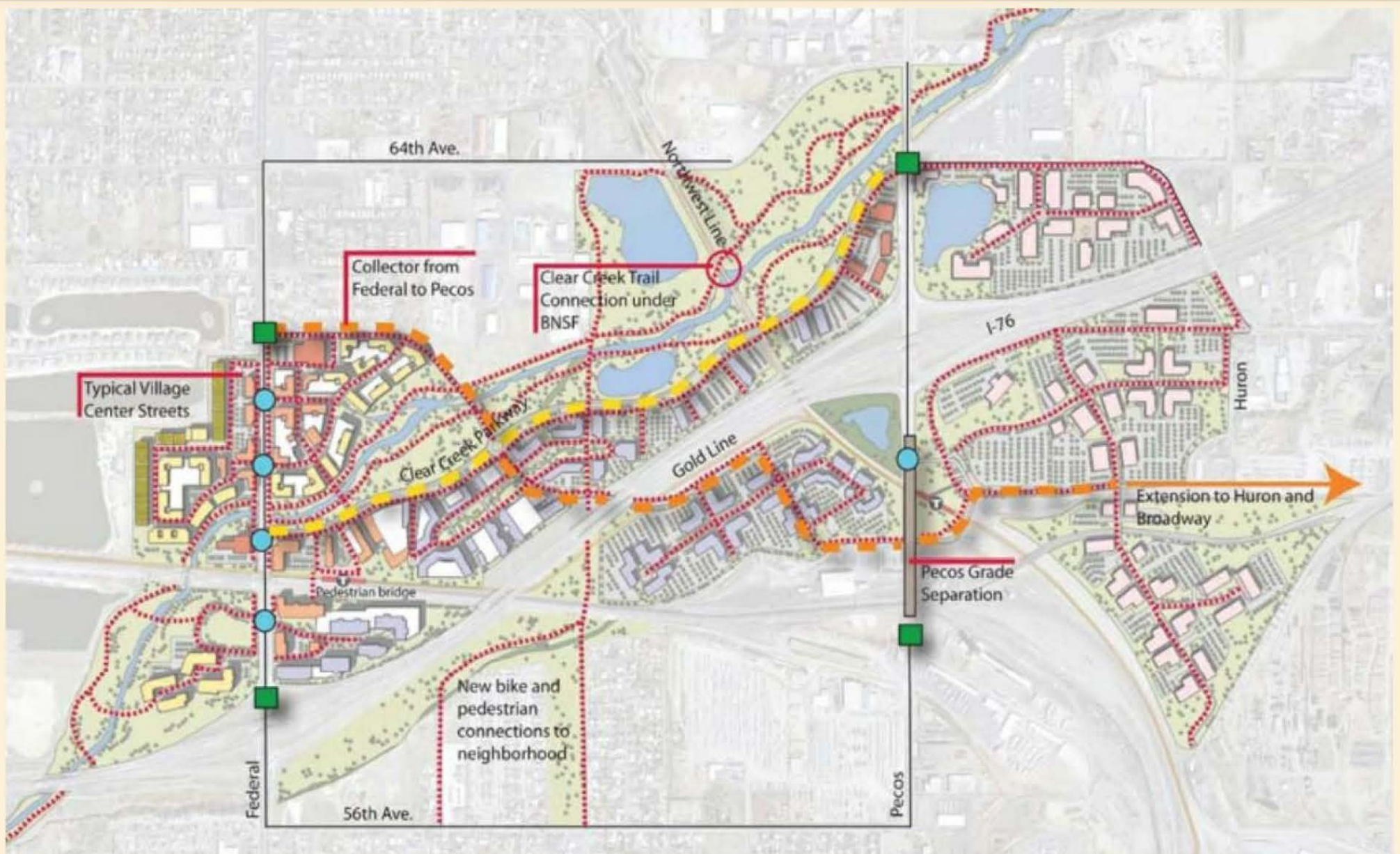
Intent: To connect transit, commercial and housing destinations with convenient, safe and easy to understand pedestrian circulation.

Principles: Walkways, bridges and pedestrian crossings shall constitute a network that interconnects all transit, commercial and residential buildings. Hidden areas and blind corners shall be avoided in favor of open, visible gathering places and unobstructed paths with clear visual connections to destinations beyond. Pedestrian walkways should avoid doubling back or acute changes in the travel path, and should have good visual connection with the surroundings at all times. Active uses should be located along the pedestrian paths.

Ground Floor Activity

Intent: To create a compelling and active pedestrian environment with interesting, accessible activities at the street level.

Principles: Ground floor uses shall consist of active commercial uses, restaurants and entertainment venues in areas that will be frequented by pedestrians. The active space shall be organized in a logical pedestrian flow, without isolating retail activities from public spaces and streets.



- — — Clear Creek Parkway
- — — Collector Road from Federal to Pecos
- • • Pedestrian and bike circulation

- Signalized intersection (needs CDOT approval)
- Gateway



CLEAR CREEK AT FEDERAL STATION

The vision for the Clear Creek at Federal Station is to create a new vibrant community amenity within walking distance of the transit station. New retail, employment, entertainment and living opportunities within the Village Center will serve the needs of the existing community, and maintain the area as an employment center for Adams County.

Parking - 7,230
(Includes station parking at 600 spaces)

Multi-family Residential units - 1,993

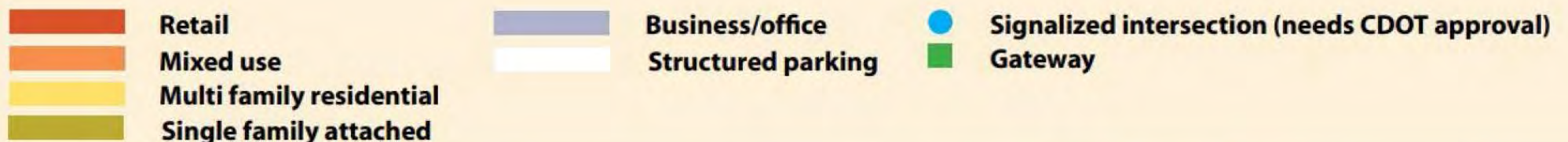
Retail - 467,000 SF
Potential jobs - 467 (1/1,000 SF)

Business/office - 398,000 SF
Potential jobs - 1,326 (1/300 SF)

Open Space - 66 acres

Program based on hypothetical assumptions of maximum buildout. Not based on current zoning or entitlements.

Clear Creek at Federal Station - Mixed-Use Village Center



Comments on This Case

Referral agency comments:

- Colorado Division of Water Resources (No concerns)
- Colorado Department of Transportation (No concerns)
- City of Arvada (No Concerns)
- Denver Water (No concerns)
- Adams County Fire (No concerns)
- Regional Transportation District (No comments)
- Tri-County Health Dept. (Concerns – fugitive dust, historic landfill)
- Xcel Energy (No concerns)

Public comments:

Property owners and residents within 1,500 feet

Notifications Sent	Comments Received
162	2

Summary

The determination by staff is that the request is inconsistent with the criteria for approval:

- The conditional use is incompatible with the surrounding area
- The conditional use is not harmonious with the character of the neighborhood
- The conditional use is detrimental future development of the area
- The conditional use , and detrimental to the health, safety, or welfare of the inhabitants of the area and the County
- The request cannot address all off-site impacts
- Character of the neighborhood is changing
- History of noncompliance with County standards

PLANNING COMMISSION UPDATE

Public Hearing: July 9, 2020

No public comments provided at hearing

PC Questions/Concerns:

- Long-Range Plans
- Off-Site Impacts
- History of Noncompliance

Voted 5-0 for Denial

Recommendation

Denial of Conditional Use Permit (PRC2019-00020)

based on:

- 14 Findings-of-Fact

Findings-of-Fact

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is inconsistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is incompatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is unsuitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will not 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. The request for outdoor storage is incompatible with the Adams County Comprehensive Plan, does not comply with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and does not comply with all other applicable requirements of the Adams County Development Standards and Regulations.
9. Aesthetic concerns have not been taken into consideration during the site design and placement of the outdoor storage.
10. The request for a recycling facility is incompatible with the Adams County Comprehensive Plan, does not comply with the minimum zoning requirements of the zone district in which the Conditional Use Permit is to be granted, and does not comply with all other applicable requirements of the Adams County Zoning and Subdivision Regulations.
11. The applicant has not 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.
12. The proposed facility will cause significant traffic congestion or traffic hazards.
13. The request is incompatible with the surrounding area.
14. The site will impact health and welfare of the community based upon specific recycling facility design and operating procedures.



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO.: RCU2020-00001
CASE NAME: MUSTANG BORROW SITE

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT STAFF REPORT**

Board of County Commissioners

July 28, 2020

Case No.: RCU2020-00001	CASE NAME: Mustang Borrow Site
Owner's Name:	Bronco Pipeline
Applicant's Name:	Crestone Peak Midstream, LLC
Applicant's Address:	34501 E. Quincy Ave., Building 1B, Watkins, CO 80137
Location of Request:	Approximately one mile southeast of the intersection of East 26 th Avenue and Monaghan Road
Nature of Request:	A conditional use permit to allow excavation in the Agricultural-3 (A-3) zone district
Zone Districts:	Agriculture-3 (A-3)
Comprehensive Plan:	Agriculture
Site Size:	Approximately 25 acres
Proposed Uses:	Excavation
Existing Use:	Vacant
Hearing Date(s):	PC: July 9, 2020 / 6:00 p.m. BOCC: July 28, 2020 /9:30 a.m.
Report Date:	July 1, 2020
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 1 Condition Precedent, 12 Conditions, and 1 Note

SUMMARY OF APPLICATION

Background

Crestone Peak Midstream, LLC, the applicant, has been approved by the City of Aurora to construct a compressor station, known as the Mustang Booster Station, on a parcel that is directly adjacent to the subject property. As part of the City requirements, extensive berms must be constructed to screen the compressor station equipment from view. To create these tall landscape berms, soil must be imported to Mustang Booster Station, as adequate soil could not be

generated onsite. The applicant has purchased the subject property for use as a borrow site. Approximately 300,000 cubic yards will be excavated. The borrow area will be graded to ensure positive drainage. After grading, this property will be utilized for farming. All truck traffic that will haul materials from the borrow site to the compressor station site will utilize travel ways within the two properties. The truck traffic will not be accessing public roadways.

Site Characteristics:

The subject property is located approximately one mile east of the intersection of East 26th Avenue and Monaghan Road. The subject property has access from East 26th Avenue. The parcel is 25 acres and is approximately 600 feet in lot width. The site is currently vacant. The entire parcel is surrounded by the City of Aurora. There is a presence of floodplain in the area, however the floodplain will remain undisturbed by the proposed excavation.

On a site visit on June 23, 2020 Adams County staff witnessed the presence of Western Burrowing Owls. Federal and state laws prohibit the harming or killing of burrowing owls and the destruction of active nests. The species is commonly found in prairie dog towns throughout Colorado. Burrowing owls require prairie dog or other suitable burrows for nesting and roosting. Burrowing owls are migratory, breeding throughout the western United States, southern Canada, and northern Mexico and wintering in the southern United States and throughout Mexico. The Colorado Division of Parks & Wildlife were notified of the presence of burrowing owls on the site and offered protocol to be followed to avoid conflicts with the species, which has been added as a Condition of Approval of this application.

Development Standards and Regulations Requirements:

Per Section 11-02-198 of the County’s Development Standards and Regulations, the subject request is classified as an Extraction and Disposal Use. In accordance with Section 3-07-01 of the Development Standards and Regulations, a Conditional Use Permit is required for the operation of an Extraction and Disposal Use in the A-3 zone district.

Per Section 3-10-01 of the County’s Development Standards and Regulations, the purpose of the A-3 zone district is to provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, or other related food production uses. Due to the temporary nature of the use and sparse density of surrounding developments, the subject request will not substantially impact surrounding development. All the surrounding properties to the site are also zoned A-3.

Performance standards for mining extraction uses are defined in Section 4-10-02-03 of the County’s Development Standards and Regulations. These standards include approval by the Colorado Department of Natural Resources, approval of a mining plan and a reclamation plan, and methods for preventing insect breeding in pools and puddles of stagnant water. The applicants have addressed all these standards in their application and full compliance is expected.

Future Land Use Designation/Goals of the Comp-Plan for the Area

The future land use designation on the property is Mixed-Use Employment. Per Chapter 5 of the Adams County Comprehensive Plan, Mixed-Use Employment designated areas are intended to allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses. Mixed-Use Employment areas are in locations that will have excellent transportation access and visibility but are not suitable for residential uses. In addition, a primary objective of the Mixed-Use Employment designation is to accommodate a range of employment and supporting uses to serve employment needs and to increase employment and contribute to the County’s tax base. The use of the property would not prevent future development of the site when adequate public facilities become available. In addition, the subject property will ultimately be annexed by the City of Aurora since the site is surrounded by the City and within the City’s growth boundary. The request is in conjunction with City of Aurora approvals on an adjoining property.

Surrounding Zoning Designations and Existing Use Activity:

Northwest Aurora Vacant	North Aurora Vacant	Northeast Aurora Vacant
West Aurora Vacant	Subject Property A-3 Vacant	East Aurora Vacant
Southwest Aurora Future Compressor Station	South Aurora Vacant	Southeast Aurora Vacant

Compatibility with the Surrounding Land Uses:

The surrounding properties to the site are all located within the City of Aurora. The surrounding properties are all vacant, used for agriculture, or developed with very low density single-family residential uses. All extraction activities are expected to occur within the confines of the subject property and the adjoining compressor station site in the City of Aurora. There are no dwellings visible beyond the boundaries of the two affected properties.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on July 9, 2020 and voted (5-0) to recommend approval of the request. The applicant’s representative spoke at the meeting and provided additional information regarding the approval of the facility in Aurora. The PC asked what the long-term plans for the subject property would be, and the applicant responded that the topsoil would be stockpiled and redistributed to protect the agricultural integrity of the site. There was no one from the public to speak in favor or in opposition to the request.

Staff Recommendations:

Based upon the application, the criteria for approval of a conditional use permit, and a recent site visit, staff recommends approval of the request with 8 findings-of-fact, 1 condition precedent, 12 conditions, and 1 note.

RECOMMENDED FINDINGS-OF-FACT:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Condition Precedent of Approval:

1. Prior to the issuance of a Notice to Proceed from Adams County, the applicant shall provide Adams County with documentation that the City of Aurora’s requirements for right-of-way dedication have been satisfied.

Recommended Conditions of Approval:

1. This conditional use permit shall expire on July 28, 2023 (3 years).
2. The applicant shall comply with all the requirements of the Colorado Division of Natural Resources provided in their letter dated March 10, 2020. This includes the requirement that if any earthmoving is performed between March 15th and August 31st, a burrowing owl survey should be performed. Current guidelines for performing a burrowing owl survey can also be obtained from the local District Wildlife Manager.
3. The applicant shall comply with all the requirements of the Tri-County Health Department provided in their letter dated May 13, 2020.
4. The applicant shall comply with all the requirements of the Colorado Department of Public Health and Environment provided in their letter dated March 16, 2020.
5. No hauling of excavated material will be allowed on public roadways.
6. All earthmoving operations shall cease when wind speeds exceed 25 mph as measured by an onsite wind gauge, such as an anemometer.

7. Dust control best management practices to mitigate offsite impacts from fugitive dust shall always be employed during operation.
8. Hours of Operation shall be limited to 7:00 a.m. to 7:00 p.m. on Mondays – Saturdays.
9. To minimize light pollution impact to active nocturnal or resting diurnal wildlife species, all site lights shall be motion-activated and downward directed-directed.
10. All rollers or mechanical equipment emitting high-pitched noises must be immediately replaced or repaired. Adams County will be the final arbitrator regarding the intensity of noise emitting from the conveyor system.
11. All applicable operational standards found in Sections 4-10-02-03, Extraction and Disposal Uses, and 4-13, Operational Standards, of the Adams County Development Standards and Regulations shall be followed.
12. All complaints received by the applicant concerning offsite impacts, and the resolution of those complaints, shall be conveyed to the Community & Economic Development Department. Offsite impacts shall be responded to and resolved immediately by the applicant. Disputes concerning offsite impacts may be resolved by the Department of Community and Economic Development and may be justification for a Show Cause Hearing before the Adams County Board of County Commissioners.

Recommended Note to the applicant:

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

PUBLIC COMMENTS

Notices Sent	Number of Responses
5	1

All property owners and addresses within a half-mile of this request were notified of this application. Only one comment was received, and that property owner notified the County that the applicant shall not trespass on their property. The comment came from an individual who owns property north of East 26th Avenue.

REFERRAL AGENCY COMMENTS

Staff sent the request to various referral agencies and there were no objections to the request. Several agencies recommended best management practices for the operation of the facility. Staff has recommended several conditions of approval to ensure compliance with these comments.

Responding with Concerns:

Colorado Dept. of Public Health and Environment (CDPHE)
 Colorado Dept. of Natural Resources, Division of Parks & Wildlife
 Tri-County Health Department

Responding without Concerns:

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams Arapahoe School District 28J

Adams County Sheriff

Bennett Fire District #7

Bennett Parks & Recreation District

Bennett Schools 29J

Century Link

City of Aurora

Comcast





Metro Wastewater Reclamation District

Regional Transportation District

Union Pacific Railroad



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Mustang Borrow Site

RCU2020-00001



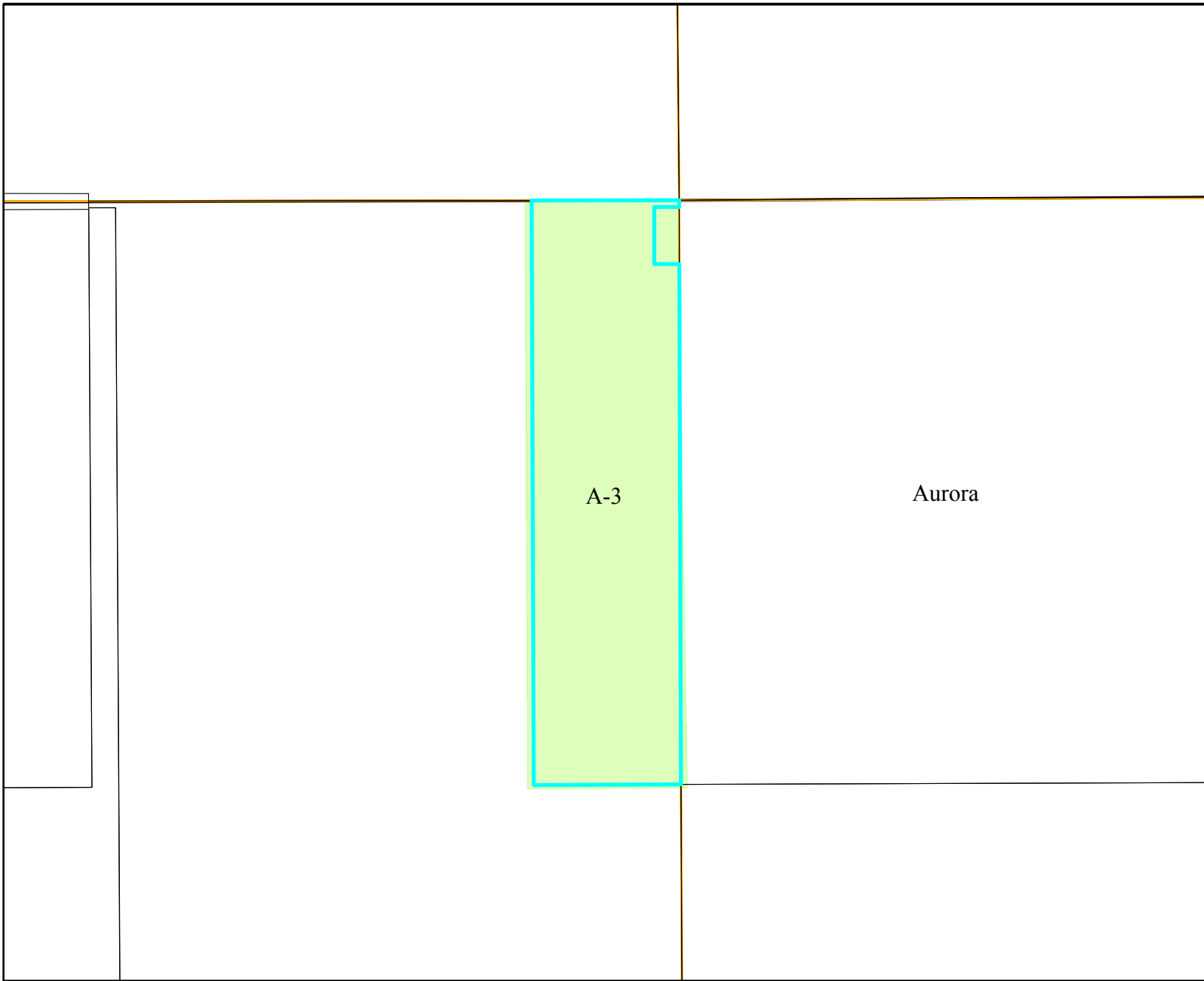
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



AD.

TY


























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



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Zoning Districts

-  A-1
-  A-2
-  A-3
-  R-E
-  R-1-A
-  R-1-C
-  R-2
-  R-3
-  R-4
-  M-H
-  C-0
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  I-1
-  I-2
-  I-3
-  CO
-  PL
-  AV
-  DIA
-  P-U-D
-  P-U-D(P)

A-3

Aurora

Mustang Borrow Site

RCU2020-00001



For display purposes only.







AD.

TY

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



Legend

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

Mixed Use Employment

Municipal Area

Mustang Borrow Site

RCU2020-00001



For display purposes only.



AD.

TY

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



February 18, 2020

Adams County
Community & Economic Development Department
Attn: Greg Barnes
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

**RE: Mustang Station Borrow Area
Written Explanation
PRE# 2020-0002
Adams County, Colorado**

Dear Mr. Barnes:

On behalf of the applicant, BroncoPipeline Company (BPC), CVL Consultants of Colorado, Inc. presents this application for a Conditional Use Permit (CUP). The subject property is approximately twenty-five (25) acres and zoned Agricultural – 3 (A-3). It is currently used for planting crops. We understand that the CUP process requires approval by both the Planning Commission and the Board of County Commissioners. Construction is planned as soon as possible.

BPC is planning construction of a compressor station, Mustang Booster Station, to facilitate its oil and gas pipeline network in the area. Mustang Booster Station is located within the City of Aurora (City). Entitlements from the City have been obtained. A final plat, Contextual Site Plan, Stormwater Management Plan and Public Improvements Phasing Plan were approved by the City. Construction Plans and a Drainage Report are nearing approvals. As part of the City requirements, extensive berms must be constructed to screen the compressor station equipment from view. In order to create these tall landscape berms, soil must be imported to Mustang Booster Station, as adequate soil could not be generated onsite. BPC has purchased a nearby property for use as a borrow site. Approximately 300,000 cubic yards will be excavated. The borrow area will be graded to ensure positive drainage. After grading, this area may continue to be used to cultivate crops.

The borrow site is located within Adams County, southeast of the Monaghan Road and East 26th Avenue intersection, in Section 34, Township 3 South, Range 65 West of the 6th Principal Meridian, approximately a half mile east of the Mustang Booster Station site. A FEMA regulated floodplain traverses the property, north of the limits of the borrow area. This floodplain will be undisturbed. East 26th Avenue lies north of the aforementioned floodplain. This public roadway will not be utilized in the earthwork operations. Access to the subject property will be gained through Mustang Booster Station. Soil will be excavated and transported across private property owned by Fischahs LLC and ultimately to the Mustang Booster Station site. An access easement from Fischahs LLC has been secured by BPC.

The earthmoving operations will be subject to Adams County's Grading Erosion and Sediment Control (GESCC) requirements, as well as the Colorado Department of Public Health and Environment (CDPHE) regulations. Dust

will be controlled per periodic water sprinkling, as described in the GES. In the event that wind speeds exceed twenty-five (25) miles per hour, earthmoving activities will cease.

No buildings will be constructed as part of this proposal. No sanitary sewer or domestic water services are required. Electric and gas service will not be required.

As part of the standard Adams County Conditional Use Permit checklist, a Certificate of Notice to Mineral Estate Owners/and Lessees and a Certificate of Surface Development are required. While these forms are included with this submittal, they are not precisely relevant to this application. Currently, there are no oil and gas operations or infrastructure on site. The proposed construction activity will not hinder the mineral owners' ability to extract their resources from this property, therefore an access easement for future potential oil and gas activities is not necessary at this time. A public hearing has not been scheduled. For these conditions, the Applicant could not complete these standards forms in their original text. They've been modified accordingly.

If you have any questions regarding this application, please do not hesitate to call me directly at 720.249.3539 or email me at mlundquist@cvlinc.net.

Sincerely,
CVL Consultants of Colorado, Inc.



Melinda E. Lundquist, PE
Senior Vice President

cc: David Greer, *BroncoPipeline Company*

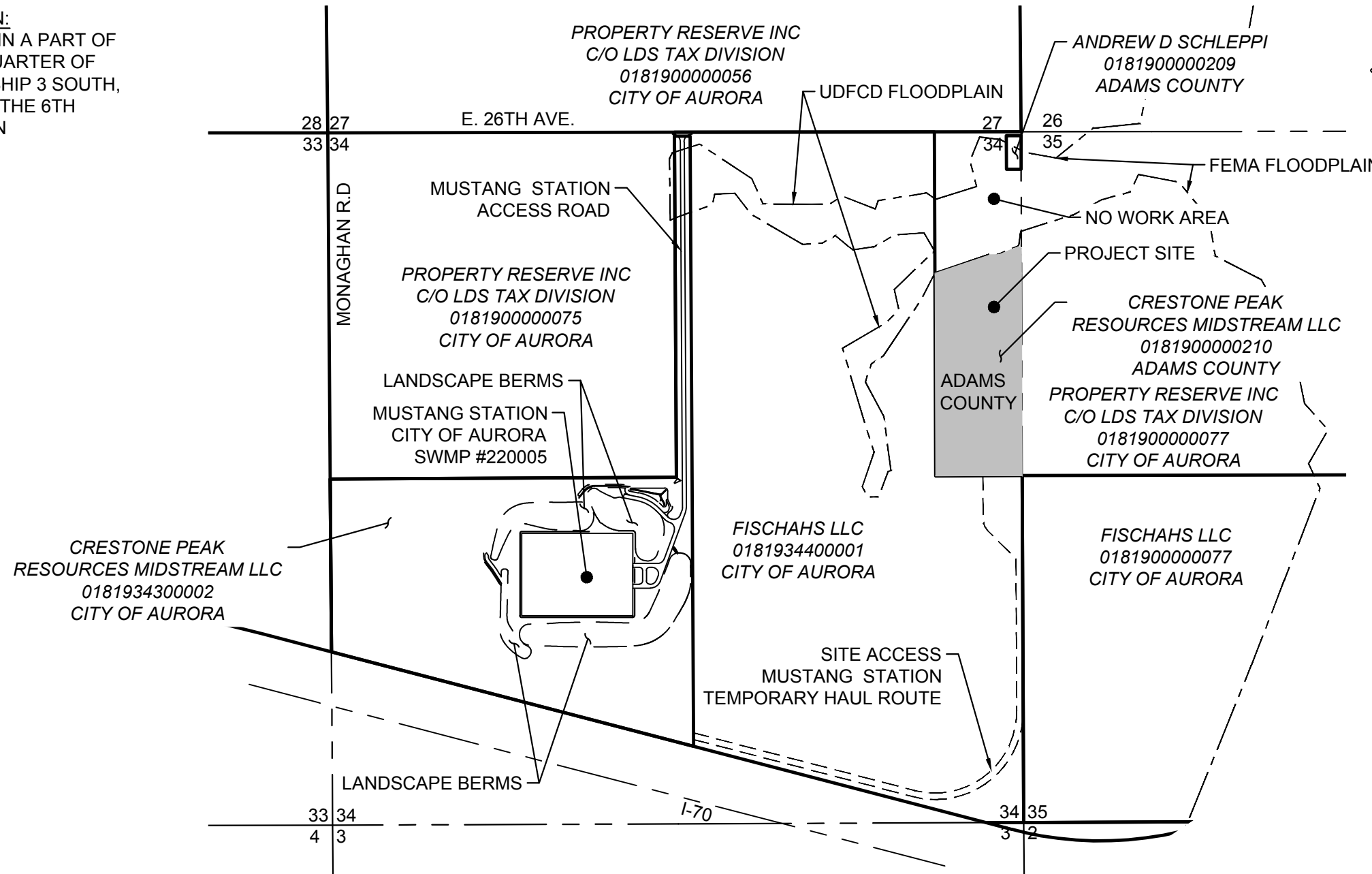
MUSTANG STATION BORROW SITE CONDITIONAL USE PERMIT

SECTION 34, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
 LATITUDE: 39°44'42.58"N, LONGITUDE: 104°39'06.32"W

LEGAL DESCRIPTION:
 A PARCEL OF LAND IN A PART OF
 THE NORTHEAST QUARTER OF
 SECTION 34, TOWNSHIP 3 SOUTH,
 RANGE 65 WEST OF THE 6TH
 PRINCIPAL MERIDIAN

SHEET INDEX

- COVER SHEET
- SITE PLAN



VICINITY MAP
 SCALE: 1" = 1,000 FT.

BENCH MARK
 CITY OF AURORA BENCHMARK: 3" DIAMETER BRASS CAP
 STAMPED COA BM E-120A ON 30" STEEL PIPE IN CONCRETE
 AT THE NORTHWEST CORNER OF EAST 26TH AVENUE AND
 MONAGHAN ROAD COA ID: 3S6528SE001 COA NAVD88
 ELEVATION = 5,584.96

BASIS OF BEARINGS
 THE WEST LINE OF THE SW 1/4 OF SECTION 34, TOWNSHIP 3
 SOUTH, RANGE 65 WEST, OF THE 6TH P.M., BETWEEN THE W
 1/4 CORNER (AS MONUMENTED BY A FOUND 1.5" BRASS CAP IN
 CONCRETE) AND THE SW SECTION CORNER (AS MONUMENTED
 BY A FOUND 3.25" ALUMINUM CAP, PLS #35593) CONSIDERED
 TO BEAR S 00°24'05" E A DISTANCE OF 2,646.26 FEET.

10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Date	Appr.	Date
	No.			
CRESTONE PEAK RESOURCES MIDSTREAM LLC ATTN: MEGHAN MEARSHA 1801 CALIFORNIA STREET, SUITE 2500 DENVER, CO 80202 PHONE: (720) 410-9487				
MUSTANG STATION BORROW SITE CONDITIONAL USE PERMIT ADAMS COUNTY COVER				
SCALE: AS SHOWN DRAWN BY: KRW CHECKED BY: MEL DATE: 8.13.0302822 APRIL 2020				
SHEET NUMBER	1			



Development Review Team Comments

Date: 3/20/2020

Project Number: RCU2020-00001

Project Name: Mustang Station Borrow Site

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 03/20/2020

Email: gjbarnes@adcogov.org

Complete

PLN01: There appear to be no significant visual or traffic-related impacts to the proposal that will merit mitigation from adjoining property owners.

PLN02: The operations on site will be expected to comply with the County's Operational Standards found in Section 4-13 of the Adams County Development Standards and Regulations

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 03/17/2020

Email:

Resubmittal Required

ENV1. Based on project description the applicant may need a construction permit from the Colorado Division of Reclamation, Mining and Safety. Provide documentation of determination whether operations require a DRMS permit.

ENV2. Applicant must provide documentation as to whether or not an APEN and Construction Permit are required from CDPHE per Air Pollution Control Division regulatory requirements.

ENV3. Land disturbance associated with the Mustang Borrow site mining operations located within this parcel, as proposed, will not impact land within the Natural Resources Conservation Overlay district.

ENV4. Applicant shall monitor winds speeds and cease earthmoving operations during times when wind speeds exceed 25 mph.

ENV5. Applicant shall employ dust control best management practices to mitigate offsite impacts from fugitive dust.

ENV6. Mining and Reclamation shall comply with the Mineral Conservation Overlay (MCO) and the section titled Extraction and Disposal Uses found within the Industrial Use Performance Standards, as adopted by Adams County fond within the Adams County Development Standards.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 03/16/2020

Email:

Comment

Condition Precedent:

1. Applicant shall provide copy of permit obtained from the Colorado Division of Reclamation, Mining, and Safety prior to initiating mining activities.
2. Applicant shall provide documentation of that coverage under CDPS Stormwater Discharge Permit associated with Construction Activities, COR-04, has been obtained.

ENV1. Land disturbance associated with the Mustang Borrow site mining operations located within this parcel, as proposed, will not impact land within the Natural Resources Conservation Overlay district.

ENV2. Applicant shall monitor winds speeds and cease earthmoving operations during times when wind speeds exceed 25 mph.

ENV3. Applicant shall employ dust control best management practices to mitigate offsite impacts from fugitive dust.

ENV4. Mining and Reclamation shall comply with the Mineral Conservation Overlay (MCO) and the section titled Extraction and Disposal Uses found within the Industrial Use Performance Standards, as adopted by Adams County fond within the Adams County Development Standards.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 02/24/2020

Email: gjbarnes@adcogov.org

External Agencies Selected



Development Review Team Comments

Date: 6/3/2020

Project Number: RCU2020-00001

Project Name: Mustang Station Borrow Site

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 06/03/2020

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 06/03/2020

Email: gjbarnes@adcogov.org

Complete

PLN01: The operations on site will be expected to comply with the County's Operational Standards found in Section 4-13 of the Adams County Development Standards and Regulations

Commenting Division: ROW Review 2nd Review

Name of Reviewer: Eden Steele

Date: 05/28/2020

Email:

Resubmittal Required

The ROW comments from the first review were not addressed:

ROW1: Provide correspondence from the City of Aurora regarding whether additional right-of-way is required for E 26th Ave adjacent to the subject parcel, in accordance with their future transportation plans. Right-of-way dedication to the City of Aurora, if requested, will be a condition of approval for the Conditional Use Permit.

ROW2: Will the proposed grading of the site inhibit the reasonable use of the 30-foot wide non-exclusive ingress/egress easement along the eastern property line? Please include the easement on the grading/erosion control plans for reference. If reasonable use of the easement cannot be demonstrated, please provide correspondence from the easement holder stating that they do not object to the proposed grading plan.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Eden Steele

Date: 05/28/2020

Email:

Complete

Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Katie Keefe

Date: 05/20/2020

Email:

Complete

Conditions

ENV1. Applicant shall cease all earthmoving operations when wind speeds exceed 25 mph as measured by an onsite wind gauge such as an anemometer.

ENV2. Applicant shall employ dust control best management practices to mitigate offsite impacts from fugitive dust.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Amanda Buesgens

Date: 05/06/2020

Email:

Complete

Commenting Division: Development Engineering Review

Name of Reviewer: Eden Steele

Date: 04/16/2020

Email:

Complete

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0670H), the project site is NOT located within a regulated 100-year floodplain. No floodplain use permit will be required unless the project boundaries expand into the 100-year floodplain to the north.

ENG2: Prior to construction, the contractor must receive a clearing and grading construction permit from Adams County. Contractor will be responsible for installation and maintenance of Erosion and Sediment Control BMPs until 70% vegetation has been established in accordance with the submitted SWMP/ Erosion and Sediment Control plans.

ENG3: Property is NOT in Adams County MS4 Stormwater Permit area. A County Stormwater Quality (SWQ) Permit is not required, but a State Permit COR400000 will be required. Provide proof of CDPHE permit coverage with the County clearing and grading construction permit application.

ENG4: County roadways do not appear to be impacted by the proposed project. Public roadways will not be utilized in the earthwork operations. Access to the subject property will be gained through Mustang Booster Station at an existing access along E 26th Ave, within City of Aurora's jurisdiction.

ENG5: If any drainageway improvements are identified on the subject parcel in the Mile High Flood District study listed below, the applicant should incorporate said improvements in the construction documents submitted with the clearing and grading construction permit application.

Upper Box Elder Creek Area - Coyote Run & Upper Box Elder Creek Outfall System Planning Study; Prepared for Urban Drainage and Flood Control District, Adams County, Arapahoe County, and the City of Aurora; Dec 1995

Commenting Division: ROW Review

Name of Reviewer: Eden Steele

Date: 04/16/2020

Email:

Resubmittal Required

ROW1: Provide correspondence from the City of Aurora regarding whether additional right-of-way is required for E 26th Ave adjacent to the subject parcel, in accordance with their future transportation plans. Right-of-way dedication to the City of Aurora, if requested, will be a condition of approval for the Conditional Use Permit.

ROW2: Will the proposed grading of the site inhibit the reasonable use of the 30-foot wide non-exclusive ingress/egress easement along the eastern property line? Please include the easement on the grading/erosion control plans for reference. If reasonable use of the easement cannot be demonstrated, please provide correspondence from the easement holder stating that they do not object to the proposed grading plan.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 03/20/2020

Email: gjbarnes@adcogov.org

Complete

PLN01: There appear to be no significant visual or traffic-related impacts to the proposal that will merit mitigation from adjoining property owners.

PLN02: The operations on site will be expected to comply with the County's Operational Standards found in Section 4-13 of the Adams County Development Standards and Regulations

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 03/17/2020

Email:

Resubmittal Required

ENV1. Based on project description the applicant may need a construction permit from the Colorado Division of Reclamation, Mining and Safety. Provide documentation of determination whether operations require a DRMS permit.

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ENV3. Land disturbance associated with the Mustang Borrow site mining operations located within this parcel, as proposed, will not impact land within the Natural Resources Conservation Overlay district.

ENV4. Applicant shall monitor winds speeds and cease earthmoving operations during times when wind speeds exceed 25 mph.

ENV5. Applicant shall employ dust control best management practices to mitigate offsite impacts from fugitive dust.

ENV6. Mining and Reclamation shall comply with the Mineral Conservation Overlay (MCO) and the section titled Extraction and Disposal Uses found within the Industrial Use Performance Standards, as adopted by Adams County fond within the Adams County Development Standards.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 03/16/2020

Email:

Comment

Condition Precedent:

1. Applicant shall provide copy of permit obtained from the Colorado Division of Reclamation, Mining, and Safety prior to initiating mining activities.
2. Applicant shall provide documentation of that coverage under CDPS Stormwater Discharge Permit associated with Construction Activities, COR-04, has been obtained.

ENV1. Land disturbance associated with the Mustang Borrow site mining operations located within this parcel, as proposed, will not impact land within the Natural Resources Conservation Overlay district.

ENV2. Applicant shall monitor winds speeds and cease earthmoving operations during times when wind speeds exceed 25 mph.

ENV3. Applicant shall employ dust control best management practices to mitigate offsite impacts from fugitive dust.

ENV4. Mining and Reclamation shall comply with the Mineral Conservation Overlay (MCO) and the section titled Extraction and Disposal Uses found within the Industrial Use Performance Standards, as adopted by Adams County fond within the Adams County Development Standards.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 02/24/2020

Email: gjbarnes@adcogov.org

External Agencies Selected



May 13, 2020

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

RE: Mustang Station Borrow Site, RCU2020-00001
TCHD Case No. 6279

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the resubmittal of the Conditional Use Permit to excavate in the Agricultural-3 zone district for the purposes of relocating approximately 300,000 cubic yards of soil on an adjoining property for berms located approximately a half-mile north of 28901 Highway 36. Tri-County Health Department (TCHD) staff previously reviewed the application for the Conditional Use Permit and provided the comments below in a letter dated March 11, 2020. The applicant acknowledged our comments in a letter dated May 6, 2020.

Fugitive Dust – Recommendations for temporary uses

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. Excavation and transportation of soil may contribute to increased fugitive dust emissions. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions. TCHD applauds the applicant for incorporating measures such as water sprinkling and speed restrictions in their plans.

Wastewater – Portable Toilets for Onsite Personnel

Sewage has the potential to carry illness-causing organisms and must be handled properly to avoid spreading disease. The application does not state the proposed wastewater disposal for on-site personnel. TCHD assumes the applicant will use a portable restroom for onsite personnel. TCHD has no objection to the use of portable toilets, provided the units are properly cleaned and maintained. TCHD recommends that a portable hand sink be provided near the restrooms.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "AHF".

Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

May 27, 2020

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

Attn: Greg Barnes

Re: Mustang Station Borrow Site – 2nd referral, Case # RCU2020-00001

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the second referral conditional use plan for **Mustang Station Borrow Site** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

March 10, 2020

Greg Barnes
Adams County
Community and Economic Development Department
4430 South Adams County Parkway
Suite W2000A
Brighton, CO 80601-8216

RE: Conditional Use Permit for the Mustang Borrow Site (RCU2020-00001)

Dear Mr. Barnes:

Thank you for the opportunity to comment on the proposed conditional use of the Mustang Borrow Site. The project will excavate approximately 300,000-cubic yards of soil on 25-acres of Agricultural-3 land located southeast of the Monaghan Road and East 26th Avenue, Adams County, Colorado.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to **serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.**

District Wildlife Manager Serena Rocksund recently analyzed the proposed project site. CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, song birds, and raptors. The potential also exists for large mammals such as deer to frequent this site. Raptors and other migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If an active nest is discovered within the development area, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on ways to minimize impact on raptors, a copy of the current "Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors" is available from your local District Wildlife Manager.

If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These



raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will begin between March 15th and August 31st, a burrowing owl survey should be performed. Current guidelines for performing a burrowing owl survey can also be obtained from the local District Wildlife Manager.

If prairie dog colonies are present, CPW would recommend they either be captured alive and moved to another location or humanely euthanized before any earth-moving occurs. The possibility of live-trapping and donating to a raptor rehabilitation facility or the black-footed ferret recovery program may also exist. If interested, please contact the local District Wildlife Manager. Be aware that a permit and approval from the Adams County Commissioners may be required for live relocation.

Thank you again for the opportunity to comment on the proposed Mustang Borrow Site in Adams County. Please do not hesitate to contact us again about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Serena Rocksund at (303) 291-7132 or serena.rocksund@state.co.us.

Sincerely,

A handwritten signature in black ink that reads "Matt Martinez". The signature is written in a cursive style with a large, sweeping flourish at the end.

Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, K. Cannon, S. Rocksund

Greg Barnes

From: Hackett - CDPHE, Sean <sean.hackett@state.co.us>
Sent: Monday, March 16, 2020 1:36 PM
To: Greg Barnes
Subject: Re: For Review: Mustang Borrow Site (RCU2020-00001)

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

Good afternoon, Greg:

Thank you for submitting this referral to the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. Please also note that CDPHE's failure to respond to any referrals should not be construed as a favorable response.

Hazardous and Solid Waste

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here: <https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:
<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:
<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwmd@state.co.us or calling 303-692-3320.

Water Quality

The applicant must comply with all applicable water quality rules and regulations. The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here: <https://www.colorado.gov/pacific/cdphe/water-quality-control-commission-regulations>.

Clean Water Requirements

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of

development that will disturb one or more acres of land. In determining the area of construction disturbance, CDPHE's Water Quality Control Division (WQCD) looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the division website: <https://www.colorado.gov/pacific/cdphe/cor400000-stormwater-discharge>

or contact:

[Email: cdphe_ceos_support@state.co.us](mailto:cdphe_ceos_support@state.co.us) or cdphe_wqcd_permits@state.co.us

[CEOS Phone: 303-691-7919](tel:303-691-7919)

[Permits Phone: 303-692-3517](tel:303-692-3517)

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here: <https://www.colorado.gov/pacific/cdphe/aqcc-regs>.

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an Air Pollutant Emissions Notice (APEN). An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found at:

http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer

Paving Graveling	Controlling vehicle speed
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found at <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado’s APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

If you have more general questions about air quality, please contact CDPHE’s APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Health Equity and Environmental Justice

CDPHE notes that certain projects have potential to impact vulnerable minority and low-income communities. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and if so, take action to mitigate and minimize those impacts. This includes interfacing directly with the communities in the project area to better understand community perspectives on the project and receive feedback on how it may impact them during development and construction as well as after completion. We have included some general resources for your reference.

Resources:

- [CDPHE’s Health Equity Resources](#)
- [CDPHE’s Checking Assumptions to Advance Equity](#)
- [EPA’s Environmental Justice and NEPA Resources](#)

Best,

Sean Hackett
Energy Liaison



4300 Cherry Creek Drive South, Denver, CO 80246
Office Phone 303.692.3662 | Cell Phone 303.692.3662

sean.hackett@state.co.us | www.colorado.gov/cdphe

Your feedback is important to us! Please [let us know](#) how I am doing.

