



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
August 4, 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 July 20-24, 2020
- B. Minutes of the Commissioners' Proceedings from July 28, 2020
- C. Adams County Public Trustee Operational Expense for the Quarter Ending June 2020
- D. Resolution Approving Intergovernmental Agreement between the Board of County Commissioners of Adams County and the Southeast Weld Fire Protection District for Collection of Fire District Impact Fees
(File approved by ELT)
- E. Resolution Approving Agreement between the Board of County Commissioners of the County of Adams and Adams County Foundation
(File approved by ELT)
- F. Resolution Approving Intergovernmental Agreement between the Board of County Commissioners of the County of Adams and Maiker Housing Partners
(File approved by ELT)
- G. Resolution Appointing Andy Shaw as a Member of the Workforce Development Board
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

- 1. Resolution Approving Amendment One for the Purchase of Voting Equipment and Accessories from Dominion Voting Systems and Replacing and Superseding Resolution 2020-177 that Previously Approved an Agreement
(File approved by ELT)
- 2. Resolution Approving Amendment Three to the Agreement between Adams County and Taylor Kohrs, LLC, for the Leader Blade Station, Replacing and Superseding Previous Resolution that Approved Change Order Four
(File approved by ELT)
- 3. Resolution Approving an Agreement between Adams County and K&H Election Services for Ballot Print Services
(File approved by ELT)
- 4. Resolution Approving an Agreement between Adams County and Vance Brothers, Inc., to Provide Asphalt Fog Sealing and Restriping for Colorado Air and Space Port Runways and Taxiways
(File approved by ELT)

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

- 1. PRC2019-00018 6642 Decatur Subdivision
(File approved by ELT)

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	1,823,348.43
4	Capital Facilities Fund	12,305.82
5	Golf Course Enterprise Fund	12,499.27
6	Equipment Service Fund	8,848.27
13	Road & Bridge Fund	1,284,209.41
19	Insurance Fund	468,648.65
25	Waste Management Fund	4,640.22
30	Community Dev Block Grant Fund	7,560.00
43	Colorado Air & Space Port	2,075.92
50	FLATROCK Facility Fund	2,051.22
94	Sheriff Payables	5,931.00
		<u>3,632,118.21</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>
00006276	37193	CINA & CINA FORENSIC CONSULTIN	7/21/2020	46,000.00
00006282	1016895	G4S SECURE SOLUTIONS USA INC	7/22/2020	10,407.01
00006284	962875	SPIEGEL INDUSTRIAL LLC	7/22/2020	32,785.64
00006290	37193	CINA & CINA FORENSIC CONSULTIN	7/22/2020	8,000.00
00006291	373974	DAWN B HOLMES INC	7/22/2020	5,075.00
00006292	1019655	FEDERAL HEIGHTS CITY OF	7/22/2020	369,294.67
00006293	5449	NORTH METRO TASK FORCE	7/22/2020	133,084.71
00006294	1040251	RECEIVER GROUP LLC THE	7/22/2020	1,054.75
00750743	1029844	ABEYTA JOSEPH AND ADRIA	7/23/2020	200.00
00750744	42779	ADAMS COUNTY COMMUNICATION CEN	7/23/2020	400,534.97
00750745	44826	ADAMS COUNTY SCHOOL DIST 14	7/23/2020	1,650.00
00750746	91631	ADAMSON POLICE PRODUCTS	7/23/2020	987.50
00750749	32273	ALL COPY PRODUCTS INC	7/23/2020	204.94
00750751	12012	ALSCO AMERICAN INDUSTRIAL	7/23/2020	201.14
00750754	50314	APEX SOFTWARE	7/23/2020	2,720.00
00750755	322973	ARMORED KNIGHTS INC	7/23/2020	2,036.52
00750757	48489	BAKER JOHN W	7/23/2020	200.00
00750758	215363	BARTON MELISSA	7/23/2020	150.00
00750759	422618	BARTON MICHAEL	7/23/2020	150.00
00750760	3020	BENNETT TOWN OF	7/23/2020	79.05
00750761	3020	BENNETT TOWN OF	7/23/2020	1,500.00
00750763	47314	BOGAN JOAN	7/23/2020	150.00
00750764	152081	BRAND AGENTS INC	7/23/2020	872.50
00750765	13160	BRIGHTON CITY OF (WATER)	7/23/2020	3,899.63
00750766	13160	BRIGHTON CITY OF (WATER)	7/23/2020	826.54
00750767	13160	BRIGHTON CITY OF (WATER)	7/23/2020	19,661.73
00750768	13160	BRIGHTON CITY OF (WATER)	7/23/2020	14,333.12
00750769	13160	BRIGHTON CITY OF (WATER)	7/23/2020	108.79
00750772	726898	CA SHORT COMPANY	7/23/2020	18,053.38
00750773	56250	CCR EVENT GROUP	7/23/2020	11,450.00
00750774	85631	CECIL CONNIE	7/23/2020	150.00
00750776	852482	CLEARWAY ENERGY GROUP LLC	7/23/2020	1,579.54
00750778	2381	COLO ANALYTICAL LABORATORY	7/23/2020	80.00
00750781	460842	COLO INFORMATION SHARING CONSO	7/23/2020	623.00
00750782	44915	COLO JUDICIAL DEPT	7/23/2020	100.50
00750783	209334	COLO NATURAL GAS INC	7/23/2020	35.13

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>
00750784	2157	COLO OCCUPATIONAL MEDICINE PHY	7/23/2020	536.00
00750785	1045881	CONARD DANIEL	7/23/2020	147.00
00750786	255001	COPYCO QUALITY PRINTING INC	7/23/2020	160.00
00750788	40374	COSTAR REALTY INFORMATION INC	7/23/2020	4,161.16
00750789	218467	CRAMER STEPHEN S	7/23/2020	150.00
00750791	564091	DENTONS US LLP	7/23/2020	36,000.00
00750792	921013	DUPONT LAW FIRM LLC	7/23/2020	17.00
00750793	808844	DUPRIEST JOHN FIELDEN	7/23/2020	65.00
00750794	13409	EASTERN DISPOSE ALL	7/23/2020	325.50
00750795	1042397	EG POWER ENGINEERING LLC	7/23/2020	4,850.00
00750797	100703	FLOREZ SHAYLEN R	7/23/2020	150.00
00750798	698569	FOREST SEAN	7/23/2020	65.00
00750799	1040369	FOX CAR RENTAL / FOX DRU	7/23/2020	100.00
00750800	783632	GAM ENTERPRISES INC	7/23/2020	5,890.48
00750801	293118	GARNER, ROSIE	7/23/2020	65.00
00750802	105186	GARNETT BARARA	7/23/2020	150.00
00750803	1045874	GONZALES JACQUELINE	7/23/2020	19.00
00750804	896555	GRANICUS LLC	7/23/2020	17,968.11
00750805	808845	GRONQUIST CHRIS	7/23/2020	65.00
00750806	809485	HAGGERTY BRIAN	7/23/2020	65.00
00750807	866174	HARRIS KOCHER SMITH	7/23/2020	120.00
00750808	4387	HETTINGER KATHLEEN S	7/23/2020	150.00
00750809	489684	HEWLETT-PACKARD ENTERPRISE CO	7/23/2020	11,000.00
00750810	699829	HILL'S PET NUTRITION SALES INC	7/23/2020	441.60
00750811	727825	HOLMES JAMES KENNETH	7/23/2020	100.00
00750812	358482	HOLST AND BOETTCHER	7/23/2020	19.00
00750813	494097	HP INC	7/23/2020	80,818.00
00750814	5814	I70 SCOUT THE	7/23/2020	832.00
00750815	115496	INNOVEST PORTFOLIO SOLUTIONS L	7/23/2020	9,500.00
00750817	13565	INTERMOUNTAIN REA	7/23/2020	29.41
00750818	13565	INTERMOUNTAIN REA	7/23/2020	1,340.40
00750820	746356	J. BROWER PSYCHOLOGICAL SERVIC	7/23/2020	2,300.00
00750821	535598	JACHIMIAK PETERSON LLC	7/23/2020	10,692.00
00750822	513066	JAMES REAL ESTATE SERVICES INC	7/23/2020	150.00
00750823	99473	JAMS	7/23/2020	1,167.50
00750824	92992	JAY DEE INC	7/23/2020	41,814.00