On Mon, Feb 24, 2020 at 12:32 PM Greg Barnes <GJBarnes@adcogov.org> wrote:

The Adams County Planning Commission is requesting comments on the following application:

Conditional Use to excavate in the Agricultural-3 zone district. The excavation proposes approximately 300,000 cubic yards of soil relocated on an adjoining property for berms.

This request is located approximately a half-mile north of 28901 Highway 36. The Assessor's Parcel Number is 0181900000210.

Applicant Information: BRONCO PIPELINE COMPANY, 34501 E QUINCY AVE., BLDG 1B, WATKINS, CO 80137

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 03/16/2020 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.

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. It may take a few business days for the entire application packet to be published to the website.

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

adcogov.org



March 11, 2020

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

RE: Mustang Station Borrow Site, RCU2020-00001
TCHD Case No. 6154

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Conditional Use Permit to excavate in the Agricultural-3 zone district for the purposes of relocating approximately 300,000 cubic yards of soil on an adjoining property for berms located approximately a half-mile north of 28901 Highway 36. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Fugitive Dust – Recommendations for temporary uses

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. Excavation and transportation of soil may contribute to increased fugitive dust emissions. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions. TCHD applauds the applicant for incorporating measures such as water sprinkling and speed restrictions in their plans.

Wastewater – Portable Toilets for Onsite Personnel

Sewage has the potential to carry illness-causing organisms and must be handled properly to avoid spreading disease. The application does not state the proposed wastewater disposal for on-site personnel. TCHD assumes the applicant will use a portable restroom for onsite personnel. TCHD has no objection to the use of portable toilets, provided the units are properly cleaned and maintained. TCHD recommends that a portable hand sink be provided near the restrooms.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "AHF".

Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



May 13, 2020

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

RE: Mustang Station Borrow Site, RCU2020-00001
TCHD Case No. 6279

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the resubmittal of the Conditional Use Permit to excavate in the Agricultural-3 zone district for the purposes of relocating approximately 300,000 cubic yards of soil on an adjoining property for berms located approximately a half-mile north of 28901 Highway 36. Tri-County Health Department (TCHD) staff previously reviewed the application for the Conditional Use Permit and provided the comments below in a letter dated March 11, 2020. The applicant acknowledged our comments in a letter dated May 6, 2020.

Fugitive Dust – Recommendations for temporary uses

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. Excavation and transportation of soil may contribute to increased fugitive dust emissions. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions. TCHD applauds the applicant for incorporating measures such as water sprinkling and speed restrictions in their plans.

Wastewater – Portable Toilets for Onsite Personnel

Sewage has the potential to carry illness-causing organisms and must be handled properly to avoid spreading disease. The application does not state the proposed wastewater disposal for on-site personnel. TCHD assumes the applicant will use a portable restroom for onsite personnel. TCHD has no objection to the use of portable toilets, provided the units are properly cleaned and maintained. TCHD recommends that a portable hand sink be provided near the restrooms.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "AHF".

Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

March 9, 2020

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

Attn: Greg Barnes

Re: Mustang Station Borrow Site, Case # RCU2020-00001

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use plan for **Mustang Station Borrow Site** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

May 27, 2020

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

Attn: Greg Barnes

Re: Mustang Station Borrow Site – 2nd referral, Case # RCU2020-00001

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the second referral conditional use plan for **Mustang Station Borrow Site** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Greg Barnes

From: Schleppi, Andrew <Andrew.Schleppi@aecom.com>
Sent: Friday, February 28, 2020 9:03 AM
To: Greg Barnes
Cc: Community Connections
Subject: Mustang Station Borrow Site (RCU2020-00001) - Conditional Use

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

Date: 28 February 2020
To: Bronco Pipeline Company c/o Adams County Planning Commission
From: Andrew D. Schleppi
Re: Mustang Station Borrow Site (RCU2020-00001)

Bronco Pipeline Company and affiliates:

This communication provides formal notice that Bronco Pipeline Company, including all agents, affiliates and contractors, are forbidden from entering or remaining on Adams County Parcel #0181900000209. Authorization to enter, remain or traverse the property is not granted unless formal written consent is provided by the property owner. Pursuant to Title 18 Article 4 Part 503 – 504 of Colorado’s Revised Statutes, the property owner reserves the right to take legal action against any offender if they do not refrain from entering, remaining or traversing the property. This notice is effective immediately, and will remain in effect permanently.

LAND USE AND CONSULTING FEE NOTICE - Adams County Parcel #0181900000209
LAND USE: \$5,000 PER PERSON/PER DAY
LEGAL AND CONSULTING: \$400 PER HOUR

Regards,

/signed/

Andrew D. Schleppi
303-260-9068
Andrew.Schleppi@aecom.com



May 06, 2020

Greg Barnes
Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601-8204

**RE: Mustang Station Borrow Site
Case # RCU2020-00001**

Dear Mr. Barnes:

CVL Consultants of Colorado, Inc. has considered the comments from Adams County Community and Economic Development Department, Adams County Development Engineering Services, Tri-County Health, Colorado Department of Public Health & Environment (CDPHE), Colorado Parks and Wildlife (CPW), Xcel Energy, and Andrew D. Schleppe for the referenced project. We have restated the comments below and addressed them per the italicized responses.

Adams County Community and Economic Development Department

1. Planner Review, Greg Barnes, gjbarnes@adcogov.org

- a. Comment: PLN01: There appear to be no significant visual or traffic-related impacts to the proposal that will merit mitigation from adjoining property owners.
Response: Acknowledged.

- b. Comment: PLN02: The operations on site will be expected to comply with the County's Operational Standards found in Section 4-13 of the Adams County Development Standards and Regulations.
Response: Acknowledged. There are few neighbors in the vicinity of the project site. The nearest residence is 2,500 feet from the project site. The applicant shall abide by Sections 04-13-01 through 04-13-07, with respect to lighting, vibration, noise, dust and debris control, electromagnetic and electrical interference, humidity, heat, glare, smoke and radiation, and odor. All operations shall be conducted during daylight hours, so lighting will not be an issue. Vibration associated with excavation operational equipment is minimal, as is noise. The property is zoned A-3, which allows for the highest levels of noise by zone district, e.g. 80 dBA for daylight operations. Dust control shall be conducted per the stormwater management plan, including water sprinkling and ceasing activities during strong winds. There is no electromagnetic or electrical infrastructure proposed with this project. Normal, seasonal humidity and heat levels are not expected to change as a result of this excavation operation. There are no combustion activities associated with this project that would create smoke. Radiation is irrelevant to this excavation activity. Odor may be associated with the exhaust from the construction equipment; however construction equipment emissions are regulated by the State.

2. Environmental Analyst Review, Katie Keefe, kkeefe@adcgov.org

- a. Comment: ENV1. Based on project description the applicant may need a construction permit from the Colorado Division of Reclamation, Mining and Safety. Provide documentation of determination whether operations require a DRMS permit.
Response: The Colorado Division of Reclamation, Mining and Safety (DRMS) has determined that a permit is not required for the proposed activity. The decision letter from the DRMS has been included with this re-submittal.
- b. Comment: ENV2. Applicant must provide documentation as to whether or not an APEN and Construction Permit are required from CDPHE per Air Pollution Control Division regulatory requirements.
Response: A Land Development Permit (GP03) from CDPHE will be required. The application will be submitted prior to any dirt work starting.
- c. Comment: ENV3. Land disturbance associated with the Mustang Borrow site mining operations located within this parcel, as proposed, will not impact land within the Natural Resources Conservation Overlay district.
Response: Acknowledged.
- d. Comment: ENV4. Applicant shall monitor winds speeds and cease earthmoving operations during times when wind speeds exceed 25 mph.
Response: Acknowledged. This requirement is included in the SWMP Report.
- e. Comment: ENV5. Applicant shall employ dust control best management practices to mitigate offsite impacts from fugitive dust.
Response: Acknowledged. This requirement is included in the SWMP Report.
- f. Comment: ENV6. Mining and Reclamation shall comply with the Mineral Conservation Overlay (MCO) and the section titled Extraction and Disposal Uses found within the Industrial Use Performance Standards, as adopted by Adams County found within the Adams County Development Standards.
Response: Due to the DRMS determination that no permit is required, this comment has been withdrawn.
- g. Comment: Applicant shall provide documentation of that coverage under CDPS Stormwater Discharge Permit associated with Construction Activities, COR-04, has been obtained.
Response: A CDPS permit was obtained for the nearby Mustang Station project and will be amended to include the disturbance associated with this proposed borrow area.

3. Engineering Services Review

- a. Comment: ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0670H), the project site is NOT located within a regulated 100-year floodplain. No floodplain use permit will be required unless the project boundaries expand into the 100-year floodplain to the north.
Response: Acknowledged.

- b. Comment: ENG2: Prior to construction, the contractor must receive a clearing and grading construction permit from Adams County. Contractor will be responsible for installation and maintenance of Erosion and Sediment Control BMPs until 70% vegetation has been established in accordance with the submitted SWMP/ Erosion and Sediment Control plans.
Response: Acknowledged.
- c. Comment: ENG3: Property is NOT in Adams County MS4 Stormwater Permit area. A County Stormwater Quality (SWQ) Permit is not required, but a State Permit COR400000 will be required. Provide proof of CDPHE permit coverage with the County clearing and grading construction permit application.
Response: Acknowledged.
- d. Comment: ENG4: County roadways do not appear to be impacted by the proposed project. Public roadways will not be utilized in the earthwork operations. Access to the subject property will be gained through Mustang Booster Station at an existing access along E 26th Ave, within City of Aurora's jurisdiction.
Response: Acknowledged.
- e. Comment: ENG5: If any drainageway improvements are identified on the subject parcel in the Mile High Flood District study listed below, the applicant should incorporate said improvements in the construction documents submitted with the clearing and grading construction permit application.
Response: Acknowledged.

REFERRAL AGENCY COMMENTS

Tri-County Health, Annemarie Heinrich Fortune, MPH/MURP, aheinrich@tchd.com

- a. Comment: Fugitive Dust – Recommendations for temporary uses
Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. Excavation and transportation of soil may contribute to increased fugitive dust emissions. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions. TCHD applauds the applicant for incorporating measures such as water sprinkling and speed restrictions in their plans.
Response: Acknowledged.
- b. Comment: Wastewater – Portable Toilets for Onsite Personnel
Sewage has the potential to carry illness-causing organisms and must be handled properly to avoid spreading disease. The application does not state the proposed wastewater disposal for on-site personnel. TCHD assumes the applicant will use a portable restroom for onsite personnel. TCHD has no objection to the use of portable toilets, provided the units are properly cleaned and maintained. TCHD recommends that a portable hand sink be provided near the restrooms.
Response: Acknowledged.

Colorado Department of Public Health and Environment (CDPHE), Sean Hackett,
sean.hackett@stat.co.us

- a. Comment: Thank you for submitting this referral to the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. Please also note that CDPHE's failure to respond to any referrals should not be construed as a favorable response.

Response: Acknowledged.

- b. Comment: The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/hwregs>

Solid waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/swregs>

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations. If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations.

The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwm@state.co.us or calling 303-692-3320.

Response: There are no hazardous or solid wastes anticipated to be encountered with the proposed excavation work. The proposed excavation will consist of soil material to be transported to the aforementioned Mustang Station project to create landscape berms. Construction worker portalets will not be located on the borrow area property. A temporary construction trailer will not be on the borrow area property either, as it is planned to be located on the Mustang Station parcel.

- c. Comment: The applicant must comply with all applicable water quality rules and regulations. The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water.

All water quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/water-quality-control-commission-regulations>

Response: Acknowledged. This borrow area does not pose any water demands.

Potable water for construction workers may be provided on the Mustang Station project site.

- d. Comment: Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, CDPHE’s Water Quality Control Division (WQCD) looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the division website:
<https://www.colorado.gov/pacific/cdphe/cor400000-stormwater-discharge>

or contact:

Email: cdphe_ceos_support@state.co.us or cdphe_wqcd_permits@state.co.us
 CEOS Phone: 303-691-7919
 Permits Phone: 303-692-3517

Response: Please refer to the response to the Adams County comment #2g.

- e. Comment: The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:
<https://www.colorado.gov/pacific/cdphe/aqcc-regs>

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an Air Pollutant Emissions Notice (APEN). An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found at:

http://www.colorado.gov/airquality/ss_map_wm.aspx

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out <u>Onto</u> Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found at

<https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>

This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>

for the complete regulatory language.

If you have any questions regarding Colorado’s APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

If you have more general questions about air quality, please contact CDPHE’s APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Response: Crestone will apply for a Land Development General permit (GP03) prior to the dirt work starting up and will comply with all operating and maintenance requirements in the permit. There are no other operations planned at the site that will result in emissions.

- e. Comment: CDPHE notes that certain projects have potential to impact vulnerable minority and low-income communities. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and if so, take action to mitigate and minimize those impacts. This includes interfacing directly with the communities in the project area to better understand community perspectives on the project and receive feedback on how it may impact them during development and construction as well as after completion.

Response: There are no residences within 2,500 feet of this proposed project site that may be impacted by the proposed temporary construction activity.

Colorado Department of Parks and Wildlife, Matt Martinez, Area Wildlife Manager

- a. Comment: District Wildlife Manager Serena Rocksund recently analyzed the proposed project site. CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, song birds, and raptors. The potential also exists for large mammals such as deer to frequent this site. Raptors and other migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If an active nest is discovered within the development area, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest.

Response: Acknowledged. A desktop analysis for the site has been completed. No raptor nests and no eagle nests or winter night roosts were found within ½ mile of the area of disturbance. The project site will also be evaluated in advance of commencing construction activity. There are trees within ½ mile feet of this proposed project site, which may provide potential avian habitat.

- b. Comment: For further information on ways to minimize impact on raptors, a copy of the current “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors” is available from your local District Wildlife Manager.

Response: Acknowledged.

- c. Comment: If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will begin between March 15th and August 31st, a burrowing owl survey should be performed. Current guidelines for performing a burrowing owl survey can also be obtained from the local District Wildlife Manager.

Response: Acknowledged. The proposed construction activity is anticipated during burrowing owl season. As such, a desktop analysis for the site has been completed. Per the analysis, no potential burrowing owl nests were found within 150 feet of the area of disturbance. This property does not have a prairie dog colony.

- d. Comment: If prairie dog colonies are present, CPW would recommend they either be captured alive and moved to another location or humanely euthanized before any earth-moving occurs. The possibility of live-trapping and donating to a raptor rehabilitation facility or the black-footed ferret recovery program may also exist. If interested, please contact the local District Wildlife Manager. Be aware that a permit and approval from the Adams County Commissioners may be required for live relocation.

Response: Acknowledged, however, there are no prairie dog colonies present within the project site.

- e. Comment: Thank you again for the opportunity to comment on the proposed Mustang Borrow Site in Adams County. Please do not hesitate to contact us again about ways to continue managing the property in order to maximize wildlife value

while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Serena Rocksund at (303) 291-7132 or serena.rocksund@state.co.us.

Response: Acknowledged.

Xcel Energy, Donna George, donna.l.george@xcelenergy.com

Comment: Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use plan for Mustang Station Borrow Site and has no apparent conflict.

Response: Acknowledged.

Andrew Schleppe, Andrew.Schleppe@aecom.com

Comment: This communication provides formal notice that Bronco Pipeline Company, including all agents, affiliates and contractors, are forbidden from entering or remaining on Adams County Parcel #0181900000209. Authorization to enter, remain or traverse the property is not granted unless formal written consent is provided by the property owner. Pursuant to Title 18 Article 4 Part 503 – 504 of Colorado's Revised Statutes, the property owner reserves the right to take legal action against any offender if they do not refrain from entering, remaining or traversing the property. This notice is effective immediately, and will remain in effect permanently.

LAND USE AND CONSULTING FEE NOTICE - Adams County Parcel #0181900000209

LAND USE: \$5,000 PER PERSON/PER DAY

LEGAL AND CONSULTING: \$400 PER HOUR

Response: This project does not propose any construction, access, or disturbance within the Adams County Parcel #0181900000209. Access to the project site will be gained from the south, from the Mustang Station project to the west.

If you have any additional questions, please do not hesitate to contact me directly at 720.249.3539.

Sincerely,

CVL Consultants of Colorado, Inc.



Melinda E. Lundquist, PE
Senior Vice President



COLORADO

Division of Reclamation,
Mining and Safety

Department of Natural Resources

1313 Sherman Street, Room 215
Denver, CO 80203

February 5, 2020

CVL Consultants of Colorado, Inc.
Attn: Melinda E. Lundquist
10333 E. Dry Creek Road, Suite 240
Englewood, Colorado 80112

**RE: Mustang Station Borrow Site, Reference No. M-2020-005, Division Response to “Is It Mining?”
Questionnaire, No Permit Required**

Dear Melinda Lundquist,

On February 5, 2020, the Division of Reclamation, Mining and Safety (Division) received information for an “Is It Mining” questionnaire regarding a proposed project to excavate approximately 300,000 cubic yards of borrow material from BroncoPipeline Companies (Bronco) property to be used as a landscape berm around a compressor substation on property owned by Bronco. The Division finds that an erosion and sediment control plan has been designed for the borrow operation and that the site will be reclaimed to a beneficial use. Also, the Division finds that the borrow operation is subject to Adams County’s grading erosion and sediment control requirements and the regulation of the Colorado Department of Public Health and Environment.

The Mined Land Reclamation Board has requested the Division make determinations as to the need for a Mined Land Reclamation Permit. Based on the information provided in the questionnaire, the Division has determined a **permit is not required for the proposed activity from the Division**. Any significant deviation from the described activity could result in review and possible reversal of this determination.

If you disagree with this decision, you may petition to appear before the Board during a formal public hearing for a Declaratory Order concerning this matter. Pursuant to Rule 2.5.2(1), the request must be submitted to the Board in writing and be received no later than 10 days prior to the hearing. The written request must contain the information required pursuant to Rule 2.5.2(2) (copy enclosed). The next available Board hearing will be held on February 19, 2020. All hearings are held at 1313 Sherman St., Room 318, in Denver, Colorado 80203.

If you have questions please contact me at (303) 866-3567 extension 8120.

Sincerely,

Jared Ebert
Senior Environmental Protection Specialist

EC: Russ Means, DRMS
David Greer, David.A.Greer@conocophillips.com
Patrick Lennberg, DRMS





Request for Comments

Case Name: Mustang Station Borrow Site
Case Number: RCU2020-00001

February 24, 2020

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use to excavate in the Agricultural-3 zone district. The excavation proposes approximately 300,000 cubic yards of soil relocated on an adjoining property for berms.** This request is located approximately a half-mile north of 28901 Highway 36. The Assessor's Parcel Number is 0181900000210.

Applicant Information: BRONCO PIPELINE COMPANY
34501 E QUINCY AVE
BLDG 1B
WATKINS, CO 80137

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 03/16/2020 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.

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

Thank you for your review of this case.

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



Public Hearing Notification

Case Name:	Mustang Borrow Site
Case Number:	RCU2020-00001
Planning Commission Hearing Date:	July 9, 2020 at 6:00 p.m.
Board of County Commissioners Hearing Date:	July 28, 2020 at 9:30 a.m.

June 17, 2020

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: Conditional Use to excavate in the Agricultural-3 zone district. The excavation proposes approximately 300,000 cubic yards of soil relocated on an adjoining property for berms. The Assessor's Parcel Number is 0181900000210. The site is located south of East 26th Avenue.

Applicant Information: Bronco Pipeline, 34501 E Quincy Ave, Bldg 1B, Watkins, CO 80137

The Planning Commission meeting will be held virtually using the Zoom video conferencing software and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. For instructions on how to access the public hearing via telephone or internet, or to submit comment, please visit <http://www.adcogov.org/planning-commission> for up to date information.

The Board of County Commissioners meeting is broadcast live on the Adams County YouTube channel and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting. For instructions on how to access the public hearing and submit comments, please visit <http://www.adcogov.org/bocc> for up to date information.

These will be public hearings and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Greg Barnes, Planner III
gjbarnes@adcogov.org, 720-523-6853

PUBLICATION REQUEST

Case Number: RCU2020-00001 - Mustang Station Borrow Site

Planning Commission Hearing Date: 07/09/2020 at 6:00 p.m.

Board of County Commissioners Hearing Date: 07/28/2020 at 9:30 a.m.

Request: Conditional Use to excavate in the Agricultural-3 zone district. The excavation proposes approximately 300,000 cubic yards of soil relocated on an adjoining property for berms.

Parcel Number: 0181900000210

Case Manager: Greg Barnes

Applicant: DAVID GREER, 34501 E QUINCY AVE, BLDG 1B, WATKINS, CO 80137

**Owner: CAROLYN Y KISER, 687 TRAILSIDE
DR, GOLDEN, CO 80401**

**Legal Description: E ½ E ½ NE ¼ of Section 34, Township 3 South, Range 65 West of the 6th P.M.,
except that parcel conveyed December 21, 1992 at Reception No. B1111499, County of Adams,
State of Colorado.**

Virtual Meeting and Public Comment Information:

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 and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting. For instructions on how to access the public hearing and submit comments, please visit <http://www.adcogov.org/bocc> for up to date information.

These will be public hearings and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County website at www.adcogov.org/planning/currentcases. If you require any special accommodations, please contact the Adams County Department of Community and Economic Development at (CEDD) at cedd-pod@adcogov.org, or 720-523-6800 at least one hour prior to the meeting date.



Referral Listing
Case Number RCU2020-00001
Mustang Station Borrow Site

Agency

Contact Information

ADAMS ARAPAHOE SCHOOL DISTRICT 28J

Joshua Hensley
15701 E 1ST AVE STE 206
AURORA CO 80011
303-365-7812
jdhensley@aurorak12.org

Adams County Attorney's Office

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

Adams County CEDD Development Services Engineer

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

Adams County CEDD Environmental Services Division

Katie Keefe
4430 S Adams County Pkwy
Brighton CO 80601
720-523-6986
kkeefe@adcogov.org

Adams County CEDD Right-of-Way

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

Adams County Community Safety & Wellbeing, Neighborhood Services

Gail Moon

gmoon@adcogov.org
4430 S. Adams County Pkwy.
Brighton CO 80601
720-523-6856
gmoon@adcogov.org

Adams County Development Services - Building

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

Adams County Parks and Open Space Department

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

Agency

Contact Information

Adams County Parks and Open Space Department

Marc Pedrucci
303-637-8014
mpedrucci@adcogov.org

Adams County Sheriff's Office: SO-HQ

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

Adams County Sheriff's Office: SO-SUB

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

BENNETT FIRE DISTRICT #7

Captain Caleb J Connor
825 SHARIS CT
BENNETT CO 80102
303-532-7733 303-644-3572
CalebConnor@BennettFireRescue.org

BENNETT FIRE DISTRICT #7

CHIEF EARL CUMELY
825 SHARIS CT
BENNETT CO 80102
303-644-3434
ecumley941@aol.com

BENNETT PARK AND RECREATION

Chris Raines
PO BOX 379
455 S. 1ST ST.
BENNETT CO 80102-0379
303-644-5041
Director@bennettrec.org

BENNETT SCHOOL DISTRICT 29J

Robin Purdy
615 7TH ST.
BENNETT CO 80102
303-644-3234 Ext: 8203
robinp@bsd29j.com

CDPHE

Sean Hackett
4300 S Cherry Creek Dr
Denver CO 80246
303.692.3662 303.691.7702
sean.hackett@state.co.us

CDPHE

Sean Hackett
4300 S Cherry Creek Dr
Denver CO 80246
30
sean.hackett@state.co.us

CDPHE - AIR QUALITY

Richard Coffin
4300 CHERRY CREEK DRIVE SOUTH
DENVER CO 80246-1530
303.692.3127
richard.coffin@state.co.us

Agency

Contact Information

CDPHE - WATER QUALITY PROTECTION SECT

Patrick Pfaltzgraff
4300 CHERRY CREEK DRIVE SOUTH
WQCD-B2
DENVER CO 80246-1530
303-692-3509
patrick.j.pfaltzgraff@state.co.us

CDPHE SOLID WASTE UNIT

Andy Todd
4300 CHERRY CREEK DR SOUTH
HMWMD-CP-B2
DENVER CO 80246-1530
303.691.4049
Andrew.Todd@state.co.us

Century Link, Inc

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

COLORADO DIVISION OF WILDLIFE

Serena Rocksund
6060 BROADWAY
DENVER CO 80216
3039471798
serena.rocksund@state.co.us

COLORADO DIVISION OF WILDLIFE

Matt Martinez
6060 BROADWAY
DENVER CO 80216-1000
303-291-7526
matt.martinez@state.co.us

COMCAST

JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260
303-603-5039
thomas_lowe@cable.comcast.com

METRO WASTEWATER RECLAMATION

CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229
303-286-3338
CSIMMONDS@MWRD.DST.CO.US

NS - Code Compliance

Gail Moon
gmoon@adcogov.org
720.523.6833
gmoon@adcogov.org

REGIONAL TRANSPORTATION DIST.

Engineering RTD
1560 BROADWAY SUITE 700
DENVER CO 80202
303-299-2439
engineering@rtd-denver.com

UNION PACIFIC RAILROAD

Anna Dancer
1400 DOUGLAS ST STOP 1690
OMAHA NE 68179
402-544-2255
aldancer@up.com

Agency

Contact Information

Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

BRONCO PIPELINE
34501 E QUINCY AVE
WATKINS CO 80137-9305

BRONCO PIPELINE COMPANY
34501 E QUINCY AVE BLDG 1
WATKINS CO 80137-9303

FISCHAHS LLC
C/O JAMES S WARD CPA
DENVER CO 80237-0990

PROPERTY RESERVE INC
C/O LDS TAX DIVISION
PO BOX 511196
SALT LAKE CITY UT 84151-1196

SCHLEPPI ANDREW D
857 LAFAYETTE ST
DENVER CO 80218-3507

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property approximately one mile southeast of the intersection of Monaghan Road and E. 26th Avenue on June 23, 2020, in accordance with the requirements of the Adams County Development Standards and Regulations.

J. Gregory Barnes

Mustang Borrow Site

RCU2020-00001

July 28, 2020

Board of County Commissioners Public Hearing
Community and Economic Development Department

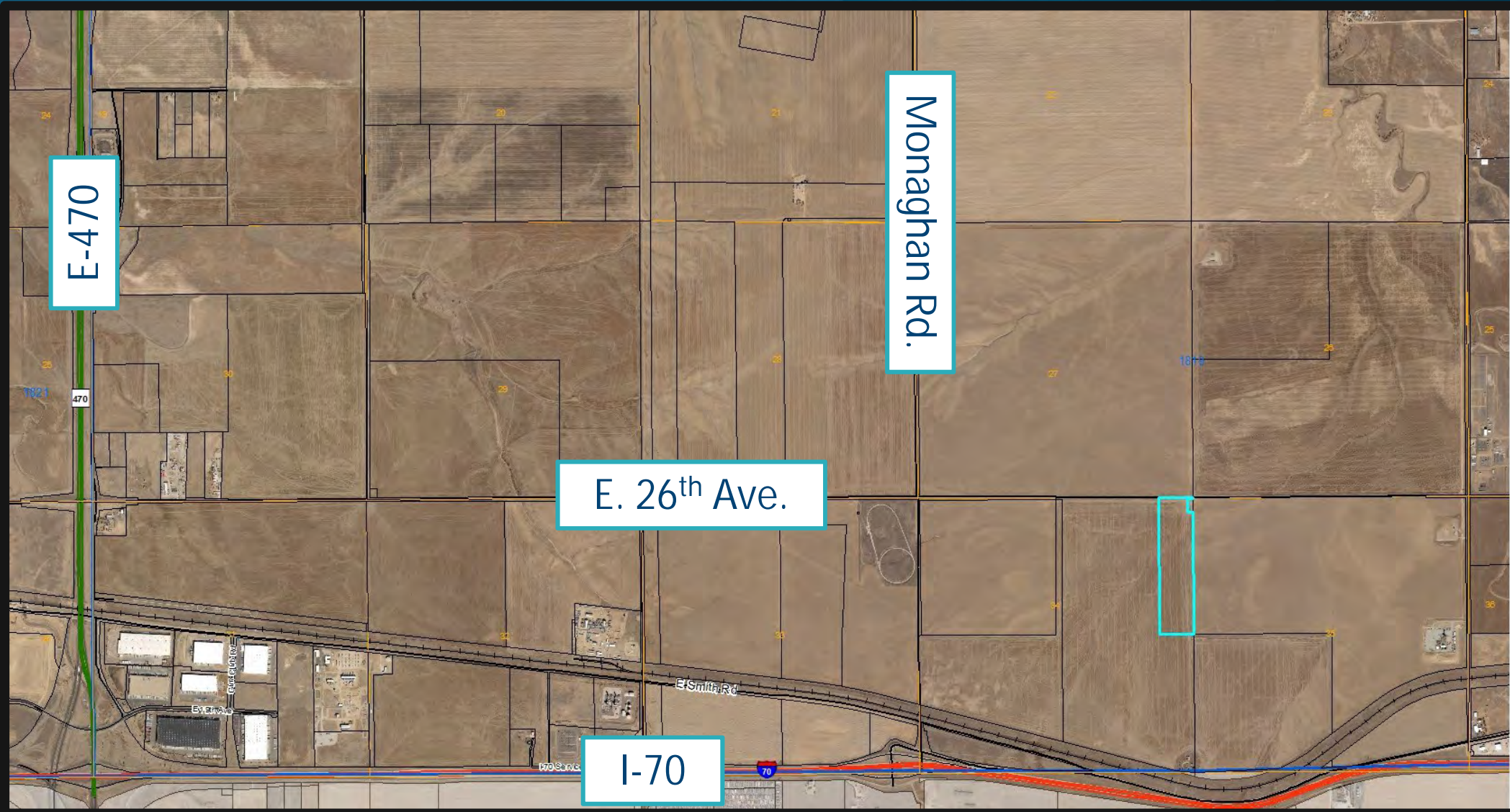
Case Manager: Greg Barnes

Request

Applicant: Crestone Peak Midstream LLC

Conditional Use Permit to allow excavation in the
Agricultural-3 (A-3) zone district.

AERIAL VIEW



E-470

Monaghan Rd.

E. 26th Ave.

I-70

AERIAL
CLOSE-UP



E. 26th Ave.

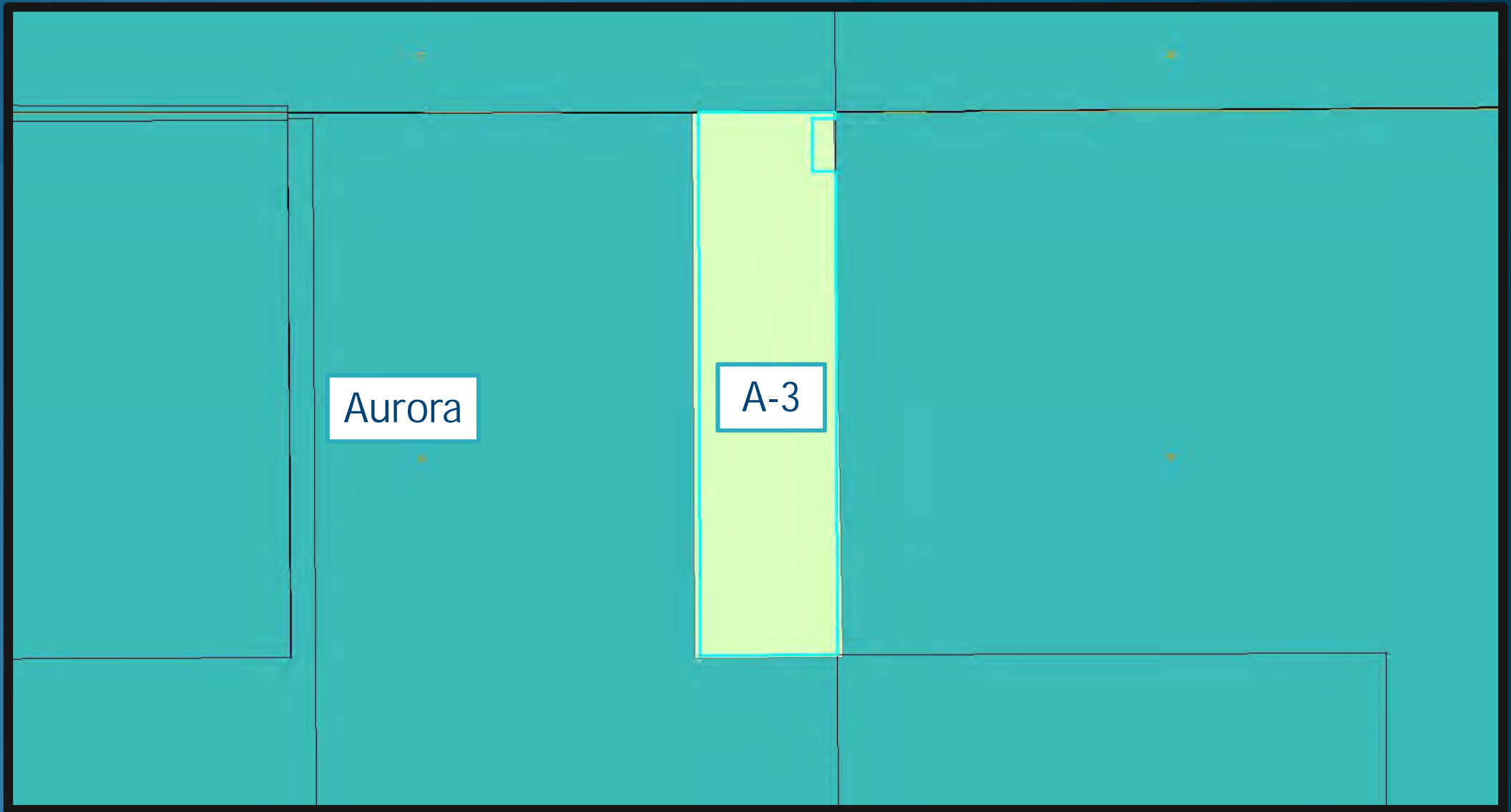
The image is an aerial photograph of a large, flat, brownish field. A horizontal road, labeled 'E. 26th Ave.', runs across the top. A cyan-colored outline highlights a specific rectangular area in the center-right of the field. Within this cyan area, a red dashed line outlines a smaller, irregularly shaped region. The field shows some texture and faint lines, possibly from plowing or drainage. There are small yellow numbers '27', '26', '34', and '35' scattered across the field.

Site

ZONING MAP

Agricultural-3 Zoning

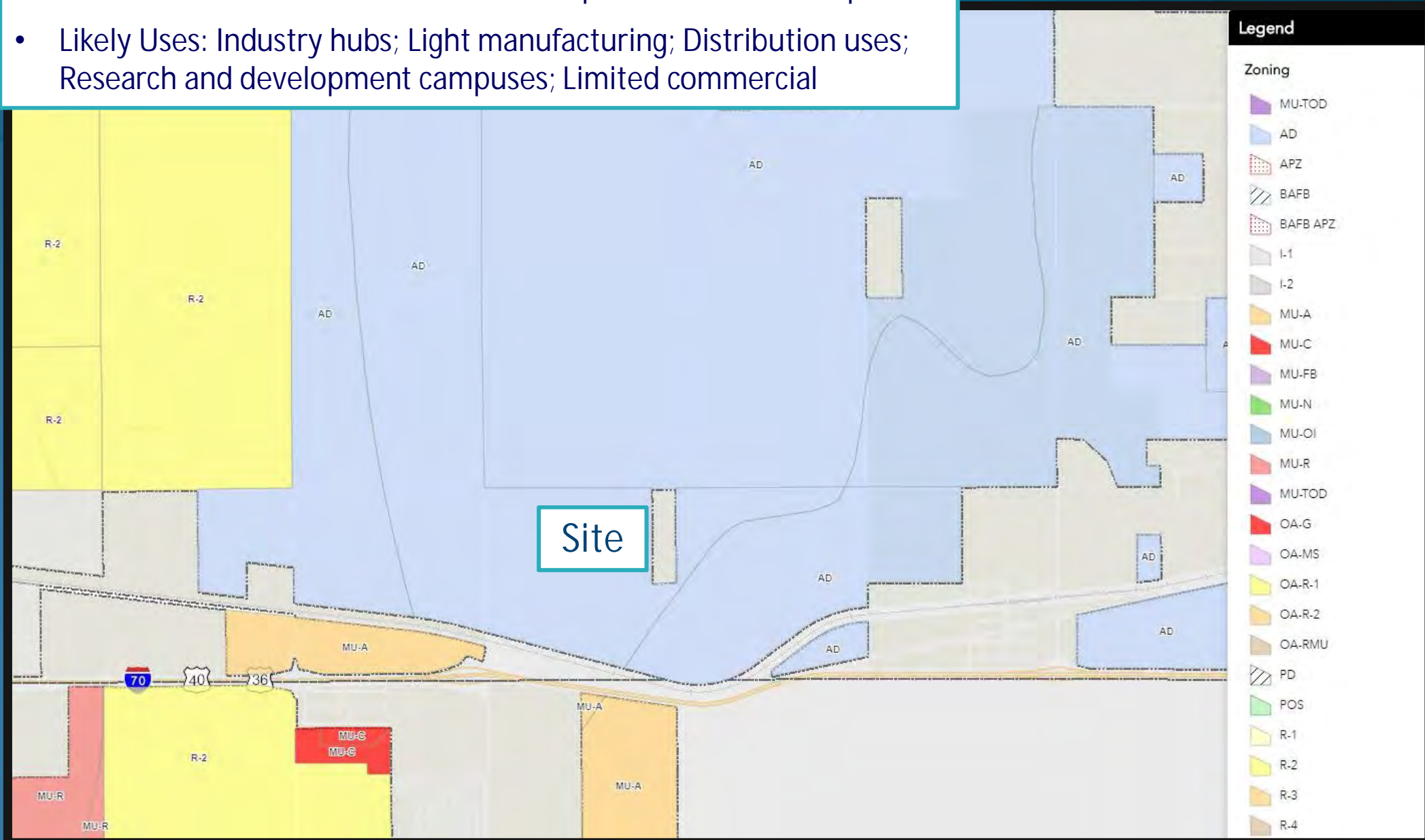
- Very low density residential
- Intensive Agricultural Uses
- Minimum lot size 35 acres



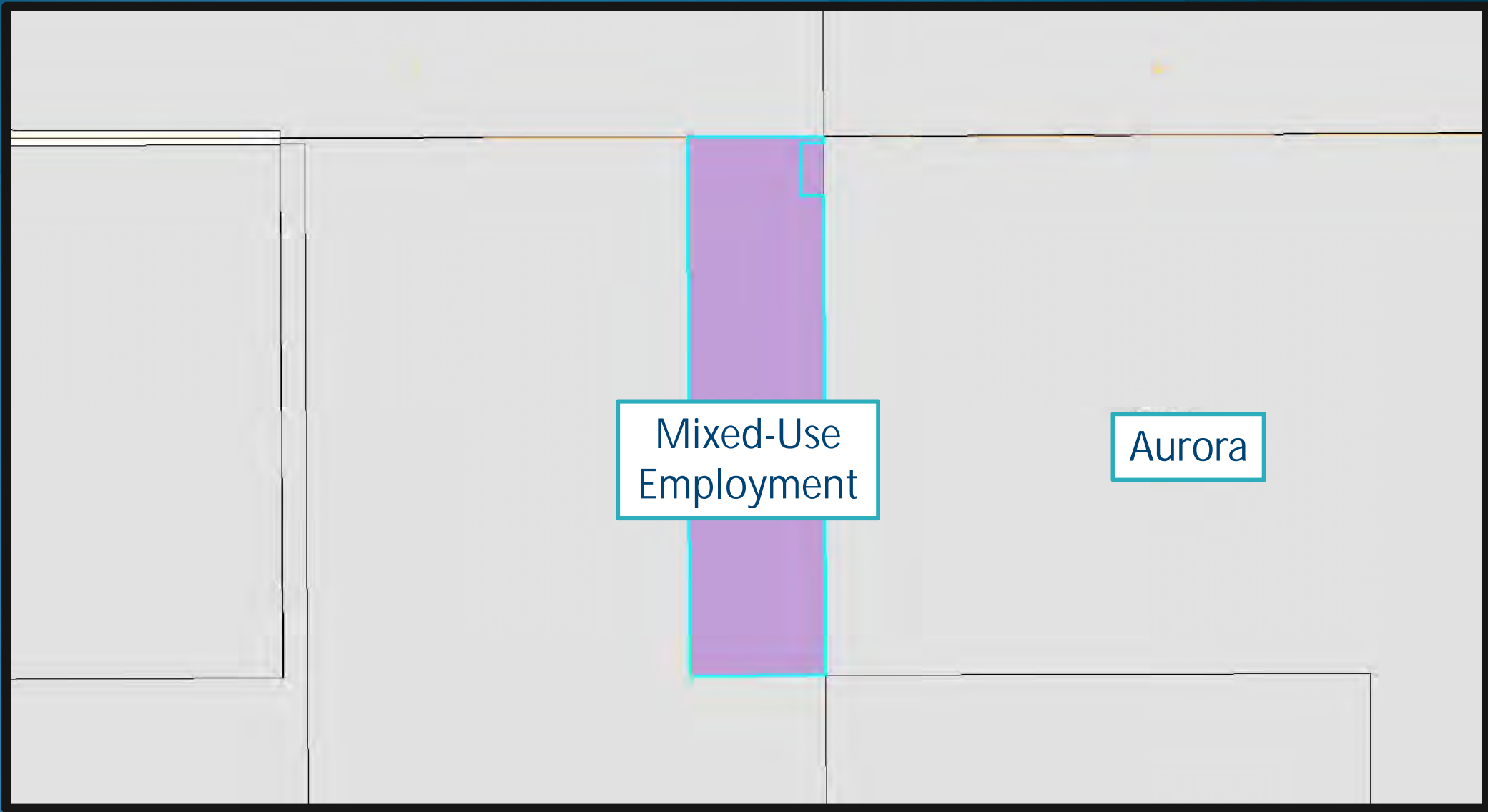
AURORA ZONING

Airport District

- Expand employment opportunities near the airports
- To ensure that development is located and designed to be consistent with the continued efficient operation of those airports
- Likely Uses: Industry hubs; Light manufacturing; Distribution uses; Research and development campuses; Limited commercial



FUTURE LAND
USE MAP



Criteria for Conditional Use

Section 2-02-09-06

1. Permitted in zone district
2. Consistent with purpose of regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services

Background

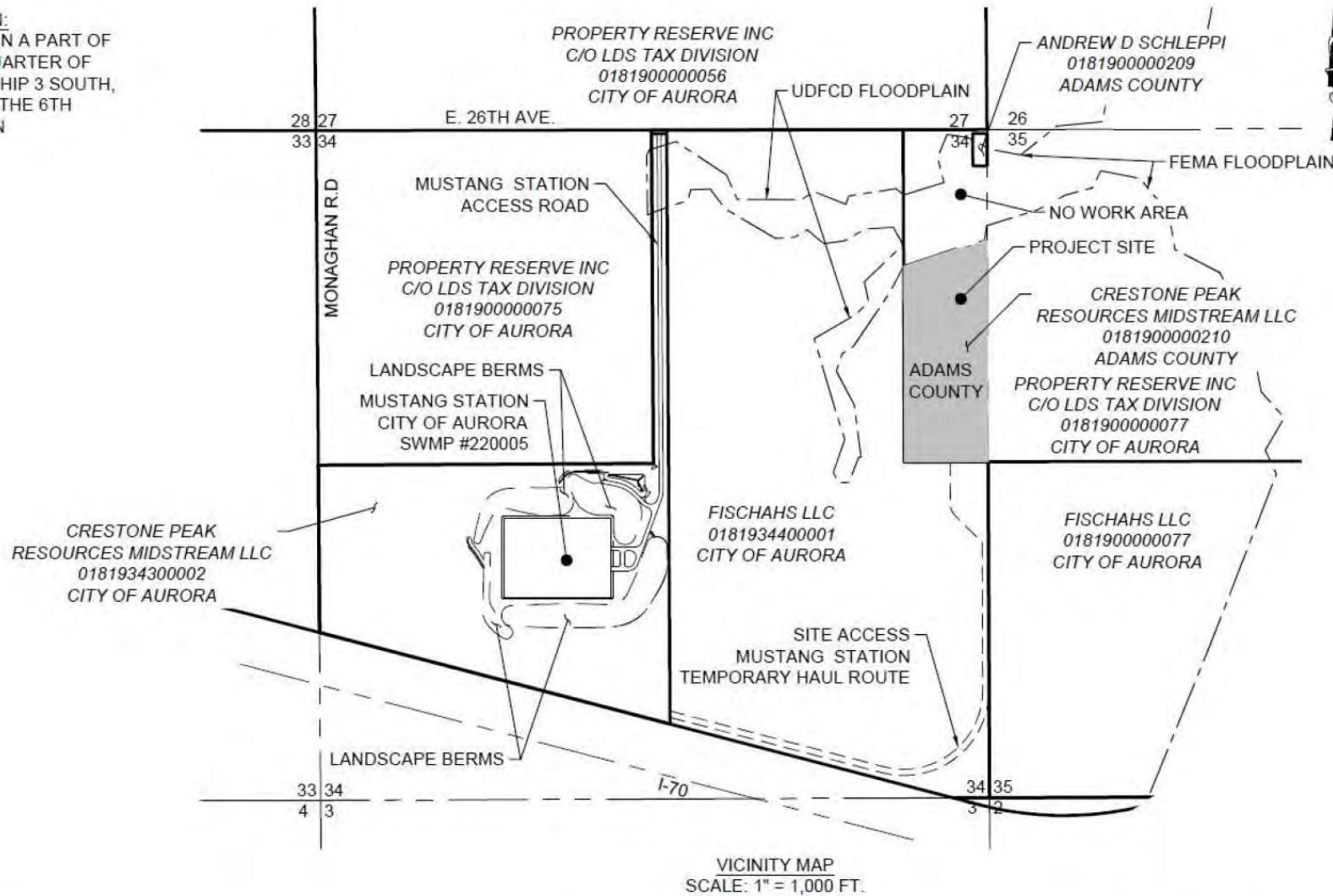
- City of Aurora approved Mustang Booster Station (compressor station) on a property southwest of the subject property
- Landscape Berms Required
- Excavation to Relocate Soil to Approve Berms

SITE PLAN

SHEET INDEX

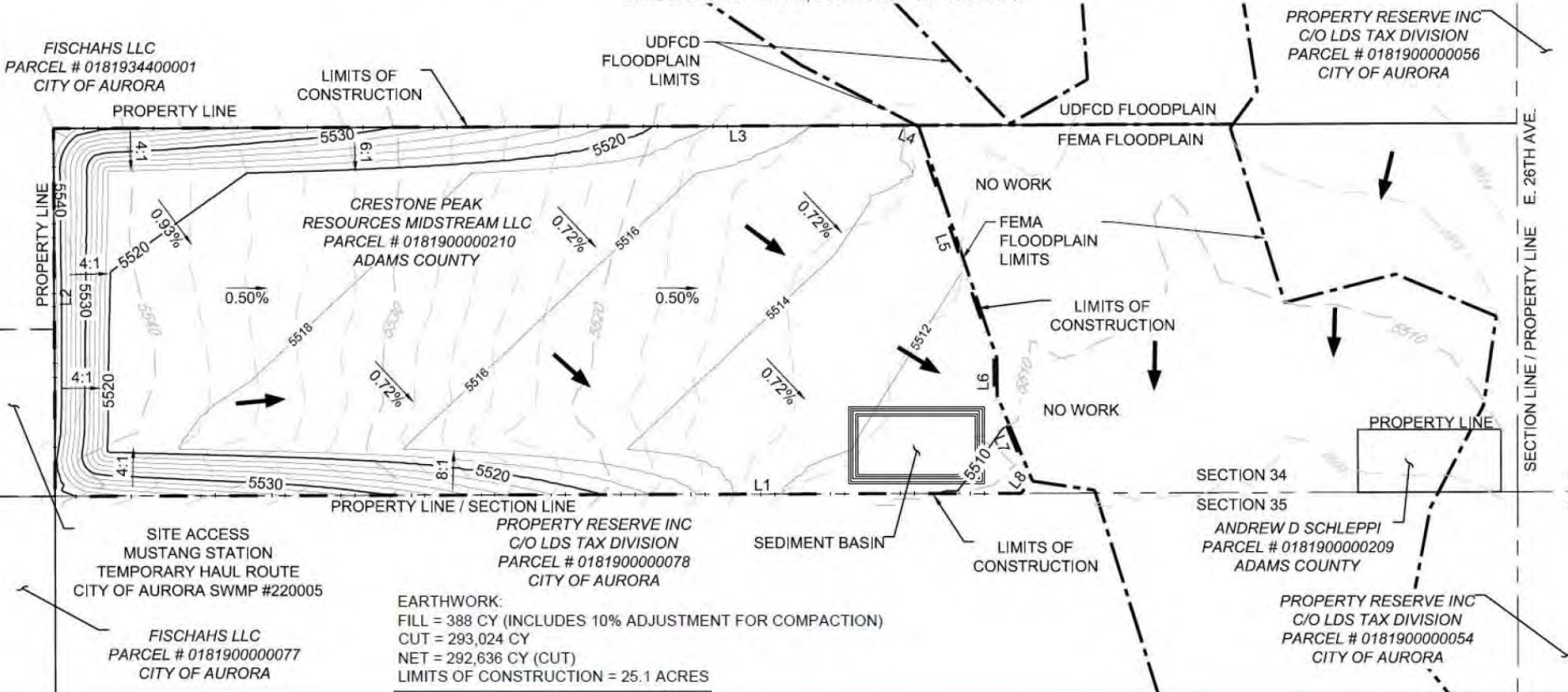
1. COVER SHEET
2. SITE PLAN

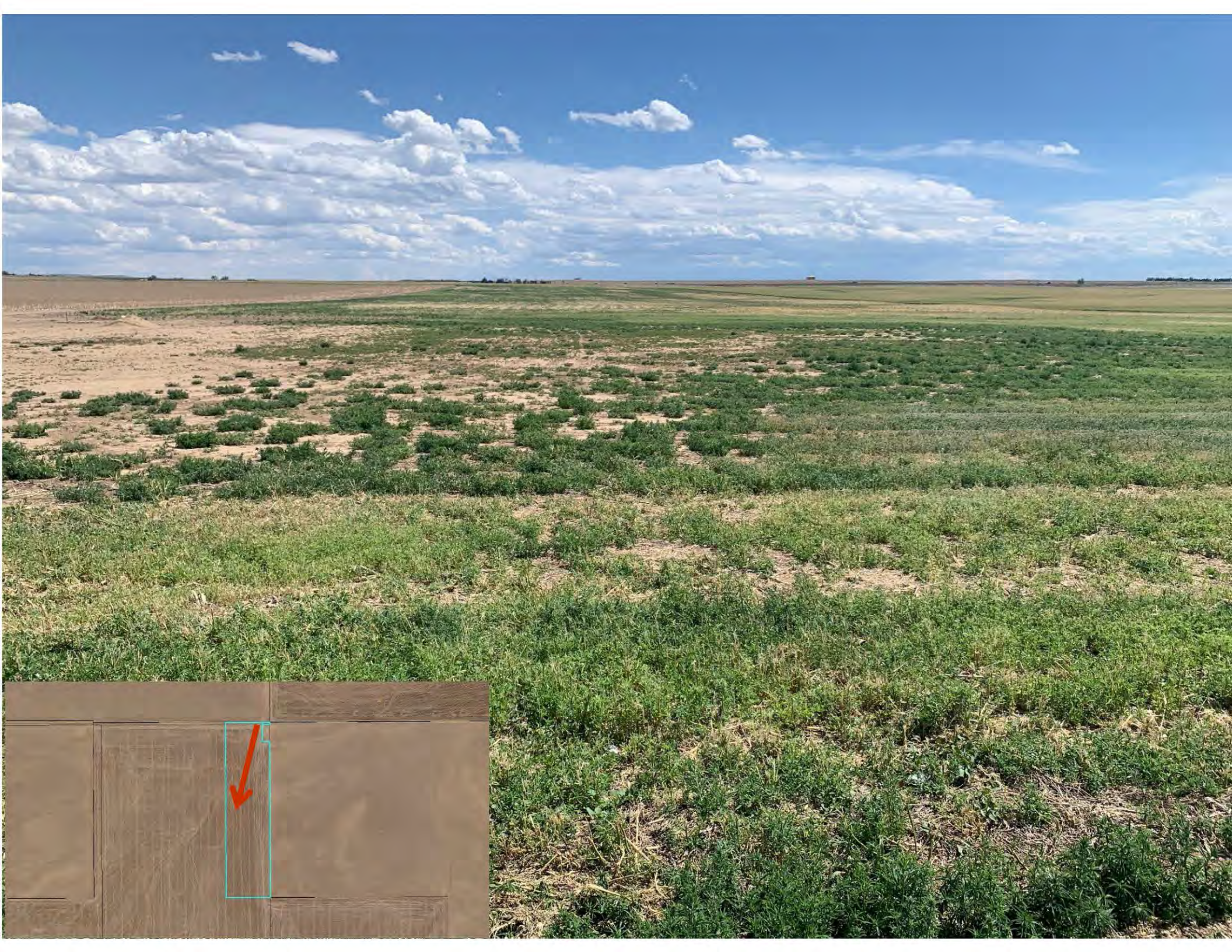
LEGAL DESCRIPTION:
 A PARCEL OF LAND IN A PART OF
 THE NORTHEAST QUARTER OF
 SECTION 34, TOWNSHIP 3 SOUTH,
 RANGE 65 WEST OF THE 6TH
 PRINCIPAL MERIDIAN



MUSTANG STATION BORROW SITE CONDITIONAL USE PERMIT

SECTION 34, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
 LATITUDE: 39°44'42.58"N, LONGITUDE: 104°39'06.32"W









Referral Comments

Referral agencies

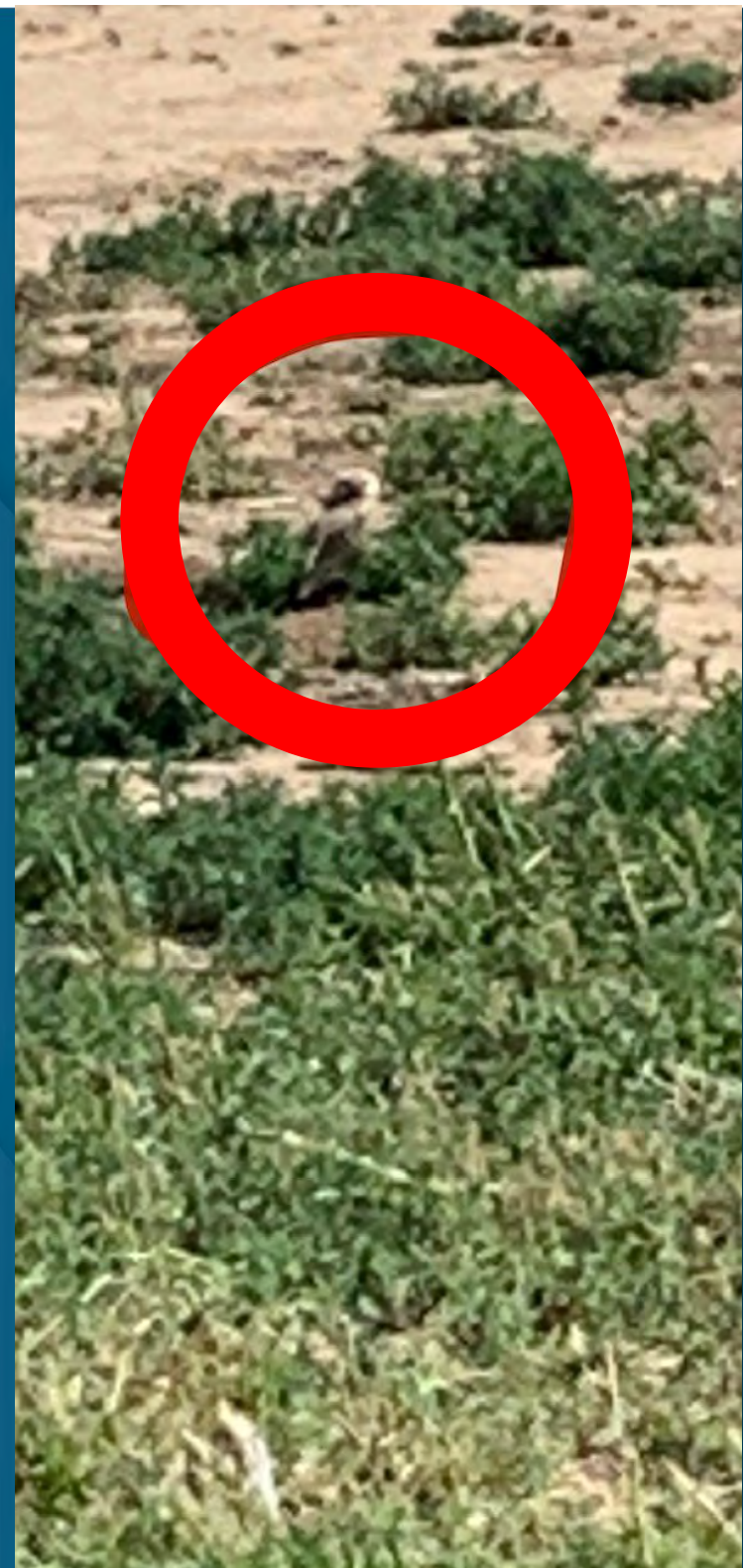
- CDPHE (no concerns)
- CPW (operational conditions)
- TCHD (operational conditions)
- Xcel (no concerns)

Property owners and residents within one half-mile:

Notifications Sent	Comments Received
6	1

Western Burrowing Owls

- State threatened species
- Commonly found in prairie dog towns throughout Colorado
- Burrowing owls are migratory, breeding season in Colorado, wintering in the southern United States and Mexico
- Federal and state laws prohibit the harming or killing of burrowing owls and the destruction of active nests
- Colorado Parks & Wildlife provides guidelines to increase the likelihood of detection



Staff Summary

- Staff determination is the request and the proposed use of the property is consistent with:
 - A-3 zone district is the appropriate district for this use
 - No traffic on public roadways to haul material
 - Request cooperates with City of Aurora's request for landscape berms

PLANNING COMMISSION UPDATE

Public Hearing: July 9, 2020

No public comment provided at hearing

PC: Concerns/Questions:

- Long-term plans for the property

Voted (5-0) to recommend approval

Recommendation

Approval of Conditional Use Permit (RCU2020-00001)
based on 8 Findings-of-Fact, 1 condition precedent,
12 conditions, and 1 note

Recommended Condition Precedent

1. Prior to the issuance of a Notice to Proceed from Adams County, the applicant shall provide Adams County with documentation that the City of Aurora's requirements for right-of-way dedication have been satisfied.

Recommended Conditions

1. This conditional use permit shall expire on July 28, 2023 (3 years).
2. The applicant shall comply with all the requirements of the Colorado Division of Natural Resources provided in their letter dated March 10, 2020. This includes the requirement that if any earthmoving is performed between March 15th and August 31st, a burrowing owl survey should be performed. Current guidelines for performing a burrowing owl survey can also be obtained from the local District Wildlife Manager.
3. The applicant shall comply with all the requirements of the Tri-County Health Department provided in their letter dated May 13, 2020.
4. The applicant shall comply with all the requirements of the Colorado Department of Public Health and Environment provided in their letter dated March 16, 2020.
5. No hauling of excavated material will be allowed on public roadways.
6. All earthmoving operations shall cease when wind speeds exceed 25 mph as measured by an onsite wind gauge, such as an anemometer.
7. Dust control best management practices to mitigate offsite impacts from fugitive dust shall always be employed during operation.

Recommended Conditions

8. Hours of Operation shall be limited to 7:00 a.m. to 7:00 p.m. on Mondays – Saturdays.
9. To minimize light pollution impact to active nocturnal or resting diurnal wildlife species, all site lights shall be motion-activated and downward directed-directed.
10. All rollers or mechanical equipment emitting high-pitched noises must be immediately replaced or repaired. Adams County will be the final arbitrator regarding the intensity of noise emitting from the conveyor system.
11. All applicable operational standards found in Sections 4-10-02-03, Extraction and Disposal Uses, and 4-13, Operational Standards, of the Adams County Development Standards and Regulations shall be followed.
12. All complaints received by the applicant concerning offsite impacts, and the resolution of those complaints, shall be conveyed to the Community & Economic Development Department. Offsite impacts shall be responded to and resolved immediately by the applicant. Disputes concerning offsite impacts may be resolved by the Department of Community and Economic Development and may be justification for a Show Cause Hearing before the Adams County Board of County Commissioners.

Recommended Note

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO.: PLN2020-00005

CASE NAME: CHAPTER 4 TEXT AMENDMENTS – Marijuana Hospitality

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- 3.1 Adams County Fire Rescue
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- 4.1 Heidi Keyes – Co-Founder/President Puff Pass and Paint & Cannabis Tours
- 4.2 James Duffy – Chief Operating Officer, Westminster Public Schools
- 4.3 Michael Eymer – Colorado Cannabis Tours
- 4.4 Mike Crawford – Deputy Superintendent, Mapleton Public Schools
- 4.5 Rita Tsalyuk – Yuma Way – Berkeley Dispensary
- 4.6 Samantha Walsh – Tetra Public Affairs
- 4.7 Sarah Woodson – Color of Cannabis (6/1/2020)
- 4.8 Sarah Woodson – Color of Cannabis (7/2/2020)

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- 5.1 Request for Comments
- 5.2 Newspaper Publication
- 5.3 Referral Agency Contact Information



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

July 28, 2020

CASE No.:	PLN2020-00005
CASE NAME:	Text Amendments to the Development Standards & Regulations – Marijuana Hospitality Text Amendments to the Marijuana Licensing Regulations
Applicant's Name:	Adams County Community & Economic Development Department
Applicant's Address:	4430 S. Adams County Parkway, Brighton, CO 80601
Location of Request:	Unincorporated Adams County
Nature of Request:	Text Amendments to the County’s Development Standards and Regulations, specific to marijuana hospitality Text Amendments to the Marijuana Licensing Regulations
Hearing Date(s):	PC: July 9, 2020/ 6:00 pm
	BoCC: July 28, 2020/ 9:30 am
Report Date:	July 21, 2020
Case Manager:	Andrea Berg
Staff Recommendation:	APPROVAL with 3 Findings-of-Fact and 3 Condition

SUMMARY OF APPLICATION

Background:

On May 29, 2019 HB19-1230 Marijuana Hospitality Establishments was signed into law. The bill authorizes marijuana hospitality spaces in which marijuana may be consumed at stand-alone hospitality establishments and retail marijuana hospitality and sales establishments in which retail marijuana, retail marijuana concentrate, and retail marijuana products may be sold and consumed on site in the establishment’s hospitality space.

In study sessions with the Board of County Commissioners on July 23, 2019 and November 12, 2019, the Community and Economic Development Department presented information regarding HB19-1230 Marijuana Hospitality Establishments. The Board of County Commissioners gave direction to move forward with researching and presenting possible options to implement licenses for marijuana hospitality establishments.

In study sessions with the Board of County Commissioners on January 21, 2020 and April 28, 2020, the Community and Economic Development Department presented information related to the rule making from the Marijuana Enforcement Division. In addition, staff presented possible

options for moving forward with licensing. The Board of County Commissioners gave direction to further research licensing options, geographical zone districts, types of hospitality establishments, as well as setbacks and zoning related to these types of establishments.

On March 10, 2020, case PLN2020-00002 was presented to the Board of County Commissioners. This case proposed text amendments to the Development Standards and Regulations, as well as the Marijuana Licensing Regulations, to temporarily prohibit the marijuana hospitality use in order to give staff time to develop regulations specific to hospitality establishments. This case was continued until May 15, 2020. On May 15, 2020, case PLN2020-00002 was denied and staff was given direction to continue to work on a permanent licensing structure for marijuana hospitality establishments.

A virtual stakeholder meeting was held with marijuana industry members on June 11, 2020. Staff presented the proposed text amendments. Comments received were mainly focused on the proposed fee structure and distance requirements. Staff held two virtual public outreach sessions, one on May 19, 2020 and one on June 18, 2020. Both sessions were held from 5:30 to 6:30 p.m. The purpose of these meetings was to review the proposed changes with interested persons or organizations. There were no members of the public in attendance at the first meeting and approximately six members of the public in attendance at the second meeting. No questions or comments were received.

For 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 and Regulations. 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.

Summary of Text Amendments

Chapter 3

Text amendments included the addition of Marijuana Hospitality Business and Retail Marijuana Hospitality and Sales Business to Marijuana Establishments in Section 3-06 Use Categories Defined.

Section 3-07-01 Use Chart was amended to include Marijuana Hospitality Business and Retail Marijuana Hospitality and Sales Business as use categories under Marijuana Establishments.

These two use categories are proposed to be permitted in the C-3, C-4, C-5, I-1, I-2, and I-3 zone districts.

Sections 3-21-02-04, 3-22-02-05, and 3-23-02-05 Permitted Principal Marijuana Businesses was amended to allow for Marijuana Hospitality Business and Marijuana Hospitality and Sales Business as permitted in the Commercial-3 (C-3), Commercial-4 (C-4), and Commercial-5 (C-5) Districts. Sections 3-24-02-05, 3-25-02-05, and 3-26-02-05 Permitted Principal Marijuana Businesses was amended to allow for Marijuana Hospitality Business and Marijuana Hospitality and Sales Business as permitted in the Industrial-1 (I-1), Industrial-2 (I-2), and Industrial-3 (I-3) Districts.

In addition, changes were made to the existing marijuana business types throughout Chapter 3 to align with current Marijuana Enforcement Division titles.

Chapter 4

Section 4-03-04-01 General Accessory Uses Permitted and Section 4-03-05-01 General Accessory Uses Permitted were amended to include Marijuana Hospitality Business. This would allow for an existing permitted use such as a restaurant or spa to obtain a Marijuana Hospitality Business license and add this use to the existing business.

Section 4-18 Marijuana Businesses was amended to reflect current processes, as well as current terminology used by the Marijuana Enforcement Division. Section 4-18-08 Marijuana Hospitality Business and Section 4-18-09 Marijuana Hospitality and Sales Business were added to detail the allowed zone districts, setbacks, mobile premises, accessory use and outdoor consumption performance standards.

Chapter 11

Definitions were added for the following: Colorado Marijuana Code, Consumption Area, Hospitality Business, License, Licensed Hospitality Business, Licensed Premises, Limited Access Areas, Marijuana Business, Marijuana Hospitality Business, Marijuana Hospitality Mobile License, Mobile Premises, Outdoor Consumption Area, Premises, Restricted Access Area, Retail Hospitality and Sales Business.

Marijuana Licensing Regulations

The Marijuana Licensing Regulations are proposed to be amended throughout to update terms to align with the Marijuana Enforcement Division, as well as updated new sections of the Colorado Constitution and Colorado Marijuana Code. Definitions pertaining to marijuana hospitality were added.

Section 03.01 Licenses was amended to add Marijuana Hospitality Business, Mobile Premises, and Retail Marijuana and Hospitality Sales Business License types. Additional application items were added to Section 04.01.04 to include address, applicant and manager information, statement regarding ownership interest and denial of licensure or conviction of a felony. Required items for the Operating Plan now include location of hospitality area for hospitality businesses and proof of possession or permission detailing the applicant's right to use the property for the purpose of consuming marijuana.

The Operating Plan must also include detailed training and education information employees of the hospitality business will receive and abide by as well as a health and sanitation plan if the hospitality business intends to rent equipment. A Community Engagement Plan is proposed to be required to show how the marijuana business will interact positively with the surrounding community where the business is located. Lastly, required submittal items were added for Mobile Premises licenses to include vehicle information and ventilation, global positioning system, video surveillance and proper screening methods for the licensed vehicle.

Section 05.02.07 of Operating Standards was amended to include details regarding the proper ventilation and exhaust system a hospitality business must operate in order to prevent the odor of marijuana generated inside the hospitality area from being detected outside the area, as well as outside the business. Section 05.02.09 details measures that shall be in place to encourage appropriate patron conduct and Section 05.023.10 adds language regarding contact information that must be posted outside the hospitality business and given to the local licensing authority and law enforcement in the event of an issue with the business. Section 05.02.11 dictates that a hospitality business with a mobile premise must maintain a fixed place of business within unincorporated Adams County.

Section 10.01 Operating and Renewal Fees was amended to include fees for Marijuana Hospitality Business, Mobile Premises, and Retail Marijuana Hospitality and Sales Business licenses. An additional fee for Change of Ownership was also added. This fee was not assessed previously; however, staff has found processing this change is very time consuming and warrants a fee.

Staff Analysis

Section 2-02-15-06-01 of the Development Standards and Regulations lists three criteria for approval for text amendments. The first two criteria require consistency with the Comprehensive Plan and the purpose of the Development Standards and Regulations. The third criterion requires the text amendment to not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general. The changes proposed in this text amendment are consistent with the Comprehensive Plan, the purpose of the regulations, and not detrimental to the citizens of Adams County.

Planning Commission Update

The Planning Commission (PC) considered this case on July 9, 2020 and voted (7-0) to recommend approval of the request. PC added two (2) conditions to the approval. One condition added is to prohibit mobile consumption. PC had concerns regarding the safety of mobile consumption as well as the ability for mobile premises to travel near schools and other community facilities. The second condition added by PC is to prohibit outdoor consumption. While an additional residential setback is proposed if a hospitality business chooses to have outdoor consumption, PC had concerns regarding other properties that may be affected. Neighboring businesses that may have their doors/windows open as well as restaurants with outdoor seating were examples given by the PC.

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 3 conditions.

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. Prohibit mobile premises.
2. Prohibit outdoor consumption.
3. The Community and Economic Development Department staff may make minor corrections to these text amendments until August 31, 2020, including but not limited to, typographical errors, to ensure consistency and accuracy throughout the regulations.

PUBLIC COMMENTS

During the referral period for this case, both industry and public comments were received (Exhibit 4). These comments pertain to both the Ordinance for implementation of marijuana hospitality licenses, as well as these text amendments.

Industry-related public comments focused on the distance requirement between marijuana hospitality businesses, administering hospitality licenses through the lottery system, mobile premises, fees, and social equity. In general, the distance requirement between hospitality businesses and the operating and renewal fees were considered additional burdens. An increase to the number of mobile licenses is preferred, as well as a merit-based system for administering hospitality licenses instead of the lottery system. In addition, social equity was requested to be considered as it represents an economic opportunity for those people harmed by the drug war. One additional industry-related comment was received in reference to the setback requirement for outdoor consumption. A lesser setback was requested for those hospitality businesses that would only allow outdoor consumption of edibles.

Other public comments received focused on ensuring the implementation of strict setback requirements from schools, childcare centers, recreation areas and residential areas, as well as distance requirements between hospitality businesses to prevent them from concentrating in neighborhoods already combatting other risk factors. Comments also centered on vetting of businesses; proposing a requirement that they demonstrate a plan to diminish any risks they pose to minors. Lastly, comments were provided regarding a provision to allow local school districts to consult with the county prior to granting marijuana hospitality licenses.

COUNTY AGENCY COMMENTS

No county agencies responded with any comments at this time.

REFERRAL AGENCY COMMENTS

The following referral agencies provided responses to the proposed text amendments (Exhibit 3).

Responding with Concerns:

Tri-County Health Department

Responding without Concerns:

Adams County Fire Rescue
Arapahoe County Planning
Arapahoe County Public Works
Colorado Department of Public Health and Environment
Colorado Division of Water Resources
Denver Water
Mapleton Public Schools
Public Service Company of Colorado
Strasburg Fire Protection District
Southwest Adams County Water and Sanitation District
Thornton Fire Department
United Power

Notified but not Responding / Considered a Favorable Response (See Exhibit 5.3):

Cities
Citizen groups
Counties
Ditch companies
Federal Agencies
Fire Districts
Recreational Districts
Regional Agencies
State Agencies
Utilities
Water and Sanitation Districts

Licensing Technician FTE Request

In study sessions with the Board of County Commissioners, staff has stated the need for an additional full-time employee (FTE) to assist with the licensing program. The program has grown considerably with the inclusion of ambulance licensing and additional marijuana licenses. Allowing for marijuana hospitality licenses also adds duties to the program as the Department of Revenue – Marijuana Enforcement Division recommends an inspection program if these types of licenses are administered. In addition to inspecting marijuana hospitality businesses, staff would also like to implement a robust inspection program for all licenses to include all marijuana licensees and liquor licensees.

Staff has completed a cost/revenue analysis that confirms revenue collected from licensing more than supports the addition of another FTE. A conservative estimate of revenue for the licensing program is \$229,600. Current costs are \$80,300; the costs associated with an additional FTE are \$75,700, for a total of \$156,00. That still leaves \$73,600 of revenue.

EXHIBIT 5 – Associated Case Materials

- 5.1 Request for Comments
- 5.2 Newspaper Publication
- 5.3 Referral Agency Contact Information

Exhibit 2 – Text of Proposed Changes

Exhibit 2.1 – Chapter 3 Text

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 Establishmentsⁱ
- a. Medical Marijuana ~~Center~~Store
 - b. Retail Marijuana Stores
 - c. Medical Marijuana ~~Infused~~-Products ~~Manufacture~~ring Facilitys
 - d. Retail Marijuana Product Manufacturing Facilityies
 - e. Medical Marijuana ~~Optional Premises~~-Cultivation Facility-~~Operations~~
 - f. Retail Marijuana Cultivation Facilityies
 - g. Retail Marijuana Testing Facilityies
 - h. Marijuana Hospitality Business
 - g.i. Retail Marijuana Hospitality and Sales Business
- * Adopted by the BOCC on December 13, 2010

3-07 **USE CHART AND DIMENSIONAL REQUIREMENTS**

3-07-01 **USE CHART**ⁱⁱ

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
AGRICULTURAL USES						
Agricultural Businesses and Farming Operations	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	-	-	-
Agricultural Support Businesses and Services	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	-	-	-
Nurseries	P	P	P	-	-	-
Forestry and Siviculture	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
RESIDENTIAL USES						
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
INSTITUTIONAL USES						
Funeral Home/Mortuary*	P	P	P	-	-	-
Funeral Home/Mortuary to include Cremation*	C	C	C	-	-	-
Halfway House*	-	-	C	-	-	-
Institutional Care	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
Jails and Prisons	-	-	C	-	-	-
Jails	-	-	C	-	-	-
Penal institutions	-	-	C	-	-	-
Prisons	-	-	C	-	-	-
Neighborhood Indoor Uses	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	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					
	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
Outdoor Public Uses	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
Places of Worship	C	C	P	C	C	C
Public Service	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
Universities	C	C	C	C	C	C

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
COMMERCIAL USES						
Airports, Landing Strips and Heliports	C	C	C	-	-	-
Animal Hospitals	C	C	C	-	-	-
Automobile Service Stations	-	-	-	-	-	-
Car washes	-	-	-	-	-	-
Convenience stores with gas pumps where vehicles are serviced with minor repairs, oil changes, etc.	-	-	-	-	-	-
Gas stations	-	-	-	-	-	-
Bed and Breakfast Establishments	P	P	P	C	C	-
Campgrounds, Commercial	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	-	-	-
Communications Towers, Commercial	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
Commercial Retail	-	-	-	-	-	-
Apparel and accessory stores	-	-	-	-	-	-
Building supplies	-	-	-	-	-	-
Cabinet sales	-	-	-	-	-	-
Dry cleaners	-	-	-	-	-	-
Engineering and management services	-	-	-	-	-	-
Food stores	-	-	-	-	-	-
Furniture and home furnishings stores	-	-	-	-	-	-

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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	-	-	-	-	-	-
Health services	-	-	-	-	-	-
Legal services	-	-	-	-	-	-
Membership organizations	-	-	-	-	-	-
Miscellaneous retail except fuel dealers	-	-	-	-	-	-
Miscellaneous services	-	-	-	-	-	-
Social services except care facilities	-	-	-	-	-	-
Convenience Retail Store	-	-	-	-	-	-
Drive-In Establishments	-	-	-	-	-	-
Golf Course/Driving Range, Commercial	C	C	C	C	C	C
Heavy Retail and Heavy Services	-	-	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	-	-	-
Indoor Commercial Recreation/Entertainment	-	-	-	-	-	-
Event Centers	-	-	C	-	-	-
Bowling alleys	-	-	-	-	-	-
Indoor sports arenas	-	-	-	-	-	-
Movie theaters	-	-	-	-	-	-
Physical fitness facilities	-	-	-	-	-	-
Pool arcades	-	-	-	-	-	-
Video arcades	-	-	-	-	-	-
Kennel, Commercial	C	C	C	-	-	-
Lodging, Commercial	-	-	-	-	-	-
Convention centers	-	-	-	-	-	-
Hotels	-	-	-	-	-	-
Motels	-	-	-	-	-	-
Massage Business	-	-	-	-	-	-
Off-Premise Advertising Devices	-	-	-	-	-	-
Office	-	-	-	-	-	-
Banking and other credit agencies (offices only)	-	-	-	-	-	-
Business services	-	-	-	-	-	-
Commodity brokers and services	-	-	-	-	-	-
Holding and other investments	-	-	-	-	-	-
Insurance carriers	-	-	-	-	-	-
Medical offices	-	-	-	-	-	-
Real estate	-	-	-	-	-	-
Security	-	-	-	-	-	-
Outdoor Commercial Recreation	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	-	-	-

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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	-	-	-
Parking Lot, Commercial	-	C	C	-	-	-
Racing Facilities	-	-	C	-	-	-
Automobile racing	-	-	C	-	-	-
Dog tracks	-	-	C	-	-	-
Horse racing	-	-	C	-	-	-
Truck racing	-	-	C	-	-	-
Restaurants	-	-	-	-	-	-
Services	-	-	C	-	-	-
Sexually Oriented Business	-	-	-	-	-	-
Trade Schools	C	C	C	-	-	-
INDUSTRIAL USES						
Business Park Uses	-	-	-	-	-	-
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	-	-	-	-	-	-
Energy Facilities						
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	-	-	-
Extraction or Disposal Uses	C/S	C/S	C/S	C/S	C/S	C/S
Heavy Industry	-	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	-	-	-

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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	-	-	-
Heavy Manufacturing or Processing	-	-	-	-	-	-
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)	-	-	-	-	-	-
Landscape Storage Yards*	-	-	C	-	-	-
Light Industry	-	-	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	-	-	-

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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	-	-	-
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	-	-	-	-	-	-
Moderate Manufacturing or Processing	-	-	-	-	-	-
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	-	-	-	-	-	-

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USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
Fertilizer manufacturing and processing	C	C	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	-	-	-	-	-	-
Oil and Gas Facility	-	O	O	-	-	-
Accessory Outdoor Storage (up to 25% of the building area)*	-	-	-	-	-	-
Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*	-	-	-	-	-	-
Outdoor Storage (in excess of 100% of the building area)*	-	-	-	-	-	-
MARIJUANA ESTABLISHMENTS						
Medical Marijuana Center Store	-	-	-	-	-	-
Retail Marijuana Store	-	-	-	-	-	-
Medical Marijuana Infused Products Manufacturing inger Facility	-	-	-	-	-	-
Retail Marijuana Product Manufacturing Facility	-	-	-	-	-	-
Medical Marijuana Optional Premises Cultivation Operation Facility	-	-	P	-	-	-
Retail Marijuana Cultivation Facility	-	-	P	-	-	-

USE CATEGORIES	ZONE DISTRICT					
	A-1	A-2	A-3	RE	R-1-C	R-2
<u>Marijuana Hospitality Business</u>	=	=	=	=	=	=
<u>Retail Marijuana Hospitality and Sales Business</u>	=	=	=	=	=	=
Retail Marijuana Testing Facility	-	-	-	-	-	-

USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
AGRICULTURAL USES							
Agricultural Businesses and Farming Operations	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-
Agricultural Support Businesses and Services	-	-	-	-	-	-	-
Farm machinery sales and services	-	-	-	-	-	-	-
Farm supply sales	-	-	-	-	-	-	-
Grain mill	-	-	-	-	-	-	-
Grain elevators	-	-	-	-	-	-	-
Riding stables or academy	-	-	-	-	-	-	-
Nurseries	-	-	-	P	P	P	P
Forestry and Siviculture	-	-	-	-	-	-	-
Timbering and logging	-	-	-	-	-	-	-

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USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
RESIDENTIAL USES							
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	-	-	-
INSTITUTIONAL USES							
Funeral Home/Mortuary*	-	-	-	-	-	-	P
Funeral Home/Mortuary to include Cremation*	-	-	-	-	-	-	C
Halfway House*	-	-	-	-	-	-	-
Institutional Care	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
Jails and Prisons	-	-	-	-	-	-	-
Jails	-	-	-	-	-	-	-
Penal institutions	-	-	-	-	-	-	-
Prisons	-	-	-	-	-	-	-
Neighborhood Indoor Uses	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
Outdoor Public Uses	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
Places of Worship	C	C	C	P	P	P	P
Public Service	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
Universities	-	-	-	C	C	C	C
COMMERCIAL USES							
Airports, Landing Strips and Heliports	-	-	-	-	-	-	-

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USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Animal Hospitals	-	-	-	P	P	P	P
Automobile Service Stations	-	-	-	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
Bed and Breakfast Establishments	-	-	-	P	P	P	P
Campgrounds, Commercial	-	-	-	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
Communications Towers, Commercial	-	-	-	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
Commercial Retail	-	-	-	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
Convenience Retail Store	-	-	-	P	P	P	P
Drive-In Establishments	-	-	-	C	C	P	P
Golf Course/Driving Range, Commercial	C	C	C	C	C	P	P
Heavy Retail and Heavy Services	-	-	-	-	-	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

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USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
Indoor Commercial Recreation/Entertainment	-	-	-	-	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
Kennel, Commercial	-	-	-	-	C	C	C
Lodging, Commercial	-	-	-	C	P	P	P
Convention centers	-	-	-	C	P	P	P
Hotels	-	-	-	C	P	P	P
Motels	-	-	-	C	P	P	P
Massage Business	-	-	-	C	C	C	C
Off-Premise Advertising Devices	-	-	-	-	-	-	-
Office	-	-	-	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
Outdoor Commercial Recreation	-	-	-	-	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
Parking Lot, Commercial	-	-	-	-	C	C	C
Racing Facilities	-	-	-	-	-	-	-
Automobile racing	-	-	-	-	-	-	-
Dog tracks	-	-	-	-	-	-	-
Horse racing	-	-	-	-	-	-	-
Truck racing	-	-	-	-	-	-	-
Restaurants	-	-	-	C	P	P	P
Services	-	-	-	P	P	P	P
Sexually Oriented Business	-	-	-	-	-	-	-
Trade Schools	-	-	-	-	C	C	P
INDUSTRIAL USES							
Business Park Uses	-	-	-	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

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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
Energy Facilities							
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	-	-	-	-	-	-	-
Extraction or Disposal Uses	C/S	C/S	C/S	C/S	C/S	C/S	C/S
Heavy Industry	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-

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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)	-	-	-	-	-	-	-
Landscape Storage Yards*	-	-	-	-	-	-	-
Light Industry	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-

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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)	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-
Moderate Manufacturing or Processing	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-
Oil and Gas Facility	-	-	-	O	O	O	O
Accessory Outdoor Storage (up to 25% of the building area)*	-	-	-	-	-	-	P
Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*	-	-	-	-	-	-	-
Outdoor Storage (in excess of 100% of the building area)*	-	-	-	-	-	-	-
MARIJUANA ESTABLISHMENTS							
Medical Marijuana Store Center	-	-	-	-	-	-	P
Retail Marijuana Store	-	-	-	-	-	-	P
Medical Marijuana Infused-Products Manufacturing Facility	-	-	-	-	-	-	-
Retail Marijuana Product Manufacturing Facility	-	-	-	-	-	-	-
Medical Marijuana Optional-Premises Cultivation Operation Facility	-	-	-	-	-	-	P
Retail Marijuana Cultivation Facility	-	-	-	-	-	-	P

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USE CATEGORIES	ZONE DISTRICT						
	R-3	R-4	MH	C-0	C-1	C-2	C-3
<u>Marijuana Hospitality Business</u>	=	=	=	=	=	=	<u>P</u>
<u>Retail Marijuana Hospitality and Sales Business</u>	=	=	=	=	=	=	<u>P</u>
Retail Marijuana Testing Facility	-	-	-	-	-	-	-

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
AGRICULTURAL USES							
Agricultural Businesses and Farming Operations	-	-	-	-	-	-	-
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	-	-	-	-	-	-	-
Agricultural Support Businesses and Services	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	-	-
Nurseries	P	P	P	P	P	P/C	P
Forestry and Siviculture	-	-	-	-	-	-	-
Timbering and logging	-	-	-	-	-	-	-

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USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
RESIDENTIAL USES							
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	-	-	-	-	-	-	-
INSTITUTIONAL USES							
Funeral Home/Mortuary*	P	P	P	P	P	-	-
Funeral Home/Mortuary to include Cremation*	C	C	P	P	P	-	-
Halfway House*	-	C	C	C	C	-	C
Institutional Care	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
Jails and Prisons	-	C	C	C	C	-	C
Jails	-	C	C	C	C	-	C
Penal institutions	-	C	C	C	C	-	C
Prisons	-	C	C	C	C	-	C
Neighborhood Indoor Uses	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

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
Outdoor Public Uses	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
Places of Worship	P	P	P	C	C	-	-
Public Service	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
Universities	C	C	C	C	C	-	P
COMMERCIAL USES							
Airports, Landing Strips and Heliports	-	-	C	C	C	-	C

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USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Animal Hospitals	P	P	P	P	P	-	-
Automobile Service Stations	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	-	-
Bed and Breakfast Establishments	P	P	P	P	P	-	-
Campgrounds, Commercial	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	-	-
Communications Towers, Commercial	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
Commercial Retail	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	-	-

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	-	-
Convenience Retail Store	P	P	P	P	P	-	-
Drive-In Establishments	P	P	P	P	P	-	-
Golf Course/Driving Range, Commercial	P	P	P	P	P	-	-
Heavy Retail and Heavy Services	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	-	-

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USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Indoor Commercial Recreation/Entertainment	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	-	-
Kennel, Commercial	C	C	C	C	C	-	-
Lodging, Commercial	P	P	P	P	P	-	-
Convention centers	P	P	P	P	P	-	-
Hotels	P	P	P	P	P	-	-
Motels	P	P	P	P	P	-	-
Massage Business	C	C	C	C	C	-	-
Off-Premise Advertising Devices	-	C	C	C	C	-	-
Office	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	-	-
Outdoor Commercial Recreation	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	-	-

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	-	-
Parking Lot, Commercial	P	P	P	P	P	-	-
Racing Facilities	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	-	-
Restaurants	P	P	P	P	P	-	-
Services	P	P	P	P	P	-	-
Sexually Oriented Business	P	P	P	P	P	-	-
Trade Schools	P	P	P	P	P	-	-
INDUSTRIAL USES							
Business Park Uses	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	-	-

(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
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	-	-
Energy Facilities							
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
Extraction or Disposal Uses	C/S	C/S	C/S	C/S	C/S	-	-
Heavy Industry	-	-	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	-	-

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	-	-
Heavy Manufacturing or Processing	-	-	-	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	-	-

(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
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	-	-
Landscape Storage Yards*	-	C	C	P	P	-	-
Light Industry	-	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	-	-

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	-	-

(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
Welding repair	-	C	P	P	P	-	-
Wholesale trade (durable and non-durable)	-	C	P	P	P	-	-
Light Manufacturing or Processing	-	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	-	-
Moderate Manufacturing or Processing	-	-	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	-	-

USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
Fertilizer manufacturing and processing	C	P	P	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	-	-
Oil and Gas Facility	O	O	O	O	O	-	-
Accessory Outdoor Storage (up to 25% of the building area)*	P	P	P	P	P	-	-
Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area)*	-	C	C	P	P	-	-
Outdoor Storage (in excess of 100% of the building area)*	-	-	C	P/C	P/C	-	-
MARIJUANA ESTABLISHMENTS							
Medical Marijuana <u>Center Store</u>	P	P	P	P	P	-	-
Retail Marijuana Store	P	P	P	P	P	-	-
Medical Marijuana <u>Infused-Products Manufacturing Facility</u>	-	-	P	P	P	-	-
Retail Marijuana Product Manufacturing Facility	-	-	P	P	P	-	-
Medical Marijuana <u>Optional-Premises Cultivation Facility Operation</u>	P	P	P	P	P	-	-
Retail Marijuana Cultivation Facility	P	P	P	P	P	-	-

(P) Permitted (C) Conditional (S) Special Use Permit (-) Prohibited
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USE CATEGORIES	ZONE DISTRICT						
	C-4	C-5	I-1	I-2	I-3	CO	P-L
<u>Marijuana Hospitality Business</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=
<u>Retail Marijuana Hospitality and Sales Business</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	=	=
Retail Marijuana Testing Facility	-	-	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		
	W/Public Water OR Sewer Facilities	100 feet	425 feet	600 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 st floor plus 600 square feet on the 2 nd 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 st floor plus 600 square feet on the 2 nd 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 st floor plus 600 square feet on the 2 nd 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	Side 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

ZONE DISTRICT		RESIDENTIAL ESTATE (R-E)	RESIDENTIAL-1-A and RESIDENTIAL-1-C (R-1-A and R-1-C)
MINIMUM SETBACKS FOR ACCESSORY STRUCTURE	Front	30 feet or equal to the principal dwelling, whichever is greater	At least equal to the principal dwelling or more
	Side Corner	30 feet or equal to the principal dwelling, whichever is greater	20 feet or equal to the principal dwelling, whichever is greater
	Side	20 feet	5 feet
	Rear	10 feet	5 feet
MAXIMUM HEIGHT	R.O.W.	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet
	Dwelling Accessory Structure	35 feet 25 feet	25 feet 16 feet
MAXIMUM STRUCTURE COVERAGE	W/Well AND Individual Sewage Disposal System	12.5% of lot area	N/A
	W/Public Water OR Sewer	12.5% of lot area	N/A
	W/Public Water AND Sewer	12.5% of lot area	N/A
Accessory Building	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	
MINIMUM FLOOR AREA OF DWELLING		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)
MINIMUM LOT SIZE	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
MAXIMUM DENSITY	N/A	14 dwelling units per acre	35 dwelling units per acre	N/A
MINIMUM LOT WIDTH	Two-Family Lot Corner Lot: 50 feet Internal Lot: 45 feet	Attached Dwellings on Individual Lot: 25 feet	200 feet	Mobile Homes less than or equal to 20 feet wide: 45 feet
	Single Family Lot Corner Lot: 70 feet Internal Lot: 65 feet	Attached Dwellings on One Lot: 150 feet		Mobile Homes more than 20 feet wide: 50 feet
Front	20 feet	20 feet	25 feet	20 feet
Side Corner	20 feet	20 feet	25 feet	20 feet
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	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 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
Rear	15 feet	20 feet	20 feet	15 feet
R.O.W.	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)
SETBACK FROM SECTION LINES (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
SETBACK FROM OTHER ZONE DISTRICT BOUNDARY LINES	N/A	N/A	N/A	For All Structures: 25 feet
FRONT	20 feet	20 feet	50 feet	20 feet
SIDE CORNER	20 feet	20 feet	50 feet	20 feet
SIDE	5 feet	5 feet	5 feet	5 feet
REAR	5 feet	5 feet	5 feet	5 feet
R.O.W.	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
DWELLING	25 feet	35 feet	70 feet	20 feet
ACCESSORY STRUCTURE	16 feet	16 feet	16 feet	10 feet
MAXIMUM ACCESSORY BUILDING COVERAGE	450 square feet per two-family dwelling unit, 900 square feet when used as a single-family dwelling	80 square feet per dwelling unit	80 square feet per dwelling unit	600 square feet
TWO-FAMILY	1,000 square feet per dwelling unit	N/A	N/A	
SINGLE FAMILY	1,250 square feet	N/A	N/A	
EFFICIENCY UNIT	N/A	450 square feet	450 square feet	
ONE BEDROOM	N/A	600 square feet	600 square feet	
TWO BEDROOM	N/A	750 square feet	750 square feet	
THREE BEDROOM	N/A	900 square feet	900 square feet	
FOUR BEDROOM	N/A	1,000 square feet	1,000 square feet	
MINIMUM FLOOR AREA OF DWELLING				600 square feet

ZONE DISTRICT	COMMERCIAL-0 & COMMERCIAL-1 (C-0 and C-1)	COMMERCIAL-2 & COMMERCIAL-3 (C-2 and C-3)	COMMERCIAL-4 & COMMERCIAL-5 (C-4 and C-5)
MINIMUM LOT SIZE	N/A	N/A	N/A
MINIMUM LOT WIDTH	75 feet	75 feet	100 feet
Front	25 feet	25 feet	25 feet
Side Corner	25 feet	25 feet	25 feet
MINIMUM SETBACKS FOR A STRUCTURE	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures
Rear	15 feet	15 feet	15 feet
R.O.W.	State Highway or Arterial: 75 feet Local or Collector: 25 feet	State Highway or Arterial: 75 feet Local or Collector: 25 feet	State Highway or Arterial: 75 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)
MINIMUM LOT SIZE	1 acre	2 acres	2 acres
MINIMUM LOT WIDTH	100 feet	125 feet	125 feet
Front	25 feet	25 feet	25 feet
Side Corner	25 feet	25 feet	25 feet
Side	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
MINIMUM SETBACKS FOR A STRUCTURE	15 feet	15 feet	15 feet
Rear	15 feet	15 feet	15 feet
R.O.W.	State Highway or Arterial: 75 feet	State Highway or Arterial: 75 feet	State Highway or Arterial: 75 feet
	Local or Collector: 25 feet	Local or Collector: 25 feet	Local or Collector: 25 feet
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Public Works determines no additional right-of-way is required.)	145 feet	145 feet	145 feet
MAXIMUM HEIGHT	60 feet	75 feet	90 feet

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 1st floor plus six hundred (600) square feet on the 2nd 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

3-09-04 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 1st floor plus six hundred (600) square feet on the 2nd 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 1st floor plus six hundred (600) square feet on the 2nd 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.