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>
00750825	10467	JEFFERSON COUNTY HUMAN SERVICE	7/23/2020	5,932.50
00750826	652983	K&H INTEGRATED PRINT SOLUTIONS	7/23/2020	202,207.10
00750827	1045876	KARKI SABINA	7/23/2020	19.00
00750828	1029848	KING SOOPERS	7/23/2020	150.00
00750831	192058	LADWIG MICHAEL V MD PC	7/23/2020	384.00
00750832	980601	LARSON JOSEPH	7/23/2020	250.00
00750833	1042149	LINDSAY LACEY JO	7/23/2020	600.00
00750834	638722	LUCERO-ALVAREZ JENNIFER	7/23/2020	1,001.68
00750836	637831	MCCREARY RAPHAEL	7/23/2020	65.00
00750837	247198	MGT OF AMERICA INC	7/23/2020	11,000.00
00750838	304690	MILE HIGH YOUTH CORPS	7/23/2020	27,000.00
00750839	13719	MORGAN COUNTY REA	7/23/2020	167.67
00750840	13591	MWI VETERINARY SUPPLY CO	7/23/2020	2,664.18
00750842	1047983	NCOURT LLC	7/23/2020	350.00
00750844	29466	OTIS ELEVATOR COMPANY	7/23/2020	9,167.46
00750845	669732	PATTERSON VETERINARY SUPPLY IN	7/23/2020	221.55
00750847	71065	PEREZ WALDEMAR P	7/23/2020	150.00
00750848	720230	PHILLIPS PET FOOD & SUPPLIES	7/23/2020	657.70
00750849	39496	PIPER COMMUNICATION SERVICES I	7/23/2020	1,195.00
00750852	725956	PRUDENTIAL OVERALL SUPPLY	7/23/2020	110.56
00750853	8348	PUEBLO COUNTY GOVERNMENT	7/23/2020	1,450.00
00750854	463618	RA CLARK ENTERPRISES	7/23/2020	1,582.95
00750855	679843	REACHING HOPE	7/23/2020	1,050.00
00750856	80166	REAP	7/23/2020	30,000.00
00750858	53054	RICHARDSON SHARON	7/23/2020	65.00
00750859	984676	ROBIN JACKELow COUNSELING	7/23/2020	237.50
00750861	752307	RUNBECK ELECTION SERVICES INC	7/23/2020	900.70
00750863	1029870	SANTIAGOS MEXICAN RESTURANT	7/23/2020	100.00
00750864	564443	SHIBAO KELSEY	7/23/2020	187.50
00750865	13538	SHRED IT USA LLC	7/23/2020	138.00
00750866	1045872	SHULL LESA MARIE	7/23/2020	19.00
00750868	10449	SIR SPEEDY	7/23/2020	1,035.98
00750869	13932	SOUTH ADAMS WATER & SANITATION	7/23/2020	48.18
00750871	42818	STATE OF COLORADO	7/23/2020	.59
00750872	42818	STATE OF COLORADO	7/23/2020	3.99
00750873	42818	STATE OF COLORADO	7/23/2020	75.04

Net Warrants by Fund Detail

1 General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750874	42818	STATE OF COLORADO	7/23/2020	505.88
00750875	42818	STATE OF COLORADO	7/23/2020	159.86
00750876	42818	STATE OF COLORADO	7/23/2020	1,358.97
00750877	42818	STATE OF COLORADO	7/23/2020	17.46
00750878	42818	STATE OF COLORADO	7/23/2020	217.05
00750879	42818	STATE OF COLORADO	7/23/2020	984.55
00750880	42818	STATE OF COLORADO	7/23/2020	12,463.36
00750881	42818	STATE OF COLORADO	7/23/2020	58.02
00750882	42818	STATE OF COLORADO	7/23/2020	689.46
00750883	42818	STATE OF COLORADO	7/23/2020	2,241.63
00750884	42818	STATE OF COLORADO	7/23/2020	12,426.10
00750885	42818	STATE OF COLORADO	7/23/2020	13.02
00750886	42818	STATE OF COLORADO	7/23/2020	24.44
00750887	13949	STRASBURG SANITATION	7/23/2020	1,648.20
00750888	293662	SUMMIT LABORATORIES INC	7/23/2020	480.00
00750889	52553	SWEEP STAKES UNLIMITED	7/23/2020	20.00
00750890	52553	SWEEP STAKES UNLIMITED	7/23/2020	50.00
00750893	385142	THOMPSON GREGORY PAUL	7/23/2020	65.00
00750894	319978	TONSAGER DENNIS	7/23/2020	65.00
00750895	810316	TRELOAR TARA A	7/23/2020	65.00
00750896	666214	TYGRETTE DEBRA R	7/23/2020	120.00
00750897	1007	UNITED POWER (UNION REA)	7/23/2020	2,382.46
00750898	1007	UNITED POWER (UNION REA)	7/23/2020	67.68
00750899	1007	UNITED POWER (UNION REA)	7/23/2020	25,484.38
00750900	1007	UNITED POWER (UNION REA)	7/23/2020	29,855.00
00750901	1007	UNITED POWER (UNION REA)	7/23/2020	2,603.00
00750902	1007	UNITED POWER (UNION REA)	7/23/2020	5,203.59
00750903	1007	UNITED POWER (UNION REA)	7/23/2020	6,397.12
00750904	1007	UNITED POWER (UNION REA)	7/23/2020	488.69
00750905	1007	UNITED POWER (UNION REA)	7/23/2020	20,905.44
00750906	1007	UNITED POWER (UNION REA)	7/23/2020	57.61
00750907	1007	UNITED POWER (UNION REA)	7/23/2020	6,896.13
00750920	1029885	US VENTURE	7/23/2020	150.00
00750923	28617	VERIZON WIRELESS	7/23/2020	2,013.22
00750924	7162	WAGNER GEORGIA C	7/23/2020	27.00
00750925	1029886	WALMART	7/23/2020	50.00

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>
00750926	544338	WESTAR REAL PROPERTY SERVICES	7/23/2020	13,988.09
00750927	712817	WHITESTONE CONSTRUCTION SERVIC	7/23/2020	10,467.10
00750929	40340	WINDSTREAM COMMUNICATIONS	7/23/2020	980.01
00750930	40340	WINDSTREAM COMMUNICATIONS	7/23/2020	1,259.17
00750931	702804	WOLFE SANDRA KAY	7/23/2020	65.00
00750932	8498	WRIGHT WATER ENGINEERS	7/23/2020	2,370.67
00750933	13822	XCEL ENERGY	7/23/2020	4,059.48
00750934	13822	XCEL ENERGY	7/23/2020	3,734.80
00750935	13822	XCEL ENERGY	7/23/2020	63.16
00750936	13822	XCEL ENERGY	7/23/2020	5,696.95
00750937	13822	XCEL ENERGY	7/23/2020	615.97
00750938	13822	XCEL ENERGY	7/23/2020	13,496.33
00750939	13822	XCEL ENERGY	7/23/2020	9,180.83
00750940	13822	XCEL ENERGY	7/23/2020	50.76
00750941	13822	XCEL ENERGY	7/23/2020	68.87
00750942	13822	XCEL ENERGY	7/23/2020	114.66
00750943	13822	XCEL ENERGY	7/23/2020	516.56
00750944	13822	XCEL ENERGY	7/23/2020	102.60
00750945	13822	XCEL ENERGY	7/23/2020	78.98
00750946	13822	XCEL ENERGY	7/23/2020	48.26
00750947	13822	XCEL ENERGY	7/23/2020	123.97
00750948	13822	XCEL ENERGY	7/23/2020	76.14
00750961	1045877	ZEPEDA VOTHIBAY	7/23/2020	66.00
00750962	1045883	ZUNIGA ULIBARRI ERIC	7/23/2020	19.00

Fund Total**1,823,348.43**

County of Adams
Net Warrants by Fund Detail

4 **Capital Facilities Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750843	470643	ONENECK IT SOLUTIONS LLC	7/23/2020	12,305.82
Fund Total				12,305.82