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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 ~~Store~~ Center
2. Retail Marijuana Store
3. Medical Marijuana ~~Optional Premises~~ Cultivation Facility ~~Operation~~
4. Retail Marijuana Cultivation Facility
5. Marijuana Hospitality Business
- 4.6. Retail Marijuana Hospitality and Sales Business

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 [StoreCenter](#)

2. Retail Marijuana Store
3. Medical Marijuana ~~Optional Premises~~ Cultivation ~~Facility~~ Operation
4. Retail Marijuana Cultivation Facility
5. Marijuana Hospitality Business
- 4.6. Retail Marijuana Hospitality and Sales Business

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 ~~Store~~Center
2. Retail Marijuana Store
3. Medical Marijuana ~~Optional Premises~~ Cultivation ~~Facility~~Operation
4. Retail Marijuana Cultivation Facility
5. Marijuana Hospitality Business
- 4.6. Retail Marijuana Hospitality and Sales Business

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. Sugar and Beet Refining
12. Solar energy systems, small-scale
13. 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 ~~Store~~Center
2. Retail Marijuana Store
3. Medical Marijuana ~~Infused~~ Products Manufacturing ~~ing~~ Facility
4. Retail Marijuana Product Manufacturing Facility
5. Medical Marijuana ~~Optional Premises~~ Cultivation Facility
Operation
6. Retail Marijuana Cultivation Facility
7. Retail Marijuana Testing Facility
8. Marijuana Hospitality Business
9. Retail Marijuana Hospitality and Sales Business

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 ~~Store~~ Center
2. Retail Marijuana Store
3. Medical Marijuana ~~Infused~~ Products Manufacturing ~~er~~ Facility
4. Retail Marijuana Product Manufacturing Facility
5. Medical Marijuana ~~Optional~~ Premises Cultivation Facility ~~Operation~~
- ~~6.~~ Retail Marijuana Cultivation Facility
- ~~7.6.~~ Retail Marijuana Testing Facility
7. Marijuana Hospitality Business
8. Retail Marijuana Hospitality and Sales Business

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 ~~Store~~Centers
2. Retail Marijuana Stores
3. Medical Marijuana ~~Infused~~ Products ~~Manufacturing~~ers Facility
4. Retail Marijuana Product Manufacturing ~~Facility~~ies
5. Medical Marijuana ~~Optional Premises~~ Cultivation ~~Facility~~Operations
6. Retail Marijuana Cultivation ~~Facility~~ies
7. Retail Marijuana Testing Facilities
8. Marijuana Hospitality Business
9. Retail Marijuana Hospitality and Sales Business

**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.

Exhibit 2.2 – Chapter 4 Text

consecutive days within a calendar year. The use of a motor home, trailer, 5th 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. [Marijuana Hospitality Business \(see section 4-18-07 for detailed performance standards\)](#)
54. Outdoor Storage, Loading and Garbage Areas (see Section 4-03-04-02-03 Accessory Uses, Commercial for detailed performance standards)
65. Parking (see Section 04-21 Parking and Loading for detailed performance standards)
76. Signs (see Section 4-01 Signs and Outdoor Commercial Advertising Devices for detailed performance standards)
87. Solar Energy Systems for use on Property (see Section 4-03-03-02-10 Accessory Uses, Residential for detailed performance standards)
98. 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.
109. Vending and Produce Stands (see Section 04-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
110. Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Residential for detailed performance standards)
121. 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.
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. [Marijuana Hospitality Business \(see section 4-18-07 for detailed performance standards\)](#)
43. Outdoor Storage, Loading and Garbage Areas (see Section 4-03-04-02-03 Accessory Uses, Commercial for detailed performance standards)
54. Parking (see Section 4-21 Parking and Loading for detailed performance standards)

- [65.](#) Signs (see Section 4-01 Signs and Outdoor Commercial Advertising Devices for detailed performance standards)
- [76.](#) Solar Energy Systems for use on Property (see Section 4-03-03-02-10 Accessory Uses, Residential for detailed performance standards)
- [87.](#) 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.
- [98.](#) Vending and Produce Stands (see Section 4-03-02-02-05 Accessory Uses, Agricultural for detailed performance standards)
- [109.](#) Wind Powered Generators (see Section 4-03-02-02-06 Accessory Uses, Residential for detailed performance standards)
- [110.](#) 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.

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~~BUSINESSES ⁱⁱ

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~~businesses in Adams County. Any use-specific performance standards contained in these standards and regulations shall also be applied. Where a use-specific performance standard conflicts with a general performance standard, the use-specific standard shall apply.
2. Prior to the operation of any marijuana ~~establishment~~business, a license must be obtained from the state of Colorado, and a local license ~~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~~business 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~~business 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~~business 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.~~

~~98.~~ All marijuana ~~establishments-businesses~~ shall develop properties in harmony with the surrounding ~~area, and area and~~ shall enhance design elements of buildings and properties accordingly.

~~109.~~ Inspections of marijuana ~~establishments-businesses~~ may occur at any time with or without notice.

~~104.~~ 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.

~~112.~~ These standards and regulations recognize the protections afforded by ~~A~~article xviii, ~~S~~section 14 of the Colorado ~~C~~onstitution, and desires to affirm the ability of patients and primary caregivers to otherwise be afforded the protections of ~~A~~article xviii, ~~S~~section 14 of the Colorado ~~C~~onstitution and §25-1.5-106, C.R.S. (2009).

~~123.~~ 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 ~~STORE~~CENTER

1. Permitted Zone District: Medical Marijuana ~~Centers-Stores~~ 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 ~~Store~~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-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 Medical Marijuana ~~Store~~Center shall be located within 50 feet of any residentially zoned or used property.
5. Location: No Medical Marijuana ~~Store~~Center shall be located within 750 feet of any other Medical Marijuana ~~Store~~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
MANUFACTURING INGERS FACILITIES**

1. Permitted Zone District: Medical Marijuana ~~Infused~~ Products Manufacturing ingers Facilities are permitted in the I-1, I-2, and I-3 zone districts.
2. Location: No Medical Marijuana ~~Infused~~ Products Manufacturing inger 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 Medical Marijuana ~~Infused~~ Products Manufacturing inger 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 Medical Marijuana ~~Infused~~ Products Manufacturing inger Facility 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 FACILITY~~

1. Permitted Zone District: Medical Marijuana ~~Optional Premises~~ Cultivation ~~Operations Facility~~ 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. 56th Avenue; then south of E. 56th Avenue between Imboden Road and Pass-Me-By Road; then west of Pass-Me-By Road from E. 56th Avenue to the southern border of Adams County.
2. Location: No Medical Marijuana ~~Optional Premises~~ Cultivation ~~Facility 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 ~~Facility 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 ~~Facility Operation~~ shall be located within 50 feet of any residentially zoned or used property.

4-18-06 RETAIL MARIJUANA CULTIVATION FACILITY

1. Permitted Zone District: Retail Marijuana Cultivation Facilities are permitted in the C-3, C-4, and C-5 zone districts for dual operations, the I-1, I-2, and I-3 zone districts for stand-alone operations, and the A-3 zone district on parcels of at least 35 acres in size for indoor stand-alone operations west of Imboden Road from the northern border of Adams County south to the intersection of Imboden Road and E. 56th Avenue; then south of E. 56th Avenue between Imboden Road and Pass-Me-By Road; then west of Pass-Me-By Road from E. 56th Avenue to the southern border of Adams County.
2. 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.
3. 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.
4. 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.

4-18-08 MARIJUANA HOSPITALITY BUSINESS

1. Permitted Zone District: Marijuana Hospitality Businesses are

- permitted in the C-3, C-4, C-5, I-1, I-2, and I-3 zone districts.
2. Location: No Marijuana Hospitality Business shall be located within 1,000 feet of any existing public or private elementary, middle junior high or high school, state licensed daycare home and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, or public housing facility.
 3. Location: No Marijuana Hospitality Business shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house, or correctional facility.
 4. Location: No Marijuana Hospitality Business shall be located within 50 feet of any residentially zoned or used property.
 5. Location: No Marijuana Hospitality Business allowing for outdoor consumption shall be located within 500 feet of any residentially zoned or used property.
 6. Location: No Marijuana Hospitality Business shall be located within ~~five~~ one mile of any other Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business.
 7. Mobile Premises: A Marijuana Hospitality Business with a Mobile Premises shall designate and maintain a fixed place of business in unincorporated Adams County this is separate from the Mobile Premises.
 8. A Marijuana Hospitality Business may be allowed as an accessory use to any established Commercial Uses, as defined in Chapter 11, in any zone district where a Marijuana Hospitality Business is permitted as a primary use. A license to operate a Marijuana Hospitality Business is still required, even if operating as an accessory use. The accessory use must all comply with all requirements of Section 4-03, Accessory Uses Performance Standards as well as this Section.
 9. If an outdoor consumption area is permitted as part of the Marijuana Hospitality Business, it shall be no greater in size than fifty percent (50%) of the indoor consumption area. The outdoor consumption area shall be concealed by an eight (8) foot solid screen fence or other effective screening material as approved by the Director of Community and Economic Development.

4-18-08 RETAIL MARIJUANA HOSPITALITY AND SALES BUSINESS

1. Permitted Zone District: Retail Marijuana Hospitality and Sales

- Businesses are permitted in the C-3, C-4, C-5, I-1, I-2, and I-3 zone districts.
2. Location: No Retail Marijuana Hospitality and Sales Business shall be located within 1,000 feet of any existing public or private elementary, middle junior high or high school, state licensed daycare home and daycare centers in existence as of the date of application (based on information provided to the County by the State of Colorado), playground, or public housing facility.
 3. Location: No Retail Marijuana Hospitality and Sales Business shall be located within 100 feet of any existing house of worship, youth center, public swimming pool, video arcade, alcohol or drug rehabilitation facility, group home for the developmentally disabled, halfway house, or correctional facility.
 4. Location: No Retail Marijuana Hospitality and Sales Business shall be located within 50 feet of any residentially zoned or used property.
 5. Location: No Retail Marijuana Hospitality and Sales Business allowing for outdoor consumption shall be located within 500 feet of any residentially zoned or used property.
 6. Location: No Retail Marijuana Hospitality and Sales Business shall be located within ~~one~~ five mile of any other Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business.;
 7. The consumption area within a Retail Marijuana Hospitality and Sales Business shall not exceed fifty percent of the total floor area of the retail establishment, but in no case more than one thousand five hundred square feet.
 8. If an outdoor consumption area is permitted as part of the Retail Marijuana Hospitality and Sales Business, it shall be no greater in size than fifty percent (50%) of the indoor consumption area. The outdoor consumption area shall be concealed by an eight (8) foot solid screen fence or other effective screening material as approved by the Director of Community and Economic Development.
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11-02-107 COLORADO MARIJUANA CODE

Sections 14 and 16 of Article XVIII of the Colorado Constitution and C.R.S. §44-10-101, et seq., as amended, and any rules promulgated pursuant thereto.

41-02-107~~11-02-108~~ 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.

41-02-108~~11-02-109~~ COMMERCIAL OPERATION COMPOSTING

A commercial establishment or area where organic matter is degraded through a controlled process by microorganisms.

41-02-109~~11-02-110~~ 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.

41-02-110~~11-02-111~~ 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.

41-02-111~~11-02-112~~ 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.

Exhibit 2.3 – Chapter 11 Text

[41-02-112](#)~~11-02-113~~ **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.

[41-02-113](#)~~11-02-114~~ **COMMISSION**

The Adams County Planning Commission.

[41-02-114](#)~~11-02-115~~ **COMMISSIONERS**

The Board of County Commissioners of Adams County.

[41-02-115](#)~~11-02-116~~ **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.

[41-02-116](#)~~11-02-117~~ **COMMUNICATIONS TOWERS,
COMMERCIAL**

This use category includes radio or TV broadcasting towers; telecommunications towers; and antenna arrays (satellite dishes).

[41-02-117](#)~~11-02-118~~ **COMPARABLE BASIS**

Generally equivalent in terms of costs, timelines, and quality of service.

41-02-11811-02-119 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.

41-02-11911-02-120 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.

41-02-12011-02-121 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.

41-02-12111-02-122 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.

41-02-12211-02-123 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.

41-02-12311-02-124 CONSERVATION PLAN PERMIT

The approved Conservation Plan signed by all parties concerned and recorded with the Office of the Adams County Clerk and Recorder.

[41-02-124](#)[11-02-125](#) **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.

[41-02-125](#)[11-02-126](#) **CONSTRUCTION TRAILER**

A temporary structure for the storage of construction materials and a construction office to be used for managing a construction job.

[11-02-127](#) **CONSUMPTION AREA**

A designated and secured area within the Licensed Premises of a Hospitality Business where consumers can use and consume marijuana and where no one under the age of 21 is permitted.

[41-02-126](#)[11-02-128](#) **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.

[41-02-127](#)[11-02-129](#) **CONTOUR FARMING** **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.

~~41-02-128~~11-02-130 **CONVALESCENT HOME**

See “Nursing Home”.

~~41-02-129~~11-02-131 **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.

~~41-02-130~~11-02-132 **CORNICE**

Any prominent, continuous, horizontally projecting feature crowning a building, or dividing it horizontally for architectural design purposes.

~~41-02-131~~11-02-133 **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.

~~41-02-132~~11-02-134 **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, 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, 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.

41-02-13311-02-135 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.

41-02-13411-02-136 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.

41-02-13511-02-137 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.

41-02-13611-02-138 CURB

A vertical or sloping edge of a roadway.

41-02-13711-02-139 DAIRY FARM

An agricultural operation where milk and milk products are produced, processed, packaged, and/or stored.

41-02-13811-02-140 DAIRY PRODUCTS PROCESSING

An establishment that converts raw dairy into a finished packaged form and distributes the product to be sold for consumption offsite.

41-02-13911-02-141 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~~11-02-142 **DAY**

One calendar day.

~~11-02-141~~11-02-143 **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~~11-02-144 **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~~11-02-145 **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~~11-02-146 **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~~11-02-147 **DEDICATION**

Gift or donation of property by the owner to another party.

**41-02-14611-02-148 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.

41-02-14711-02-149 DENSITY

The permitted number of dwelling units per gross acre of land to be developed.

41-02-14811-02-150 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.

41-02-14911-02-151 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.

41-02-15011-02-152 DEVELOPMENTALLY DISABLED

Persons having cerebral palsy, multiple sclerosis, mental retardation, autism, or epilepsy.

**41-02-15111-02-153 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.

~~41-02-152~~41-02-154 **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.

~~41-02-153~~41-02-155 **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.

~~41-02-154~~41-02-156 **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.

41-02-15511-02-157 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.

41-02-15611-02-158 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.

41-02-15711-02-159 DRIVING RANGE

A tract of land and the related facilities for practicing golf shots.

41-02-15811-02-160 DRUG MANUFACTURING

An industrial establishment or area used for the purpose of manufacturing pharmaceutical and non-illicit drugs.

41-02-15911-02-161 DRY CLEANERS, RETAIL

A commercial establishment or area where customers drop off, pick up, and pay for garments to be dry-cleaned.

41-02-16011-02-162 DRY CLEANING PLANT

An industrial establishment or area for the purpose of cleaning garments and fabrics with any of a variety of nonaqueous agents.

41-02-16111-02-163 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.

~~41-02-162~~11-02-164 **DWELLING, ACCESSORY**

Living quarters provided for the sole use of persons (and their families) employed on the premises where a principal use exists.

~~41-02-163~~11-02-165 **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.

~~41-02-164~~11-02-166 **DWELLING, MULTI-FAMILY**

A dwelling containing more than two (2) dwelling units.

~~41-02-165~~11-02-167 **DWELLING, SINGLE-FAMILY
(ATTACHED)**

A single-family residence attached in any way to another residence.

~~41-02-166~~11-02-168 **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.

~~41-02-167~~11-02-169 **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.

~~41-02-168~~11-02-170 **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.

41-02-16911-02-171 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.

41-02-17011-02-172 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. 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.

41-02-17111-02-173 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.

41-02-17211-02-174 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”.

41-02-17311-02-175 ECONOMICAL SERVICE

Service equivalent in terms of cost to the service proposed in a Special Service District Plan.

41-02-17411-02-176 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.

[41-02-175](#)[11-02-177](#) **ELECTRONIC MANUFACTURING**

An industrial establishment or area for the purpose of manufacturing electronics. This includes the manufacturing and assembly of small electronic appliances.

[41-02-176](#)[11-02-178](#) **ELECTROPLATING**

The process of plating or coating objects with a metal through electrolysis or an industrial establishment or where such processing occurs.

[41-02-177](#)[11-02-179](#) **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.

[41-02-178](#)[11-02-180](#) **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.

[41-02-179](#)[11-02-181](#) **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.

[41-02-180](#)[11-02-182](#) **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.

~~41-02-184~~11-02-183 **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.

~~41-02-182~~11-02-184 **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.

~~41-02-183~~11-02-185 **EROSION**

Process by which soil particles are detached and transported by wind, water, and gravity to a down wind, down slope or downstream location.

~~41-02-184~~11-02-186 **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.

~~41-02-185~~11-02-187 **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.

~~41-02-186~~41-02-188 **ESSENTIAL FACILITIES**

Water dependent uses shall be located in or adjacent to water bodies and/or in floodplains and/or in wetland areas.

~~41-02-187~~41-02-189 **ESTABLISHMENT**

A place of business together with its employees, merchandise, and equipment.

~~41-02-188~~41-02-190 **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.

~~41-02-189~~41-02-191 **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.

~~41-02-190~~41-02-192 **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.

~~41-02-194~~41-02-193 **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.

~~41-02-192~~41-02-194 **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.

~~41-02-193~~41-02-195 **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.

~~41-02-194~~41-02-196 **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.

~~41-02-195~~41-02-197 **EXPLOSION**

The rapid oxidation of a combustible creating heat and fire, and displacing large amounts of air.

~~41-02-196~~41-02-198 **EXPLOSIVE MANUFACTURING AND
STORAGE**

An industrial establishment or area for the purpose of manufacturing and storage of explosives.

~~41-02-197~~11-02-199 **EXPLOSIVES**

Materials or products, which decompose by detonation when in sufficient concentration.

~~41-02-198~~11-02-200 **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.

~~41-02-199~~11-02-201 **EXTRAORDINARY COSTS**

Unique and/or one-time costs defined as such according to Generally Accepted Accounting Principles (GAAP).

~~41-02-200~~11-02-202 **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.

~~41-02-204~~11-02-203 **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.

41-02-20211-02-204 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.

41-02-20311-02-205 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.

41-02-20411-02-206 FARM MACHINERY MANUFACTURING AND ASSEMBLY

An industrial establishment or area for the purpose of farm machinery manufacturing and assembly.

41-02-20511-02-207 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.

41-02-20611-02-208 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.

41-02-20711-02-209 FEEDLOTS

A commercial establishment where livestock are kept confined in a compound or fenced area in order to be fattened for sale or slaughter.

~~41-02-208~~11-02-210 **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.

~~41-02-209~~11-02-211 **FENCE**

An artificially constructed barrier of wood, masonry, stone, wire, metal or any other manufactured material or combination of materials.

~~41-02-210~~11-02-212 **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.

~~41-02-211~~11-02-213 **FINAL PLAT**

The final map of all or a portion of a subdivision, which is presented for final approval.

~~41-02-212~~11-02-214 **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.

~~41-02-213~~11-02-215 **FINANCIAL INSTITUTION**

A business engaged in monetary transactions including banks, savings and loans, thrifts, and lending institutions.

~~41-02-214~~11-02-216 **FIRE CHIEF**

The chief of staff or top employee of a fire protection district.

41-02-21511-02-217 FIRE DISTRICT

A special district created according to state statutes to provide fire protection and prevention services to property within Adams County.

41-02-21611-02-218 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.

41-02-21711-02-219 FIREWOOD SALES, STORAGE, AND SPLITTING

A commercial establishment or area for the purpose of firewood sales, splitting, and storage.

41-02-21811-02-220 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.

41-02-21911-02-221 FIREWORKS STAND

A temporary structure permitted by these standards and regulations for the sale of or dispensing of fireworks.

41-02-22011-02-222 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.

41-02-22111-02-223 FLAG

Any fabric, banner, or bunting containing distinctive colors, patterns, or symbols.

[41-02-222](#)[11-02-224](#) **FLAMMABLE GAS**

Gas that has no flash point and will ignite without preheating of any kind.

[41-02-223](#)[11-02-225](#) **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.

[41-02-224](#)[11-02-226](#) **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.

[41-02-225](#)[11-02-227](#) **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.

[41-02-226](#)[11-02-228](#) **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.

[41-02-227](#)[11-02-229](#) **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.

[41-02-228](#)[11-02-230](#) **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.

**41-02-22911-02-231 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.

41-02-23011-02-232 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.

41-02-23111-02-233 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.

41-02-23211-02-234 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.

41-02-23311-02-235 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.

41-02-23411-02-236 FLOOD STORAGE AREA

The fringe area of the floodplain in which flows are characteristically of shallow depths and low velocities.

[41-02-235](#)[11-02-237](#) **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”.

[41-02-236](#)[11-02-238](#) **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.

[41-02-237](#)[11-02-239](#) **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.

[41-02-238](#)[11-02-240](#) **FLOOR** **AREA,**
COMMERCIAL/INDUSTRIAL

The total area of floor space within interior walls of a structure, excluding basement.

[41-02-239](#)[11-02-241](#) **FLOOR AREA, RESIDENTIAL**

Total area of a dwelling excluding basement, carport or garage.

[41-02-240](#)[11-02-242](#) **FLOUR MILL**

A mill for grinding grain into flour.

[41-02-241](#)[11-02-243](#) **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.

41-02-24211-02-244 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.

41-02-24311-02-245 FORESTRY AND SILVICULTURE

This use category includes uses related to the management, cultivation, harvest, and/or reforestation of forests.

41-02-24411-02-246 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.

41-02-24511-02-247 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.

41-02-24611-02-248 FRONTAGE ROADS

Those roads lying between a controlled access street or highway and adjacent property that provide access to said property.

41-02-24711-02-249 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.

[41-02-248](#)[11-02-250](#) **FUR FARM**

An agricultural operation where fur-bearing animals are kept, raised, bred, or slaughtered for the purposes of commercial sale.

[41-02-249](#)[11-02-251](#) **GALVANIZING OF METAL**

See “Enameling, Lacquering, or Galvanizing of Metal”.

[41-02-250](#)[11-02-252](#) **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.

[41-02-251](#)[11-02-253](#) **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.

[41-02-252](#)[11-02-254](#) **GARAGE SALE**

A sale of old or used belongings held at a private residence.

[41-02-253](#)[11-02-255](#) **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.

41-02-25411-02-256 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.

41-02-25511-02-257 GAS MIGRATION

The movement of combustible gases through porous soil.

41-02-25611-02-258 GAS PROCESSING PLANT

Any establishment and appurtenant facilities utilized in the gas stripping process or coal gasification process to obtain a refined product.

41-02-25711-02-259 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.

41-02-25811-02-260 GOLF COURSE

A tract of land for playing golf, improved with tees, greens, fairways, hazards, and which may include clubhouses and shelters.

41-02-25911-02-261 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.

41-02-26011-02-262 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.

~~41-02-264~~11-02-263 **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.

~~41-02-262~~11-02-264 **GRAIN MILL**

A facility where grain, such as corn, wheat, rye, oats, or barley, is ground into flour.

~~41-02-263~~11-02-265 **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.

~~41-02-264~~11-02-266 **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.

~~41-02-265~~11-02-267 **GROSS USABLE AREA**

The total floor area within a building excluding storage area, common hallways, etc.

~~41-02-266~~11-02-268 **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.

41-02-26711-02-269 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.

41-02-26811-02-270 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.

41-02-26911-02-271 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.

41-02-27011-02-272 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.

41-02-27411-02-273 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.

~~41-02-272~~11-02-274 **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.

~~41-02-273~~11-02-275 **HAZARDOUS WASTE DISPOSAL SITE**

A disposal site as defined in C.R.S. Section 25-15-200.3 (5).

~~41-02-274~~11-02-276 **HEALTH SPA**

A commercial establishment providing instruction or equipment designed to promote or improve the health of clients.

~~41-02-275~~11-02-277 **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.

41-02-27611-02-278 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).

41-02-27711-02-279 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.

41-02-27811-02-280 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.

~~41-02-279~~11-02-281 **HEMP FARM**

Land used for the growing, cutting, baling storage, and packaging of industrial hemp.

~~41-02-280~~11-02-282 **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.

~~41-02-284~~11-02-283 **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).

~~41-02-282~~11-02-284 **HIGH RISE**

A multifamily dwelling greater than three (3) stories in height and requiring an elevator for access to upper floors.

~~41-02-283~~11-02-285 **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.

41-02-28411-02-286 HORSE TRAILER SALES AND RENTAL

A commercial establishment or area for the purpose of horse trailer sales and rental.

41-02-28511-02-287 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.

11-02-288 HOSPITALITY BUSINESS

A Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business, as defined.

41-02-28611-02-289 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.

41-02-28711-02-290 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.

41-02-28811-02-291 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.

~~41-02-289~~41-02-292 **IMPACT FEE ADMINISTRATION**

The person or persons designated by the County Administrator to administer the Regional Traffic Impact Fee Regulations.

~~41-02-290~~41-02-293 **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.

~~41-02-294~~41-02-294 **IMPROVEMENT**

Any man-made, immovable item that becomes part of, is placed upon, or is affixed to a structure or lot.

~~41-02-292~~41-02-295 **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.

~~41-02-293~~41-02-296 **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.

~~41-02-294~~41-02-297 **INCLUSION**

The process by which a Special District's boundaries are altered through the addition of real property.

~~41-02-295~~41-02-298 **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.

~~41-02-296~~11-02-299 **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.

~~41-02-297~~11-02-300 **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.

~~41-02-298~~11-02-301 **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.

~~41-02-299~~11-02-302 **INERT MATERIAL**

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.

~~41-02-300~~11-02-303 **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.

~~41-02-304~~11-02-304 **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.

~~41-02-302~~11-02-305 **INSTITUTIONAL USES**

Institutional uses include institutional care; jails and prisons; neighborhood indoor uses; outdoor public uses; places of worship; public service; and universities.

~~41-02-303~~11-02-306 **INSULATION MATERIAL SALES AND STORAGE**

A commercial establishment or area for the sale and/or storage of insulation materials.

~~41-02-304~~11-02-307 **INTERNATIONAL AIRPORT CLEAR ZONE**

An area devoted to those uses identified in Article IV of the Intergovernmental Agreement on a New Airport.

41-02-30511-02-308 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.

41-02-30611-02-309 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).

41-02-30711-02-310 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.

41-02-30811-02-311 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.

41-02-30911-02-312 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.

~~41-02-310~~11-02-313 **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.

~~41-02-311~~11-02-314 **LANDSCAPING**

Landscaping shall mean those plants and associated nonliving ornamental materials, which are permitted in Section 4-15.

~~41-02-312~~11-02-315 **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.

~~41-02-313~~11-02-316 **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.

~~41-02-314~~11-02-317 **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~~11-02-318 **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.

~~41-02-316~~11-02-319 **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.

11-02-320 LICENSE

Means: (a) to grant a license or registration pursuant to these Regulations; and (b) (i) Official or legal permission to do a specific thing; (ii) Proof of permission granted in the form of a document.

11-02-321 LICENSED HOSPITALITY BUSINESS

A Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business.

11-02-322 LICENSED PREMISES

The premises specified in an application for a license under these Regulations, which are owned or in possession of the licensee and within which the licensee is authorized to cultivate, manufacture, distribute, consume or sell marijuana in accordance with the provisions of these Regulations and in accordance with the provisions of the Colorado Marijuana Code and any rules adopted pursuant thereto.

11-02-323 LICENSEE

a person licensed or registered pursuant to these Regulations.

11-02-324 LICENSING REGULATIONS

The Adams County Licensing Regulations as adopted by the Adams County Board of County Commissioners.

41-02-31711-02-325 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.

41-02-31811-02-326 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.

11-02-327 LIMITED ACCESS AREAS

Subject to the provisions of C.R.S. §44-10-1001, means a building, room or other contiguous area upon the licensed premises where regulated marijuana is consumed, grown, cultivated, stored, weighed, packaged, sold, or possessed for sale, under control of the licensee, with limited access to only those persons licensed by the State Licensing Authority and those visitors escorted by a person licensed by the state licensing authority. All areas of ingress or egress or limited access areas must be clearly identified as such by a sign as designated by the state licensing authority.

~~41-02-319~~11-02-328 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.

~~41-02-320~~11-02-329 LIVESTOCK AND POULTRY

Domestic animals of types customarily raised or kept on farms or ranches for profit or other productive purposes.

~~41-02-321~~11-02-330 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.

~~41-02-322~~11-02-331 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.

41-02-32311-02-332 **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.

11-02-333 LOCAL LISENSING AUTHORITY

The Board of County Commissioners of the County of Adams, Colorado, or its designee.

41-02-32411-02-334 **LOCAL STREET (RESIDENTIAL OR INDUSTRIAL)**

A street designed for local service with no through traffic that may have stop signs or traffic signals.

11-02-335 LOCATION

A particular parcel of land that may be identified by an address or other descriptive means.

41-02-32511-02-336 **LODGES, FRATERNAL AND SOCIAL ORGANIZATIONS**

An establishment used by an organization of persons joined together for a common purpose or interest.

41-02-32611-02-337 **LODGING, COMMERCIAL**

This use category includes hotels; motels; and convention centers.

41-02-32711-02-338 **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.

[41-02-32811-02-339](#) **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.

[41-02-32911-02-340](#) **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.

[41-02-33011-02-341](#) **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.

[41-02-33411-02-342](#) **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.

[41-02-33211-02-343](#) **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.

[41-02-33311-02-344](#) **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.

[41-02-33411-02-345](#) **LOT, DOUBLE FRONTAGE**

A lot, other than a corner lot, which has frontage on more than one (1) street.

[41-02-33511-02-346](#) **LOT, FLAG**

A lot where access to the public road is by a narrow, private, right-of-way.

[41-02-33611-02-347](#) **LOT FRONTAGE**

Any lot line of a lot abutting a street or public right-of-way.

[41-02-33711-02-348](#) **LOT, INTERIOR**

A lot with one frontage on a dedicated public right-of-way, other than an alley.

[41-02-33811-02-349](#) **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.

[41-02-33911-02-350](#) **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.

41-02-34011-02-351 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.

41-02-34411-02-352 LOT WIDTH

The horizontal distance between the side lot lines of a lot, measured at the established or minimum front setback line.

41-02-34211-02-353 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.

41-02-34311-02-354 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.

41-02-34411-02-355 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.

41-02-34511-02-356 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.

[41-02-346](#)[11-02-357](#) **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.

[41-02-347](#)[11-02-358](#) **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.

[41-02-348](#)[11-02-359](#) **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.).

[41-02-349](#)[11-02-360](#) **MAJOR ROAD SYSTEM**

All arterial roads within unincorporated Adams County, excluding state and federal highways.

[41-02-350](#)[11-02-361](#) **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.

~~41-02-351~~11-02-362 **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.

~~41-02-352~~11-02-363 **MANUFACTURED HOME SALES LOT**

An establishment or area for the sales of manufactured homes.

~~41-02-353~~11-02-364 **MANUFACTURED HOME SUBDIVISION**

A parcel (or contiguous parcels) of land divided into two (2) or more manufactured home lots for rent or sale.

~~41-02-354~~11-02-365 **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.

~~41-02-355~~11-02-366 **MANUFACTURING OF SMALL COMPONENTS AND INSTRUMENTS**

An establishment or area for the purpose of assembly and production of small components and instruments.

~~11-02-367~~ **MARIJUANA**

Medical Marijuana and Retail Marijuana as those terms are defined herein.

11-02-368 MARIJUANA BUSINESS

A “Medical Marijuana Business” and/or a “Retail Marijuana Business” as defined by the Colorado Department of Revenue Marijuana Enforcement Division (1 CCR 212-2).

11-02-369 MARIJUANA HOSPITALITY BUSINESS

An entity licensed pursuant to these Regulations and pursuant to C.R.S. § 44-12-101, et seq., to permit the use or consumption of marijuana within a Consumption Area.

11-02-370 MARIJUANA HOSPITALITY MOBILE LICENSE

An entity licensed to permit the use or consumption of marijuana within a Mobile Premises.

~~44-02-356~~11-02-371 **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.

~~44-02-357~~11-02-372 **MARQUEE SIGN**

Any sign attached to, in any manner, or made part of a marquee.

~~44-02-358~~ **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).~~

~~44-02-359~~11-02-373 **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.

41-02-36011-02-374 **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.

41-02-36111-02-375 **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.

41-02-36211-02-376 **MATERIAL MODIFICATION (SPECIAL DISTRICT SERVICE PLANS)**

A basic or essential change to the method of providing services including the exclusion or addition of services.

41-02-36311-02-377 **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.

11-02-378 **MEDICAL MARIJUANA**

Marijuana that is grown and sold pursuant to the provisions of these regulations, the Colorado Marijuana Code and Section 14 of Article XVIII of the Colorado Constitution.

11-02-379 MEDICAL MARIJUANA BUSINESS

A medical marijuana store, medical marijuana products manufacturing operation, or an optional premise cultivation operation.

11-02-380 MEDICAL MARIJUANA PRODUCT

A product infused with medical marijuana that is intended for use or consumption other than by smoking, including, but not limited to edible products, ointments, and tinctures.

**11-02-381 MEDICAL MARIJUANA PRODUCTS
MANUFACTURER**

A person licensed pursuant to these Regulations and to C.R.S. §44-10-101, et seq. to operate a business as described in these regulations and as is also described in C.R.S. § 44-10-503

11-02-382 MEDICAL MARIJUANA STORE

A person licensed pursuant to these Regulations and pursuant to C.R.S. §1044-10-101, et seq., to operate a business as described in these rRegulations and as is further described in C.R.S. § 44-10-501 that sells medical marijuana to registered patients or primary caregivers as defined in Section 14 of Article XVIII of the Constitution of the State of Colorado, but is not a primary caregiver.

~~41-02-364~~**11-02-383 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.

~~41-02-365~~**11-02-384 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.

~~41-02-366~~11-02-385 **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”.

~~41-02-367~~11-02-386 **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.

11-02-387 **MOBILE PREMISES**

A licensed premises operated by a Marijuana Hospitality Business in a motor vehicle, which includes any self-propelled vehicle that is designed primarily for travel on the public highways and that is generally and commonly used to transport persons and property over the public highways or a low-speed electric vehicle; but does not include electrical assisted bicycles, electric scooters, low-power scooters, wheelchairs, or vehicles moved solely by human power.

~~41-02-368~~11-02-388 **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

~~41-02-369~~41-02-389 **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.

~~41-02-370~~41-02-390 **MOSQUE**

See “Place of Worship”.

~~41-02-374~~41-02-391 **MOVER**

The drilling contractor or trucking contractor actually transporting the drilling rig for the operator.

~~41-02-372~~41-02-392 **MOVING AND TRANSFER COMPANY**

A commercial establishment, which moves and transfers items.

41-02-37311-02-393 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”.

41-02-37411-02-394 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.

41-02-37511-02-395 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.

41-02-37611-02-396 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.

~~41-02-377~~41-02-397 **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.

~~41-02-378~~41-02-398 **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.

~~41-02-379~~41-02-399 **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.

~~41-02-380~~41-02-400 **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.

~~41-02-384~~41-02-401 **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.

41-02-38211-02-402 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.

41-02-38311-02-403 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.

41-02-38411-02-404 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.

41-02-38511-02-405 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.

41-02-38611-02-406 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.

41-02-38711-02-407 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.

[41-02-38811-02-408](#) **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.

[41-02-38911-02-409](#) **NONHAZARDOUS MATERIALS**

Materials not defined as “Hazardous Materials” or “Hazardous Waste” in this document.

[41-02-39011-02-410](#) **NONLIVING MATERIAL**

Material associated with landscaping such as lava rock, washed river rock, wood chips, and other similar nonliving decorative material.

[41-02-39111-02-411](#) **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.

[41-02-39211-02-412](#) **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.

[41-02-39311-02-413](#) **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.

41-02-39411-02-414 NURSERIES

Land and/or greenhouses used to raise flowers, shrubs, trees, grass, and/or other plants for the primary purpose of commercial sale.

41-02-39511-02-415 NURSERY SCHOOL

See “Day Care Center”.

41-02-39611-02-416 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.

41-02-39711-02-417 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.

41-02-39811-02-418 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.

41-02-39911-02-419 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.

~~41-02-400~~11-02-420 **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.

~~41-02-401~~11-02-421 **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.

~~41-02-402~~11-02-422 **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.

~~41-02-403~~11-02-423 **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.

~~41-02-404~~11-02-424 **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.

~~41-02-405~~11-02-425 **OPEN AREA**

Any real property in single or joint ownership with no structures.

~~41-02-406~~11-02-426 **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.

~~41-02-407~~11-02-427 **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.

11-02-428 OPERATIONS

The business activities that a Hospitality Business engages in to provide a service to their customers.

~~41-02-408~~11-02-429 **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.

~~41-02-409~~11-02-430 **OUTDOOR ADVERTISING SIGN**

See “Billboard”.

~~41-02-410~~11-02-431 **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.

~~41-02-411~~11-02-432 **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.

11-02-433 OUTDOOR CONSUMPTION AREA

A Consumption Area that is outdoors and surrounded by a sight-obscuring wall, fence, hedge, or other opaque or translucent barrier.

41-02-41211-02-434 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.

41-02-41311-02-435 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.

41-02-41411-02-436 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.

41-02-41511-02-437 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.

~~41-02-416~~11-02-438 **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.

~~41-02-417~~11-02-439 **PARKING GARAGE**

A multi-level covered structure that provides primary parking to the public.

~~41-02-418~~11-02-440 **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”.

~~41-02-419~~11-02-441 **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.

~~41-02-420~~11-02-442 **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.

~~41-02-421~~11-02-443 **PAWNSHOPS**

A retail sales establishment where a pawnbroker regularly engages in or solicits business.

[41-02-42211-02-444](#) **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.

[41-02-42311-02-445](#) **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.

[41-02-42411-02-446](#) **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.

[41-02-42511-02-447](#) **PERMANENT GRASS**

A conservation system in which native grass has been left untilled or reseeded to native or adapted/introduced grasses.

[41-02-42611-02-448](#) **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.

[41-02-42711-02-449](#) **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.

41-02-42811-02-450 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.

41-02-42911-02-451 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).

41-02-43011-02-452 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.

41-02-43111-02-453 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.

41-02-43211-02-454 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.

41-02-43311-02-455 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.

~~41-02-434~~11-02-456 **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.

~~41-02-435~~11-02-457 **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.

~~41-02-436~~11-02-458 **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.

~~41-02-437~~11-02-459 **PLUGGING**

As defined by the State of Colorado Oil and Gas Conservation Commission Rules and Regulations.

41-02-43811-02-460 POLICE STATION

An establishment used for administration of police operations, the dispatch of police personnel and vehicles, and the incarceration of criminals.

41-02-43911-02-461 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.

41-02-44011-02-462 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.

41-02-44111-02-463 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.

[41-02-44211-02-464](#) **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.

[41-02-44311-02-465](#) **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.

[41-02-44411-02-466](#) **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.

[41-02-44511-02-467](#) **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.

[11-02-468](#) **PREMISES**

A distinct and definite location, which may include a building, a part of a building, a room or any other definite contiguous area.

[41-02-44611-02-469](#) **PRESCHOOL**

See “Day Care Center”.

41-02-44711-02-470 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.

41-02-44811-02-471 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.

41-02-44911-02-472 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.

41-02-45011-02-473 PRIVATE STREETS

Those streets located on private land maintained by private entities and generally restricted to private use.

41-02-45111-02-474 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.

41-02-45211-02-475 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.

[41-02-45311-02-476](#) **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.

[41-02-45411-02-477](#) **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.

[41-02-45511-02-478](#) **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.

[41-02-45611-02-479](#) **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.

[41-02-45711-02-480](#) **PUBLIC STREETS**

Any streets or highways recognized by the public agency having jurisdiction over them.

~~41-02-458~~11-02-481 PUBLIC UTILITY STORAGE AND YARD

An area used for storage for establishments engaged in public services or utilities.

~~41-02-459~~11-02-482 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.

~~41-02-460~~11-02-483 RACING FACILITIES

This use category includes automobile racing; horse racing; truck racing; and dog tracks.

~~41-02-461~~11-02-484 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.

~~41-02-462~~11-02-485 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.

~~41-02-463~~11-02-486 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.

~~41-02-464~~11-02-487 RANCHING

Land used for grazing livestock for the primary purpose of obtaining a monetary profit.

[41-02-46511-02-488](#) **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.

[41-02-46611-02-489](#) **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.

[41-02-46711-02-490](#) **REAR LOT LINE**

See “Lot Line, Rear”.

[41-02-46811-02-491](#) **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.

[41-02-46911-02-492](#) **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.

41-02-47011-02-493 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.

41-02-47111-02-494 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.

41-02-47211-02-495 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.

41-02-47311-02-496 RESIDENCE

A place of primary habitation. For the purposes of these standards and regulations, the terms residence and dwelling are interchangeable.

41-02-47411-02-497 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.

41-02-47511-02-498 **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.

11-02-499 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.

11-02-500 RESTRICTED ACCESS AREA

A designated and secure area within a Licensed Premises in a Retail Marijuana Hospitality and Sales business where Retail Marijuana is sold to consumers, processed for sale, and displayed for sale, and where no one under the age of 21 is permitted.

11-02-501 RETAIL MARIJUANA

marijuana that is grown, tested, manufactured, and/or sold pursuant to the provisions of these regulations, the Colorado Marijuana Code and Section 16 of Article XVIII of the Colorado Constitution, that is cultivated, manufactured, distributed, or sold by a licensed retail marijuana business. If the context requires, retail marijuana includes retail marijuana concentrate and retail marijuana products.

11-02-502 RETAIL MARIJUANA BUSINESS

A retail marijuana store, a retail marijuana cultivation facility, a retail marijuana product manufacturing facility, a retail marijuana hospitality and sales business, a marijuana hospitality business, or a retail marijuana testing facility as set forth in Section 16 of Article XVIII of the Colorado Constitution and as may be more fully defined in the Colorado Marijuana Code.

11-02-503 RETAIL MARIJUANA CULTIVATION FACILITY

A person licensed pursuant to these Regulations and the Colorado Code as defined therein and in Section 16 of the Colorado Constitution.

11-02-504 RETAIL MARIJUANA HOSPITALITY AND SALES BUSINESS

An entity licensed to (1) purchase Retail Marijuana from a Retail Marijuana Business, (2) Transfer Retail Marijuana to consumers, and (3) permit the use or consumption of Retail Marijuana Transferred to a consumer within the Restricted Access Area

11-02-505 RETAIL MARIJUANA PRODUCTS MANUFACTURER

a person licensed pursuant to these Regulations and the Colorado Marijuana Code as defined therein.

11-02-506 RETAIL MARIJUANA STORE

a person licensed pursuant to these Regulations and the Colorado Marijuana Code as defined therein.

41-02-476~~11-02-507~~ 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.

~~41-02-477~~ 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.~~

41-02-478~~11-02-508~~ 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.

[41-02-47911-02-509](#) **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.

[41-02-48011-02-510](#) **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.

[41-02-48111-02-511](#) **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.

[41-02-48211-02-512](#) **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.

[41-02-48311-02-513](#) **ROADSIDE STAND**

A temporary structure used primarily to sell products produced on the property.

41-02-48411-02-514 RODEO

See Equestrian Arena, Commercial and Equestrian Arena, Personal.

41-02-48511-02-515 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.

41-02-48611-02-516 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.

11-02-517 SALE OR SELL

Includes to exchange, barter, or traffic in, to solicit or receive and order except through a licensee licensed under these Regulations, to deliver for value in any way other than gratuitously, to peddle or possess with intent to sell, or to traffic in for any in for any consideration promised or obtained directly or indirectly.

41-02-48711-02-518 SALES AND OFFICE TRAILER

A temporary residential sales office used in conjunction with a residential development or subdivision.

41-02-48811-02-519 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.

41-02-48911-02-520 SANATORIUM

A hospital used for treating chronic and long-term illness and various nervous and mental disorders.

~~41-02-490~~11-02-521 **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.

~~41-02-494~~11-02-522 **SAVINGS AND LOAN INSTITUTIONS**

See “Financial Institutions”.

~~41-02-492~~11-02-523 **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.

~~41-02-493~~11-02-524 **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.

~~41-02-494~~11-02-525 **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.

~~41-02-495~~11-02-526 **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.

41-02-49611-02-527 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.

41-02-49711-02-528 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.

41-02-49811-02-529 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.

41-02-49911-02-530 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.

41-02-50011-02-531 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.

41-02-50411-02-532 SETBACK

The distance between the street right-of-way line and the front line of a structure or any projection thereof, excluding uncovered steps.

[41-02-50211-02-533](#) **SETBACK LINE**

A line defining the minimum front, side, and rear yard requirements.

[41-02-50311-02-534](#) **SETTLEMENT**

The lowering of the top grade of the landfill due to further compaction of the soil and the decomposition of organic matter.

[41-02-50411-02-535](#) **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.

[41-02-50511-02-536](#) **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.

[41-02-50611-02-537](#) **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.

[41-02-50711-02-538](#) **SHOOTING RANGE**

See “Gun and Archery Range”.

41-02-50811-02-539 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.

41-02-50911-02-540 SIDE LOT LINE

Any property line of a lot other than front or rear lot lines.

41-02-51011-02-541 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.

41-02-51111-02-542 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.

41-02-51211-02-543 SIGNIFICANT CHANGE

A change consisting of or relating to the essential nature, fundamental or characteristic part or quality of the approved Certificate of Designation.

41-02-51311-02-544 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.

41-02-51411-02-545 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.

[41-02-515](#)[11-02-546](#) **SITE SELECTION**

The process for determining the location of major energy facilities.

[41-02-516](#)[11-02-547](#) **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.

[41-02-517](#)[11-02-548](#) **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.

[41-02-518](#)[11-02-549](#) **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.

[41-02-519](#)[11-02-550](#) **SOCIAL ORGANIZATIONS**

See "Lodge, Fraternal, and Social Organizations."

41-02-52011-02-551 SOD FARM

Land used for the growing of turfgrass sod for the primary purpose of commercial sale.

41-02-52111-02-552 SOIL CONSERVATION DISTRICT

Soil Conservation District in Adams County organized pursuant to C. R. S. Section 35-70-101(ff).

41-02-52211-02-553 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.

41-02-52311-02-554 SOLAR ENERGY SYSTEM, LARGE-SCALE

Solar Energy Systems that encompass 320 acres or more of surface area.

41-02-52411-02-555 SOLAR ENERGY SYSTEM, MEDIUM-SCALE

Solar Energy Systems that encompass greater than 35 and less than 320 acres of surface area.

41-02-52511-02-556 SOLAR ENERGY SYSTEM, SMALL-SCALE

Solar Energy Systems that encompass less than 35 acres of surface area.

[41-02-52611-02-557](#) **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.

[41-02-52711-02-558](#) **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.

[41-02-52811-02-559](#) **SOLID WASTE DISPOSAL SITE AND FACILITY**

The location and/or facility at which the deposit and final treatment of solid wastes occur.

[41-02-52911-02-560](#) **SPECIAL DISTRICT**

A special service district organized under and existing by virtue of, the provisions of C. R. S. Title 32.

[41-02-53011-02-561](#) **SPECIAL SIGN**

Any sign incidental to the development or promotion of real estate properties and subdivisions.

[41-02-53111-02-562](#) **SPECIAL USE**

A non-permanent exception from these standards and regulations for use of land, structures, or both approved by the Board of Adjustment.

41-02-53211-02-563 **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.

41-02-53311-02-564 **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.

41-02-53411-02-565 **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.

41-02-53511-02-566 **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.

~~41-02-536~~11-02-567 **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.

~~11-02-568~~ **STATE LICENSING AUTHORITY**

The authority created for the purpose of regulating and controlling the licensing of the cultivation, manufacture, distribution, testing and sale of marijuana in this State pursuant to the Colorado Marijuana Code.

~~41-02-537~~11-02-569 **STOCKYARD**

An enclosure with pens and sheds connected to a slaughterhouse, railroad, or market for the temporary keeping of livestock.

~~41-02-538~~11-02-570 **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.

~~41-02-539~~11-02-571 **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.

Exhibit 2.4 – Marijuana Licensing Regulations Text

**ADAMS COUNTY, COLORADO
MARIJUANA LICENSING REGULATIONS**

Part I. General Provisions

Section 1.01 Title

These Regulations shall be known and referred to as the “Adams County Marijuana Licensing Regulations” (referred to herein as “Regulations”).

Section 1.02 Authority

These Regulations are adopted pursuant to Colorado Const., Art. XVIII, §16(5)(f); the Colorado ~~Medical Marijuana Code, C.R.S. §44-10-101, 12-43.3-101, et seq. (“Medical Marijuana Code”);~~ ~~the Colorado Retail Marijuana Code, C.R.S. §12-43.3-101, et seq., (“Retail Marijuana Code”);~~ C.R.S. §30-11-101(1)(e), (2); and C.R.S. §30-11-107(1)(i).

Section 1.03 Purpose

The purpose of these Regulations is to establish the requirements for obtaining a local license for a Medical Marijuana ~~Establishment~~Business and/or a Retail Marijuana ~~Establishment~~Business. In addition to meeting all requirements under these Regulations, local medical marijuana and retail marijuana ~~establishments~~businesses must obtain the corresponding license from the State of Colorado.

Section 1.04 Application of Regulations

1.04.01 These Regulations apply throughout the unincorporated areas of Adams County, Colorado, including public and state lands.

1.04.02 All activities that require a local medical marijuana and/or a local retail marijuana license must be conducted in accordance with these regulations.

1.04.03 These Regulations shall in no way limit application and enforcement of any statutes of the State of Colorado but shall be in addition thereto.

Section 1.05 General Requirements

1.05.01 All persons who are engaged in or who are attempting to engage in the cultivation, manufacture, distribution, testing, consumption and/or sale of marijuana in any form shall do so only in strict compliance with the terms, conditions, limitations and restrictions in Section 14 and Section 16 of Article XVIII of the Colorado Constitution, the Colorado Marijuana Code, these Regulations, the Adams County Development Standards and Regulations, and all other State and local laws and regulations.

1.05.02 Local medical marijuana licenses and local retail marijuana licenses can only be authorized after the applicant(s) has obtained the corresponding conditional state medical

marijuana license(s) and/or state retail marijuana license(s). Conditional state licenses will only meet this requirement if the only remaining condition on that license is the issuance of a Local License. The issuance of any local licenses issued pursuant to these Regulations is specifically conditioned on the applicant/Licensee obtaining and maintaining a valid license of the same type for the same activity, at the same location issued by the State Licensing Authority.

1.05.03 ~~Either a~~ County-issued Building Permit ~~or~~ a County-issued Change-in-Use Permit ~~or both are~~ required prior to obtaining a County-issued medical marijuana license(s) and/or a County-issued retail marijuana license(s).

1.05.04 A local marijuana license may be requested by, without limitation, any owner or person having an interest in the property on which the medical marijuana or retail marijuana use is proposed to be located. The applicant has the burden of proof to demonstrate the use fully complies with all state and local standards and regulations and meets the criteria for approval.

Section 1.06 Definitions

1.06.01 Unless otherwise defined herein, the terms in these Regulations shall have the same meaning as set forth in Sections 14 and 16 of Article XVIII of the Colorado Constitution, Article ~~43.310 and Article 43.4~~ of Title ~~1244~~, C.R.S. and any rules promulgated pursuant thereto.

1.06.02 The following words and phrases, when used in these Regulations, shall have the meanings respectively assigned to them:

1. “Board of County Commissioners” means the Adams County Board of County Commissioners

~~1.2.~~ “Building Permit” means a development permit issued by the Adams County Building Department or any other County office before any building or construction activity can be initiated on a parcel of land. Any Building Permit(s) must be granted conditional approval prior to obtaining a local medical marijuana license(s) and/or a local retail marijuana license(s).

~~2.3.~~ “Change-in-Use Permit” means a development permit issued by the Adams County Building Department or any other County office, applicable whenever the essential character or nature of the activity conducted on a lot changes. All Change-in-Use Permits require zoning review and building permit approval. A Change-in-Use is required when active and continuous operations are not carried on in a building or property during a continuous period of six months; when the change is from one principally permitted use category to another; if the property consists of multiple buildings/tenants, when the required amount of parking stalls is increased by 25 percent or more, and/or when the gross floor area is increased by 50 percent or more; or when as determined within the Non-conforming Conditions section of Chapter 4 of the County’s Development Standards and Regulations. Any required Change-in-Use Permit(s) must be granted conditional approval prior to obtaining a local medical marijuana license(s) and/or a local retail marijuana license(s).

~~3.4.~~ “Colorado Marijuana Code” means Sections 14 and 16 of Article XVIII of the Colorado Constitution and C.R.S. §44-10-101, et seq., as amended, and any rules promulgated pursuant thereto, both the Colorado Medical Marijuana Code and the Colorado Retail Marijuana Code as defined herein.

~~4.~~ “Colorado Medical Marijuana Code” means Section 14 of Article XVIII of the Colorado Constitution and Article 43.3 of Title 12 of the Colorado Revised Statutes, as amended and any rules promulgated pursuant thereto.

~~5.~~ “Colorado Retail Marijuana Code” means Section 16 of Article XVIII of the Colorado Constitution and Article 43.4 of Title 12 of the Colorado Revised Statutes, as amended and any rules promulgated pursuant thereto.

5. “Consumption Area” means a designated and secured area within the Licensed Premises of a Licensed Hospitality Business where consumers can use and consume marijuana and where no one under the age of 21 is permitted.

6. “Development Standards and Regulations” means the Adams County Development Standards and Regulations as adopted by the Adams County Board of County Commissioners.

~~6.7.~~ “Good Cause,” for purposes of refusing or denying an initial license issuance, or for refusing or denying a license renewal or reinstatement, means:

a. The licensee or applicant has violated, does not meet, or has failed to comply with any of the terms, conditions or provisions of these Regulations, the Adams County Development Standards and Regulations, any provision of the Colorado Marijuana Code, of any regulations and rules promulgated pursuant to State law, any applicable state or local taxes, or any supplemental local rules and regulations;

b. The licensee or applicant has failed to comply with any special terms or conditions that were placed on its license pursuant to an order of the State Licensing Authority or of the Local Licensing Authority;

c. The licensed premises have been operated in a manner that adversely affects the public health, safety or welfare or the safety of the immediate neighborhood in which the establishment is located.

8. “Hospitality Business” means a Marijuana Hospitality Business or a Retail Marijuana Hospitality and Sales Business, as defined.

9. “License” means: (a) to grant a license or registration pursuant to these Regulations; and (b) (i) Official or legal permission to do a specific thing; (ii) Proof of permission granted in the form of a document.

10. “Licensing Regulations” means the Adams County Licensing Regulations as adopted by the Adams County Board of County Commissioners.

7.11. “Licensed Hospitality Business” means a Marijuana Hospitality Business or Retail Marijuana Hospitality and Sales Business.

8.12. “Licensed Premises” means the premises specified in an application for a license under these Regulations, which are owned or in possession of the licensee and within which the licensee is authorized to cultivate, manufacture, distribute, test, consume or sell marijuana in accordance with the provisions of these Regulations and in accordance with the provisions of the Colorado Marijuana Code and any rules adopted pursuant thereto.

9.13. “Licensee” means a person licensed or registered pursuant to these Regulations.

10.14. “Limited Access Areas,” subject to the provisions of C.R.S. §44-10-1001, means ~~and shall be~~ a building, room or other contiguous area upon the licensed premises where regulated marijuana is consumed grown, cultivated, stored, weighed, ~~displayed,~~ packaged, sold, ~~or~~ possessed for sale, ~~or tested,~~ under control of the licensee, with limited access to only those persons licensed by the State Licensing Authority and those visitors escorted by a person licensed by the state licensing authority. All areas of ingress or egress or limited access areas must be clearly identified as such by a sign as designated by the state licensing authority.

11.15. “Local Licensing Authority” means the Board of County Commissioners of the County of Adams, Colorado, or its designee.

12.16. “Location” means a particular parcel of land that may be identified by an address or other descriptive means.

13.17. “Marijuana” means both Medical Marijuana and Retail Marijuana as those terms are defined herein.

18. “Marijuana ~~Establishment~~Business” means both a Medical Marijuana ~~Business~~Establishment and a Retail Marijuana ~~Establishment~~Business as those terms are defined herein.

19. “Marijuana Hospitality Business” means an entity licensed pursuant to these Regulations and pursuant to C.R.S. § 44-12-101, et seq., to permit the use or consumption of marijuana within a Consumption Area.

20. “Marijuana Hospitality Mobile License” means an entity licensed to permit the use or consumption of marijuana within a Mobile Premises.

14.21. “Mobile Premises” means a licensed premises operated by a Marijuana Hospitality Business in a motor vehicle, which includes any self-propelled vehicle that is designed primarily for travel on the public highways and that is generally and commonly used to transport persons and property over the public highways or a low-speed electric vehicle; but does not include electrical assisted bicycles, electric scooters, low-powered scooters, wheelchairs, or vehicles moved solely by human power.

~~15.22.~~ “Medical Marijuana” means marijuana that is grown and sold pursuant to the provisions of these regulations, the Colorado ~~Medical~~-Marijuana Code and Section 14 of Article XVIII of the Colorado Constitution.

~~16.23.~~ “Medical Marijuana ~~CenterStore~~” means a person licensed pursuant to these Regulations and pursuant to C.R.S. § ~~12-43.3-1044-10-101~~, et seq., to operate a business as described in these ~~Regulations~~ and as is further described in C.R.S. § ~~44-10-50112-43.3-402~~ that sells medical marijuana to registered patients or primary caregivers as defined in Section 14 of Article XVIII of the Constitution of the State of Colorado, but is not a primary caregiver.

~~17.24.~~ “Medical Marijuana ~~EstablishmentBusiness~~” means a medical marijuana ~~centerstore~~, medical marijuana ~~infused~~ products manufacturing operation, or an optional premise cultivation operation.

~~18.25.~~ “Medical Marijuana ~~Infused~~ Product” means a product infused with medical marijuana that is intended for use or consumption other than by smoking, including, but not limited to edible products, ointments, and tinctures.

~~19.26.~~ “Medical Marijuana ~~Infused~~ Products Manufacturer” means a person licensed pursuant to these Regulations and to C.R.S. § ~~12-43.3-44-10-101~~, et seq. to operate a business as described in these regulations and as is also described in C.R.S. § ~~44-10-50312-43.3-404~~.

27. “Mobile Premises” means a licensed premises operated by a Marijuana Hospitality Business in a motor vehicle, which includes any self-propelled vehicle that is designed primarily for travel on the public highways and that is generally and commonly used to transport persons and property over the public highways or a low-speed electric vehicle; but does not include electrical assisted bicycles, electric scooters, low-power scooters, wheelchairs, or vehicles moved solely by human power.

~~20.28.~~ “Operating fees” means fees that must be paid by a Retail Marijuana ~~BusinessEstablishment~~ licensee for the costs of administering and enforcing these Regulations.

~~21.~~ ~~“Optional Premises” means the premises specified in an application for a medical marijuana center license with related growing facilities in Adams County, Colorado for which the licensee is authorized to grow and cultivate marijuana for a purpose authorized by Section 14 of Article XVIII of the Colorado Constitution.~~

~~22.~~ ~~“Optional Premises Cultivation Operation” means a person licensed pursuant to these Regulations and the Colorado Medical Marijuana Code as defined therein.~~

27. “Operations” means the business activities that a Hospitality Business engages in to provide a service to their customers.

28. “Outdoor Consumption Area” means a Consumption Area that is outdoors and surrounded by a sight-obscuring wall, fence, hedge, or other opaque or translucent barrier and is part of a Licensed Hospitality Business.

295. “Owner” means any person having a beneficial interest, as defined by the State Licensing Authority, in a Marijuana ~~Establishment~~Business.

3026. “Person” means an individual, an estate, a trust, an entity, or a state or other jurisdiction, natural person, partnership, association, entity, company, corporation, limited liability company, or organization, or a manager, agent, owner, director, or officer thereof, except that “Person” does not include any governmental organization.

3127. “Premises” means a distinct and definite location, which may include a building, a part of a building, a room or any other definite contiguous area.

32. “Permitted Use” means a use permitted by right in a zone district. The use must comply with all applicable standards for the use or uses and all County and State regulations in order to be permitted.

33. “Restricted Access Area” means a designated and secure area within a Licensed Premises in a Medical Marijuana Store where Medical Marijuana is sold to patients, possessed for sale, and displayed for sale, and where no one without a valid patient registry card is permitted, and 2) in a Retail Marijuana Store or a Retail Marijuana Hospitality And Sales Business where Retail Marijuana is sold to consumers, possessed for sale, and displayed for sale, and where no one under the age of 21 is permitted.

3428. “Retail Marijuana” means marijuana that is grown, tested, manufactured, and/or sold pursuant to the provisions of these regulations, the Colorado ~~Retail~~ Marijuana Code and Section 16 of Article XVIII of the Colorado Constitution, that is cultivated, manufactured, distributed, or sold by a licensed retail marijuana business. If the context requires, retail marijuana includes retail marijuana concentrate and retail marijuana products.

3529. “Retail Marijuana Cultivation Facility” means a person licensed pursuant to these Regulations and the Colorado ~~Retail Marijuana~~ Code as defined therein and in Section 16 of the Colorado Constitution.

360. “Retail Marijuana ~~Establishment~~Business” means a retail marijuana store, a retail marijuana cultivation facility, a retail marijuana product manufacturing facility, a retail marijuana hospitality and sales business, a marijuana hospitality business, or a retail marijuana testing facility as set forth in Section 16 of Article XVIII of the Colorado Constitution and as may be more fully defined in the Colorado ~~Retail~~ Marijuana Code.

37. “Retail Marijuana Hospitality and Sales Business” means an entity licensed to (1) purchase Retail Marijuana from a Retail Marijuana Business, (2) Transfer Retail Marijuana to consumers, and (3) permit the use or consumption of Retail Marijuana transferred to a consumer within the Restricted Access Area.

381. “Retail Marijuana-~~Infused~~ Products Manufacturer” means a person licensed pursuant to these Regulations and the Colorado ~~Retail~~-Marijuana Code as defined therein.

392. “Retail Marijuana Store” means a person licensed pursuant to these Regulations and the Colorado ~~Retail~~-Marijuana Code as defined therein.

~~33. —“Retail Marijuana Testing Facility” means a person licensed pursuant to these Regulations and the Colorado Retail Marijuana Code as defined therein.~~

340. “Sale” or “Sell” includes to exchange, barter, or traffic in, to solicit or receive and order except through a licensee licensed under these Regulations, to deliver for value in any way other than gratuitously, to peddle or possess with intent to sell, or to traffic in for any in for any consideration promised or obtained directly or indirectly.

4136. “State Licensing Authority” means the authority created for the purpose of regulating and controlling the licensing of the cultivation, manufacture, distribution, testing and sale of marijuana in this State pursuant to the Colorado Marijuana Code.

4237. “Storage Warehouse” shall mean a premise permitted to store marijuana pursuant to these Regulations, the Adams County Development Standards and Regulations, and the Colorado Marijuana Code.

Part II. Local Licensing Authority

Section 2.01 Establishment of Local Licensing Authority

The Board of County Commissioners or its designee shall serve as the licensing authority for medical marijuana and retail marijuana for the purpose of regulating and controlling the licensing of the cultivation, manufacture, distribution, testing and/or sale of medical marijuana, retail marijuana, medical marijuana-~~infused~~ products, and/or retail marijuana-~~infused~~ products in unincorporated Adams County; and is hereby designated to act as the local licensing authority for Adams County within the meaning of the Colorado Marijuana Code.

Section 2.02 Powers

2.02.01 The Local Licensing Authority shall have all of the powers described the Colorado Marijuana Code, including, but not limited to, to hear and determine at a public hearing any applications for a local license, any contested local license denial, and complaints against a Licensee, and administer oaths and issue subpoenas to require the presence of person and the production of papers, books, and records necessary to the determination of any hearing so held.

2.02.02 The Local Licensing Authority shall have the power and authority to suspend, fine, restrict or revoke such licenses upon a violation of these Regulations, or any rules promulgated pursuant to these Regulations and/or upon a violation of the provisions of Colorado Marijuana Code.

2.02.03 Nothing in these Regulations shall be construed to limit a law enforcement agency's ability to investigate unlawful activity in relation to a license issued pursuant to these Regulations.

Part III. Types of Licenses

Section 03.01 Licenses

03.01.01 The Local Licensing Authority is authorized to issue the following types or classes of licenses for the purpose of regulating Marijuana ~~Businesses~~~~Establishments~~. The Local Licensing Authority, in its discretion, and upon application in the prescribed form made to it, may issue and grant to an applicant a Marijuana ~~Business~~~~Establishment~~ license subject to the provisions and restrictions provided in these Regulations, from any of the following classes:

1. Medical Marijuana ~~Center~~~~Store~~ License;
2. Medical Marijuana ~~Optional Premises~~ Cultivation ~~Facility~~~~Operation~~ License;
3. Medical Marijuana ~~Infused~~ Products Manufacturing ~~Facility~~ License;
4. Retail Marijuana Store License;
5. Retail Marijuana Cultivation Facility License;
6. Retail Marijuana Product Manufacturing Facility License;
7. Retail Marijuana Testing Facility License;
8. Marijuana Hospitality Business License
 - a. Mobile Premises License
9. Retail Marijuana Hospitality and Sales Business License

Part IV. Applications: Procedures, Hearings and Determinations

Section 04.01 Application Procedures

04.01.01 The Local Licensing Authority or its designee shall be the administrative agent for the purposes of disseminating applications for licenses pursuant to these Regulations and related materials, for the purpose of receiving applications and fees and for the purpose of making determinations of completeness. Upon receipt of a Marijuana ~~Establishment~~~~Business~~ application, the Local Licensing Authority or its designee shall review the application for completeness.

04.01.02 An application for a license shall be filed with the State Licensing Authority on forms provided by the State Licensing Authority, and shall contain such information as the State Licensing Authority may require, and with the Local Licensing Authority on any additional

forms as the Local Licensing Authority may require. Each application and any supporting documentation or submittals shall be verified by the oath or affirmation of the persons submitting the application and any other person as may be prescribed by the State or Local Licensing Authority.

04.01.03 An applicant shall file at the time of application for a license pursuant to these Regulations an application for a Building Permit and/or a Change-in-Use Permit and plans and specifications for the interior of the building if the building to be occupied is in existence at the time of the application. If the building is not in existence at the time of the application, the applicant shall file a plot plan and a detailed sketch for the interior and shall further submit an architect's drawing of the building to be constructed. The local or State licensing authority may impose additional requirements necessary for making a determination of completeness and further submission of the application to the Local Licensing Authority for consideration of approval.

04.01.04 An applicant shall file with the Local Licensing Authority the following at the time of application for a license pursuant to these Regulations:

1. Address of the proposed licensed premises
2. Name, address, and date of birth of all applicants, including any trade names or assumed names of any related businesses, and the name, address, date of birth and fingerprints of any manager for which the application is being made. In the event of an entity applicant, the form shall also contain the name, address, and date of birth for all persons who own ten (10) percent or more of the entity or will receive ten (10) percent or more of the profits of the entity;
3. A statement of whether or not any person holding any ownership interest has:
 - a. Been denied an application for a Marijuana Establishment license by the state in this or any other jurisdiction or had such a license suspended or revoked; and
 - b. Been convicted of a felony or has completed any portion of a sentence due to a felony charge within the preceding five (5) years.

14. An operating plan for the proposed Marijuana ~~Business~~~~Establishment~~ including the following information:
 - a. A description of the products and services to be provided by the facility.
 - b. A floor plan showing all interior dimensions of the licensed premises and the layout of the Marijuana ~~Establishment~~~~Business~~, including all limited access areas, areas of ingress and egress, and all security cameras. Such floor plan shall also show the principal uses of the floor area depicted therein; for cultivation facilities, such floor plan shall distinguish all dimensions of areas in which plants are located; for hospitality businesses or retail hospitality and sales businesses, location of proposed designated hospitality area where the privileges of the hospitality license may be exercised;
 - c. Proof of possession or permission detailing the applicant's right to use the designated hospitality area for the purpose of permitting marijuana consumption;
 - d. A description of the design of the ~~business~~~~establishment~~ evidencing that the design conforms to applicable Adams County laws and regulations;

de. A security plan indicating how the applicant intends to comply with the requirements of the Colorado Marijuana Code:-

f. A detailed description as to how the applicant's employees and agents would prevent underage persons from entering the designated hospitality area;

g. The applicant's employee training manual or employee policy addressing issues related to the consumption of both alcohol and marijuana, as applicable, as well as strategies and procedures for identifying and responding to the potential over-intoxication of consumers;

1. Employees shall be trained regarding the various products sold at the Retail Hospitality and Sales Business, including potency of the products, absorption time, and effects of the products;

2. Employees shall educate all customers as to the items mentioned in subsection (1) in an effort to ensure responsible consumption;

h. A description of the proposed hours of operation;

i. A health and sanitation plan for hospitality businesses and retail hospitality and sales businesses that demonstrates how rental marijuana consumption accessories will be cleaned and sanitized prior to each rental, if the applicant intends to provide rental marijuana consumption accessories to consumers, within designated hospitality areas;

5. A Community Engagement Plan including the following information:

a. The name, telephone number, and email address of the person affiliated with the applicant who is responsible for neighborhood outreach and engagement.

b. An outreach plan to contact and engage residents and businesses in the local neighborhoods where any license is located.

c. A detailed description of any plan to create positive impacts in the neighborhoods where the licensed premises are located, which may include by way of example, participation in community service, volunteer service, and active promotion of any local neighborhood plans.

d. Written policies and procedures to timely address any concerns or complaints expressed by residents and businesses within the neighborhood surrounding the licensed premises.

e. Written policies and procedures designed to promote and encourage full participation in the regulated marijuana industry by people from communities that have previously been disproportionately harmed by marijuana prohibition and enforcement in order to positively impact those communities.

2. A statement of whether or not any person holding any ownership interest has:

a. Been denied an application for a Marijuana Establishment license by the state in this or any other jurisdiction or had such a license suspended or revoked; and

b. Been convicted of a felony or has completed any portion of a sentence due to a felony charge within the preceding five (5) years.

6. Mobile Premises

a. Each Mobile Premises is required to obtain a separate license;

b. The Marijuana Hospitality Business must provide the following information to the County regarding its Mobile Premises:

1. Documentation that the Mobile Premises is owned or leased by the Marijuana Hospitality Business;

2. The vehicle manufacture/make, model, and year associated with the Mobile Premises;
3. Proof that the Mobile Premises is equipped with a global position system capable of tracking the Mobile Premises;
4. Proof that the Mobile Premises is equipped with video surveillance inside of the Mobile Premises;
5. Proof that the Mobile Premises is equipped with proper screening methods to ensure that the consumption activity is not visible outside the vehicle;

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7. Proof that the applicant has completed and satisfied the Building Permit Review and/or Change-in-Use Permit Review as required by the Development Standards and Regulations of Adams County.

8. All licensing, operating, and other fees due and payable to operate a Marijuana Business Establishment as determined by the Local Licensing Authority.

59. Any additional document(s) or information reasonably requested by the Local Licensing Authority.

610. Applications will be deemed submitted only when complete and when accompanied by the applicable fees. The Local Licensing Authority or its designee shall inform the applicant in writing of its determination of whether or not the application is complete within twenty (20) days of its receipt of the application. Such determination shall be expressed in writing and shall identify those matters which prevent the determination of completeness or which shall inform that the application has been accepted as being complete. An applicant who has been denied a determination of completeness may resubmit the application to correct any deficiencies in completeness.

Section 04.02 Hearings

04.02.01 Upon receipt of an application for a license and upon a determination by the Local Licensing Authority that the same is complete in accordance with these regulations, the Local Licensing Authority shall schedule a public hearing upon the application to be held not less than thirty (30) days after the date of the determination of completeness. The Local Licensing Authority shall post and publish public notice of such hearing not less than ten days prior to the hearing. Public notice shall be given by the posting of a sign in a conspicuous place on the premises for which application has been made and, further, by publication in a newspaper of general circulation in Adams County. Notice given by posting shall include a sign of suitable material, not less than twenty-two inches wide and twenty-six inches high, composed of letters not less than one inch in height and stating the type of license applied for, the date that the application has been determined to be complete, the date of the hearing, the name and address of the applicant and such other information as may be required to apprise the public of the nature of the application. The sign shall also contain the names and addresses of the officers, directors, or managers of the facility to be licensed. The notice given by publication shall contain the same information. If the building in which the marijuana is to be manufactured, cultivated, ~~or sold,~~ tested or consumed is in existence at the time of the application, a sign shall be posted in such

place so as to be conspicuous and plainly visible to the general public. If the building is not yet constructed at the time of application, the applicant shall post a sign at the premises upon which the building is to be constructed in such a manner that the notice shall be conspicuous and plainly visible to the general public.

04.02.02 No less than ten days prior to the date of a scheduled public hearing on a license application, the Local Licensing Authority shall make known, based upon its investigation to date, its findings concerning the initial requirements of an application and its preliminary findings concerning whether or not the same appears to meet the standards and requirements set forth in these Regulations. The writing shall be directed to the applicant and copies of the same shall be made available to other parties of interest. Nothing in the initial findings issued prior to the hearing shall conclusively bind the Local Licensing Authority who after the hearing has the authority to issue or refuse to issue a license for good cause in accordance with the terms and provisions and conditions and standards of these regulations and those set forth in State law and regulation.

Section 04.03 Determinations.

04.03.01 Prior to making its final decision approving or denying the application, the Local Licensing Authority may consider the facts and evidence adduced as a result of its preliminary investigation as well as any other facts pertinent to the type of license for which application has been made, including the number, type and availability of Marijuana ~~Businesses~~ Establishments located in or near the premises under consideration, and any other pertinent matters affecting the qualifications of the applicant for the conduct of the type of business proposed and whether the applicant will comply with these Regulations and the Colorado Marijuana Code.

04.03.02 Within 30 days after the public hearing, the Local Licensing Authority shall issue its decision approving or denying an application for local licensure. The decision shall be in writing and shall state the reasons for the decision. The Local Licensing Authority shall send a copy of the decision by certified mail to the State and to the applicant at the address shown on the application. Any decision approving a license application may include certain conditions imposed by the Local Licensing Authority in addition to compliance with all of the terms and conditions of these Regulations and compliance with State law and regulation.

04.03.04 The Local Licensing Authority may deny any application for a license that is not in compliance with these Regulations, the Colorado Marijuana Code, any other applicable state or local law or regulation, or for good cause. Notwithstanding, the Local License Authority may issue a conditional license.

04.03.05 In the event that the Local Licensing Authority approves an application, the license shall not issue until the building in which the business is to be conducted is ready for occupancy with such furniture, fixtures, and equipment in place as are necessary to comply with the applicable provisions of State law and regulations promulgated pursuant thereto; and then only after the Local Licensing Authority has inspected the premises to determine that the applicant has complied with the architect's drawing and the plot plan and the detailed sketch for the interior of the building submitted with the application.

Part V. Standards

Section 05.01 Licensing Standards

05.01.01 A license provided by these Regulations shall not be issued to or held by any person or entity prohibited as licensees under any Local or State law, rule or regulations.

05.01.02 The Local Licensing Authority shall not receive or act upon an application for the issuance of a local license pursuant to these Regulations:

1. Until it is established that the applicant is, or will be, entitled to possession of the premises for which application is made under a lease, rental agreement or other arrangement for possession of the premises, or by virtue of ownership of the premises;

2. For a location in an area where the cultivation, manufacture, distribution, storage, ~~testing, sale~~ and/or ~~consumption~~ sale of marijuana as contemplated herein is not expressly permitted under the provisions of the Adams County Development Standards and Regulations.

3. For a location that does not meet and comport with the distance, isolation and/or separation distances required for the cultivation, manufacture, distribution, storage, ~~testing, sale~~ and/or ~~consumption~~ sale of marijuana as contemplated herein under the provisions of the Adams County Development Standards and Regulations.

05.01.03 The Local Licensing Authority may, in its discretion, deny the grant of a license provided by these Regulations to any person or entity who has prior to or on the date of the application made misrepresentations concerning the business for which the license is being sought on the application or on any of the submittals made with an application.

05.01.04 The Local Licensing Authority may deny a license if the evidence presented does not establish that the premises upon which the license is to be located can be operated by the licensee in a manner that will not adversely affect the public health or welfare or the safety of the immediate neighborhood in which the establishment is to be located or for good cause. The Local Licensing Authority may place conditions upon the approval of any license which are reasonably related to the furtherance, in the opinion of the Local Licensing Authority, and protection of the health, safety and welfare of the neighborhood in which the establishment is to be located and of the general public.

05.01.05 Prior to granting a license, the Local Licensing Authority may further consider all of the requirements of these Regulations, the Colorado Marijuana Code, any applicable state or local law or regulation, and all other reasonable restrictions that are or may be placed upon the licensee by the Licensing Authority.

05.01.06 No license otherwise approved pursuant to these Regulations shall be issued until the license, application fees and any licensing or operating fees due to the State of Colorado and/or the County of Adams have been fully paid and received. Licenses granted pursuant to these Regulations shall be valid for a period not to exceed one year from the date of issuance unless revoked or suspended pursuant to these Regulations and/or pursuant to the provisions of State law and regulation.

05.01.07 The Local Licensing Authority in its discretion may revoke or elect not to renew any license if it determines that the licensed premises have been inactive, without good cause, for a period of at least one year.

05.01.08 A license provided and issued pursuant to these Regulations shall specify the date of issuance, the period of licensure (1 year from the date of issuance), the name of the licensee and the premises licensed. The licensee shall conspicuously place the license at all times on the licensed premises or upon an optional premises license pursuant hereto.

05.01.09 The Local Licensing Authority shall issue a license under this article when, after thorough consideration of the application, and from review of such other information as required by these Regulations or the Marijuana Code, the Authority determines that the applicant complies with all of the requirements of these Regulations and the Colorado Marijuana Code.

Section 05.02 Operation Standards

05.02.01 A Medical Marijuana ~~Establishment~~Business shall not acquire, possess, cultivate, deliver, transfer, transport, supply, or dispense marijuana for any purpose except to assist the patients as defined by Section 14(1) of Article XVIII of the Colorado Constitution or other applicable state law.

05.02.02 A Retail Marijuana ~~Business~~Establishment shall not acquire, possess, cultivate, deliver, store, test, transfer, transport, supply, or dispense marijuana for any purpose except as permitted by the Colorado ~~Retail~~-Marijuana Code.

05.02.03 Each person licensed pursuant to these Regulations shall keep and maintain all records specified in the Colorado Marijuana Code and shall make the same open, at all times, during business hours for the inspection and examination of the Local Licensing Authority or its duly authorized representatives. A failure to maintain such records and to allow for inspection of the same as well as a failure to allow the inspection of the licensed premises by the Local Licensing Authority shall constitute a violation of these Regulations and such violation may, in the discretion of the Local Licensing Authority, form or constitute the basis for a summary suspension, a suspension, fines and/or revocation of the licensee's license.

05.02.04 No medical marijuana ~~center~~store or retail marijuana store approved pursuant to these Regulations may sell marijuana at any time except between the hours of 8:00am to 7:00pm for a medical marijuana ~~center~~Store and between the hours of ~~9~~8:00am to ~~9~~10:00pm for a retail marijuana store, unless a more restrictive time is set by the Colorado Marijuana Code.

05.02.05 All sales receipts at retail marijuana stores shall contain the Statement, “It is illegal to transfer or sell marijuana or marijuana products to anyone under the age of 21.”

05.02.06 All Retail Marijuana ~~Businesses~~~~Establishments~~ shall post a sign in a conspicuous location stating:

IT IS ILLEGAL TO SELL OR TRANSFER MARIJUANA TO ANYONE UNDER THE AGE OF TWENTY-ONE. IT IS ILLEGAL TO SEND OR TRANSPORT MARIJUANA TO ANOTHER STATE. THE POSSESSION OF MARIJUANA REMAINS A CRIME UNDER FEDERAL LAW.

05.02.07 A Marijuana ~~Business~~~~Establishment~~ shall be equipped with a proper odor absorbing ventilation and exhaust system that filters the odor of marijuana generated inside of the Marijuana Business so that it is not detected outside the property or lease area boundaries, or anywhere on adjacent property or public rights-of-way, or within any other unit located within the same building as the marijuana use. A Marijuana Hospitality Business and Retail Marijuana Hospitality and Sales Business shall ensure the hospitality area is a well-ventilated private area that is partitioned off from access to all other areas of the business and is designed to prevent the flow of smoke to any other area of the business.

05.02.08 All Marijuana ~~Establishment~~~~Businesses~~, including but not limited to any places where marijuana is grown, stored, cultivated, sold, ~~tested or~~ dispensed or consumed, shall be subject to inspection by the Board of County Commissioners or Local Licensing Authority or its designee, and any other state or local law enforcement personnel during all business hours or other times of apparent activity, for the purpose of inspection or investigation. The Local Licensing Authority and its designee may conduct unannounced or covert compliance inspections. For examination of any inventory or books and records required to be kept by the licensees, access shall be given during business hours. Where any part of the licensed premises consists of a locked area, upon demand to the licensee, such area shall be made available for inspection without delay and, upon request by authorized representatives of the Local Licensing Authority, the licensee shall open the area for inspection. Each licensee shall retain all books and records necessary to show fully the business transactions of the licensee for a period of the current tax year and the three immediately prior tax years and these records shall be made available to the Adams County Finance Department or its designee for the purposes of determining compliance with the requirements of any county sales tax.

05.02.09 Marijuana Hospitality Businesses and Retail Marijuana Hospitality and Sales Businesses shall do the following to encourage appropriate patron conduct:

1. Make an announcement at closing requesting patrons to respect the residents of any adjacent residential neighborhoods by being quiet when leaving;
2. Post signs at locations clearly visible within the hospitality area and at any on-site parking areas, requesting patrons to respect residents of any adjacent residential neighborhoods by being quiet when leaving;
3. Cut off service to impaired patrons and provide information regarding car services.