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>
00750747	8579	AGFINITY INC	7/23/2020	108.00
00750752	12012	ALSCO AMERICAN INDUSTRIAL	7/23/2020	159.86
00750770	9822	BUCKEYE WELDING SUPPLY CO INC	7/23/2020	26.00
00750771	13206	C P S DISTRIBUTORS INC	7/23/2020	32.91
00750819	2202	INTERSTATE BATTERY OF ROCKIES	7/23/2020	163.85
00750830	11496	L L JOHNSON DIST	7/23/2020	2,345.77
00750835	308369	MASEK GOLF CARS OF COLORADO	7/23/2020	955.82
00750841	41651	NAPA	7/23/2020	279.84
00750857	26811	RENEWABLE FIBER	7/23/2020	1,553.50
00750860	433906	ROCKY MTN PUMP & CONTROLS LLC	7/23/2020	398.50
00750867	89126	SIMPLOT PARTNERS	7/23/2020	3,100.00
00750891	660831	TARGET SPECIALTY PRODUCTS	7/23/2020	675.00
00750919	2692	UNIVERSAL TRACTOR CO	7/23/2020	275.49
00750928	18645	WILBUR-ELLIS COMPANY LLC	7/23/2020	2,380.00
00750949	13822	XCEL ENERGY	7/23/2020	44.73
Fund Total				12,499.27

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>
00750816	682207	INSIGHT AUTO GLASS LLC	7/23/2020	210.00
00750862	16237	SAM HILL OIL INC	7/23/2020	8,337.79
00750892	790907	THE GOODYEAR TIRE AND RUBBER C	7/23/2020	300.48
Fund Total				8,848.27

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>
00006272	89295	ARVADA CITY OF	7/21/2020	17,037.65
00006273	89296	AURORA CITY OF	7/21/2020	230,030.89
00006274	89297	BENNETT TOWN OF	7/21/2020	12,203.02
00006275	89298	BRIGHTON CITY OF	7/21/2020	155,322.42
00006277	89299	COMMERCE CITY CITY OF	7/21/2020	167,406.54
00006278	89300	FEDERAL HEIGHTS CITY OF	7/21/2020	30,265.65
00006279	89301	NORTHGLENN CITY OF	7/21/2020	82,354.92
00006280	89302	THORNTON CITY OF	7/21/2020	330,024.49
00006281	89304	WESTMINSTER CITY OF	7/21/2020	149,382.53
00006295	982994	WESTERN STATES LAND SERVICES L	7/22/2020	11,439.16
00750741	11902	3M COMPANY	7/23/2020	8,069.13
00750742	25603	A-1 CHIPSEAL CO	7/23/2020	39,112.00
00750750	9507	ALLIED RECYCLED AGGREGATES	7/23/2020	19,479.60
00750753	12012	ALSCO AMERICAN INDUSTRIAL	7/23/2020	463.13
00750762	49497	BFI TOWER ROAD LANDFILL	7/23/2020	488.25
00750775	43659	CINTAS FIRST AID & SAFETY	7/23/2020	85.25
00750777	2305	COBITCO INC	7/23/2020	646.84
00750850	18611	POLAR REFRIGERATION COMPANY	7/23/2020	350.00
00750851	556555	PREMIER PORTABLES	7/23/2020	350.00
00750870	13932	SOUTH ADAMS WATER & SANITATION	7/23/2020	154.92
00750908	1007	UNITED POWER (UNION REA)	7/23/2020	48.28
00750909	1007	UNITED POWER (UNION REA)	7/23/2020	20.00
00750910	1007	UNITED POWER (UNION REA)	7/23/2020	149.53
00750911	1007	UNITED POWER (UNION REA)	7/23/2020	114.18
00750912	1007	UNITED POWER (UNION REA)	7/23/2020	126.31
00750913	1007	UNITED POWER (UNION REA)	7/23/2020	39.87
00750914	1007	UNITED POWER (UNION REA)	7/23/2020	115.05
00750915	1007	UNITED POWER (UNION REA)	7/23/2020	48.28
00750921	158184	UTILITY NOTIFICATION CENTER OF	7/23/2020	183.27
00750950	13822	XCEL ENERGY	7/23/2020	79.45
00750951	13822	XCEL ENERGY	7/23/2020	80.54
00750952	13822	XCEL ENERGY	7/23/2020	99.59
00750953	13822	XCEL ENERGY	7/23/2020	337.86
00750954	13822	XCEL ENERGY	7/23/2020	117.13
00750955	13822	XCEL ENERGY	7/23/2020	23,109.03
00750956	13822	XCEL ENERGY	7/23/2020	4,664.11

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>
00750957	13822	XCEL ENERGY	7/23/2020	86.38
00750958	13822	XCEL ENERGY	7/23/2020	47.17
00750959	13822	XCEL ENERGY	7/23/2020	35.45
00750960	13822	XCEL ENERGY	7/23/2020	41.54
Fund Total				1,284,209.41

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>
00750738	27429	ARTHUR J GALLAGHER	7/23/2020	191,092.00
00750739	27429	ARTHUR J GALLAGHER	7/23/2020	240,490.00
00750740	27429	ARTHUR J GALLAGHER	7/23/2020	36,164.00
00750796	947425	FIRST AMERICAN ADMINISTRATORS	7/23/2020	5.31
00750829	941052	KROLL INFORMATION ASSURANCE LL	7/23/2020	693.92
00750846	215754	PEAK FORM PROFESSIONAL LLC	7/23/2020	145.00
00750922	35731	VERIZON	7/23/2020	58.42
			Fund Total	468,648.65

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>
00750756	535096	B & B ENVIRONMENTAL SAFETY INC	7/23/2020	4,640.22
Fund Total				4,640.22

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>
00006283	903169	NEIGHBORLY SOFTWARE	7/22/2020	7,560.00
Fund Total				7,560.00

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>
00750748	88281	ALBERTS WATER & WASTEWATER SER	7/23/2020	229.20
00750787	1045498	CORONADO RICARDO	7/23/2020	134.00
00750790	1047953	DAVIS STEVEN	7/23/2020	1,712.72
Fund Total				2,075.92

Net Warrants by Fund Detail

50FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750779	2381	COLO ANALYTICAL LABORATORY	7/23/2020	57.00
00750916	1007	UNITED POWER (UNION REA)	7/23/2020	239.69
00750917	1007	UNITED POWER (UNION REA)	7/23/2020	58.37
00750918	1007	UNITED POWER (UNION REA)	7/23/2020	1,696.16
Fund Total				2,051.22

County of Adams
Net Warrants by Fund Detail

94

Sheriff Payables

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00750780	5556	COLO BUREAU INVESTIGATION-IDEN	7/23/2020	5,931.00
Fund Total				5,931.00

County of Adams
Net Warrants by Fund Detail

Grand Total 3,632,118.21

County of Adams
Vendor Payment Report

<u>1074</u>	<u>CA- Risk Management</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Safety-Drug & AI Test/Med Cert					
	PEAK FORM PROFESSIONAL LLC	00019	977939	368415	7/9/2020	<u>145.00</u>
					Account Total	<u>145.00</u>
					Department Total	<u><u>145.00</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					
	ONENECK IT SOLUTIONS LLC	00004	978666	369495	7/23/2020	12,305.82
					Account Total	12,305.82
					Department Total	12,305.82

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					
	FEDERAL HEIGHTS CITY OF	00001	978546	369302	7/21/2020	369,294.67
					Account Total	369,294.67
	Operating Supplies					
	BRAND AGENTS INC	00001	977940	368415	7/9/2020	872.50
	COLO JUDICIAL DEPT	00001	978609	369431	7/22/2020	100.50
	JEFFERSON COUNTY HUMAN SERVICE	00001	978610	369431	7/22/2020	5,932.50
	PIPER COMMUNICATION SERVICES I	00001	978611	369431	7/22/2020	1,195.00
					Account Total	8,100.50
	Other Professional Serv					
	REACHING HOPE	00001	978608	369431	7/22/2020	900.00
	REACHING HOPE	00001	978608	369431	7/22/2020	150.00
					Account Total	1,050.00
					Department Total	378,445.17