05.02.10 Marijuana Hospitality Businesses and Retail Marijuana Hospitality and Sales Businesses shall post signs on the exterior of the building near the entrance with the name and phone number of an on-site community relations employee to notify if there are operational problems with the business. In addition, the name and phone number of the community relations employee shall also be provided to the Local Licensing Authority and law enforcement.

05.02.11 The Marijuana Hospitality Business with a Mobile Premises shall designate and maintain a fixed place of business in unincorporated Adams County that is separate from the Mobile Premises.

Part VI. Duties of Licensee

Section 06.01 Possession of Licensed Premises

At all times subsequent to the issuance of a license under Regulations, a licensee shall possess and maintain possession of the premises ~~or optional premises~~ for which the license is issued by ownership, lease, rental or other arrangement for possession and use of the premises.

Section 06.02 Notice of Changes

06.02.01 A licensee of a license issued pursuant to these Regulations shall report each transfer or change of financial interest in the license and/or the licensee to the Local Licensing Authority prior to any such transfer or change pursuant to and in accordance with the provisions of the Colorado Marijuana Code. A report shall be required for transfers of capital stock of any corporation regardless of size, for transfers of member interests of any limited liability company regardless of size, and for any transfer of an interest in a partnership or other entity or association regardless of size.

06.02.02 A Marijuana ~~Business Establishment~~ shall notify the Local Licensing Authority in writing within ten (10) days after an owner, officer, or employee ceases to work at, manage, own or otherwise be associated with the operation. The owner, officer or employee shall surrender his or her identification card to the State Licensing Authority on or before the date of notification. A licensed operation shall also notify the Local Licensing Authority in writing of the name, address, and date of birth of an owner, officer, manager or employee within ten (10) days of the new owner, officer or employee begins working at, managing, owning or being associated with the operation.

06.02.03 A Licensee shall notify the Local Licensing Authority in writing if its state license of the same type for the same type of activity at the same Location as that issued by the Local Licensing Authority has been denied, expired, renewed, revoked or transferred within three days of the change.

Section 06.03 Publicly Display Licenses

The Licensee shall conspicuously display the local and the state issued licenses at all times on the Licensed Premises.

Part VI. License Renewals

Section 06.01. Renewal Requirements

06.01.01 A licensee shall apply for the renewal of an existing license to the Local Licensing Authority not less than 45 days prior to the date of the expiration of the license. Except as hereinafter provided, the Local Licensing Authority shall not accept an application for renewal of a license after the date of expiration.

06.01.02 The Local Licensing Authority may, in its discretion, schedule a hearing on the application for renewal if the licensee has had complaints filed against it, if the licensee has a history of violation(s), or if the licensee has committed any unlawful acts and/or if there are allegations against the licensee that would constitute good cause as that term is defined herein. In the event that a hearing is scheduled, notice of such hearing shall be posted on the licensed premises for a period of 10 days prior to the hearing and the applicant shall be notified of such hearing at least 10 days prior to the hearing. The hearing and the more specific requirements of notice shall comport with the other provisions of these Regulations concerning public hearings. All renewal applications shall be approved by the Local Licensing Authority if no hearing is scheduled. The Local Licensing Authority may refuse to renew any license for good cause as that term is defined in these regulations. If an applicant has been denied a local medical marijuana license(s) and/or a local retail marijuana license(s), then that applicant shall be required to wait 12 months before re-applying for a local medical marijuana license(s) and/or a local retail marijuana license(s) at that location, unless waived by the Local Licensing authority

06.01.03 Notwithstanding the provisions of the previous subsections of these Regulations, a licensee whose license has expired for not more than 90 days may file a late renewal application upon the payment of a nonrefundable late license fee of seven thousand five hundred dollars (\$7500.00) to the Local Licensing Authority. A licensee who files a late renewal application and pays the requisite fee may continue to operate until the Local Licensing Authority has taken final action to approve or deny the licensee's late renewal application.

06.01.04 The Local Licensing Authority shall not accept a late renewal application more than 90 days after the expiration of the licensee's permanent annual license. A licensee whose license has been expired for more than 90 days shall not, under any circumstances, cultivate, manufacture, distribute, test or sell any marijuana until a new required license has been obtained.

Part VII. Transfer of Ownership

Section 07.01 Transfer of Ownership Requirements

07.01.01 A license granted under the provisions of this Chapter shall not be transferrable to any other person except as provided in this Chapter.

07.01.02 For a transfer of ownership, a license holder shall apply to the State and local licensing authorities on forms specifically prepared and furnished for this purpose by the State

Licensing Authority. In determining whether to permit a transfer of ownership, the Local Licensing Authority shall consider the requirements of the Colorado Marijuana Code. In addition, no application for a transfer of ownership will be considered by the Local Licensing Authority if, at the time of such application, the licensee is under a notice of violation or other unlawful acts issued by either the Local Licensing Authority or the State Licensing Authority.

07.01.03 The Local Licensing Authority may hold a hearing on a request for transfer of ownership, but not prior to the posting of a notice of said hearing on the licensed premises for a period of at least 10 days prior to the hearing and, further, a notice of the hearing must be issued to the applicant at least ten days prior to the hearing. Notice of such hearing and, further, the hearing itself, shall comply with the requirements for a hearing upon an application for a local license as are more particularly set forth in these Regulations.

Part VIII. Change of Licensed Location/ Modification of a Premise

Section 08.01 Change of Licensed Locations Requirements

08.01.01 A licensee may apply to the Local Licensing Authority to change the location previously approved for such license to any other place in unincorporated Adams County, but it shall be unlawful to cultivate, manufacture, distribute, ~~test,~~ store ~~or~~ sell [or allow for consumption](#) medical or retail marijuana at any such place or location until express permission to do so is granted by the State and the Local Licensing Authority.

08.01.02 A Retail Marijuana Establishment licensee in any Colorado jurisdiction may transfer its license to Adams County so long as the State approves the transfer and the applicant completes the application process set forth in these Regulations and otherwise complies with all the requirements of these Regulations and the Colorado Marijuana Code. It shall be unlawful to cultivate, manufacture, distribute, ~~test,~~ store ~~or~~ sell [or allow for consumption](#) medical or retail marijuana at any such place or location until express permission to do so is granted by the State and the Local Licensing Authority.

08.01.03 All changes in location shall be subject to all of the requirements for new applications under these Regulations including a public hearing and the Local Licensing Authority shall consider all reasonable restrictions that are placed upon the current license and/or which may be placed upon the new location by the Local Licensing Authority pursuant to the hearing process set forth in these Regulations and provided the new location complies with the provisions of the Adams County Development Standards and Regulations

Section 08.02 Modification of a Premise

08.02.1 Any major modification to a premise that significantly affects the operation of an establishment must be approved by the Local Licensing Authority in advance. In addition, any modification to a premise must comply with all applicable Adams County codes and regulations.

Part IX. Dual Operation

Section 09.01 Dual Operation Requirements

09.01.01 A person who holds both a license to operate a Medical Marijuana ~~Business Establishment~~ and a license to operate a Retail Marijuana ~~Business Establishment~~ may operate both licenses in the same premises (“dual operation”) provided the licensee meets the requirements of the Colorado Marijuana Code and these Regulations.

09.01.02 A medical marijuana ~~storecenter~~ licensee may also hold a retail marijuana store license and operate a retail business operation on the same licensed premises provided that the licensee does not authorize patients under the age of 21 years to be on the premises. The licensee must post signage that clearly states “You must be 21 years of age or older to enter this premises.” The licensee may display both medical marijuana and retail marijuana on the same sales floor, provided the licensee maintains virtual separation of its inventory. A medical marijuana ~~storecenter~~ that authorizes medical marijuana patients under the age of 21 years to be on the premises cannot share its premises with a retail marijuana establishment and the two shall maintain distinctly separate licensed premises.

09.01.03 A medical marijuana ~~optional-premise-cultivation facilityoperation~~ licensee may also hold a retail marijuana cultivation license on the same premises. Persons operating dual medical and retail cultivation operations shall maintain virtual separation of the facilities, marijuana plants, and marijuana inventory.

09.01.04 A medical marijuana ~~infused~~ product manufacturer licensee may also hold a retail marijuana ~~infused~~ product manufacturer license on the same premises. Persons operating a medical marijuana ~~infused~~ products manufacturing business and a retail marijuana products manufacturing facility shall maintain virtual separation of the facilities, product ingredients, product manufacturing, and final product inventory.

09.01.05 No dual premises shall be permitted for a retail marijuana store or medical marijuana ~~storecenter~~ and each premise licensed hereto shall designate either a retail marijuana store or a medical marijuana ~~storecenter~~.

Part X. Fees

Section 10.01 Operating and Renewal Fees

10.01.01 Operating fees and all other fees necessary for the administration, regulation, and implementation of these Regulations are as follows:

1. Initial Operating Fees
 - a. Medical Marijuana ~~CenterStore~~: \$15,000.00
 - b. Medical Marijuana ~~Optional-Premise-?~~Cultivation Facility: \$15,000.00
 - c. Medical Marijuana ~~Infused~~ Product Manufacturing Facility: \$15,000.00
 - d. Retail Marijuana Store: \$15,000.00
 - e. Retail Marijuana Cultivation Facility: \$15,000.00
 - f. Retail Marijuana ~~Infused~~ Product Manufacturing Facility: \$15,000.00
 - g. Retail Marijuana Testing Facility: \$15,000.00

- h. Retail Marijuana Hospitality and Sales Business: \$15,000.00
 - i. Marijuana Hospitality Business: \$15,000.00
 - 1. Each Mobile Premises: \$1,000.00
2. Administrative Operating Fees
- a. Change of Location Fee: \$15,000.00
 - b. Modification of Premises Fee: \$5,000
 - c. Change of Ownership: \$5,000.00
3. Annual Renewal Fees
- a. Medical Marijuana ~~Center~~Store: \$15,000.00
 - b. Medical Marijuana ~~Optional Premise~~?Cultivation Facility: \$15,000.00
 - c. Medical Marijuana ~~Infused~~ Product Manufacturing Facility: \$15,000.00
 - d. Retail Marijuana Store: \$15,000.00
 - e. Retail Marijuana Cultivation Facility: \$15,000.00
 - f. Retail Marijuana ~~Infused~~ Product Manufacturing Facility: \$15,000.00
 - g. Retail Marijuana Testing Facility: \$15,000.00
 - h. Retail Marijuana Hospitality and Sales Business: \$15,000.00
 - i. Marijuana Hospitality Business: \$15,000.00
 - 1. Each Mobile Premises: \$1,000.00
4. Late Renewal Fees
- a. Late Renewal fees for all allowed establishments: \$7,500

10.01.02 The Board of County Commissioners may revise application, license and operating fees by resolution.

10.01.03 The Local Licensing Authority by rule or regulation shall set the due dates for any fee due pursuant to these Regulations.

Part XI. License Violations and Enforcement

Section 11.01 License Violations

11.01.01 It is a violation of the terms and conditions of every license issued under these Regulations to cultivate, manufacture, distribute, store, ~~test or~~ sell, or allow for the consumption of marijuana, except in compliance with the terms, conditions, limitations and restrictions in Sections 14 and 16 of Article XVIII of the State Constitution, the Colorado Marijuana Code, all state laws, rules and regulations, the provisions of these Regulations, the provisions of the Adams County Development Standards and Regulations, and any conditions imposed on a license. In addition to any criminal charges or penalties that may be imposed by law enforcement, any licensee who commits any violation of this section shall be subject to a summary suspension, a suspension, fines, and/or a revocation of its license.

11.01.02 It is a violation of these Regulations and, further, a violation of each license issued pursuant to these Regulations for a person or licensee to commit any act or omission that is unlawful pursuant to the Colorado Marijuana Code. In addition to any criminal charges or penalties that may be imposed by law enforcement, any licensee who commits any acts that are a violation of or unlawful pursuant to these Regulations and/or pursuant to the Colorado Marijuana Code shall be subject to a summary suspension, a suspension, fines, and/or a revocation of its license.

Section 11.02 Enforcement

11.02.01 In addition to any other civil or criminal sanction prescribed by Colorado law or rules promulgated pursuant thereto, the Local Licensing Authority has the power, on its own motion or on complaint, after investigation and opportunity for a hearing at which the licensee shall be afforded an opportunity to be heard, to fine, restrict, suspend or revoke a license issued by the Local Licensing Authority for a violation by the licensee or by any of the agents or employees of the licensee of the provisions of these Regulations, the Colorado Marijuana Code and/or of any of the other terms, conditions or provisions of the license issued by the Local Licensing Authority. Summary suspension, suspension, revocation and/or fines may be imposed by the Local Licensing Authority and in commencing and concluding such actions, the Local Licensing Authority shall comport with the provisions of the Colorado Marijuana Code.

11.02.02 In deciding whether a license should be fined, suspended or revoked in accordance with these Regulations, and in deciding what conditions to impose in the event of a suspension, if any, the Local Licensing Authority shall consider:

1. The nature and seriousness of the violation;
2. Corrective action, if any, taken by the licensee;
3. Prior violation(s), if any, at the licensed premises by the licensee and the effectiveness of prior corrective action, if any;
4. The likelihood of recurrence;
5. All circumstances surrounding the violation;
6. Whether the violation was willful;
7. The length of time the license has been held by the licensee;
8. The number of violations by the licensee within the applicable twelve (12) month period;
9. Previous sanctions, if any, imposed against the licensee;
10. Whether the licensee has a responsible vendor designation;
11. Whether the licensee supports other local businesses including without limitation the display of local art or use of local ancillary businesses;
12. Whether the licensee has contributed to or been involved in a charitable giving program; and
13. Any other factor making the situation with respect to the licensee or the licensed premises unique.

11.02.03 Notice of suspension or revocation shall be given by mailing the same in writing to the licensee at the licensee's last address of record with the Local Licensing Authority.

11.02.04 Any recommended conditions or agreements between the licensee and the Local Licensing Authority shall be presented to the Local Licensing Authority. The Local Licensing Authority in its discretion may accept such condition or agreement, or reject the condition.

11.02.05 Requests to pay a fine in lieu of serving a suspension period shall be heard by the Local Licensing Authority before the suspension period is set to begin.

11.02.06 The remedies provided in these Regulations are in addition to any other remedy provided by applicable law.

Part XII. Compliance with State Law

Section 12.01 Compliance Required

12.01.01 To the extent the State has adopted or adopts in the future any additional or stricter laws or regulations governing the sale or distribution of marijuana, the additional or stricter regulations shall control the establishment or operation of any Marijuana ~~Establishment~~Business in Adams County.

12.01.02 Compliance with any applicable State law or regulation shall be deemed an additional requirement for issuance of any license under these Regulations, and noncompliance with any applicable State law or regulation shall be grounds for denial of a license and/or fines, administrative action, revocation, or suspension of any license issued hereunder.

12.01.03 Any Marijuana ~~Business~~Establishment licensed pursuant to these Regulations may be required to demonstrate, upon demand by the Local Licensing Authority or by law enforcement officers that the source and quantity of any marijuana found upon the licensed premises is in full compliance with any applicable State law or regulation.

Part XIV Storage Warehouses

Any person licensed pursuant to these Regulations may operate a storage warehouse for medical and/or retail marijuana provided they meet all the requirements of the Colorado Marijuana Code and all other state and local laws, rules and regulations, and provided that the storage warehouse is located in a place where warehouses are permitted and is otherwise in compliance with the Adams County Development Standards and Regulations.

Part XIV Judicial Review

Decisions by the Local Licensing Authority are subject to judicial review pursuant to C.R.S. § 24-4-106.

Part XIII. Severability

If any provision of these Regulations or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of these Regulations that can be given effect without the invalid provision or application, and to this end the provisions of these Regulations are declared to be severable.

Exhibit 3 – Referral Comments

From: [Whitney Even](#)
To: [Andrea Berg](#)
Subject: Re: Adams County Request for Comments - Text Amendments for Marijuana Hospitality
Date: Thursday, June 25, 2020 9:45:36 AM
Attachments: [image001.png](#)

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

Good morning Andria,

We do not have any comments on this at this time. Please let me know if you have any questions.

Thank you,



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

From: Jerry Means <jmeans@acfpd.org>
Date: Tuesday, June 16, 2020 at 2:17 PM
To: Whitney Even <weven@acfpd.org>
Subject: Fwd: Adams County Request for Comments - Text Amendments for Marijuana Hospitality

Sent from my iPhone

Begin forwarded message:

From: Andrea Berg <ABerg@adcogov.org>
Date: June 16, 2020 at 12:35:42 PM MDT
To: Andrea Berg <ABerg@adcogov.org>
Subject: Adams County Request for Comments - Text Amendments for Marijuana Hospitality

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 03, Chapter 04, and Chapter 11 of the Adams County Development Standards and Regulations and the Marijuana Licensing Regulations, specific to Marijuana Hospitality Establishments (Case #PLN2020-00005).

Adams County is proposing to add a license type for Marijuana Hospitality Establishments, which includes Marijuana Hospitality Businesses and Marijuana Hospitality and Sales Businesses.

Comments on this case are due to me by **Thursday, July 2, 2020**. Redlined drafts of Chapter 03, Chapter 04, Chapter 11, and the Marijuana Licensing Regulations have been posted on the County's website at <http://www.adcogov.org/regulation-amendments>. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases>.

Please send your comments and questions to me at aberg@adcogov.org. Thanks in advance for your review of this case.

Thank you,

Andrea

From: [Terri Maulik](#)
To: [Andrea Berg](#)
Cc: [Referrals](#)
Subject: AC CASE NO O20-079 ADAMS CTY REF #PLN2020-00005 CODE CHANGES TO MARAJUANA ESTABLISHMENTS
Date: Tuesday, June 30, 2020 7:41:21 AM
Attachments: [image002.png](#)
[image001.png](#)
[Request For Comment Letter.pdf](#)

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

Andrea,

Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other Departments or Divisions may comment.

Terri

Terri L. Maulik | Duty Planner | Arapahoe County Public Works & Development
6924 S Lima St, Centennial, CO 80112-3853
Direct: 720-874-6840 | Planning Main: 720-874-6650
Website: <http://www.arapahogov.com> | Citizen Access to ACA <https://citizenaccess.arapahogov.com>



From: Andrea Berg <ABerg@adcogov.org>
Sent: Tuesday, June 16, 2020 12:35 PM
To: Andrea Berg <ABerg@adcogov.org>
Subject: Adams County Request for Comments - Text Amendments for Marijuana Hospitality

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 03, Chapter 04, and Chapter 11 of the Adams County Development Standards and Regulations and the Marijuana Licensing Regulations, specific to Marijuana Hospitality Establishments (Case #**PLN2020-00005**).

Adams County is proposing to add a license type for Marijuana Hospitality Establishments, which includes Marijuana Hospitality Businesses and Marijuana Hospitality and Sales Businesses.

Comments on this case are due to me by **Thursday, July 2, 2020**. Redlined drafts of Chapter 03, Chapter 04, Chapter 11, and the Marijuana Licensing Regulations have been posted on the County's website at <http://www.adcogov.org/regulation-amendments>. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases>.

Please send your comments and questions to me at aberg@adcogov.org. Thanks in advance for your review of this case.

Thank you,

Andrea



Andrea J. Berg

Customer & Process Development Manager, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, Suite W2000

Brighton, CO 80601

O: 720.523.6960 | aberg@adcogov.org

www.adcogov.org



ARAPAHOE COUNTY
COLORADO'S FIRST

Public Works and Development

6924 South Lima Street
Centennial, Colorado 80112-3853
Phone: 720-874-6500
Fax: 720-874-6611
TDD: 720-874-6574
www.arapahoegov.com
publicworks@arapahoegov.com

DAVID M. SCHMIT, P.E.
Director

July 2, 2020
Adams County

[ADAMS CTY REF #PLN2020-00005 CODE CHANGES TO MARAJUANA ESTABLISHMENTS](#)

Dear Andrea

Arapahoe County Engineering thanks you for giving us the opportunity to review the code changes to Marajuana Establishments. The Engineering Division has no comments regarding the referral at this time.

Please know that other Divisions in the Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices.

Sincerely,

Joseph Boateng
Engineering Services

MISSION

Enhancing your quality of life through exceptional delivery of services and efficient use of public funds.

From: [Neuwirth - CDPHE, Jessica](#)
To: [Andrea Berg](#)
Cc: [Morrison, Wendy](#); [Bertoli, Erin](#)
Subject: Text Amendments for Marijuana Hospitality
Date: Wednesday, June 17, 2020 10:22:31 AM

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

Andrea,

Thank you so much for reaching out to CDPHE about the upcoming marijuana hospitality bill.

I apologize for the late reply, your request has been making the rounds to find the right people. That's us!

Unfortunately, CDPHE is unable to make public comments on local policy efforts such as this, but I am sharing [some information](#) that may be helpful to you and am looping in Wendy and Erin with the Center for Public Health Practice. Wendy and Erin are policy experts that have been contracted to provide talking points and support to keep public health and safety in local marijuana hospitality policy.

I am also available any time to talk!

Jessica Neuwirth

Retail Marijuana Education & Youth Prevention Coordinator

Colorado Department of Public Health & Environment

4300 Cherry Creek Drive South, Denver, CO 80246

P 303-692-3391

Jessica.Neuwirth@state.co.us | www.colorado.gov/marijuana | www.ResponsibilityGrowsHere.com

Preferred pronouns she/her

From: [Williams - DNR, Joanna](#)
To: [Andrea Berg](#)
Subject: Re: Adams County Request for Comments - Text Amendments for Marijuana Hospitality
Date: Wednesday, June 17, 2020 7:27:34 AM
Attachments: [image002.png](#)

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

Good Morning Andrea,
Since the proposed amendments do not include any water matters our office has no comments on the proposed changes. If the County has any specific questions for our office regarding these changes please contact me.
Regards,
Joanna

On Tue, Jun 16, 2020 at 12:40 PM Andrea Berg <ABerg@adcogov.org> wrote:

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 03, Chapter 04, and Chapter 11 of the Adams County Development Standards and Regulations and the Marijuana Licensing Regulations, specific to Marijuana Hospitality Establishments (Case #PLN2020-00005).

Adams County is proposing to add a license type for Marijuana Hospitality Establishments, which includes Marijuana Hospitality Businesses and Marijuana Hospitality and Sales Businesses.

Comments on this case are due to me by **Thursday, July 2, 2020**. Redlined drafts of Chapter 03, Chapter 04, Chapter 11, and the Marijuana Licensing Regulations have been posted on the County's website at <http://www.adcogov.org/regulation-amendments>. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases>.

Please send your comments and questions to me at aberg@adcogov.org. Thanks in advance for your review of this case.

Thank you,

Andrea

From: [Naso, Kela A.](#)
To: [Andrea Berg](#)
Subject: RE: Adams County Request for Comments - Text Amendments for Marijuana Hospitality
Date: Friday, June 19, 2020 1:07:44 PM
Attachments: [image001.png](#)
[image002.png](#)

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

Good Afternoon Andrea,

Denver Water has not comments regard these amendment's. Please let me know if you have any questions.

Thank you,

Kela Naso | Engineering Specialist
Denver Water | t: 303-628-6302 | c: 720-517-4486
denverwater.org | denverwaterTAP.org



From: Andrea Berg <ABerg@adcogov.org>
Sent: Tuesday, June 16, 2020 12:35 PM
To: Andrea Berg <ABerg@adcogov.org>
Subject: Adams County Request for Comments - Text Amendments for Marijuana Hospitality

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 03, Chapter 04, and Chapter 11 of the Adams County Development Standards and Regulations and the Marijuana Licensing Regulations, specific to Marijuana Hospitality Establishments (Case #PLN2020-00005).

Adams County is proposing to add a license type for Marijuana Hospitality Establishments, which includes Marijuana Hospitality Businesses and Marijuana Hospitality and Sales Businesses.

Comments on this case are due to me by **Thursday, July 2, 2020**. Redlined drafts of Chapter 03, Chapter 04, Chapter 11, and the Marijuana Licensing Regulations have been posted on the County's website at <http://www.adcogov.org/regulation-amendments>. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases>.

Please send your comments and questions to me at aberg@adcogov.org. Thanks in advance for your review of this case.

Thank you,

Andrea



Andrea J. Berg

Customer & Process Development Manager, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, Suite W2000

Brighton, CO 80601

o: 720.523.6960 | aberg@adcogov.org

www.adcogov.org

--

Joanna Williams, P.E.

Water Resource Engineer



P 303.866.3581 x 8265

1313 Sherman Street, Room 821, Denver, CO 80203

Joanna.Williams@state.co.us | www.colorado.gov/water

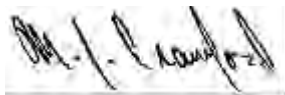
July 1, 2020

To the Board of County Commissioners, the County Manager, and the Liquor and Marijuana Licensing Authority Board:

Thank you for prioritizing the best interests of Adams County youth as you adopt Marijuana Hospitality Regulations. Mapleton Public Schools requests that the county adopt the following:

1. **Strict setback requirements for establishments where marijuana use is allowed.** To mitigate the detrimental influence of such establishments on students and school operations, 1000 feet should be the minimum setback from schools – significantly more than 1000 feet is preferable. Setbacks from residential areas, childcare centers, recreation areas, and parks will be similarly helpful.
2. **Parameters which spread the total number of allowable marijuana establishments equally throughout the county.** Not doing so will likely concentrate these businesses and their associated risks in neighborhoods already combatting many other risk factors.
3. **Careful vetting of establishments where marijuana is to be used.** These establishments should be required to demonstrate a plan for mitigating the many risks they pose to minors in the community prior to being granted a license.
4. **A provision for county consultation with local school districts prior to granting individual licenses to establishments where marijuana will be used.** This will assist decision-makers in discovering the full impact of such establishments on our communities.

Please contact me should you have questions.



Mike Crawford

Senior Deputy Superintendent

crawfordm@mapleton.us



Right of Way & Permits

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

June 22, 2020

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

Attn: Andrea Berg

Re: Text Amendments for Marijuana Hospitality, Case # PLN2020-00005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Text Amendments for Marijuana Hospitality** and has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights for natural gas and electric distribution and transmission facilities that exist throughout Adams County, and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: [Patrick Conroy](#)
To: [Andrea Berg](#)
Subject: Re: Adams County Request for Comments - Text Amendments for Marijuana Hospitality
Date: Friday, June 26, 2020 5:41:23 PM
Attachments: [image002.png](#)

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

No comments from the Strasburg Fire Protection District on this case.

----- Forwarded message -----

From: **Andrea Berg** <ABerg@adcogov.org>
Date: Tue, Jun 16, 2020 at 12:35 PM
Subject: Adams County Request for Comments - Text Amendments for Marijuana Hospitality
To: Andrea Berg <ABerg@adcogov.org>

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 03, Chapter 04, and Chapter 11 of the Adams County Development Standards and Regulations and the Marijuana Licensing Regulations, specific to Marijuana Hospitality Establishments (Case #PLN2020-00005).

Adams County is proposing to add a license type for Marijuana Hospitality Establishments, which includes Marijuana Hospitality Businesses and Marijuana Hospitality and Sales Businesses.

Comments on this case are due to me by **Thursday, July 2, 2020**. Redlined drafts of Chapter 03, Chapter 04, Chapter 11, and the Marijuana Licensing Regulations have been posted on the County's website at <http://www.adcogov.org/regulation-amendments>. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases>.

Please send your comments and questions to me at aberg@adcogov.org. Thanks in advance for your review of this case.

Thank you,

Andrea



Andrea J. Berg

Customer & Process Development Manager, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, Suite W2000

Brighton, CO 80601

o: 720.523.6960 | aberg@adcogov.org

www.adcogov.org

--

Gerri Ventura

District Clerk, Strasburg Fire Protection District #8

P.O. Box 911

56281 E. Colfax Avenue

Strasburg, CO 80136-0911

303-622-4444 option 1

gventura@svfd8.org

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--

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

From: [Jeff Nelson](#)
To: [Andrea Berg](#)
Subject: standards updates
Date: Thursday, June 18, 2020 7:53:59 AM
Attachments: [image001.png](#)

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

Andrew.

The only items I see from SACWSD perspective is to have them submit a service application per SACWSD standards for all new projects and remodels if within SACWSD boundaries.

Sincerely,

Jeff Nelson
Development Review Supervisor
jnelson@sacwsd.org

South Adams County Water & Sanitation District
10200 East 102nd Avenue, Henderson, CO 80640

Direct: 720-206-0593, Cell: 720-530-8396



From: [Dan Biro](#)
To: [Andrea Berg](#)
Subject: RE: Adams County Request for Comments - Text Amendments for Marijuana Hospitality
Date: Wednesday, June 17, 2020 4:14:17 PM
Attachments: [image010.png](#)
[image002.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)

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

Andrea,

No comments on this review.

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
gocot.net/fire



From: Laurie Davidson <Laurie.Davidson@thorntonco.gov>
Sent: Tuesday, June 16, 2020 12:45 PM
To: Stephanie Harpring <Stephanie.Harpring@thorntonco.gov>; Dan Biro <Dan.Biro@thorntonco.gov>
Subject: FW: Adams County Request for Comments - Text Amendments for Marijuana Hospitality

From: Andrea Berg <ABerg@adcogov.org>
Sent: Tuesday, June 16, 2020 12:35 PM
To: Andrea Berg <ABerg@adcogov.org>
Subject: [EXTERNAL] Adams County Request for Comments - Text Amendments for Marijuana Hospitality

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 03, Chapter 04, and Chapter 11 of the Adams County Development Standards and Regulations and the Marijuana Licensing Regulations, specific to Marijuana Hospitality Establishments (Case #**PLN2020-00005**).



July 1, 2020

Andrea Berg
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Text Amendments to the Development Standards & Regulations – Marijuana Hospitality and Text Amendments to the Marijuana Licensing Regulations; PLN2020-00005
TCHD Case No. 6334

Dear Ms. Berg,

Thank you for the opportunity to review and comment on the proposed text amendments to the Adams County Development Standards & Regulations and text amendments to the Marijuana Licensing Regulations to allow Marijuana Hospitality Establishments in Adams County. Tri-County Health Department (TCHD) staff has reviewed the proposed amendments for compliance with applicable environmental and public health regulations, principles of healthy community design, and public health best practice. After reviewing the application, TCHD has the following comments.

Public Health Impacts – Marijuana Hospitality Establishments

Marijuana consumption establishments, or businesses permitting the use or consumption of retail marijuana, present a variety of public health concerns. These concerns include:

1. **Dangers of secondhand marijuana smoke among both establishment employees as well as adjacent premises:** It is widely accepted that there are no safe levels of secondhand tobacco smoke. In 2014, the Colorado Department of Public Health and Environment (CDPHE) conducted a systematic literature review to better understand the health effects of secondhand marijuana smoke. The review “found substantial evidence that marijuana smoke, both mainstream and sidestream [i.e., secondhand smoke], contains many of the same cancer-causing chemicals as tobacco smoke”¹ and that “marijuana smoke may deposit more particulate matter in the lungs per puff compared to tobacco smoke.”² Moreover, research has found that “secondhand marijuana smoke

¹ Colorado Department of Public Health and Environment (2015), *Monitoring Health Concerns Related to Marijuana in Colorado: 2014; Changes in Marijuana Use Patterns, Systematic Literature Review, and Possible Marijuana-Related Health Effects*. Denver, CO: CDPHE, citing: Moir, D., et al., “A comparison of mainstream and sidestream marijuana and tobacco cigarette smoke produced under two machine smoking conditions.” *Chem Res Toxicol*, 2008. 21(2): p. 494-502. Lee, M.L., M. Novotny, and K.D. Bartle, “Gas chromatography/mass spectrometric and nuclear magnetic resonance spectrometric studies of carcinogenic polynuclear aromatic hydrocarbons in tobacco and marijuana smoke condensates.” *Anal Chem*, 1976. 48(2): p. 405-16. Sparacino, C.M., P.A. Hyldborg, and T.J. Hughes, *Chemical and Biological Analysis of Marijuana Smoke Condensate*, U.S.D.o.H.a.H. Services, Editor. 1990.

² Colorado Department of Public Health and Environment (2015), *Monitoring Health Concerns Related to Marijuana in Colorado: 2014; Changes in Marijuana Use Patterns, Systematic Literature Review, and*

contains tetrahydrocannabinol (THC), the chemical responsible for most of marijuana's psychological effects, and many of the same toxic compounds in smoked tobacco. Therefore, breathing it could affect the health and behavior of nonsmokers..."³ These study results raise concerns about the effect of secondhand smoke exposure on marijuana hospitality establishment employees and their ability to effectively supervise others' use of marijuana on the premises.

2. **Potential for impaired driving by marijuana hospitality establishment patrons:** The National Institute on Drug Abuse (NIDA) reports that after alcohol, marijuana is the drug most often linked to impaired driving. Marijuana can slow reaction time, impair judgment of time and distance, and decrease motor coordination. Studies have shown negative effects of marijuana on drivers, including an increase in lane weaving and poor reaction time and attention to the road. A recent study in the Journal of American Medical Association, "found that recreational cannabis laws were associated with increases in traffic fatalities in Colorado."⁴ While driving under the influence of cannabis is proven to be dangerous, the Colorado Department of Transportation found that "people who consume cannabis more often consider driving under the influence of marijuana to be less dangerous." Through their two-year campaign, they also discovered that "many cannabis users are highly skeptical of the laws, policies, and enforcement regarding driving under the influence of cannabis."⁵ In 2018, CDOT found that 13.5 percent of drivers involved in fatal crashes tested positive for marijuana.⁶
3. **Risk of normalizing social marijuana consumption and renormalizing smoking in the community, especially for youth:** Colorado Clean Indoor Air Act (CCIAA) provisions put in place more than ten years ago to protect Coloradans from secondhand smoke have produced Colorado's first "smoke-free generation." Children born in 2006 or later have grown up in community environments where social smoking is the exception not the norm. Smoke-free policies are an important component of de-normalization of smoking and of comprehensive tobacco prevention programs in the community. According to studies compiled by the CDC and the Surgeon General, youth are more likely to use tobacco if they see that tobacco use is acceptable or normal among their peers or when media show tobacco use as a normal, socially acceptable activity. By analogy, social norming of marijuana use, by the presence and advertising of marijuana

Possible Marijuana-Related Health Effects. Denver, CO: CDPHE, citing: Wu, T.C., et al., Pulmonary hazards of smoking marijuana as compared with tobacco. *N Engl J Med*, 1988. 318(6): p. 347-51.

³ CDC web page, "Marijuana and Public Health: Health Effects." Accessed 5/8/17 at:

www.cdc.gov/marijuana/health-effects.htm; citing: Moore, C., et al., "Cannabinoids in oral fluid following passive exposure to marijuana smoke." *Forensic Sci Int*, 2011. 212(1-3): p. 227-30.

⁴ Santaella-Tenorio J, Wheeler-Martin K, DiMaggio CJ, et al. Association of Recreational Cannabis Laws in Colorado and Washington State With Changes in Traffic Fatalities, 2005-2017. *JAMA Intern Med*. Published online June 22, 2020. doi:10.1001/jamainternmed.2020.1757

⁵ Colorado Department of Transportation. 2020. The Cannabis Conversation. Accessed 6/30/20.

https://www.codot.gov/safety/alcohol-and-impaired-driving/druggeddriving/assets/2020/cannabis-conversation-report_april-2020.pdf

⁶ Colorado Department of Transportation. 2020. The Cannabis Conversation. Accessed 6/30/20.

https://www.codot.gov/safety/alcohol-and-impaired-driving/druggeddriving/assets/2020/cannabis-conversation-report_april-2020.pdf

hospitality establishments in Adams County, might inadvertently communicate to youth that using marijuana is a “normal” activity.

4. **Health equity issues related to the location of marijuana businesses:** The Denver Post reported in January 2016 that marijuana-related businesses are disproportionately located in Denver's low-income, minority neighborhoods.⁷ Communities of color are more likely to be exposed to deleterious land uses, creating environmental justice concerns.

These concerns are detailed further in the accompanying attachment titled “Tri-County Health Department: Summary of Potential Public Health Impacts of Marijuana Consumption Establishments, Updated February 20, 2020.”

Given the public health impacts of Marijuana Hospitality Establishments, TCHD has the following comments on the proposed amendments.

Development Standards & Regulations, Chapter 4 – Design Requirements and Performance Standards

4-18-08 Marijuana Hospitality Business/Retail Marijuana Hospitality and Sales Businesses:

Location Requirements

TCHD strongly supports the proposed location requirement requiring Marijuana Hospitality Businesses to be at least 1,000 feet from schools, daycare facilities, playgrounds, and public housing. To prevent youth exposure to and normalization of marijuana consumption, TCHD urges the County to extend the 100 foot setback to public swimming pools, youth centers, recreation centers, and other youth-oriented uses to 1,000 feet as well. Moreover, TCHD recommends the County extend the distance requirement of Marijuana Hospitality Businesses to alcohol and drug rehabilitation facilities to 1,000 feet.

As outlined above, marijuana businesses are more likely to be sited in communities of color. One effective measure to help reduce inequitable distribution of marijuana businesses is to control their density. Location requirements are an effective measure to do this. As such, TCHD strongly supports the proposed five mile from another marijuana business location requirement for Marijuana Hospitality Businesses.

Accessory Use

Allowing marijuana consumption as an accessory use is a step back for our community. The Colorado Department of Public Health and Environment (CDPHE) states that “smoke-free policies are proven to reduce exposure to secondhand smoke, provide incentives to quit smoking, help denormalize smoking behavior, and are particularly effective among youth and young adults who are vulnerable to visual cues and social norms of smoking.”⁸ Allowing marijuana consumption as an Accessory Use in existing commercial establishments, such as

⁷ “Where the pot is: marijuana-related businesses disproportionately located in Denver’s low-income minority neighborhoods,” *The Sunday Denver Post*, January 3, 2016, accessed 1/26/16 at: http://www.denverpost.com/datacenter/ci_29337458/marijuana-denver-map-pot-related-businesses-by-neighborhood

⁸ Colorado Department of Public Health and Environment. 2020. *The Power of All*.

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restaurants and bowling alleys, would inevitably increase exposure to secondhand smoke and would communicate to both adults and children that marijuana consumption is normal and acceptable.

Should the County allow Marijuana Hospitality Establishments as an Accessory Use, TCHD has included additional considerations in the section titled *Marijuana Licensing Regulations* below. If the County wishes to incorporate these suggestions, they should also be reflected in section 4-03, which outlines Accessory Use Performance Standards of the Development Standards and Regulations.

Outdoor Consumption

The proposed amendments allow outdoor consumption areas. The odor of marijuana smoke is extremely distinctive and a known nuisance. In order to help prevent nuisance complaints from offensive odors and to avoid exposure to secondhand smoke, TCHD recommends additional review criteria as part of the licensing process. These can be found in the *Marijuana Licensing Regulations* section below.

In addition, tobacco advocates have used 25 foot setbacks as a common standard to prevent secondhand smoke. As such, TCHD recommends additional setback requirements for outdoor consumption areas. This should include 25 foot setback requirements from neighboring property lines and sidewalks to prevent exposure to secondhand marijuana smoke generated in the consumption area.

Additional Considerations: Freestanding Building Requirement

To prevent smoke from drifting into adjacent premises, TCHD strongly encourages the County to consider a requirement that Marijuana Hospitality Businesses with an indoor Consumption Area be a freestanding building. Below is a sample definition of “freestanding”:

A building that is not supported by another structure and does not share ventilation or internal air space with an adjoining structure and smoke from the building cannot travel into the adjoining structure.⁹

Model policy language for the Development Standards can additionally clarify that freestanding Marijuana Hospitality Businesses:

Do not include buildings that contain tenants other than licensed marijuana establishments owned by the same company, individual, or individuals that is or are seeking the license.¹⁰

Marijuana Licensing Regulations

Part IV. Applications: Procedures, Hearings and Determinations:

⁹ The Alaska State Legislature. 2019. HCS CSSB 63(RLS) am H Full Text. Accessed 6/26/20. <https://www.akleg.gov/basis/Bill/Text/30?Hsid=SB0063F>.

¹⁰ Alaska. 2020. 3 AAC 306 Regulations for the Marijuana Control Board. Accessed 6/30/20. <https://www.commerce.alaska.gov/web/Portals/9/pub/MCB/StatutesAndRegulations/3AAC306%205.7.20.pdf>.

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Outdoor Consumption

Given the potential for odor concerns associated with outdoor Consumption Areas, TCHD recommends the Local Licensing Authority consider the following when reviewing applications seeking a Marijuana Hospitality Establishment license with an outdoor Consumption Area¹¹:

1. Neighboring uses;
2. Location of air intake vents on neighboring buildings;
3. Objections from property owners, residents, and occupants within the notification distance.

Application Requirements – Operating Plan

TCHD supports the inclusions of requirements such as detailed descriptions for preventing underage persons from entering, health and sanitation plans for rental consumption accessories, and training plans for employees. TCHD also supports requiring a Community Engagement Plan and plan to create positive impacts in neighborhoods where any license is located. In addition, TCHD recommends a requirement for the applicant to provide a detailed explanation of how employees will prevent patrons from driving under the influence of marijuana.

Moreover, TCHD recommends the operating plan include a requirement for an Odor Control Plan¹². This should outline specific odor-emitting activities and phases (timing, length, etc.) of odor-emitting activities. It should also include odor mitigation practices, based on best control technologies and best practice. The Plan should include:

1. Administrative controls
2. Engineering controls
3. Complaint tracking system.

Given the health equity concerns, TCHD recommends the County develop an investigative procedure when complaints are received to ensure compliance with the Odor Control Plan.

Consumption Area Characteristics

TCHD strongly supports section 05.02.07, which includes the requirement of proper odor absorbing ventilation and exhaust system. This section states: “A Marijuana Hospitality Business and Retail Marijuana Hospitality and Sales Business shall ensure the hospitality area is a well-ventilated private area that is partitioned off from access to all other areas of the business and is designated to prevent the flow of smoke to any other area of the business.” It is our understanding that ‘hospitality area’ in this sentence refers to Consumption Area; in which case, TCHD strongly supports this and advises the County use the term Consumption Area to

¹¹ Alaska. 2020. 3 AAC 306 Regulations for the Marijuana Control Board. Accessed 6/30/20. <https://www.commerce.alaska.gov/web/Portals/9/pub/MCB/StatutesAndRegulations/3AAC306%205.7.20.pdf>.

¹² City and County of Denver. 2017. Rules & Regulations Governing Nuisance Odors. Accessed 6/30/20. <https://www.denvergov.org/content/dam/denvergov/Portals/771/documents/EQ/Nuisance%20Odor%20Rules-Regs%20Jan%202017.pdf>

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remain consistent with definitions outlined in the Code. Moreover, TCHD recommends the following¹³:

1. The Consumption Area shall be isolated from the other areas of the Marijuana Sales Business, separated by walls and a secure door.
2. If the Marijuana Hospitality Establishment is an Accessory Use to an established Primary Use, the Consumption Area should be isolated from other areas of the commercial or industrial use, separated by walls and a secure door.
3. The Consumption Area should have a smoke-free area for employees to monitor the Consumption Area.
4. The Consumption Area should have a ventilation system, separate from the ventilation system of the other areas of the Establishment that directs air from the Consumption Area to the outside of the building.

Marijuana Hospitality Establishments with Mobile Premises present unique concerns. Research has shown that individuals can experience psychomotor impairment from extreme secondhand marijuana smoke (one hour with poor ventilation)¹⁴. Thus, any Mobile Premises must ensure the driver is in an enclosed space that has a separate air filtration system than the rest of the Mobile Premises. TCHD strongly recommends incorporating additional language to the Regulations to more clearly define “proper ventilation” for Mobile Premises.

Operation Standards

TCHD urges the County to consider the following restrictions and requirements for Marijuana Hospitality Establishments to better promote public health and safety^{15,16}.

1. Marijuana consumption occurring within the Marijuana Hospitality Establishment should not be visible to the public.
2. The Licensee shall employ sufficient staff so that all entrances to the Marijuana Hospitality Establishment are constantly monitored during all times the Establishment is open.
3. Restrictions on public advertising including prohibiting advertisement anywhere within the County where the advertisement is visible to members of the public from any street, sidewalk, park or other public place.
4. Required signage including those related to:

¹³ Alaska. 2020. 3 AAC 306 Regulations for the Marijuana Control Board. Accessed 6/30/20.

<https://www.commerce.alaska.gov/web/Portals/9/pub/MCB/StatutesAndRegulations/3AAC306%205.7.20.pdf>.

¹⁴ Colorado Department of Public Health and Environment. 2020. Public health statements. Accessed 6/30/20. <https://marijuanahealthinfo.colorado.gov/public-health-statements>.

¹⁵ Alaska. 2020. 3 AAC 306 Regulations for the Marijuana Control Board. Accessed 6/30/20.

<https://www.commerce.alaska.gov/web/Portals/9/pub/MCB/StatutesAndRegulations/3AAC306%205.7.20.pdf>.

¹⁶ City and County of Denver Department of Excise and Licenses. 2017. Rules Governing Marijuana Designated Consumption Areas. Accessed 6/26/20.

https://www.denvergov.org/content/dam/denvergov/Portals/723/documents/Social_Consumption_Rules_Final_Jun2017.pdf

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- a. Access restrictions - the Marijuana Hospitality Establishments should be clearly marked with signage no less than forty (40) square inches in size that includes the statement “NO ENTRY UNDER 21.”
 - b. Responsible Use - the establishment must post signage that declares, at a minimum, that patrons are responsible for their own actions, will consume properly, will not drive impaired, and will not sell or distribute cannabis for remuneration.
5. Access to the Marijuana Hospitality Establishment is restricted to persons 21 and over. If the establishment is an Accessory Use, the entirety of the Primary Use shall be restricted to persons 21 and over.
 6. If Tri-County Health Department Staff enter the establishment for purposes of an emergency, routine inspection, complaint, or similar activity, ensure that all patrons of the Establishment cease all smoke or vape-based consumption. This includes Licensed Food Retail Establishments with a Marijuana Hospitality Establishment as an Accessory Use.
 7. Limit the quantity of marijuana a Hospitality Establishment can sell to any one person per day for use within a Consumption Area.
 8. A Marijuana Hospitality Establishment may not allow any licensee, employee, or agent of a licensee consume marijuana or marijuana product during the course of a work shift.
 9. A Marijuana Hospitality Establishment may not allow a person to consume tobacco or tobacco products in the Consumption Area to remain in compliance with the Colorado Clean Air Act C.R.S. 25-14-201.
 10. The Establishment shall destroy all unconsumed marijuana left abandoned or unclaimed in the Consumption Area.
 11. Employees shall monitor patrons in the Consumption Area at all times.
 12. The Establishment should not encourage or permit an organized game or contest on the licensed premises that involved consuming marijuana or marijuana product or awarding of marijuana or marijuana products as prizes.

We feel these additional operating standards will help to lessen public health impacts in a variety of ways.

TCHD would like to meet to discuss these comments in further detail to help alleviate the public health impacts of the proposed amendments. You can reach me at 720-200-1585 or aheinrich@tchd.org to schedule a meeting or to discuss these comments in further detail.

Sincerely,



Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Brian Hlavacek, Maura Proser, Taylor Roberts, TCHD



Tri-County Health Department
Summary of Potential Public Health Impacts of Marijuana Consumption Establishments
Updated February 20, 2020

Part 1: Health Concerns:

1. Dangers of secondhand marijuana smoke exposure among club employees and in adjacent premises; Erosion of the smoke-free air protections in the Colorado Clean Indoor Air Act (CCIAA)

TCHD is concerned that marijuana smoke from marijuana hospitality establishments (establishments) poses a health risk from secondhand smoke exposure. Exposure will occur among establishment employees inhaling marijuana smoke while on the job. In addition, there is potential for smoke to enter shared heating and ventilation systems into the other sections of the same building or adjacent premises.

This concern is based in part on the analogy with tobacco smoke, for which secondhand exposure is now widely accepted as a major health risk, a similarity that Colorado policymakers took into consideration when they added marijuana smoke to the Colorado Clean Indoor Air Act (CCIAA) in 2013. The U. S. Surgeon General has concluded that “There is no risk-free level of exposure to secondhand smoke. ... Separating smokers from nonsmokers, cleaning the air, and ventilating buildings cannot eliminate exposures of nonsmokers to secondhand smoke.”¹ Experts in heating, refrigeration and air conditioning from the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) state: “At present, the only means of effectively eliminating health risks associated with indoor exposure is to ban smoking activity.”² More recently, in 2016, ASHRAE revised its [ventilation standards](#)³ for indoor air quality to include emissions from electronic smoking devices and smoking of cannabis in its definition of environmental tobacco smoke.

The Colorado Department of Public Health and Environment’s (CDPHE) Retail Marijuana Public Health Advisory Committee reviewed evidence of the health effects of secondhand marijuana smoke exposure and in its report, [2014 Marijuana Use and Respiratory Effects: Systematic Literature Review](#), also “found substantial evidence that marijuana smoke, both mainstream and sidestream [i.e., secondhand smoke],

¹ U.S. Surgeon General’s Report (2006) The Health Consequences of Involuntary Exposure to Tobacco Smoke. USDHHS. Accessed 1-6-16 at: www.surgeongeneral.gov/library/reports/secondhandsmoke/fullreport.pdf

² CDC Fact Sheet, “Ventilation Does Not Effectively Protect Nonsmokers from Secondhand Smoke.” Accessed 1-28-16 at: https://www.cdc.gov/tobacco/data_statistics/fact_sheets/secondhand_smoke/protection/ventilation/

³ ANSI/ASHRAE Standards 62.1 & 62.2, for Ventilation and Indoor Air Quality, Accessed 2-15-17 at: www.ashrae.org/resources--publications/bookstore/standards-62-1--62-2

contains many of the same cancer-causing chemicals as tobacco smoke”⁴ and that “marijuana smoke may deposit more particulate matter in the lungs per puff compared to tobacco smoke.”⁵ CDPHE’s Retail Marijuana Public Health Advisory Committee reached the same conclusion in its updated review, “[Monitoring Health Concerns Related to Marijuana in Colorado: 2016](#),” released January 30, 2017, reiterating that “Strong evidence shows marijuana smoke contains many of the same cancer-causing chemicals found in tobacco smoke.”⁶

A 2015 study, designed to evaluate secondhand exposure to marijuana smoke, found that heavy secondhand exposure of nonsmokers to marijuana smoke mimicked, though to a lesser extent, the effects of active cannabis smoking, including components of marijuana smoke such as THC in saliva and blood up to three hours following exposure, and produced similar subjective psychological effects.⁷ The Centers for Disease Control and Prevention (CDC) also notes on its website that “Secondhand marijuana smoke contains tetrahydrocannabinol (THC), the chemical responsible for most of marijuana’s psychological effects, and many of the same toxic compounds in smoked tobacco. Therefore, breathing it could affect the health and behavior of nonsmokers...”⁸ These study results raise concerns about the effect of secondhand smoke exposure on establishment employees and their ability to effectively supervise others’ use of marijuana on the establishment’s premises.

Finally, marijuana smoke is included in the Colorado Clean Indoor Air Act (CCIAA), which prohibits smoking in indoor workplace areas, including private workplaces not open to the public, unless they have three or fewer employees. There is the potential that establishments can raise indoor air quality CCIAA public health concerns because of smoke can drift from an establishment to an immediately

⁴ Colorado Department of Public Health and Environment (2015), *Monitoring Health Concerns Related to Marijuana in Colorado: 2014; Changes in Marijuana Use Patterns, Systematic Literature Review, and Possible Marijuana-Related Health Effects*. Denver, CO: CDPHE, citing: Moir, D., et al., “A comparison of mainstream and sidestream marijuana and tobacco cigarette smoke produced under two machine smoking conditions.” *Chem Res Toxicol*, 2008. 21(2): p. 494-502. Lee, M.L., M. Novotny, and K.D. Bartle, “Gas chromatography/mass spectrometric and nuclear magnetic resonance spectrometric studies of carcinogenic polynuclear aromatic hydrocarbons in tobacco and marijuana smoke condensates.” *Anal Chem*, 1976. 48(2): p. 405-16. Sparacino, C.M., P.A. Hyldborg, and T.J. Hughes, *Chemical and Biological Analysis of Marijuana Smoke Condensate*, U.S.D.o.H.a.H. Services, Editor. 1990.

⁵ Colorado Department of Public Health and Environment (2015), *Monitoring Health Concerns Related to Marijuana in Colorado: 2014; Changes in Marijuana Use Patterns, Systematic Literature Review, and Possible Marijuana-Related Health Effects*. Denver, CO: CDPHE, citing: Wu, T.C., et al., Pulmonary hazards of smoking marijuana as compared with tobacco. *N Engl J Med*, 1988. 318(6): p. 347-51.

⁶ Colorado Department of Public Health and Environment (2017), *Monitoring Health Concerns Related to Marijuana in Colorado: 2016; Changes in Marijuana Use Patterns, Systematic Literature Review, and Possible Marijuana-Related Health Effects*. Denver, CO: CDPHE; p. 74.

⁷ Cone, E. et. al. “Nonsmoker Exposure to Secondhand Cannabis Smoke. III. Oral Fluid and Blood Drug Concentrations and Corresponding Subjective Effects.” *J Anal Toxicol*, 2015 Sep ;39(7):497-509. doi: 10.1093/jat/bkv070. Epub 2015 Jul 2. www.ncbi.nlm.nih.gov/pubmed/26139312

⁸ CDC web page, “Marijuana and Public Health: Health Effects.” Accessed 5/8/17 at: www.cdc.gov/marijuana/health-effects.htm; citing: Moore, C., et al., “Cannabinoids in oral fluid following passive exposure to marijuana smoke.” *Forensic Sci Int*, 2011. 212(1-3): p. 227-30.

adjacent premise. Public areas in the same building, and “public buildings” as a whole are covered by the CCIA (C.R.S. 25-14-204 (1) (v)).

2. Potential for impaired driving by marijuana club/consumption establishment patrons

The National Institute on Drug Abuse (NIDA) reports that after alcohol, marijuana is the drug most often linked to impaired driving. Marijuana can slow reaction time, impair judgment of time and distance, and decrease motor coordination. Studies have shown negative effects of marijuana on drivers, including an increase in lane weaving and poor reaction time and attention to the road. Use of alcohol with marijuana made drivers more impaired, causing even more lane weaving.⁹ A review of the scientific literature released in January 2017 by the National Academy of Sciences¹⁰ concluded that “there is substantial evidence of a statistical association between cannabis use and increased risk of motor vehicle crashes.” Another review by NIDA researchers on marijuana’s effects on driving also concluded that “recent smoking and/or THC [blood] concentrations of 2-5 ng/mL are associated with substantial driving impairment, particularly in occasional smokers.”¹¹

CDPHE’s report “[Monitoring Health Concerns Related to Marijuana in Colorado: 2016](#),” included among its key findings that “the risk of a motor vehicle crash increases among drivers with recent marijuana use.”¹² The risk might be higher for casual users in marijuana hospitality establishments who might choose to drive a vehicle within several hours of marijuana use at the establishment, given that the CDPHE report concludes that “For less-than-weekly marijuana users, using marijuana containing 10 milligrams or more of THC is likely to impair the ability to safely drive, bike or perform other safety-sensitive activities. Less-than-weekly users should wait at least six hours after smoking or eight hours after eating or drinking marijuana to allow time for impairment to resolve.”¹³ Additionally, the CDPHE report mentions that “Marijuana legalization has raised concern about the impact it may have on motor vehicle crashes. Marijuana is known to cause slowed reaction time and poorer motor coordination and attention.¹⁴” In Colorado “in 2014, more than 18 percent of current marijuana users reported driving after using marijuana.”¹⁵

⁹ National Institute on Drug Abuse, “Drug Facts: Drugged Driving” Revised June 2016. Accessed 5/7/17 at: <http://www.drugabuse.gov/publications/drugfacts/drugged-driving>

¹⁰ National Academies of Sciences, Engineering, and Medicine. 2017. *The health effects of cannabis and cannabinoids: The current state of evidence and recommendations for research*. Washington, DC: The National Academies Press. doi: 10.17226/24625.

¹¹ Hartman, R. and Huestis, M. “Cannabis effects on driving skills.” *Clinical Chemistry*, March 2013, 59 (3) 478-492.

¹² Colorado Department of Public Health and Environment (2017), *Monitoring Health Concerns Related to Marijuana in Colorado: 2016; Changes in Marijuana Use Patterns, Systematic Literature Review, and Possible Marijuana-Related Health Effects*. Denver, CO: CDPHE.

¹³ Ibid.

¹⁴ Ibid., citing: Hall W, Degenhardt L. “Adverse health effects of non-medical cannabis use.” *Lancet*. 2009;374(9698):1383-1391.

¹⁵ New data show 13.6 percent of Colorado adults use marijuana [CDPHE press release]. June 15, 2015. Accessed 2/15/17 at https://www.colorado.gov/pacific/cdphe/news/marijuana_use_survey

The National Highway Traffic Safety Association's (NHTSA) 2013-2014 National Roadside Survey found that 12.6 percent of drivers on weekend nights tested positive for THC, significantly higher than the 8.6 percent testing positive in NHTSA's 2007 report.¹⁶ In another study of driver deaths in six states, 28.3 percent of drivers tested positive for drugs in 2010, including 12.2 percent for marijuana, significantly higher than in 1999 when 16.6 percent of drivers tested positive for drugs, including 4.2 percent for marijuana.¹⁷ In a 2011 study, about 17 percent (1 in 6) of college students with access to a car reported driving under the influence of a drug other than alcohol, with marijuana being the most common drug used by students surveyed. Among these students who drove while impaired, 57 to 67 percent did so at least three times and 27 to 37 percent at least 10 times.¹⁸

These high rates of driving while under the influence of marijuana raise concerns for community traffic safety in the vicinity of establishments as an important public health issue. Colorado law recognizes the danger of driving while impaired by marijuana by establishing a presumption of impaired ability to operate a motor vehicle for drivers whose THC blood level exceeds 5 nanograms. Although a quick, standard roadside test for marijuana impairment has not yet been adopted for use throughout Colorado, it does not lessen the scientific evidence supporting the public health dangers of marijuana-impaired driving.

Other Concerns Regarding Community Well-being

1. Risk of normalizing social marijuana consumption and renormalizing smoking in the community, especially for youth

Colorado Clean Indoor Air Act (CCIAA) provisions put in place more than ten years ago to protect Coloradans from secondhand smoke have produced Colorado's first "smoke-free generation." Children born in 2006 or later have grown up in community environments where social smoking is the exception not the norm. Smoke-free policies are an important component of de-normalization of smoking and of comprehensive tobacco prevention programs in the community. According to studies compiled by the CDC and the Surgeon General, youth are more likely to use tobacco if they see that tobacco use is acceptable or normal among their peers or when media show tobacco use as a normal, socially acceptable activity. Other influences that affect youth tobacco use include accessibility and availability of tobacco products and exposure to tobacco advertising.¹⁹ By analogy, social norming of marijuana

¹⁶ Berning, A., Compton, R., & Wochinger, K. (2015, February). Results of the 2013–2014 National Roadside Survey of alcohol and drug use by drivers. (Traffic Safety Facts Research Note. Report No. DOT HS 812 118). Washington, DC: National Highway Traffic Safety Administration.

¹⁷ Brady JE, Guohua L. "Trends in alcohol and other drugs detected in fatally injured drivers in the United States, 1999-2010. *American Journal of Epidemiology*. 2014; 179(6):692-699.

¹⁸ Arria AM, Caldeira KM, Vincent KB, Garnier-Dykstra LM, O'Grady KE. "Substance-related traffic-risk behaviors among college students". *Drug Alcohol Depend*. 2011;118 (2-3):306-312.

¹⁹ U.S. Department of Health and Human Services. [Preventing Tobacco Use Among Youth and Young Adults: A Report of the Surgeon General](#). Atlanta: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health, 2012. U.S. Department of Health and Human Services. [Reducing Tobacco Use: A Report of the Surgeon](#)

use, by the presence and advertising of a marijuana hospitality establishment, might inadvertently communicate to youth that using marijuana is a “normal” activity. Not permitting marijuana hospitality establishments could help avoid sending a message to children and teens that using marijuana is the social norm.

Although marijuana use is illegal for anyone in Colorado less than 21 years old, data from the 2015 Healthy Kids Colorado Survey²⁰ (HKCS) for Colorado high school students showed that 18.6% of high school students reported riding one or more times during the past 30 days in a car or other vehicle driven by someone who had been using marijuana, and 9.0% of students stated they drove when they had been using marijuana one or more times during the past 30 days. Also, more students reported having used marijuana one or more times (35.2%) than having ever smoked a whole tobacco cigarette (15.9%). Additionally, 53.5% of students felt that “it would be sort of easy or very easy to get marijuana if they wanted.”

An estimated 9% of people who use cannabis meet criteria for cannabis dependence at some point – a rate that roughly doubles for those who initiate use prior to age 17 and that is much higher for teens who use cannabis weekly or more often.²¹ Research cited by CDC states that “about 1 in 10 marijuana users will become addicted. For people who begin using before the age of 18, that number rises to 1 in 6.”²² TCHD works with school districts on comprehensive approaches to youth tobacco prevention that can also be useful for youth marijuana prevention. Strategies that work as part of a comprehensive approach to prevent youth tobacco use include²³:

- Prohibiting smoking at worksites and other indoor public places
- Community programs and school policies and interventions that encourage tobacco-free environments and lifestyles, and
- Community programs to reduce tobacco advertising, promotions, and product availability.

General. Atlanta: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health, 2000.

²⁰ Colorado Department of Public Health & Environment web page, “Healthy Kids Colorado Survey” accessed 4/12/17 at: <https://www.colorado.gov/cdphe/hkcs> ; 2017 Healthy Kids Colorado Survey Results – High School Summary Tables – Weighted Data, Accessed 2/20/20 at:

https://drive.google.com/file/d/1yO79A6so9I3xtp5GrPaW_sCXDKz0Gy3A/view

²¹ Silins, E, Horwood IJ, Patton, GC, et al. “Young adult sequelae of adolescent cannabis use: an integrative analysis.” *Lancet Psychiatry* 2014;1:286-93. As cited by Kilmer, B, “Recreational Cannabis- Minimizing the Health Risks from Legalization.” *N Engl J Med February 23, 2017, 376*;8.

²² CDC web page, “Marijuana and Public Health: Health Effects.” Accessed 2/27/17 at:

<https://www.cdc.gov/marijuana/health-effects.htm> , citing Lopez-Quintero, C., et al., *Probability and predictors of transition from first use to dependence on nicotine, alcohol, cannabis, and cocaine: results of the National Epidemiologic Survey on Alcohol and Related Conditions (NESARC)*. *Drug Alcohol Depend*, 2011. **115**(1-2): p. 120-30.

²³ Centers for Disease Control and Prevention. [Best Practices for Comprehensive Tobacco Control Programs—2014](#).

Atlanta: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health, 2014. Centers for Disease Control and Prevention web page, “Youth and Tobacco Use” accessed 1/26/16 at:

http://www.cdc.gov/tobacco/data_statistics/fact_sheets/youth_data/tobacco_use/

By not permitting marijuana hospitality establishments, communities can take a positive step toward adopting strategies for youth marijuana prevention that mirror tobacco prevention; that is, the community will be encouraging a marijuana-free environment and lifestyle for their youth and reducing marijuana product availability in the community.

2. Health equity issues related to the location of marijuana businesses

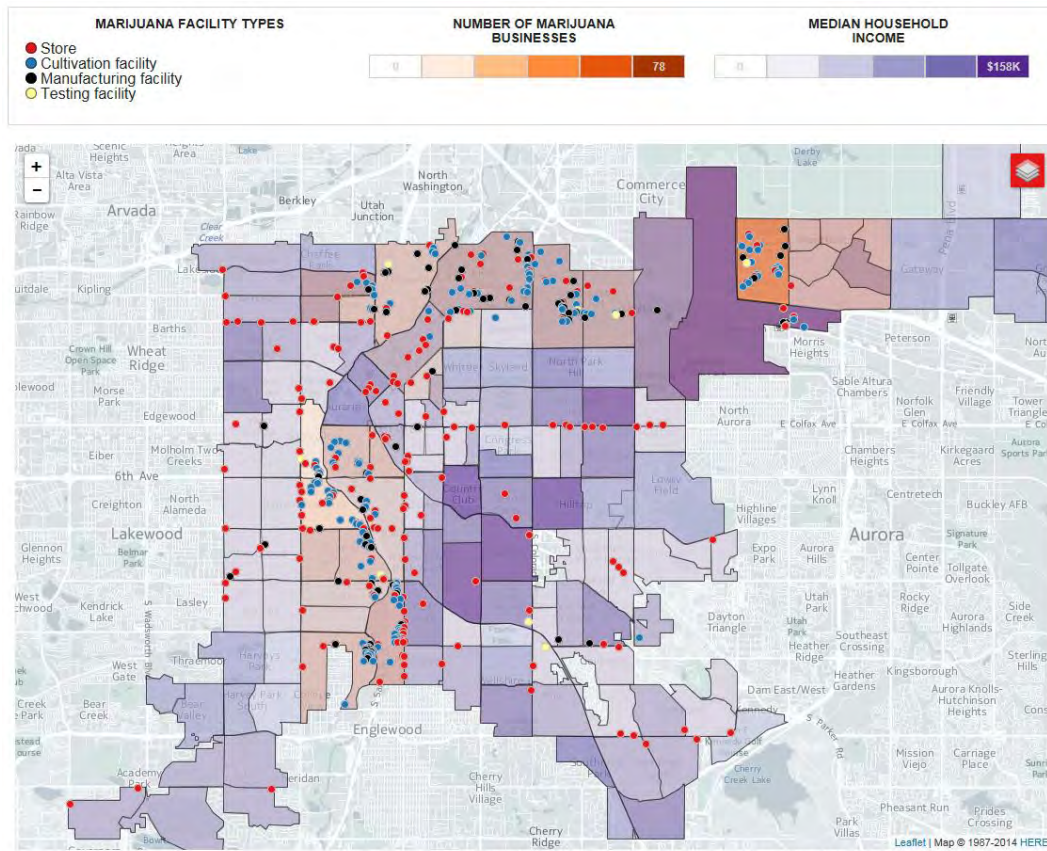
The Denver Post reported in January 2016 that marijuana-related businesses are disproportionately located in Denver's low-income, minority neighborhoods.²⁴

The Post article mapped the number of marijuana businesses by neighborhood and the median household income in those neighborhoods based on data from the City of Denver Department of Excise and Licenses, Colorado Department of Education and U.S. Census.

The dots and orange shading on the map below show the pattern of marijuana business locations by type of marijuana facility (i.e., whether the business is a marijuana store, marijuana cultivation facility, marijuana manufacturing facility or marijuana testing facility) for the four types of marijuana establishments allowed by Amendment 64. The purple shading on the map provides additional information, showing the median household income by neighborhood where marijuana businesses are located and throughout the city of Denver.

²⁴ "Where the pot is: marijuana-related businesses disproportionately located in Denver's low-income minority neighborhoods," *The Sunday Denver Post*, January 3, 2016, accessed 1/26/16 at: http://www.denverpost.com/datacenter/ci_29337458/marijuana-denver-map-pot-related-businesses-by-neighborhood

Marijuana Business Locations and Median Household Income Levels Denver Post Map – January 2, 2016



In Denver neighborhoods where marijuana businesses have located, the Post reports neighbors' observations and opinions that "Odors from the pot grows and fears of rising crime and youth marijuana usage top the neighborhood concerns. There have been persistent complaints about unlocked trash bins – by law they are supposed to be padlocked when not in use – and vagrants picking through them for marijuana remnants." "Residents say the potential benefits from a growing industry in the community, such as job opportunities are less evident to them. They see marijuana as just the latest in a string of undesirable industries settling in their midst. 'The areas are the trash can of the Denver community and that's been the view for years,' said Vernon Hill, a Globeville resident who works with Globeville Civic Partners."

Some of these same considerations apply to areas of Adams County. As reported in U.S. Census data²⁵, Adams County has a higher poverty rate (11.5 %) than Colorado as a whole (10.9 %), a slightly higher American Indian/Alaska Native population (1.3 %) than the state as a whole (1.0 %) and a substantially larger Hispanic/Latino community (39.7%) than the State (21.4%). For Adams County's socio-

²⁵ U.S. Census Bureau. 2018: ACS 5-Year Estimates Data Profiles. Accessed 2/20/20 at: https://data.census.gov/cedsci/table?t=ACS%205-Year%20Estimates%20Data%20Profiles&table=DP05&tid=ACSDP5Y2018.DP05&g=0400000US08_0500000US08001

economically disadvantaged and communities of color already living in poverty, allowing marijuana hospitality establishments could contribute to an unhealthy environment for this at-risk population that reduces opportunities for these residents to live in places where everyone has the opportunity to attain their highest level of health.

From: [United Power Plat Referral](#)
To: [Andrea Berg](#)
Subject: RE: Adams County Request for Comments - Text Amendments for Marijuana Hospitality
Date: Monday, June 29, 2020 3:08:55 PM
Attachments: [image002.png](#)

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

Hello,

Thank you for inviting United Power Inc., to review and comment on the proposed amendments to Chapter 03, Chapter 04, and Chapter 11 of the Adams County Development Standards and Regulations and the Marijuana Licensing Regulations, specific to Marijuana Hospitality Establishments (Case #**PLN2020-00005**). We have not concerns or comments.

Thank you,

Samantha

Right of Way Administrative Assistant
303-637-1324

**Due to COVID-19, United Power has closed its offices to the public indefinitely. During this time, employees are being encouraged to work from home. As a result, turnaround and response times may be slower but we plan to operate as close to business as usual as possible.*



500 Cooperative Way | Brighton, CO 80603

Powering Lives, Powering Change, Powering the Future - The Cooperative Way

www.unitedpower.com

From: Andrea Berg <ABerg@adcogov.org>
Sent: Tuesday, June 16, 2020 12:35 PM
To: Andrea Berg <ABerg@adcogov.org>
Subject: Adams County Request for Comments - Text Amendments for Marijuana Hospitality

CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 03, Chapter 04, and Chapter 11 of the Adams County Development Standards and Regulations and the Marijuana Licensing Regulations, specific to Marijuana Hospitality Establishments (Case #**PLN2020-00005**).

Adams County is proposing to add a license type for Marijuana Hospitality Establishments, which includes Marijuana Hospitality Businesses and Marijuana Hospitality and Sales Businesses.

Comments on this case are due to me by **Thursday, July 2, 2020**. Redlined drafts of Chapter 03, Chapter 04, Chapter 11, and the Marijuana Licensing Regulations have been posted on the County's website at <http://www.adcogov.org/regulation-amendments>. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases>.

Please send your comments and questions to me at aberg@adcogov.org. Thanks in advance for your review of this case.

Thank you,

Andrea



Andrea J. Berg

Customer & Process Development Manager, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, Suite W2000

Brighton, CO 80601

O: 720.523.6960 | aberg@adcogov.org

www.adcogov.org

Disclaimer

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Exhibit 4 – Public Comments

Distinguished members of the board and county staff,

I write to you today in disappointment. As you know, I have advocated on behalf of my company and my guests from around the world for some time now to create reasonable rules for the public consumption of cannabis. Most recently, this journey has brought me from the Colorado State Capitol to the government building of Adams county. There, I met with and interacted with (most) of the members of the board of county commissioners and their staff. I was and still am consistently sincere in my desire to work with you and have always been transparent about my business practices. While the majority of you have treated us fairly, even advocated for our existence in what ways you reasonably could, a “good old boys club” consisting of only two out of the five councilmembers, has consistently conspired towards our demise. Although their number being less than the majority required to sway the vote of the board, they have made their influence and weight known.

During the time I have dedicated to discussing my business with you, we have been called criminals, been accused of bribery, been told to our faces after heartfelt pleas that they'd work with us only to have those same board members immediately go behind our backs in an attempt to outright ban our business model, all the while accusing us of the very behavior that they have exhibited on this board. All this during a pandemic that threatens to shut down the vast majority of hospitality businesses not unlike or own and leave 20%-40% of people unemployed. Shame.

Now we stand desperate and beaten before you, the good old boys having gotten their way in the end, forced to enter a “random” lottery that will surely “get them the licence holders they want.” While I will enter this “lottery” out of sheer hope against all odds that we get lucky on the most important decision of our lives, I have little hope that even if we do somehow win we will ever be treated fairly by certain members of your board and staff. That said, we are prepared to, in the likely case we are skipped over in this protectionist lottery, change our model in the short term to meet state and county guidelines in regards to the consumption of cannabis, and in the long run find a new home in a more business friendly jurisdiction for our world class travel and public consumption businesses.

In light of the Colorado General Assembly having just passed guidelines today in regards to social equity in marijuana licensing, I strongly urge the board to consider provisions that are more inclusive for the many small business owners operating after all they've been through to succeed in this market. I do sincerely thank the county board of commissioners and their staff for the time and consideration they have all put into this ordinance.

Regards,
Michael Eymer



Founder and CEO, Colorado Cannabis Tours



MEMORANDUM

Date: June 1, 2020
To: Adams County Commissioners
From: Sarah Woodson, Executive Director, The Color of Cannabis
CC: Lakisha Benford, Raquell Martin, Terrence Hewing
Re: Social Equity in Cannabis License Distribution/ Marijuana Hospitality Recommendations

BACKGROUND:

The Color of Cannabis would like to thank you for being one of the first counties in Colorado to Develop Standards and Regulations as well as amendments to the Licensing Regulations to allow for marijuana hospitality businesses. In doing so, we are asking that communities who have been disproportionately impacted by the war on drugs can benefit from these license types. We ask that you create standers and regulations that support a successful social equity program.

As social equity in the cannabis industry is a policy priority, we believe that marijuana hospitality and delivery is a pathway forward in creating a more equitable and accessible cannabis industry. Adams County is home to 40.4% Hispanic or Latino residents. To allow hospitality and delivery without any city equity program implemented would immediately eliminate these license types as a new market opportunity for minorities. We are submitting recommendations that would allow for a robust rollout of hospitality and delivery with an equity lens.

ZONE DISTRICTS & SETBACKS:

Proposed Requirement:

Location: No Marijuana Hospitality Business shall be located within 5 miles of any other Marijuana Hospitality Business.

Recommendation:

The county is proposing a limit of five hospitality establishments. To require a minimum of five miles between each establishment would cause an unnecessary burden on existing establishments and create a barrier to entry through setbacks. The county has proposed a lottery system for license distribution as well. An existing business may lose its establishment based on the lottery results if a new establishment is granted a license within five miles of their premises. We would recommend changing that setback to one mile. This would allow for a more equitable standard and remove the additional barriers to entry for existing business and new business.

DESIGN REQUIREMENTS AND PERFORMANCE STANDARDS:

Proposed Requirements:

A Marijuana Hospitality Business with a Mobile Premises shall designate and maintain a fixed place of business in unincorporated Adams County that is separate from the Mobile Premises.

Recommendation:

Marijuana Hospitality businesses are ancillary. They are the newest business types in the industry and the lowest income-generating business type. By requiring a mobile company to designate and maintain a fixed place of business that is separate from the mobile premises adds additional financial barriers to the company. In the application process, a hospitality business should show proof that they have permission from the landlord of their fixed place of business to store their mobile premises. These business types should be able to provide documentation for proof of proper storage of their mobile premises in any county, including an allowance of their residential home. If only two mobile premises will be allowed per-business, a separate facility for storage in unincorporated Adams County does not warrant the additional business expenses.

LICENSING REGULATIONS:**Proposed Requirements:****Section 10.01 Operating and Renewal Fees/ Initial Operating Fees**

h. Retail Marijuana Hospitality and Sales Business: \$25,000.00

i. Marijuana Hospitality Business: \$15,000.00

Annual Renewal Fees

h. Retail Marijuana Hospitality and Sales Business: \$25,000.00

i. Marijuana Hospitality Business: \$15,000.00

Recommendation:

The state fee for a Retail Marijuana Hospitality and Sales Business is \$7,500.00/ Annual Renew fee of \$1,800.00. The state fee for a Marijuana Hospitality Business is \$6,000.00/ Annual Renew fee \$900.00. These businesses can not be compared to retail marijuana establishments.

The proposed requirements would have these businesses pay a maximum of \$32,500 per year for licensing, and considering that these business types generate the lowest revenue in all marijuana licensing types, small and minority businesses would have unnecessary financial barriers to the market. An equity consideration and consideration for the existing market should be apart of fees. The fees for this license type should be no more than 50% of the state fee for new licenses and renewals.

LOTTERY SYSTEM**Proposed Requirements:**

All Marijuana Hospitality Licenses will be administered via the Lottery System

Recommendation:

A lottery system would shut out small business and minority applicants. It would allow no consideration for equity-based on license suitability. It would also allow for an unfair disadvantage for existing operators in Adams County, leaving them open to the possibility of not winning a license. Licenses should be distributed on a merit based system that includes social equity, operators experience, community engagement plan, and RNO support or non-opposition.

REGULATED MARIJUANA DELIVERY

As social equity in the cannabis industry is a policy priority, we believe that cannabis delivery is a necessary path forward in creating a more equitable and accessible cannabis industry. To allow delivery without any city equity program being implemented would immediately eliminate delivery as a new market opportunity for minorities.

SOCIAL EQUITY:

We recommend that the county creates a workgroup that reviews social equity. This workgroup would make recommendations to define a social equity applicant and create license distribution for these candidates. It has been our recommendation on a city and state level that a social equity applicant is defined as the following.

CRITERIA FOR SOCIAL EQUITY APPLICANT

- (1.) A social equity applicant is a natural person who, upon meeting the criteria, is eligible for technical support, capital support, and license suitability discretion.
- (2.) Social equity applicant criteria are met when a natural person who the state licensing authority determines the applicant is a Colorado resident, has not been the beneficial owner of a license subject to disciplinary or legal action from the state resulting in the loss of a license issued according to Article 10 and has demonstrated at least one of the following:
 - (a.) The individual resides for at least fifteen years between 1980 and 2010 in a census tract designated by the Office of Economic Development and International Trade as an opportunity zone or designated as a high crime area by the Colorado Bureau of Investigation and Colorado Uniform Crime Reporting Program (UCR) statistics.
 - (b.) The applicant or the applicant's parent, legal guardian, sibling, spouse, child, or minor in their guardianship was arrested for a marijuana offense, convicted of a marijuana offense, or was subject to civil asset forfeiture related to a marijuana investigation.
 - (c.) The applicant's household income in the year prior to application did not exceed the Area Median Income (AMI) for the household size.
- (3.) A social equity licensee shall have 51% beneficial ownership in the licensed entity.

Thank you for your consideration, and we look forward to working with you on this issue.

Respectfully,

Sarah Woodson
Executive Director
The Color of Cannabis

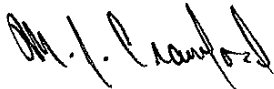
June 1, 2020

To the Board of County Commissioners, the County Manager, and the Liquor and Marijuana Licensing Authority Board:

Thank you for prioritizing the best interests of Adams County youth as you adopt Marijuana Hospitality Regulations. Mapleton Public Schools requests that the county adopt the following:

1. **Strict setback requirements for establishments where marijuana use is allowed.** To mitigate the detrimental influence of such establishments on students and school operations, 1000 feet should be the minimum setback from schools – significantly more than 1000 feet is preferable. Setbacks from residential areas, childcare centers, recreation areas, and parks will be similarly helpful.
2. **Parameters which spread the total number of allowable marijuana establishments equally throughout the county.** Not doing so will likely concentrate these businesses and their associated risks in neighborhoods already combatting many other risk factors.
3. **Careful vetting of establishments where marijuana is to be used.** These establishments should be required to demonstrate a plan for mitigating the many risks they pose to minors in the community prior to being granted a license.
4. **A provision for county consultation with local school districts prior to granting individual licenses to establishments where marijuana will be used.** This will assist decision-makers in discovering the full impact of such establishments on our communities.

Please contact me should you have questions.



Mike Crawford

Deputy Superintendent

crawfordm@mapleton.us

Dear members of the board and county staff,

My name is Heidi Keyes, and I am the founder of Puff, Pass & Paint, the first ever cannabis-friendly legal painting class in the world. I started my business in the beginning of 2014 at the cusp of legalization. I was working part-time as an apartment manager while achieving my dream of becoming an artist, selling my own work through galleries and commissions, and teaching others how to make art. When I started my company, I had a thousand dollars between my savings and checking accounts. I used \$600 of it to buy supplies for my dream, a business that combined two of my greatest loves: art and cannabis. I fully believed in the power of cannabis to encourage creativity, self-expression, and self-acceptance. It turns out that other people did too, because my classes started quickly filling up. I was able to get my own space, instead of holding events in my tiny kitchen, and I was able to legally expand my business throughout the state and across the country. Money was still tight, and things were still extremely difficult, but I was so proud and so happy to be living my dream.

Puff, Pass & Paint has been legally operating in Adams County for 3 years, in collaboration with our parent company Cannabis Tours, and we have never had a complaint of any nature: medical, disruptive, or legal. We have done our best to operate within the confines of the law that we were given while being one of the only safe spaces for people to legally consume, and learn about both cannabis and art, in the entire area. We provided jobs for dozens of people, encouraged creativity, supported veterans who were experiencing PTSD (and using cannabis and art as therapy), donated, and were involved with the LGBTQ community. To think of having to leave our current space, which we've worked SO hard on, crushes my soul. Our Puff, Pass & Paint space isn't just a business, it's a home for people who are looking for family, acceptance, and support.

We have already been hit hard with COVID, have had to put our business on hold for months, decrease classes significantly, and pause payments to myself and my business partners so that we could keep the business afloat and keep at least a few employees with income. The protectionist efforts of the county to charge exorbitant fees, on top of a lottery system, threatens to (and almost certainly will) shut down everything that I, and all of our staff, has worked for and built over the past 6 years. I've been here since the beginning, I have made valiant attempts to work with Adams County repeatedly, and I am asking you to consider that this is not the time to put more small businesses out of operation, and to give those of us that have shown willingness to cooperate and do things correctly a fighting chance. You may not hold the same views about cannabis and art that I do— that it is a healing, magical plant, and creativity is necessary to live a happy, fully-formed, vibrant life— but I hope that you can see that my business brings, at the very least, a much-needed place for people to legally consume a plant that Colorado makes millions of tax dollars off of per year.

I sincerely thank the county board of commissioners, and all of the staff, for their time and consideration. We do ask you to please consider provisions, such as the cannabis social equity guidelines passed by the state just today, that are inclusive for myself and the many other small businesses that would enable them to succeed in this currently difficult market.

Thank you for your consideration; I do sincerely hope that we will be able to continue working together.

Regards,



Heidi Keyes

Founder/President; Puff, Pass & Paint



Adams County is proposing to add a license type for Marijuana Hospitality Establishments, which includes Marijuana Hospitality Businesses and Marijuana Hospitality and Sales Businesses.

Comments on this case are due to me by **Thursday, July 2, 2020**. Redlined drafts of Chapter 03, Chapter 04, Chapter 11, and the Marijuana Licensing Regulations have been posted on the County's website at <http://www.adcogov.org/regulation-amendments> [adcogov.org]. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases> [adcogov.org].

Please send your comments and questions to me at aberg@adcogov.org. Thanks in advance for your review of this case.

Thank you,

Andrea



Andrea J. Berg

Customer & Process Development Manager, *Community & Economic Development*
Department

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, Suite W2000

Brighton, CO 80601

O: 720.523.6960 | aberg@adcogov.org

www.adcogov.org

From: [Rita Tsalyuk](#)
To: [Andrea Berg](#)
Subject: Re: Adams County Request for Comments - Text Amendments for Marijuana Hospitality
Date: Wednesday, June 17, 2020 11:11:46 AM
Attachments: [image003.png](#)

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

Hi Andrea,

I hope all is well. Thank you for the opportunity to submit our thoughts.

The comment I have is the same proposal that I brought to the County Commissioners meeting: is to allow the outdoor consumption of non-combustibles (edibles, etc) with shielding it from the public view on parcels of land that are closer than 500 ft to residential uses. The outdoor smoking should still be prohibited within 500 ft. The other types of consumption do not produce odors.

Here is the proposed language:

Marijuana Hospitality Establishments that are closer than 500 ft to the residential use shall prohibit outdoor smoking. Any outdoor consumption should be shielded from the public view.

I think this is an important change now during COVID-19 as most places can only operate if they have an outdoor patio.

I would also add to all Hospitality Establishments: **Any outdoor consumption should be shielded from the public view.**

Please let me know if you need more information or if I need to submit it in a different format than an email.

Sincerely,

Rita Tsalyuk
Yuma Way - Berkeley Dispensary
(303) 522-8633

On Tue, Jun 16, 2020 at 1:32 PM Andrea Berg <ABerg@adcogov.org> wrote:

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 03, Chapter 04, and Chapter 11 of the Adams County Development Standards and Regulations and the Marijuana Licensing Regulations, specific to Marijuana Hospitality Establishments (Case #**PLN2020-00005**).

Adams County is proposing to add a license type for Marijuana Hospitality Establishments, which includes Marijuana Hospitality Businesses and Marijuana Hospitality and Sales Businesses.

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Please send your comments and questions to me at aberg@adcogov.org. Thanks in advance for your review of this case.

Thank you,

Andrea



Andrea J. Berg

Customer & Process Development Manager, *Community & Economic Development*

Department

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, Suite W2000

Brighton, CO 80601

☎: 720.523.6960 | aberg@adcogov.org

www.adcogov.org



May 29, 2020

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

CC: Adams County Community and Economic Development

Re: Marijuana Hospitality

Dear Adams County Board of Commissioners,

We are submitting comments for your upcoming study session on June 2nd that will be discussing Marijuana Hospitality. First, we'd like to thank the Board for their support back in March for temporary licensing for current hospitality operators in Adams County. Unfortunately, due to the current public health crisis we understand why the county instead opted for a more expedient path to regulation considering that all hospitality businesses – marijuana or otherwise- have had to immediately readdress their operations or cease operating completely. We are appreciative of the County's nimble reaction and look forward to participating in the refreshed discussions and process.

Secondly, we ask that the county consider social equity as a policy priority when discussing how these new license types are regulated. Disparity and equity in the cannabis space has become a much needed and long over due discussion. The cannabis industry is quickly conglomerating and these new license types present economic opportunities for those people harmed by the drug war. And with these new opportunities for social equity, it is critical that the county not put in place prohibitive measures that prevent access for people seeking to rebuild their lives and communities after the drug war and during the worst economic recession in our generation.

Design Requirements and Performance Standards

- 1) (1-5) These recommendations are in line with existing zoning standards for current cultivation and dispensary licensees. However, the mile 5 extension seems arbitrary and capricious. With a range so vast, this will significantly impede access to these license types for those seeking economic opportunity in the cannabis space, but with a more accessible business model. In order to for the hospitality model to be a success, consumers, tourists, and patients need a variety of options and accessible business to patronize.
- 2) (7-8) Mobile and Accessory Business – This issue warrants more discussion from stakeholders, particularly on how the hospitality license privileges are extended to a limited number of motor vehicles; many tour and transportation services require several cars to operate. Even if there are only a few vehicles licensed to operate, if a vehicle were to become damaged or inoperable, the licensee needs the ability to transfer the license privileges to a backup vehicle, or have their entire fleet covered under the existing privilege. This is a major public safety issue as many



transportation servicing business will often have a fleet of vehicles but only operate a few on the roads at a time. Additionally, this would be in line with regulating the business in a similar manner to other ride services.

Application Procedures

- 1) Operating Plan (b – i) – We are supportive of these requirements.
- 2) Operating Standards (1 – 3) – We are supportive of these standards
- 3) Operating and Renewal Fees (10.01 h-i) – As noted in the stakeholder session held by staff on May 19th, these fees are rather onerous considering the revenue generating nature of most hospitality businesses . We strongly urge Adams County to assess these fees to the type or hospitality business as opposed to what is expected of a marijuana dispensary or cultivation. For example a brick and mortar dispensary offering a tasting room can easily afford the \$25,000 fees, but a single individual - with no hedge fund backed investors – offering a simple painting class for people to enjoy cannabis, is certainly going to struggle to pay the same fee. Especially when that fee is several thousand times higher than the exact same business model offering painting classes paired with wine. Similarly, a hotel that is cannabis friendly should have the same fees that a regular hotel would pay. As should a coffee shop. Most of the investment capital to start any of these businesses should be spent on regulatory compliance with public safety measures.