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>
	100LL Income					
	DAVIS STEVEN	00043	978590	369396	7/22/2020	<u>1,712.72</u>
					Account Total	<u>1,712.72</u>
					Department Total	<u><u>1,712.72</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					
	170 SCOUT THE	00001	978574	369390	7/22/2020	832.00
					Account Total	832.00
	Operating Supplies					
	RA CLARK ENTERPRISES	00001	978576	369390	7/22/2020	1,582.95
					Account Total	1,582.95
					Department Total	2,414.95

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	978577	369390	7/22/2020	138.00
					Account Total	138.00
	Operating Supplies					
	COPYCO QUALITY PRINTING INC	00001	978572	369390	7/22/2020	120.00
					Account Total	120.00
					Department Total	258.00

County of Adams
Vendor Payment Report

<u>1021</u>	<u>CLK Recording</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	NCOURT LLC	00001	978575	369390	7/22/2020	350.00
					Account Total	350.00
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	978573	369390	7/22/2020	40.00
					Account Total	40.00
					Department Total	390.00

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>
	T-Hanger Deposits					
	CORONADO RICARDO	00043	978469	369265	7/21/2020	134.00
					Account Total	134.00
					Department Total	134.00

County of Adams
Vendor Payment Report

<u>30</u>	<u>Community Dev Block Grant Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	NEIGHBORLY SOFTWARE	00030	978556	369375	7/22/2020	<u>7,560.00</u>
					Account Total	<u>7,560.00</u>
					Department Total	<u><u>7,560.00</u></u>

County of Adams
Vendor Payment Report

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	ALL COPY PRODUCTS INC	00001	978313	369002	7/16/2020	204.94
					Account Total	204.94
	Software and Licensing					
	APEX SOFTWARE	00001	978312	369002	7/16/2020	2,720.00
	COSTAR REALTY INFORMATION INC	00001	978314	369002	7/16/2020	4,161.16
					Account Total	6,881.16
					Department Total	7,086.10

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					
	PUEBLO COUNTY GOVERNMENT	00001	978164	368896	7/15/2020	1,450.00
					Account Total	1,450.00
	Other Professional Serv					
	JAMES REAL ESTATE SERVICES INC	00001	977937	368415	7/9/2020	150.00
	JAMS	00001	978163	368896	7/15/2020	1,167.50
	SWEEP STAKES UNLIMITED	00001	978161	368896	7/15/2020	20.00
	SWEEP STAKES UNLIMITED	00001	978162	368896	7/15/2020	50.00
					Account Total	1,387.50
					Department Total	2,837.50

County of Adams
Vendor Payment Report

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	CINA & CINA FORENSIC CONSULTIN	00001	978311	369000	7/16/2020	46,000.00
	CINA & CINA FORENSIC CONSULTIN	00001	978599	369405	7/22/2020	8,000.00
	DAWN B HOLMES INC	00001	978448	369186	7/20/2020	5,075.00
					Account Total	<u>59,075.00</u>
					Department Total	<u><u>59,075.00</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>
	Other Professional Serv					
	RECEIVER GROUP LLC THE	00001	977603	367785	7/1/2020	<u>1,054.75</u>
					Account Total	<u>1,054.75</u>
					Department Total	<u><u>1,054.75</u></u>

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>
	Medical Services					
	ROBIN JACKELow COUNSELING	00001	977871	368297	7/8/2020	<u>237.50</u>
					Account Total	<u>237.50</u>
					Department Total	<u><u>237.50</u></u>

County of Adams
Vendor Payment Report

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Court Reporting Transcripts					
	SHIBAO KELSEY	00001	977885	368297	7/8/2020	187.50
	WAGNER GEORGIA C	00001	977872	368297	7/8/2020	27.00
					Account Total	214.50
	Other Professional Serv					
	COLO INFORMATION SHARING CONSO	00001	977884	368297	7/8/2020	623.00
					Account Total	623.00
					Department Total	837.50

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>
	Grants to Other Instit					
	REAP	00001	978316	369009	7/16/2020	<u>30,000.00</u>
					Account Total	<u>30,000.00</u>
					Department Total	<u><u>30,000.00</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					
	INSIGHT AUTO GLASS LLC	00006	978612	369495	7/23/2020	40.00
	INSIGHT AUTO GLASS LLC	00006	978613	369495	7/23/2020	170.00
	SAM HILL OIL INC	00006	978615	369495	7/23/2020	457.27
	SAM HILL OIL INC	00006	978616	369495	7/23/2020	5,907.18
	SAM HILL OIL INC	00006	978617	369495	7/23/2020	1,973.34
	THE GOODYEAR TIRE AND RUBBER C	00006	978614	369495	7/23/2020	300.48
					Account Total	8,848.27
					Department Total	8,848.27

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>
	Printing External					
	SIR SPEEDY	00001	978553	369373	7/22/2020	1,035.98
					Account Total	1,035.98
					Department Total	1,035.98

County of Adams
Vendor Payment Report

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	BENNETT TOWN OF	00001	978456	369192	7/20/2020	1,500.00
	WESTAR REAL PROPERTY SERVICES	00001	978460	369192	7/20/2020	13,988.09
					Account Total	15,488.09
	Gas & Electricity					
	Energy Cap Bill ID=10799	00001	978424	369185	6/17/2020	35.13
					Account Total	35.13
	Water/Sewer/Sanitation					
	EASTERN DISPOSE ALL	00001	978454	369192	7/20/2020	143.50
	Energy Cap Bill ID=10807	00001	978425	369185	7/1/2020	79.05
					Account Total	222.55
					Department Total	15,745.77

County of Adams
Vendor Payment Report

<u>1060</u>	<u>FO - Community Corrections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10844	00001	978405	369185	7/2/2020	4,059.48
					Account Total	4,059.48
					Department Total	4,059.48

County of Adams
Vendor Payment Report

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10802	00001	978435	369185	6/24/2020	78.98
	Energy Cap Bill ID=10810	00001	978436	369185	7/6/2020	6,397.12
					Account Total	<u>6,476.10</u>
					Department Total	<u><u>6,476.10</u></u>

County of Adams
Vendor Payment Report

<u>2090</u>	<u>FO - Flatrock Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COLO ANALYTICAL LABORATORY	00050	978458	369192	7/20/2020	57.00
					Account Total	57.00
	Gas & Electricity					
	Energy Cap Bill ID=10819	00050	978445	369185	7/6/2020	239.69
	Energy Cap Bill ID=10820	00050	978446	369185	7/6/2020	58.37
	Energy Cap Bill ID=10821	00050	978447	369185	7/6/2020	1,696.16
					Account Total	1,994.22
					Department Total	2,051.22

County of Adams
Vendor Payment Report

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10809	00001	978419	369185	7/6/2020	29,855.00
	Energy Cap Bill ID=10818	00001	978420	369185	7/6/2020	2,603.00
					Account Total	32,458.00
	Maintenance Contracts					
	SUMMIT LABORATORIES INC	00001	978459	369192	7/20/2020	480.00
					Account Total	480.00
					Department Total	32,938.00

County of Adams
Vendor Payment Report

<u>1070</u>	<u>FO - Honnen/Plan&Devel/MV Ware</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10804	00001	978407	369185	7/6/2020	767.34
	Energy Cap Bill ID=10805	00001	978408	369185	7/6/2020	678.91
	Energy Cap Bill ID=10832	00001	978409	369185	6/23/2020	3,734.80
	Energy Cap Bill ID=10833	00001	978410	369185	6/23/2020	63.16
					Account Total	5,244.21
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10798	00001	978411	369185	6/13/2020	48.18
					Account Total	48.18
					Department Total	5,292.39

County of Adams
Vendor Payment Report

<u>1079</u>	<u>FO - Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10836	00001	978421	369185	6/26/2020	615.97
	Energy Cap Bill ID=10838	00001	978422	369185	6/26/2020	13,496.33
	Energy Cap Bill ID=10842	00001	978423	369185	6/29/2020	9,180.83
					Account Total	<u>23,293.13</u>
					Department Total	<u><u>23,293.13</u></u>

County of Adams
Vendor Payment Report

<u>1071</u>	<u>FO - Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10823	00001	978412	369185	7/6/2020	67.68
	Energy Cap Bill ID=10827	00001	978413	369185	7/6/2020	25,484.38
					Account Total	25,552.06
					Department Total	25,552.06