Licenses

- 1) License Types - We recommend that Adams County consider that the various types of hospitality business models available. Unlike dispensaries or grows which have only one type of business model, hospitality comes in many forms. Cannabis consumption is simply a highlight to existing hospitality models. These range from coffee shops, painting classes, hotels, clubs, and when assessing limitations and provisions for these businesses, they should fall in line with the base model of hospitality and not the fact that they are cannabis related.
- 2) Retail Hospitality Sales Business – We ask Adams County to consider a recommendation to review allowing a model allowing and extending the privilege for the sale and transfer of limited amounts of cannabis to the additional hospitality license types after 18 months of implementation. This will allow for the county to assess the success of the various consumption models moving forward and allow for the opportunity for the smaller hospitality business to expand into sales on their own and compete on a more equitable playing field with larger chain dispensary operations.
- 3) Lottery – We oppose a lottery system in any form. In order to maximize the types of hospitality businesses Adams County wants to welcome in their community, it is critical that the process be transparent. We recommend that the county embrace a merit based application system with no lottery and expanded caps. Merit based applications are the best way to vet a business and applicant on their experience, purpose, labor practices and overall values that they will bring to the community at large. Licenses and business types can be limited through zoning and



community engagement agreements. These businesses want to be welcomed into the communities they operate in and want these opportunities to be as inclusive as possible.

Given that social equity and opportunity is a critical discussion for the ever expanding cannabis industry and that these new license types of hospitality and delivery through transporter licenses are the most promising economic breaks, it would behoove the county to include social equity in a merit based application process. Additionally, reassessing the fees and the types of business models, eliminating the lottery system and re-evaluating the caps offers more prospects to grow our economy at time when people desperately need new prosperity opportunity.

Thank you for your consideration of comments and suggestions and we look forward to further working with Adams County to develop a plan for marijuana hospitality businesses that work for everyone.

Samantha Walsh
Tetra Public Affairs

Michael Eymer
Colorado Cannabis Tours

Heidi Keyes
Puff, Pass and Paint

From: [Brandan Slattery](#)
To: [Andrea Berg](#)
Subject: FW: Request for Comment/Marijuana Hospitality
Date: Monday, June 1, 2020 3:34:41 PM
Attachments: [120060117213500259.png](#)

Good afternoon,

I just received these comments. I am forwarding to you, should I send them anywhere else?

Thank you,
Brandan

Brandan Slattery

Licensing Administrator, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, Suite W2000

Brighton, CO 80601

o: 720.523.6198 | bslattery@adcogov.org

www.adcogov.org

From: Duffy James <JDuffy@westminsterpublicschools.org>
Sent: Monday, June 1, 2020 3:21 PM
To: Brandan Slattery <BSlattery@adcogov.org>
Cc: Swanson Pamela <PSwanson@westminsterpublicschools.org>
Subject: Request for Comment/Marijuana Hospitality

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

Brandan:

Please accept these comments on behalf of Westminster Public Schools in your review and deliberations for the Marijuana Hospitality Regulations Amendments.

Distance from schools and residential areas:

We urge the county to implement “setbacks” from both schools and residential areas. For schools we recommend a minimum of 1,000 feet as measured from the school building itself and not the nearest property boundary. For residential areas a minimum of 300 feet. We also encourage the commissioners to consider setbacks from parks/playgrounds, recreation centers, child care centers or any other location where minors may frequent.

Security Plan:

In reviewing any application for a marijuana retail and/or hospitality location, the school district encourages the County to require a security plan that demonstrates measures in excess of the minimum requirements set forth in state regulations. In addition to the on-site security, what

measures will be implemented to keep the surrounding schools and community (where our students reside) safe from unwanted risks (how will the establishment prevent loitering, prevent the distribution to minors, ensure waste product(s) is not accessible in dumpsters or other areas by the public?).

Limitations on Number of Retail and/or Hospitality Business allowed:

We urge the county to consider limiting the number of establishments throughout the county and provide an equal number of licenses to each District (1-5). No one district should have to unfairly bear the burden of these establishments.

School district review and comment on licensing request:

School districts are asked to comment on the impact of real estate development as part of a developers planning documents submitted to the county. We believe, given the unique nature of a marijuana establishment, prior to granting a license the district should be asked for an “impact” letter.

Regards,

James Duffy, Ed.D.
Chief Operating Officer
Westminster Public Schools

The information contained in this communication is confidential and may be legally privileged or protected. It is intended solely for the use of the individual or entity to whom it is addressed and others authorized to receive it. If you are not the intended recipient you are hereby (a) notified that any disclosure, copying, distribution or taking any action with respect to the content of this information is strictly prohibited and may be unlawful, and (b) requested to inform the sender immediately and destroy any copies. Westminster Public Schools is neither liable for the proper and complete transmission of the information contained in this communication nor for any delay in its receipt.

**DOWNLOAD OUR
APP TODAY!**

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July 2, 2020

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

cc: Adams County Community and Economic Development

Re: Social Equity in Marijuana Licensing

Adams County Commissioners;

This letter is being sent to you on behalf of social equity advocate groups, civil rights organizations, and industry groups.

We would like to thank you for taking the time to review social equity in your most recent study session. However, it has been brought to our attention that after the study session and several recommendations from industry, community groups, business, and equity advocates, you are moving forward without social equity. While we appreciate the board's desire to approach social equity in all industries, social equity in cannabis demands a unique and singular approach in order to be effective.

The State of Colorado has taken bold action to ensure that the cannabis industry is making social equity a priority in every license type. On June 29th our Governor signed House Bill 1424 which creates a social equity license definition that allows a person who might not otherwise qualify - due to licensing suitability - an option to participate in the cannabis industry. This program is the last opportunity to create a more diverse cannabis industry in Colorado. Data has shown that Colorado lacks diversity in the industry. The Denver Department of Excise and Licenses released a report this month that found nearly 75% of the city's marijuana business owners are white, while 12.7% identify as Latino, 5.6% as Black, and 2.8% Middle Eastern. The MED also released data that showed a lack of diversity in the industry. Caucasians held 88% of associated key licenses, compared to slightly over 2% for Blacks and 5% for Hispanics/Latinos.

Given the current racial political climate in our nation, coupled with the bill passing, and the lack of diversity in the Colorado cannabis industry, not giving social equity consideration in any new license types would be creating policy that is inequitable in nature. To do so would be extremely imprudent considering that you are now fully aware of the legislative changes regarding social equity in the industry.

Adams County is home to one of the largest LatinX/Hispanic populations in our state. It is extremely important to make sure that people from these populations have access to enter the cannabis industry in Colorado. As you know cannabis prohibition has negatively

impacted Latin X/Hispanic communities along with African American communities the most. Economic opportunities for LatinX/Hispanic communities are more important now especially considering people from LatinX/Hispanic communities have been disproportionately impacted by COVID-19. Equitable opportunities in the cannabis industry are extremely important for marginalized communities because it offers an opportunity at economic justice especially during COVID-19 where these communities are being negatively impacted more than any others through health disparities and unemployment.

We are asking you to follow the lead of our state and cities like Denver to make sure that as you move forward, you implement social equity into your rollout for cannabis delivery, hospitality, and any existing or new cannabis license opportunities that may arise.

Thank you for your consideration,

Sarah Woodson
Founder and Executive Director
The Color of Cannabis



Exhibit 5 – Associated Case Materials



Request for Comments

Case Name: Text Amendments to the Development Standards & Regulations –
Marijuana Hospitality
Text Amendments to the Marijuana Licensing Regulations

Case Number: PLN2020-00005

June 15, 2020

Adams County Community and Economic Development Department is requesting comments on the following application:

Text amendments to the Development Standards & Regulations and text amendments to the Marijuana Licensing Regulations.

This request is located at **County Wide**.

Applicant Information: Adams County
Community and Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 by **07/02/2020** 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 ABerg@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request can be obtained by contacting this office or by accessing the Adams County website at <http://www.adcogov.org/regulation-amendments> or at <http://www.adcogov.org/planning/currentcases>.

Thank you for your review of this case.

A handwritten signature in blue ink that reads "Andrea J. Berg".

Andrea Berg
Customer & Process Development Manager

Exhibit 5.2 Newspaper Notice

POSTING PAPERS & DATES:

PAPER	SENT TO PAPER BY	PUBLISHED THE NEXT...
Commerce City Sentinel	Fri, 6/19 By 12pm	Tue, 6/23
Brighton Blade	Fri, 6/19 By 12pm	Wed, 6/24
Westminster Window	Fri, 6/19 End of Business	Thu, 6/25
I-70 Scout	Tue, 6/23 End of Business	Fri, 6/26
Denver Post	Fri, 6/19	Mon, 6/22

PUBLICATION REQUEST

Regulation Amendments

Case Number: PLN2020-00005
Planning Commission Hearing Date: July 9, 2020 at 6:00 pm
Board of County Commissioners Hearing Date: July 28, 2020 at 9:30 am

Request: **Text Amendments – Development Standards and Regulations, Marijuana Hospitality**
Text Amendments - Marijuana Licensing Regulations

Location: **County-wide**

Case Manager: Andrea Berg

Applicant: Adams County, Community and Economic Development Department
4430 S. Adams County Pkwy.
Brighton, CO 80601

Commerce City Sentinel

NOTICE OF PUBLIC HEARING FOR LANDUSE

NOTICE IS HEREBY GIVEN, that an application has been filed by **Adams County Community and Economic Development Department** Case # **PLN2020-00005** requesting: **Text Amendments – Development Standards and Regulations for Marijuana Hospitality and Marijuana Licensing Regulations Text Amendments** on the following property:

APPROXIMATE LOCATION:

County-wide

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1st Floor, on the **9th day of July, 2020**, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1st Floor, on the **28th day of July, 2020**, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact **Andrea Berg** at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6960. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
JOSH ZYGIELBAUM, CLERK OF THE BOARD

TO BE PUBLISHED IN THE **June 23, 2020 ISSUE OF THE COMMERCE CITY SENTINEL EXPRESS**

Please reply to this message by email to confirm receipt or call **Kevin Mills** at 720.523.6800.

Brighton Blade

NOTICE OF PUBLIC HEARING FOR LANDUSE

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BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
JOSH ZYGIELBAUM, CLERK OF THE BOARD

TO BE PUBLISHED IN THE **June 24, 2020 ISSUE OF THE OF THE BRIGHTON BLADE**

Please reply to this message by email to confirm receipt or call **Kevin Mills** at 720.523.6800.

I-70 Scout

NOTICE OF PUBLIC HEARING FOR LANDUSE

NOTICE IS HEREBY GIVEN, that an application has been filed by **Adams County Community and Economic Development Department** Case # **PLN2020-00005** requesting: **Text Amendments – Development Standards and Regulations for Marijuana Hospitality and Marijuana Licensing Regulations Text Amendments** on the following property:

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BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
JOSH ZYGIELBAUM, CLERK OF THE BOARD

TO BE PUBLISHED IN THE **June 26, 2020 ISSUE OF THE I-70 SCOUT/
EASTERN COLORADO NEWS**

Please reply to this message by email to confirm receipt or call **Kevin Mills** at 720.523.6800.

Westminster Window

NOTICE OF PUBLIC HEARING FOR LANDUSE

NOTICE IS HEREBY GIVEN, that an application has been filed by **Adams County Community and Economic Development Department** Case # **PLN2020-00005** requesting: **Text Amendments – Development Standards and Regulations for Marijuana Hospitality and Marijuana Licensing Regulations Text Amendments** on the following property:

APPROXIMATE LOCATION:

County-wide

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BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
JOSH ZYGIELBAUM, CLERK OF THE BOARD

TO BE PUBLISHED IN THE **June 25, 2020 ISSUE OF THE Westminster Window**

Please reply to this message by email to confirm receipt or call **Kevin Mills** at 720.523.6800.

Denver Post

NOTICE OF PUBLIC HEARING FOR LANDUSE

NOTICE IS HEREBY GIVEN, that an application has been filed by **Adams County Community and Economic Development Department** Case # **PLN2020-00005** requesting: **Text Amendments – Development Standards and Regulations for Marijuana Hospitality and Marijuana Licensing Regulations Text Amendments** on the following property:

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County-wide

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BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
JOSH ZYGIELBAUM, CLERK OF THE BOARD

TO BE PUBLISHED IN THE **June 22, 2020 ISSUE OF THE **Westminster Window****

Please reply to this message by email to confirm receipt or call **Kevin Mills** at 720.523.6800.

Organization Name	Type	Referral Code
Adams County Attorney's Office	Organization	PL001
Adams County CEDD Environmental Services Division	Organization	PL002
Adams County Sheriff's Office: SO-HQ	Organization	PL003
Adams County Sheriff's Office: SO-SUB	Organization	PL003
Adams County Community Safety & Wellbeing, Neighborhood Services	Individual	PL004
Adams County Treasurer	Organization	PL005
ALLEN DITCH	Ditch Company	PL006
ARAPAHOE COUNTY	Organization	PL007
MOBILE HOME GARDENS HOA	Organization	PL008
ARVADA FIRE DEPT.	Individual	PL009
CITY OF ARVADA	Organization	PL009
CITY OF ARVADA - WATER AND SANITATION DEPT.	Water and Sanitary District	PL009
DEER TRAIL SCHOOL DISTRICT 26J	School District	PL010
CITY OF AURORA - WATER AND SAN. DEPT.	Water and Sanitary District	PL011
CITY OF AURORA ATTN: PLANNING DEPARTMENT	Organization	PL011
MAPLETON SCHOOL DISTRICT #1	School District	PL012
TOWN OF BENNETT	Organization	PL013
TOWN OF BENNETT - WATER AND SAN. DEPT.	Water and Sanitary District	PL013
BENNETT PARK AND RECREATION	Recreational District	PL014
BERKELEY NEIGHBORHOOD ASSOC.	Citizen Group	PL015
BERKELEY WATER	Individual	PL016
BERKELEY WATER & SAN DISTRICT	Water and Sanitary District	PL016
BOULDER VALLEY SOIL CONSERVATION DI	Regional Agency	PL017
BOX ELDER ESTATES HOMESITE SUBDIVISION	Citizen Group	PL018
BOX ELDER ESTATES HOMEOWNERS ASSOCIATION	Organization	PL019
BOX ELDER WATER AND SANITATION DISTRICT	Water and Sanitary District	PL020
BRANTNER EXTENSION DITCH CO	Individual	PL021
Burlington Ditch Res & Land Co	Organization	PL022
CITY OF BRIGHTON - Planning	City	PL023
CITY OF BRIGHTON - WATER & SANATATION DEPT.	Water and Sanitary District	PL023
HENRYLYN IRRIGATION DISTRICT	Ditch Company	PL024
HENRYLYN IRRIGATION DISTRICT	Ditch Company	PL024
BROMLEY PARK METRO DIST.	Water and Sanitary District	PL025

CDOT Colorado Department of Transportation	Organization	PL028
COLORADO DEPT OF TRANSPORTATION	State of Colorado	PL028
CITY OF BROOMFIELD	Individual	PL029
FARMERS & GARDNERS DITCH COMPANY	Ditch Company	PL031
FARMERS' HIGH LINE CANAL	Ditch Company	PL032
FARMERS RESERVOIR & IRRIGATION	Ditch Company	PL033
FISHER DITCH COMPANY	Ditch Company	PL034
CDPHE	Organization	PL035
CDPHE - AIR QUALITY	Organization	PL035
CDPHE SOLID WASTE UNIT	State of Colorado	PL036
CDPHE	Organization	PL037
CDPHE - WATER QUALITY PROTECTION SECT	State of Colorado	PL037
CENTRAL COLO. WATER CONSERVANCY DISTRICT	Water and Sanitary District	PL038
COLORADO AGRICULTURE DITCH	Individual	PL039
COLORADO GEOLOGICAL SURVEY	State of Colorado	PL040
Colorado Geological Survey: CGS_LUR@mines.edu	State of Colorado	PL040
Division of Mining and Reclamation Safety	Organization	PL041
COLO DIV OF WATER RESOURCES	State of Colorado	PL042
COLORADO DIVISION OF WILDLIFE	Individual	PL043
COLORADO DIVISION OF WILDLIFE	Organization	PL043
Adams County CEDD Development Services Engineer	Organization	PL044
Adams County CEDD Right-of-Way	Organization	PL044
COLORADO INTERNATION CENTER	Water and Sanitary District	PL045
COLUMBINE RANCHES	Citizen Group	PL046
COMCAST	Utility	PL047
Commerce City Planning Division	Organization	PL048
FULTON DITCH COMPANY	Ditch Company	PL049
GERMAN DITCH CO. & RESERVOIR	Ditch Company	PL050
CREEKSIDE SOUTH ESTATES	Citizen Group	PL052
CREEKSIDE SOUTH ESTATES HOMEOWNERS ASSOC.	Citizen Group	PL053
Crestview Water & Sanitation	Organization	PL054
UNION PACIFIC RAILROAD	Individual	PL055
DEER TRAIL SOIL CONSERVATION DIST	Organization	PL056
CITY AND COUNTY OF DENVER	Organization	PL057

Eagle Shadow Metro District 1/ Spencer Fane	Organization	PL058
EAST ADAMS SOIL CONSERVATION	Organization	PL059
EASTERN ADAMS COUNTY MET. DIST	Water and Sanitary District	PL060
EASTLAKE WATER AND SAN. DIST.	Water and Sanitary District	PL061
US EPA	Federal Agency	PL062
KERSHAW DITCH COMPANY	Ditch Company	PL063
TOWN OF LOCHBUIE	City	PL064
LOWER CLEAR CREEK DITCH CO.	Individual	PL065
CITY OF FEDERAL HEIGHTS	Individual	PL066
CITY OF FEDERAL HEIGHTS	Individual	PL066
CITY OF FEDERAL HEIGHTS - WATER AND SAN. DEPT.	Water and Sanitary District	PL066
FEDERAL HEIGHTS FIRE DEPT.	Fire District	PL066
Adams County Development Services - Building	Individual	PL067
FIRST CREEK RANCH METRO DIST.	Water and Sanitary District	PL068
O'BRIEN CANAL/BURLINGTON DITCH	Ditch Company	PL069
FRONT RANGE METRO DIST.	Water and Sanitary District	PL070
ADAMS 12 FIVE STAR SCHOOLS	School District	PL071
BRIGHTON SCHOOL DISTRICT 27J	Individual	PL072
GOAT HILL	Citizen Group	PL073
GREATROCK NORTH HOA	Citizen Group	PL074
Guardian Angel Neighborhood	Citizen Group	PL075
HAZELTINE HEIGHTS	Citizen Group	PL076
HAZELTINE HEIGHTS WATER & SANITATION	Water and Sanitary District	PL077
SIGNAL DITCH	Ditch Company	PL078
REGIONAL TRANSPORTATION DIST.	Organization	PL079
HERITAGE AT TODD CREEK METRO DIST.	Water and Sanitary District	PL080
HIGH FIVE PLAINS FOUNDATION	Citizen Group	PL081
Century Link, Inc	Organization	PL082
Hi-Land Acres Water & Sanitation District	Water and Sanitary District	PL083
HIMALAYA WATE AND SANT. DIST	Water and Sanitary District	PL084
HOPE DITCH COMPANY	Water and Sanitary District	PL085
HORSE CREEK METROPOLITAN DISTRICT	Recreational District	PL086
HORSE CREEK METROPOLITAN DISTRICT	Water and Sanitary District	PL087
INDUSTRIAL PARK	Water and Sanitary District	PL089

JEFFERSON COUNTY	County	PL090
JEFFERSON SOIL CONSERVATION DIST	Regional Agency	PL091
WELD COUNTY PLANNING DEPT.	Organization	PL092
WEST ADAMS SOIL CONSERVATION DISTRICT	Regional Agency	PL093
WEST ADAMS SOIL CONSERVATION DISTRICT:westadamscd@gmail.com	Regional Agency	PL093
BYERS SCHOOL DISTRICT 32J	School District	PL094
METRO WASTEWATER RECLAMATION	Organization	PL095
MOBILE GARDENS	Citizen Group	PL096
Neighborhood Improvement Committee	Citizen Group	PL097
MORGAN COUNTY	County	PL098
Xcel Energy	Organization	PL099
MUSTANG ACRES	Citizen Group	PL100
NORTH FEDERAL HILLS HOMEOWNERS	Citizen Group	PL101
NORTH FEDERAL HILLS HOMEOWNERS	Citizen Group	PL101
North Lincoln Water and Sanitation District	Organization	PL102
North Lincoln Water and Sanitation District	Organization	PL102
North Pecos Water & Sanitation District	Organization	PL103
North Washington Street Water & San Dist	Individual	PL104
CITY OF NORTHGLENN	City	PL105
THE BRIGHTON DITCH COMPANY	Ditch Company	PL106
THE BRIGHTON LATERAL DITCH COMPANY	Ditch Company	PL107
THE HIGHLAND DITCH CO., INC	Ditch Company	PL108
PERL MACK NEIGHBORHOOD GROUP	Organization	PL109
PRAIRIE CENTER METRO NO. #1	Water and Sanitary District	PL110
PVPOA / PRAIRIE VIEW HOMEOWNERS ASSOC.	Citizen Group	PL111
QUAIL HILL HOMEOWNERS ASSOC.	Citizen Group	PL112
URBAN DRAINAGE & FLOOD CONTROL	Regional Agency	PL113
RIVERDALE DUNES METRO DIST. #1	Water and Sanitary District	PL114
RIVERDALE FARMS	Citizen Group	PL115
Riverdale Peaks Metro District	Organization	PL116
WIGGINS SCHOOL DIST. RE50J	School District	PL118
SECOND CREEK RANCH METRO DIST	Water and Sanitary District	PL119
SHAW HEIGHTS WATER DISTRICT	Water and Sanitary District	PL120
TRI-COUNTY HEALTH DEPARTMENT	Tri County Health	PL121

TRI-COUNTY HEALTH DEPARTMENT	Tri County Health	PL121
Tri-County Health: Mail CHECK to Sheila Lynch	Tri County Health	PL121
Adams County Parks and Open Space Department	Organization	PL122
Adams County Parks and Open Space Department	Individual	PL122
South Adams County Water & San Dist	Organization	PL123
SOUTH BRIGHTON CITIZEN GROUP	Citizen Group	PL124
STRASBURG PARKS AND REC DIST.	Organization	PL125
Strasburg Water & Sanitation Dist	Organization	PL126
SUNSET VISTA ESTATES HOMEOWNERS ASSOC.	Citizen Group	PL127
United Power	Organization	PL128
STRASBURG SCHOOL DISTRICT 31J	School District	PL129
WELD COUNTY SCHOOL DIST. RE-3J	School District	PL130
CITY OF THORNTON	City	PL131
CITY OF THORNTON	City	PL131
CITY OF THORNTON	City	PL131
THORNTON FIRE DEPARTMENT	Fire District	PL131
TODD CREEK FARMS HOA/ HOMESTEAD MANAGEMENT	Organization	PL132
Todd Creek Village Metropolitan District	Organization	PL133
Todd Creek Village Metropolitan District	Organization	PL133
TODD CREEK METRO DISTRICT #2	Water and Sanitary District	PL134
One Stop Manager	Adams County Agency	PL135
TODD CREEK FARMS METRO DIST #2	Recreational District	PL136
BENNETT SCHOOL DISTRICT 29J	School District	PL137
ADAMS ARAPAHOE SCHOOL DISTRICT 28J	Individual	PL138
WESTMINSTER SCHOOL DISTRICT #50	School District	PL139
ADAMS COUNTY SCHOOL DISTRICT 14	Individual	PL140
AURORA FIRE DEPT.	Fire District	PL141
BENNETT FIRE DISTRICT #7	Fire District	PL142
BENNETT FIRE DISTRICT #7	Fire District	PL142
United States Postal Service	Individual	PL143
United States Postal Service	Individual	PL143
UNITED WATER AND SANITATION - PRESIDENT	Water and Sanitary District	PL144
BRIGHTON FIRE DISTRICT	Individual	PL145
VANAIRE SKYPORT CORP.	Organization	PL146

VANTAGE ESTATES	Citizen Group	PL147
WADLEY FARMS 3RD FILING	Citizen Group	PL148
WASHINGTON COUNTY	County	PL150
WELBY CITIZEN GROUP	Citizen Group	PL151
WELCH'S HILLTOP ACRES ARCH. CONTROL	Citizen Group	PL152
BYERS FIRE PROTECTION DISTRICT #9	Organization	PL153
DEER TRAIL FIRE DEPT.	Fire District	PL154
CITY OF WESTMINSTER	Water and Sanitary District	PL155
CITY OF WESTMINSTER	Individual	PL155
WESTMINSTER FIRE DEPT.	Fire District	PL155
NORTH METRO FIRE DISTRICT	Fire District	PL156
WRIGHT FARMS METRO DISTRICT	Water and Sanitary District	PL157
Adams County Fire Protection District	Organization	PL158
SABLE ATURA FIRE DIST.	Organization	PL160
SOUTH ADAMS CO. FIRE DISTRICT	Organization	PL161
SOUTH ADAMS CO. FIRE DISTRICT	Organization	PL161
SOUTHEAST WELD COUNTY FIRE	Organization	PL162
STRASBURG FIRE PROTECTION DIST #8	Organization	PL163
Adams County Fire Rescue	Individual	PL164
SOCIAL SERVICES	Adams County Agency	PL165
Adams County - Assessor	Individual	PL166
APEX	Contractors	PL167
FINANCE DEPARTMENT	Adams County Agency	PL168
Transportation - Traffic	Adams County Agency	PL169
COUNTY SURVEYOR	Adams County Agency	PL170
ADAMS COUNTY EXTENSION OFFICE	Adams County Agency	PL171
ADAMS COUNTY ECONOMIC DEV.	Adams County Agency	PL172
Colorado Air and Spaceport	Individual	PL173
ANIMAL CONTROL	Adams County Agency	PL174
AD CO ANIMAL SHELTER/ADOPTION	Adams County Agency	PL175
ADCOM	Adams County Agency	PL176
Metro North Chamber of Commerce	Organization	PL177
WELCH'S HILLTOP ACRES ARCH. CONTROL	Citizen Group	PL179
VANAIRE SKYPORT CORP. 2	Organization	PL180

WELBY HERITAGE FOUNDATION	Citizen Group	PL181
CASTLE ROCK DEVELOPMENT SERVICES	City	PL182
TOWN OF PARKER	City	PL183
Denver Water	Organization	PL184
TOWN OF ERIE	City	PL185
CITY OF DACONO	City	PL186
Community Planning & Development (CITY AND COUNTY OF DENVER)	City	PL187
HIGH PLAIN WATER USERS ASSOC.	Water and Sanitary District	PL188
Denver International Airport	Individual	PL189
EL PASO DEVELOPMENT SERVICES	County	PL190
COMMUNITY & DEVELOPMENT SERVICES	County	PL191
BOULDER COUNTY	County	PL192
DOUGLAS COUNTY	County	PL193
Douglas County Planning	County	PL193
HIGH LINE CANAL	Ditch Company	PL194
UNITED WATER	Ditch Company	PL195
HOPE DITCH COMPANY	Ditch Company	PL196
US FISH & WILDLIFE SERVICE	Federal Agency	PL197
FCC, FEDERAL COMMUNICATIONS COMMISSION	Federal Agency	PL198
F.E.M.A. REGION VIII	Federal Agency	PL199
AURORA POST OFFICE	Federal Agency	PL200
US GEOLOGICAL SURVEY	Federal Agency	PL201
DENVER POSTMASTER'S OFFICE	Federal Agency	PL202
BRIGHTON POSTMASTER	Federal Agency	PL203
FEDERAL AVIATION ADMINISTRATION	Individual	PL204
HAZARDOUS WASTE MGMT	Federal Agency	PL205
TRI-LAKES PROJECT OFFICE	Federal Agency	PL206
US ARMY PUBLIC AFFAIRS OFFICE	Federal Agency	PL207
COMMUNITY RESOURCE SERVICES	Recreational District	PL208
DENVER REGIONAL COUNCIL OF GOV	Organization	PL209
REGIONAL AIR QUALITY COUNCIL	Regional Agency	PL210
DEPT. OF AVIATION DENVER INTERNATIONAL AIRPORT	Regional Agency	PL211
E-470 AUTHORITY	Organization	PL212
BARR LAKE STATE PARK	State of Colorado	PL213

CDPHE - HAZARDOUS MATS/WASTE MGT DIV	State of Colorado	PL214
CDPHE - RADIATION SERV PROGRAM	State of Colorado	PL215
CDPHE - WATER SHED	State of Colorado	PL216
CDPHE - AIR POLLUTION CTRL DIVISION	State of Colorado	PL217
CDPHE - HAZARDOUS MATS/WASTE MGT DIV	State of Colorado	PL218
DEPT OF LABOR AND EMPLOYMENT	State of Colorado	PL219
COLORADO STATE ELECTRICAL BOARD	State of Colorado	PL220
COLORADO STATE FOREST SERVICE	State of Colorado	PL221
DEPT OF NATURAL RESOURCES /CWCB	State of Colorado	PL222
COLORADO DEPT OF HUMAN SERVICES	State of Colorado	PL223
COLORADO HISTORICAL SOCIETY	State of Colorado	PL224
COLO OIL & GAS CONSERV. COMMISSION	State of Colorado	PL225
COLORADO STATE PATROL	State of Colorado	PL226
COLORADO DEPT OF TRANSPORTATION	State of Colorado	PL227
CDOT Colorado Department of Transportation	Organization	PL228
COLORADO DEPARTMENT OF TRANSPORT.	State of Colorado	PL228
COLORADO DEPT OF TRANSPORTATION	State of Colorado	PL229
DEPARTMENT OF AGRICULTURE	State of Colorado	PL230
COLORADO DEPT OF TRANSPORTATION	State of Colorado	PL231
COLORADO DEPT OF TRANSPORTATION	State of Colorado	PL232
Wiggins Telephone Association	Utility	PL233
EASTERN ADAMS COUNTY METRO DIS	Utility	PL234
UTILITY NOTIFICATION CENTER	Utility	PL235
IREA	Organization	PL237
MORGAN COUNTY RURAL ELECTRIC	Individual	PL238
Kinder Morgan, Inc	Organization	PL239
EASTERN COLO. UTILITY CO.	Utility	PL240
TDS Telecommunications, dba Strasburg Telephone Co	Organization	PL241
TDS TELECOM	Organization	PL242
Eastern Slope Rural Telephone Asso, Inc	Organization	PL243
TRI-STATE GENERATION	Utility	PL244
COLORADO INTERSTATE GAS	Utility	PL245
COLORADO INTERSTATE GAS	Utility	PL246
Eastern Slope Rural Telephone Asso, Inc	Organization	PL247

EAGLE VIEW METRO DIST.	Water and Sanitary District	PL248
NORTHERN METROPOLITAN DISTRICT	Water and Sanitary District	PL249
COMMERCE CITY - GENERAL IMPROVEMENT DISTRICT	Water and Sanitary District	PL250
TOWER METROPOLITAN DISTRICT	Water and Sanitary District	PL251
THIRD CREEK WATER DISTRICT	Water and Sanitary District	PL252
MORGAN COUNTY QUALITY WATER DIST	Water and Sanitary District	PL253
East Cherry Creek Valley (ECCV)	Water and Sanitary District	PL254
EAST CHERRY CREEK VALLEY (ECCV)	Water and Sanitary District	PL254
COMMERCE CITY NORTH INFRA GID	Water and Sanitary District	PL255
Mile High Water Company	Organization	PL256
MOUNTAIN VIEW	Water and Sanitary District	PL257
NORTH GATE	Water and Sanitary District	PL258
NORTH KIOWA BIJOU GROUNDWATER	Water and Sanitary District	PL259
NORTH WASHINGTON WATER USER	Water and Sanitary District	PL260
Sturgensweller	Individual	PL261
WESTLAKE WATER AND SAN. DIST.	Water and Sanitary District	PL262
NORTHRIDGE ESTATES AT GOLD RUN HOA	Organization	PL263
COMMANCHE CROSSING METRO DISTRICT	Organization	PL264
Hawk Ridge Subdivision (Northside Mgmt%	Citizen Group	PL265
TODD CREEK VILLAGE MASTER ASSOCIATION	Organization	PL265
SILVER SPRINGS MANAGEMENT SPECIALISTS, INC	Organization	PL266
EAGLE CREEK METRO DISTRICT	Water and Sanitary Board	PL267
ABERDEEN METROPOLITAN DISTRICT NO 1	Water and Sanitary District	PL268
ABERDEEN METROPOLITAN DISTRICT NO 2	Water and Sanitary District	PL269
ASPEN HILLS METROPOLITAN DISTRICT	Water and Sanitary District	PL270
AMBER CREEK METROPOLITAN DISTRICT	Water and Sanitary District	PL271
TRANSPORT METROPOLITAN DISTRICT NO. 1	Water and Sanitary District	PL272
City of Brighton - Urban Renewal Authority	City	PL273
SAND CREEK METROPOLITAN DISTRICT	Water and Sanitary District	PL274
Department of Local Affairs	State of Colorado	PL275
Adams East Metropolitan District	Water and Sanitary District	PL276
ADCO CONSULTING	Consultant	PL277
The TOD Group	Water and Sanitary District	PL278
McCann Ditch and Reservoir Company	Ditch Company	PL279

WADLEY FARMS HOA	Citizen Group	PL280
ALOHA BEACH	Citizen Group	PL281
Greatrock Water District	Water and Sanitary District	PL282
Community Corrections - Admin	County	PL283
Consolidated Juchem Ditch and Reservoir Company	Ditch Company	PL284
Adams County CEDD Addressing	Organization	PL285
Adams County Community & Economic Development Department	Individual	PL285
NORTH METRO FIRE DISTRICT	Organization	PL286
MORGAN COUNTY RURAL ELECTRIC ASSOCIATION	Utility	PL287
United States Postal Service	Individual	PL288
Adams County Construction Inspection	Organization	PL289
CAVANAUGH HILLS / CAVANAUGH HEIGHTS	Citizen Group	PL290
NS - Code Compliance	Adams County Agency	PL292
NS - Code Compliance	Organization	PL293
NS - Code Compliance	Adams County Agency	PL294
NS - Code Compliance	Organization	PL295
NS - Code Compliance	Organization	PL296
REAP I-70	Regional Agency	PL298
Adams East Development Co., LLC	Citizen Group	PL299
Rocky Mountain Rail Park Metropolitan District	Organization	PL300
Creekside South Estates Metro District	Organization	PL301
Pomponio Terrace Metropolitan District	Organization	PL302
Pecos Park Logistics Park Metro District	Organization	PL303

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Marijuana Hospitality Regulation Amendments (PLN2020-00005)

Community and Economic Development Department

Andrea Berg

July 28, 2020



Request

Text Amendments to the County's Development Standards and Regulations:

- Chapter 3: Zone District Regulations
- Chapter 4: Design Requirements and Performance Standards
- Chapter 11: Definitions

Text Amendments to the Marijuana Licensing Regulations

Purpose: These text amendments are to allow for the licensing of Marijuana Hospitality Businesses.

Background

- May 29, 2019 HB19-1230 Marijuana Hospitality Establishments signed into law
 - Marijuana Hospitality Establishments
 - An entity licensed to permit the use or consumption of marijuana with a Consumption Area
 - Retail Marijuana Hospitality and Sales Establishments
 - An entity licensed to (1) purchase Retail Marijuana from Retail Marijuana Business, (2) Transfer Retail Marijuana to consumers, and (3) permit the use or consumption of Retail Marijuana transferred to a consumer within the Restricted Access Area.

Background

- Study Sessions with Board of County Commissioners
 - July 23, 2019 & November 12, 2019
 - Present general information
 - Direction given to research possible licensing options
 - January 21, 2020 & April 28, 2020
 - Present MED Rulemaking
 - Direction given to move ahead with regulation amendments and licensing structure

Background

- Public Hearings with Board of County Commissioners
 - March 10, 2020 & May 12, 2020
 - Regulations amendments
 - Direction given to move forward with regulation amendments and licensing structure
- Planning Commission
 - Study Sessions
 - February 13, 2020
 - May 28, 2020

Ordinance 15

- HB19-1230 Marijuana Hospitality Establishments states an Ordinance must be passed by a local jurisdiction to authorize the operation of Marijuana Hospitality Businesses
- June 16th Ordinance 1st Reading
- June 30th Ordinance 2nd Reading
- July 9th Publication of Ordinance
- August 8th Ordinance goes into effect

Development Standards and Regulations

- Section 2-02-15 details the procedures for amendments to the text of the Development Standards and Regulations.
- Only the BoCC may, after a recommendation from the Planning Commission, adopt a resolution amending the text of the Development Standards and Regulations.

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 person or property in the surrounding areas nor to the community in general.

Summary of Text Amendments

Development Standards and Regulations

- Chapter 3 Zone District Regulations
- Chapter 4 Design Requirements and Performance Standards
- Chapter 11 Definitions

Marijuana Licensing Regulations

Chapter 3 – Zone District Regulations

New Uses Defined

- Marijuana Hospitality Business
- Retail Marijuana Hospitality and Sales Business

Proposed to be permitted in the following zone districts:

Commercial	Industrial
C – 3	I – 1
C – 4	I – 2
C – 5	I – 3

Chapter 4 – Design Requirements and Performance Standards

Facility Type	Zone District	School/ Daycare	Community Facilities	Residential Uses
Retail Store	C-3, C-4, C-5 I-1, I-2, I-3	1,000 ft	100 ft	50 ft
Hospitality	C-3, C-4, C-5 I-1, I-2, I-3	1,000 ft	100 ft	50 ft
Manufacturing	I-1, I-3, I-3	1,000 ft	100 ft	50 ft
Cultivation	A-3 C-3, C-4, C-5 I-1, I-2, I-3	1,000 ft	100 ft	50 ft

- 750 ft minimum separation between stores
- 5-mile minimum separation between hospitality businesses
- 500 ft minimum setback from residential if outdoor consumption is allowed

Chapter 4 – Design Requirements and Performance Standards

4-03-04-01 General Accessory Uses Permitted
(Commercial)

4-03-05-01 General Accessory Uses Permitted
(Industrial)

- Amended to include Marijuana Hospitality Business
- Allow for an existing permitted use such as a restaurant or spa to obtain a Marijuana Hospitality Business license and add this use to the existing business.

Chapter 4 – Design Requirements and Performance Standards

4-18-08 Marijuana Hospitality Businesses

4-18-09 Retail Marijuana Hospitality and Sales Business

- Mobile premises
 - Maintain fixed place of business in unincorporated Adams County
- Accessory use to existing commercial/industrial uses
- Outdoor consumption
 - 500ft setback from residentially zoned/used property
 - Screened from view by 8ft solid screen fence or other effective screening material
 - No greater than 50% than indoor consumption area

Chapter 11 – Definitions

Definitions added for the following:

Terms	
Colorado Marijuana Code	Marijuana Hospitality Business
Consumption Area	Marijuana Hospitality Mobile License
Hospitality Business	Mobile Premises
License	Outdoor Consumption Area
Licensed Hospitality Business	Premises
Licensed Premises	Restricted Access Area
Limited Access Area	Retail Marijuana Hospitality and Sales Business
Marijuana Business	

Marijuana Licensing Regulations

Section 03.01 Licenses

- Add Marijuana Hospitality Business, mobile premises, and Retail Marijuana Hospitality and Sales Business license types.

Section 04.01.04 Application

- Address of licensed premises
- All applicant/manager/entity information
- Statement regarding denial of any previous license or felony convictions

Marijuana Licensing Regulations

Section 04.01.04 Application

4. Operating Plan

- Location of proposed hospitality area on Floor Plan
- Proof of possession or permission to use property for the consumption of marijuana
- Employee Training Manual or Policy
 - Prevent underage entrance/consumption
 - Training of products, potency, effects
 - Training to educate customers
- Proposed hours of operation
- Health & Sanitation Plan for rental equipment

Marijuana Licensing Regulations

Section 04.01.04 Application

5. Community Engagement Plan

- Information of person responsible for community engagement
- Outreach Plan to engage residents/businesses in local neighborhood
- Plan to create positive impacts in the local neighborhood
- Policy/Procedure to address concerns or complaints from local neighborhood
- Policy/Procedure to promote participation in regulated marijuana industry from those who have been harmed by its prohibition and enforcement to positively impact the community

Marijuana Licensing Regulations

Section 04.01.04 Application

6. Mobile Premises

- Separate license for each vehicle
- Mobile Premises information
 - Proof vehicle is owned/leased by the business
 - Vehicle make, model, year
 - Proof vehicle is equipped with GPS
 - Proof vehicle is equipped with video surveillance
 - Proof vehicle is equipped with proper screening

Marijuana Licensing Regulations

Section 05.02 Operation Standards

- Marijuana Hospitality Business shall be equipped with the proper odor absorbing ventilation and exhaust system to prevent odor from being detected outside the Business
- Encourage appropriate patron conduct
 - Announcement at closing and post signs requesting patrons to respect residents of adjacent neighborhoods
 - Cut off service to impaired patrons and provide car service information

Marijuana Licensing Regulations

Section 05.02 Operation Standards

- Posts signs on exterior of business with information of community relations employee to contact if there are issues/concerns with the business
- Mobile Premises shall designate and maintain a fixed place of business within unincorporated Adams County separate from the Mobile Premises

Marijuana Licensing Regulations

Section 10.01.01 Operating and Renewal Fees

Operating and Renewal Fees

Retail Marijuana Hospitality & Sales Business	\$15,000*
Marijuana Hospitality Business	\$15,000
Mobile Premises	\$1,000
Administrative Fee	
Change of Ownership	\$5,000

* Updated proposed fee

Throughout

Text Amendments made throughout:

- Updated existing business types, terms, and processes to align with those currently used by the Marijuana Enforcement Division
- Updated references to new sections of the Colorado Constitution
- Updated references to new sections of the Colorado Marijuana Code

Lottery System

- All Marijuana Hospitality Licenses will be administered via the Lottery System
- Complete the Lottery Application and submit to the Licensing Administrator
- Applicant will receive an email confirming receipt of their application along with their lottery number
- Lottery Registration July 29 – Aug 7
- Lottery will be held August 12th, streamed on YouTube
- 10 additional numbers will be drawn for a wait list

Stakeholder & Public Outreach

- Public Meetings:
 - Tuesday, May 19th 5:30 P.M.
Virtually - Zoom
 - Thursday, June 18th 5:30 P.M.
Virtually – Zoom
- Stakeholder Meeting:
 - Thursday, May 14th 10:00 A.M.
Virtually – Zoom
 - Current Marijuana Licensees, Marijuana Interest groups

Public Comments

- 6 Comments for Ordinance 15
- 6 Comments for text amendments
- Industry Comments
 - 5 miles distance between hospitality businesses too great
 - Fees are too high
 - Hospitality licenses should be administered via a merit-based system, not the lottery system
 - A lesser setback requirement for outdoor consumption was requested for hospitality businesses that would only allow for consumption of edibles
 - Social equity should be considered when administering licenses

Public Comments

- Public Comments
 - Implementation of strict setback requirements from schools, childcare centers, recreation and residential areas
 - Implementation of strict setback requirements between hospitality businesses to prevent concentration in neighborhoods already combatting other risk factors
 - Vetting of businesses; require they demonstrate a plan to diminish risks they pose to minors
 - Add a provision to allow school districts to consult with the county prior to granting a hospitality license
 - Public health impacts

Referral Comments

- Referral request sent to 250+ agencies:
- Responding with Concerns:
 - Mapleton Public Schools
 - Westminster Public Schools
 - Tri-County Health Department
- Responding without Concerns:

Agency	Agency
Adams County Fire Rescue	Arapahoe County Planning
Arapahoe County Public Works	CDPHE
Colorado Division of Water Resources	Denver Water
Strasburg Fire Protection District	Southwest Adams County Water and Sanitation District
Thornton Fire Department	United Power
Xcel Energy	

Planning Commission Update

- Hearing: July 9, 2020
- Public Comment:
 - Mapleton Public Schools
- Recommended APPROVAL (7-0)

Planning Commission Recommendation

Approval of the text amendments (PLN2020-00005) with 3 findings-of-fact and 3 conditions.

Conditions

- Prohibit mobile licensing
- Prohibit outdoor consumption
- Allow staff to change any typographical errors for a period of 30 days following the hearing.

Licensing Technician FTE

- Licensing program has grown
- Additional program requirements with the licensing of hospitality
- Implement a robust inspection program for all licensing
- Add the FTE with a future budget amendment

Cost/Revenue Analysis	
Revenue	\$229,600
Current Costs	\$80,300
Additional Costs	\$75,700
Remaining	\$73,600

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.