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=10815	00001	978406	369185	7/6/2020	<u>2,382.46</u>
					Account Total	<u>2,382.46</u>
					Department Total	<u><u>2,382.46</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					
	EG POWER ENGINEERING LLC	00001	978455	369192	7/20/2020	4,850.00
					Account Total	4,850.00
	Gas & Electricity					
	Energy Cap Bill ID=10803	00001	978426	369185	7/6/2020	133.29
	Energy Cap Bill ID=10837	00001	978427	369185	6/23/2020	50.76
	Energy Cap Bill ID=10839	00001	978428	369185	6/23/2020	68.87
	Energy Cap Bill ID=10841	00001	978429	369185	6/23/2020	114.66
	Energy Cap Bill ID=10843	00001	978430	369185	7/2/2020	516.56
	Energy Cap Bill ID=10845	00001	978431	369185	6/26/2020	102.60
					Account Total	986.74
					Department Total	5,836.74

County of Adams
Vendor Payment Report

<u>1123</u>	<u>FO - Riverdale Animal Shelter</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COLO ANALYTICAL LABORATORY	00001	978457	369192	7/20/2020	<u>80.00</u>
					Account Total	<u>80.00</u>
					Department Total	<u><u>80.00</u></u>

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=10822	00001	978432	369185	7/6/2020	5,203.59
					Account Total	5,203.59
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10812	00001	978433	369185	7/1/2020	3,899.63
	Energy Cap Bill ID=10817	00001	978434	369185	7/1/2020	826.54
					Account Total	4,726.17
					Department Total	9,929.76

County of Adams
Vendor Payment Report

<u>2009</u>	<u>FO - Sheriff Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10824	00001	978437	369185	7/6/2020	488.69
	Energy Cap Bill ID=10825	00001	978438	369185	7/6/2020	20,905.44
	Energy Cap Bill ID=10826	00001	978439	369185	7/6/2020	57.61
	Energy Cap Bill ID=10828	00001	978440	369185	7/6/2020	6,896.13
	Energy Cap Bill ID=10835	00001	978441	369185	6/23/2020	48.26
					Account Total	28,396.13
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10813	00001	978442	369185	7/1/2020	19,661.73
	Energy Cap Bill ID=10814	00001	978443	369185	7/1/2020	14,333.12
	Energy Cap Bill ID=10816	00001	978444	369185	7/1/2020	108.79
					Account Total	34,103.64
					Department Total	62,499.77

County of Adams
Vendor Payment Report

<u>1075</u>	<u>FO - Strasburg/Whittier</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10800	00001	978415	369185	6/18/2020	29.41
	Energy Cap Bill ID=10808	00001	978416	369185	7/1/2020	167.67
	Energy Cap Bill ID=10811	00001	978417	369185	7/8/2020	1,340.40
					Account Total	1,537.48
	Water/Sewer/Sanitation					
	EASTERN DISPOSE ALL	00001	978453	369192	7/20/2020	182.00
	Energy Cap Bill ID=10806	00001	978418	369185	7/1/2020	1,648.20
					Account Total	1,830.20
					Department Total	3,367.68

County of Adams
Vendor Payment Report

<u>1072</u>	<u>FO - West Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10834	00001	978414	369185	6/26/2020	<u>5,696.95</u>
					Account Total	<u>5,696.95</u>
					Department Total	<u><u>5,696.95</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>
	Diversion Restitution Payable					
	ABEYTA JOSEPH AND ADRIA	00001	978449	369190	7/20/2020	200.00
	FOX CAR RENTAL / FOX DRU	00001	978121	368852	7/15/2020	100.00
	KING SOOPERS	00001	978452	369190	7/20/2020	150.00
	SANTIAGOS MEXICAN RESTURANT	00001	978123	368852	7/15/2020	100.00
	US VENTURE	00001	978124	368852	7/15/2020	150.00
	WALMART	00001	978451	369190	7/20/2020	50.00
					Account Total	750.00
	Received not Vouchered Clrg					
	ADAMS COUNTY COMMUNICATION CEN	00001	978643	369495	7/23/2020	50,514.87
	ADAMS COUNTY COMMUNICATION CEN	00001	978643	369495	7/23/2020	11,959.07
	ADAMS COUNTY COMMUNICATION CEN	00001	978643	369495	7/23/2020	338,061.03
	ADAMS COUNTY SCHOOL DIST 14	00001	978645	369495	7/23/2020	440.00
	ADAMS COUNTY SCHOOL DIST 14	00001	978646	369495	7/23/2020	440.00
	ADAMS COUNTY SCHOOL DIST 14	00001	978647	369495	7/23/2020	770.00
	ADAMSON POLICE PRODUCTS	00001	978656	369495	7/23/2020	76.49
	ADAMSON POLICE PRODUCTS	00001	978656	369495	7/23/2020	66.01
	ADAMSON POLICE PRODUCTS	00001	978657	369495	7/23/2020	845.00
	ALSCO AMERICAN INDUSTRIAL	00001	978641	369495	7/23/2020	201.14
	ARMORED KNIGHTS INC	00001	978673	369507	7/23/2020	339.42
	ARMORED KNIGHTS INC	00001	978673	369507	7/23/2020	339.42
	ARMORED KNIGHTS INC	00001	978673	369507	7/23/2020	339.42
	ARMORED KNIGHTS INC	00001	978673	369507	7/23/2020	339.42
	ARMORED KNIGHTS INC	00001	978673	369507	7/23/2020	339.42
	ARMORED KNIGHTS INC	00001	978673	369507	7/23/2020	339.42
	CA SHORT COMPANY	00001	978620	369495	7/23/2020	1,385.00
	CA SHORT COMPANY	00001	978621	369495	7/23/2020	2,500.00
	CA SHORT COMPANY	00001	978622	369495	7/23/2020	13,287.15
	CA SHORT COMPANY	00001	978623	369495	7/23/2020	881.23
	CCR EVENT GROUP	00001	978668	369495	7/23/2020	11,450.00
	DENTONS US LLP	00001	978372	369099	7/17/2020	12,000.00
	DENTONS US LLP	00001	978373	369099	7/17/2020	12,000.00
	DENTONS US LLP	00001	978374	369099	7/17/2020	12,000.00
	G4S SECURE SOLUTIONS USA INC	00001	978557	369375	7/22/2020	1,068.88
	G4S SECURE SOLUTIONS USA INC	00001	978558	369375	7/22/2020	778.91

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>
	G4S SECURE SOLUTIONS USA INC	00001	978559	369375	7/22/2020	1,037.45
	G4S SECURE SOLUTIONS USA INC	00001	978560	369375	7/22/2020	1,038.54
	G4S SECURE SOLUTIONS USA INC	00001	978561	369375	7/22/2020	778.91
	G4S SECURE SOLUTIONS USA INC	00001	978562	369375	7/22/2020	1,037.72
	G4S SECURE SOLUTIONS USA INC	00001	978563	369375	7/22/2020	1,038.54
	G4S SECURE SOLUTIONS USA INC	00001	978565	369375	7/22/2020	785.46
	G4S SECURE SOLUTIONS USA INC	00001	978566	369375	7/22/2020	1,025.15
	G4S SECURE SOLUTIONS USA INC	00001	978567	369375	7/22/2020	1,038.54
	G4S SECURE SOLUTIONS USA INC	00001	978568	369375	7/22/2020	778.91
	GAM ENTERPRISES INC	00001	978652	369495	7/23/2020	175.50
	GAM ENTERPRISES INC	00001	978653	369495	7/23/2020	5,714.98
	GRANICUS LLC	00001	978661	369495	7/23/2020	2,449.42
	GRANICUS LLC	00001	978662	369495	7/23/2020	15,518.69
	HARRIS KOCHER SMITH	00001	978626	369495	7/23/2020	120.00
	HEWLETT-PACKARD ENTERPRISE CO	00001	978667	369495	7/23/2020	11,000.00
	HILL'S PET NUTRITION SALES INC	00001	978654	369495	7/23/2020	441.60
	HP INC	00001	978670	369495	7/23/2020	80,818.00
	INNOVEST PORTFOLIO SOLUTIONS L	00001	978669	369495	7/23/2020	9,500.00
	J. BROWER PSYCHOLOGICAL SERVIC	00001	978642	369495	7/23/2020	1,200.00
	J. BROWER PSYCHOLOGICAL SERVIC	00001	978642	369495	7/23/2020	1,100.00
	JACHIMIAK PETERSON LLC	00001	978619	369495	7/23/2020	10,692.00
	JAY DEE INC	00001	978649	369495	7/23/2020	41,814.00
	K&H INTEGRATED PRINT SOLUTIONS	00001	978658	369495	7/23/2020	17,664.02
	K&H INTEGRATED PRINT SOLUTIONS	00001	978659	369495	7/23/2020	184,543.08
	MGT OF AMERICA INC	00001	978625	369495	7/23/2020	11,000.00
	MILE HIGH YOUTH CORPS	00001	978664	369495	7/23/2020	18,000.00
	MILE HIGH YOUTH CORPS	00001	978665	369495	7/23/2020	9,000.00
	MWI VETERINARY SUPPLY CO	00001	978633	369495	7/23/2020	153.96
	MWI VETERINARY SUPPLY CO	00001	978634	369495	7/23/2020	315.46
	MWI VETERINARY SUPPLY CO	00001	978635	369495	7/23/2020	24.45
	MWI VETERINARY SUPPLY CO	00001	978636	369495	7/23/2020	1,811.25
	MWI VETERINARY SUPPLY CO	00001	978637	369495	7/23/2020	254.39
	MWI VETERINARY SUPPLY CO	00001	978638	369495	7/23/2020	69.78
	MWI VETERINARY SUPPLY CO	00001	978639	369495	7/23/2020	34.89
	OTIS ELEVATOR COMPANY	00001	978648	369495	7/23/2020	9,167.46
	PATTERSON VETERINARY SUPPLY IN	00001	978651	369495	7/23/2020	221.55

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>
	PHILLIPS PET FOOD & SUPPLIES	00001	978632	369495	7/23/2020	657.70
	PRUDENTIAL OVERALL SUPPLY	00001	978630	369495	7/23/2020	55.28
	PRUDENTIAL OVERALL SUPPLY	00001	978631	369495	7/23/2020	55.28
	RUNBECK ELECTION SERVICES INC	00001	978644	369495	7/23/2020	900.70
	SPIEGEL INDUSTRIAL LLC	00001	978555	369375	7/22/2020	25,892.96
	SPIEGEL INDUSTRIAL LLC	00001	978555	369375	7/22/2020	1,690.08
	SPIEGEL INDUSTRIAL LLC	00001	978555	369375	7/22/2020	5,202.60
	STATE OF COLORADO	00001	978674	369507	7/23/2020	.59
	STATE OF COLORADO	00001	978674	369507	7/23/2020	3.99
	STATE OF COLORADO	00001	978675	369507	7/23/2020	75.04
	STATE OF COLORADO	00001	978676	369507	7/23/2020	505.88
	STATE OF COLORADO	00001	978677	369507	7/23/2020	159.86
	STATE OF COLORADO	00001	978678	369507	7/23/2020	1,358.97
	STATE OF COLORADO	00001	978679	369507	7/23/2020	17.46
	STATE OF COLORADO	00001	978680	369507	7/23/2020	217.05
	STATE OF COLORADO	00001	978681	369507	7/23/2020	984.55
	STATE OF COLORADO	00001	978682	369507	7/23/2020	12,463.36
	STATE OF COLORADO	00001	978683	369507	7/23/2020	58.02
	STATE OF COLORADO	00001	978684	369507	7/23/2020	689.46
	STATE OF COLORADO	00001	978685	369507	7/23/2020	2,241.63
	STATE OF COLORADO	00001	978686	369507	7/23/2020	12,426.10
	STATE OF COLORADO	00001	978687	369507	7/23/2020	13.02
	STATE OF COLORADO	00001	978688	369507	7/23/2020	24.44
	TYGRETTE DEBRA R	00001	978655	369495	7/23/2020	120.00
	WHITESTONE CONSTRUCTION SERVIC	00001	978650	369495	7/23/2020	11,018.00
	WRIGHT WATER ENGINEERS	00001	978628	369495	7/23/2020	786.38
	WRIGHT WATER ENGINEERS	00001	978629	369495	7/23/2020	1,584.29
					Account Total	993,327.69
	Retainages Payable					
	WHITESTONE CONSTRUCTION SERVIC	00001	978650	369495	7/23/2020	550.90-
					Account Total	550.90-
					Department Total	993,526.79

County of Adams
Vendor Payment Report

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	BUCKEYE WELDING SUPPLY CO INC	00005	978379	369108	7/17/2020	26.00
					Account Total	26.00
	Gas & Electricity					
	XCEL ENERGY	00005	978401	369108	7/17/2020	44.73
					Account Total	44.73
	Grounds Maintenance					
	AGFINITY INC	00005	978375	369108	7/17/2020	108.00
	C P S DISTRIBUTORS INC	00005	978380	369108	7/17/2020	32.91
	RENEWABLE FIBER	00005	978394	369108	7/17/2020	1,553.50
	ROCKY MTN PUMP & CONTROLS LLC	00005	978393	369108	7/17/2020	398.50
	SIMPLOT PARTNERS	00005	978395	369108	7/17/2020	1,550.00
	SIMPLOT PARTNERS	00005	978396	369108	7/17/2020	1,550.00
	TARGET SPECIALTY PRODUCTS	00005	978397	369108	7/17/2020	173.50
	TARGET SPECIALTY PRODUCTS	00005	978398	369108	7/17/2020	501.50
	WILBUR-ELLIS COMPANY LLC	00005	978400	369108	7/17/2020	2,380.00
					Account Total	8,247.91
	Repair & Maint Supplies					
	ALSCO AMERICAN INDUSTRIAL	00005	978376	369108	7/17/2020	52.34
	ALSCO AMERICAN INDUSTRIAL	00005	978377	369108	7/17/2020	55.18
	ALSCO AMERICAN INDUSTRIAL	00005	978378	369108	7/17/2020	52.34
					Account Total	159.86
	Vehicle Parts & Supplies					
	INTERSTATE BATTERY OF ROCKIES	00005	978381	369108	7/17/2020	93.95
	INTERSTATE BATTERY OF ROCKIES	00005	978382	369108	7/17/2020	69.90
	L L JOHNSON DIST	00005	978383	369108	7/17/2020	145.20
	L L JOHNSON DIST	00005	978384	369108	7/17/2020	871.50
	L L JOHNSON DIST	00005	978385	369108	7/17/2020	199.63
	L L JOHNSON DIST	00005	978386	369108	7/17/2020	135.31
	L L JOHNSON DIST	00005	978387	369108	7/17/2020	626.99
	L L JOHNSON DIST	00005	978388	369108	7/17/2020	253.44
	L L JOHNSON DIST	00005	978389	369108	7/17/2020	113.70
	MASEK GOLF CARS OF COLORADO	00005	978390	369108	7/17/2020	588.42
	MASEK GOLF CARS OF COLORADO	00005	978391	369108	7/17/2020	367.40

County of Adams
Vendor Payment Report

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	NAPA	00005	978392	369108	7/17/2020	279.84
	UNIVERSAL TRACTOR CO	00005	978399	369108	7/17/2020	275.49
					Account Total	<u>4,020.77</u>
					Department Total	<u><u>12,499.27</u></u>

County of Adams
Vendor Payment Report

<u>2028</u>	<u>HIDTA Grant - NMTF</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	NORTH METRO TASK FORCE	00001	978402	369110	7/17/2020	133,084.71
					Account Total	133,084.71
					Department Total	133,084.71

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>
	Telephone					
	VERIZON	00019	978592	369397	7/22/2020	58.42
					Account Total	58.42
					Department Total	58.42

County of Adams
Vendor Payment Report

<u>8611</u>	<u>Insurance- Property/Casualty</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	General Liab - Other than Prop					
	KROLL INFORMATION ASSURANCE LL	00019	977938	368415	7/9/2020	693.92
					Account Total	693.92
	Insurance Premiums					
	ARTHUR J GALLAGHER	00019	977983	368417	7/9/2020	191,092.00
	ARTHUR J GALLAGHER	00019	977984	368417	7/9/2020	240,490.00
					Account Total	431,582.00
					Department Total	<u>432,275.92</u>

County of Adams
Vendor Payment Report

<u>8617</u>	<u>Insurance- Workers Comp</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Insurance Premiums					
	ARTHUR J GALLAGHER	00019	977985	368417	7/9/2020	36,164.00
					Account Total	36,164.00
					Department Total	36,164.00

County of Adams
Vendor Payment Report

<u>1058</u>	<u>IT Network/Telecom</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	WINDSTREAM COMMUNICATIONS	00001	978370	369094	7/17/2020	980.01
	WINDSTREAM COMMUNICATIONS	00001	978371	369094	7/17/2020	1,259.17
					Account Total	2,239.18
					Department Total	2,239.18

County of Adams
Vendor Payment Report

<u>1015</u>	<u>People Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Tuition Reimbursement					
	LUCERO-ALVAREZ JENNIFER	00001	978547	369318	7/21/2020	1,001.68
					Account Total	1,001.68
					Department Total	1,001.68

County of Adams
Vendor Payment Report

<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Fair Expenses-General					
	BAKER JOHN W	00001	978320	369078	7/17/2020	200.00
	BARTON MELISSA	00001	978583	369394	7/22/2020	150.00
	BARTON MICHAEL	00001	978584	369394	7/22/2020	150.00
	BOGAN JOAN	00001	978600	369408	7/22/2020	150.00
	CECIL CONNIE	00001	978581	369394	7/22/2020	150.00
	CRAMER STEPHEN S	00001	978586	369394	7/22/2020	150.00
	FLOREZ SHAYLEN R	00001	978585	369394	7/22/2020	150.00
	GARNETT BARARA	00001	978580	369394	7/22/2020	150.00
	HETTINGER KATHLEEN S	00001	978582	369394	7/22/2020	150.00
	HOLMES JAMES KENNETH	00001	978148	368877	7/15/2020	100.00
	LARSON JOSEPH	00001	978149	368877	7/15/2020	250.00
	LINDSAY LACEY JO	00001	978150	368877	7/15/2020	600.00
	PEREZ WALDEMAR P	00001	978579	369394	7/22/2020	150.00
					Account Total	2,500.00
					Department Total	2,500.00

County of Adams
Vendor Payment Report

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00001	978570	369387	7/22/2020	123.97
	XCEL ENERGY	00001	978571	369387	7/22/2020	76.14
					Account Total	<u>200.11</u>
					Department Total	<u><u>200.11</u></u>

County of Adams
Vendor Payment Report

<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	978037	368620	7/13/2020	65.00
	FOREST SEAN	00001	978038	368620	7/13/2020	65.00
	GARNER, ROSIE	00001	978040	368620	7/13/2020	65.00
	GRONQUIST CHRIS	00001	978119	368775	7/15/2020	65.00
	HAGGERTY BRIAN	00001	978035	368618	7/13/2020	65.00
	MCCREARY RAPHAEL	00001	978032	368618	7/13/2020	65.00
	RICHARDSON SHARON	00001	978039	368620	7/13/2020	65.00
	THOMPSON GREGORY PAUL	00001	978041	368620	7/13/2020	65.00
	TONSAGER DENNIS	00001	978034	368618	7/13/2020	65.00
	TRELOAR TARA A	00001	978036	368618	7/13/2020	65.00
	WOLFE SANDRA KAY	00001	978033	368618	7/13/2020	65.00
					Account Total	715.00
					Department Total	715.00

County of Adams
Vendor Payment Report

<u>3019</u>	<u>PW - Admin/Org</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Payments To Cities-Sales Taxes					
	ARVADA CITY OF	00013	978129	368861	7/15/2020	17,037.65
	AURORA CITY OF	00013	978130	368861	7/15/2020	230,030.89
	BENNETT TOWN OF	00013	978131	368861	7/15/2020	12,203.02
	BRIGHTON CITY OF	00013	978132	368861	7/15/2020	155,322.42
	COMMERCE CITY CITY OF	00013	978133	368861	7/15/2020	167,406.54
	FEDERAL HEIGHTS CITY OF	00013	978134	368861	7/15/2020	30,265.65
	NORTHGLENN CITY OF	00013	978135	368861	7/15/2020	82,354.92
	THORNTON CITY OF	00013	978136	368861	7/15/2020	330,024.49
	WESTMINSTER CITY OF	00013	978137	368861	7/15/2020	149,382.53
					Account Total	1,174,028.11
					Department Total	1,174,028.11

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					
	SOUTH ADAMS WATER & SANITATION	00013	978342	369086	7/17/2020	154.92
					Account Total	154.92
	Dust Abatement					
	COBITCO INC	00013	978335	369086	7/17/2020	351.60
					Account Total	351.60
	Gas & Electricity					
	UNITED POWER (UNION REA)	00013	978362	369091	7/17/2020	48.28
	UNITED POWER (UNION REA)	00013	978363	369091	7/17/2020	20.00
	UNITED POWER (UNION REA)	00013	978364	369091	7/17/2020	149.53
	UNITED POWER (UNION REA)	00013	978365	369091	7/17/2020	114.18
	UNITED POWER (UNION REA)	00013	978366	369091	7/17/2020	126.31
	UNITED POWER (UNION REA)	00013	978367	369091	7/17/2020	39.87
	UNITED POWER (UNION REA)	00013	978368	369091	7/17/2020	115.05
	UNITED POWER (UNION REA)	00013	978369	369091	7/17/2020	48.28
	XCEL ENERGY	00013	978351	369091	7/17/2020	79.45
	XCEL ENERGY	00013	978352	369091	7/17/2020	80.54
	XCEL ENERGY	00013	978353	369091	7/17/2020	99.59
	XCEL ENERGY	00013	978354	369091	7/17/2020	337.86
	XCEL ENERGY	00013	978355	369091	7/17/2020	117.13
	XCEL ENERGY	00013	978356	369091	7/17/2020	23,109.03
	XCEL ENERGY	00013	978357	369091	7/17/2020	4,664.11
	XCEL ENERGY	00013	978358	369091	7/17/2020	86.38
	XCEL ENERGY	00013	978359	369091	7/17/2020	47.17
	XCEL ENERGY	00013	978360	369091	7/17/2020	35.45
	XCEL ENERGY	00013	978361	369091	7/17/2020	41.54
					Account Total	29,359.75
	Operating Supplies					
	ALSCO AMERICAN INDUSTRIAL	00013	978329	369086	7/17/2020	88.40
	ALSCO AMERICAN INDUSTRIAL	00013	978330	369086	7/17/2020	88.40
	ALSCO AMERICAN INDUSTRIAL	00013	978331	369086	7/17/2020	109.53
	ALSCO AMERICAN INDUSTRIAL	00013	978332	369086	7/17/2020	88.40
	ALSCO AMERICAN INDUSTRIAL	00013	978333	369086	7/17/2020	88.40
	CINTAS FIRST AID & SAFETY	00013	978334	369086	7/17/2020	85.25
	POLAR REFRIGERATION COMPANY	00013	978339	369086	7/17/2020	350.00

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	898.38
	Repair & Maint Supplies					
	3M COMPANY	00013	978327	369086	7/17/2020	860.13
	3M COMPANY	00013	978328	369086	7/17/2020	657.00
					Account Total	1,517.13
	Road Oil					
	COBITCO INC	00013	978336	369086	7/17/2020	198.44
	COBITCO INC	00013	978337	369086	7/17/2020	96.80
					Account Total	295.24
	Traffic Signal Maintenance					
	UTILITY NOTIFICATION CENTER OF	00013	978344	369086	7/17/2020	183.27
					Account Total	183.27
	Water/Sewer/Sanitation					
	PREMIER PORTABLES	00013	978340	369086	7/17/2020	350.00
					Account Total	350.00
					Department Total	<u>33,110.29</u>

County of Adams
Vendor Payment Report

<u>8624</u>	<u>Retiree-Vision</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	FIRST AMERICAN ADMINISTRATORS	00019	978315	369008	7/16/2020	<u>5.31</u>
					Account Total	<u>5.31</u>
					Department Total	<u><u>5.31</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	978663	369495	7/23/2020	6,552.00
	ALLIED RECYCLED AGGREGATES	00013	978671	369495	7/23/2020	19,479.60
	BFI TOWER ROAD LANDFILL	00013	978672	369495	7/23/2020	488.25
	WESTERN STATES LAND SERVICES L	00013	978605	369418	7/22/2020	11,439.16
					Account Total	37,959.01
	Retainages Payable					
	A-1 CHIPSEAL CO	00013	978627	369495	7/23/2020	39,112.00
					Account Total	39,112.00
					Department Total	77,071.01

County of Adams
Vendor Payment Report

<u>94</u>	<u>Sheriff Payables</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Fingerprint Cards - CBI					
	COLO BUREAU INVESTIGATION-IDEN	00094	978578	369392	7/22/2020	<u>5,931.00</u>
					Account Total	<u>5,931.00</u>
					Department Total	<u><u>5,931.00</u></u>

County of Adams
Vendor Payment Report

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	978587	369393	7/22/2020	536.00
	LADWIG MICHAEL V MD PC	00001	978588	369393	7/22/2020	384.00
					Account Total	<u>920.00</u>
					Department Total	<u><u>920.00</u></u>

County of Adams
Vendor Payment Report

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Sheriff's Fees					
	CONARD DANIEL	00001	978467	369197	7/20/2020	147.00
	DUPONT LAW FIRM LLC	00001	978461	369197	7/20/2020	17.00
	GONZALES JACQUELINE	00001	978464	369197	7/20/2020	19.00
	HOLST AND BOETTCHER	00001	978462	369197	7/20/2020	19.00
	KARKI SABINA	00001	978465	369197	7/20/2020	19.00
	SHULL LESA MARIE	00001	978463	369197	7/20/2020	19.00
	ZEPEDA VOTHIBAY	00001	978601	369197	7/20/2020	66.00
	ZUNIGA ULIBARRI ERIC	00001	978468	369197	7/20/2020	19.00
					Account Total	325.00
					Department Total	325.00

County of Adams
Vendor Payment Report

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	978589	369393	7/22/2020	<u>2,013.22</u>
					Account Total	<u>2,013.22</u>
					Department Total	<u><u>2,013.22</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					
	B & B ENVIRONMENTAL SAFETY INC	00025	978624	369495	7/23/2020	4,640.22
					Account Total	4,640.22
					Department Total	4,640.22

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	978591	369396	7/22/2020	201.60
	ALBERTS WATER & WASTEWATER SER	00043	978591	369396	7/22/2020	27.60
					Account Total	229.20
					Department Total	229.20

County of Adams
Vendor Payment Report

Grand Total 3,632,118.21



**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 28, 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 28, 2020

B. Elected Officials' Communication

6. CONSENT CALENDAR

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

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

- 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)
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Tedesco, that this New Business be approved. The motion carried by the following vote:
Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
- 2. Resolution Approving an Agreement between Adams County and HDR Engineering, Inc, for Right of Way Acquisition Services for York 78th to 88th Avenue Improvements Project
(File approved by ELT)
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Henry, that this New Business be approved. The motion carried by the following vote:
Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Hodge
- 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)
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:

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

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

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

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Henry, that this Land Use Hearing be continued. The motion carried by the following vote:

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

2. RCU2020-00001 Mustang Borrow Site
(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner O'Dorisio, that this Land Use Hearing be approved. The motion carried by the following vote:

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

3. PLN2020-00005 Marijuana Hospitality
(File approved by ELT)

A motion was made by Commissioner Hodge, 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'Dorisio, and Commissioner Hodge

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

ADAMS COUNTY PUBLIC TRUSTEE OPERATIONAL EXPENSE FOR THE QUARTER ENDING JUNE 2020

PERSONNEL SERVICES

Salary - Permanent	50,793.54
Salary - Regular Part Time	2,902.50
Salary - Temporary Part Time	0.00
Overtime	0.00
TOTAL	53,696.04

FRINGE BENEFITS

Medical Insurance	8,898.42
Dental Insurance	135.63
Vision Insurance	20.64
Life Insurance	86.10
Disability Compensation	411.45
Retirement (PT Match)	4,825.41
Workmen's Compensation	401.71
Fica (PT Match)	3,152.88
Mcr (PT Match)	737.36
TOTAL	18,669.60

OPERATING AND MAINTENANCE

Operating Supplies	676.76
Special Events	0.00
Releases - Postage	1,084.75
Envelopes & Labels	0.00
Books & Forms	0.00
Subscriptions	0.00
Publications	0.00
TOTAL	1,761.51

CHARGES FOR SERVICES

Office Equipment - Planned	0.00
Equipment Maint. & Rental	20.00
Office Equipment (Planned)	0.00
Business Meetings	0.00
Mileage Reimbursement	0.00
Water	0.00
Misc Expense	0.00
Petty Cash Expense	0.00
Auditing & Accounting	0.00
Office Rent & Storage Unit - Transferred from excess PT Fees to Escrow Holding/Rent	0.00
Telephone (Susan Orecchio - all turned in 06/30/2020)	384.05
IT Support	0.00
Association Dues	0.00
Consultant - Non Recurring	0.00
Re-Recordings	0.00
Other Professional Service	0.00
Education & Training	0.00
Travel & Transportation	0.00
Insurance Premiums & Bonds	0.00
Computer Supplies/Upgrades	0.00
TOTAL	404.05

CAPITAL OUTLAY

Computer Software Purchases	2,580.00
Computer Hardware Purchases	0.00
Office Furniture & Equipment	0.00
TOTAL	2,580.00

TOTAL EXPENDITURES FOR QUARTER

77,111.20

RECONCILIATION

General Expense CheckBook Balance over/under	\$0.00
Total of Other Check Not Written - Transferred from excess PT Fees to Escrow Holding/Rent	\$0.00
Credits - credit Consultant Non-Recurring charged to foreclosure & credit to Travel/Mileage	\$0.00
Less Deposits to Postage/Misc/ Copies Acct	\$0.00
Re-Recordings for the quarter	\$0.00
Total Deposits to General Exp. And Payroll Accounts	\$77,111.20
TOTAL	\$77,111.20
OVER/SHORT	0.00

ADAMS COUNTY PUBLIC TRUSTEE OPERATIONAL EXPENSE FOR THE QUARTER ENDING JUNE 2020

FORECLOSURE REVENUE:

Foreclosure and Withdrawal Fees	7,103.33
---------------------------------	----------

TOTAL REVENUE COLLECTED FOR FORECLOSURES	7,103.33
---	-----------------

PUBLIC TRUSTEE DOCUMENTS:

0	(Certificates of Redemption @ 30.00 each)	0.00
2	(Lienor Intents to Redeem @ 50.00 each)	100.00
48	(Public Trustee Deeds @ 30.00 each)	1,440.00

TOTAL REVENUE COLLECTED FOR FORECLOSURE DOCUMENTS	1,540.00
--	-----------------

PUBLIC TRUSTEE RELEASE FEES:

8,994	(Releases executed @ 15.00 each)	134,910.00
-------	----------------------------------	------------

PUBLIC TRUSTEE TAX ESCROW FEES

0	(PT tax escrow fees @ 75.00 each)	0.00
---	-----------------------------------	------

TOTAL OF ALL PUBLIC TRUSTEE FEES COLLECTED FOR THE 2ND QUARTER, 2020	143,553.33
---	-------------------

OPERATIONAL EXPENSES FOR QUARTER

Personnel Services	53,696.04	
Fringe Benefits	18,669.60	
Operating & Maintenance	0.00	
Charges for Services	4,745.56	
<u>Capital Outlay</u>	<u>0.00</u>	
TOTAL OPERATIONAL EXPENSES		77,111.20

SUMMARY OF QUARTERLY TRANSACTIONS

Total Fees Collected for the Quarter	143,553.33
Transfer Excess PT Fees to Escrow Holding/Rent	0.00
4th Qtr adjustment overpaid Treasurer	0.00
Total Fees Collected for the Quarter	0.00
Less Operational Expenses for Quarter	77,111.20

BALANCE:	66,442.13
-----------------	------------------

QUARTER ENDING BALANCE:	66,442.13
--------------------------------	------------------

DISPOSITION OF BALANCE OF PUBLIC TRUSTEE FEES COLLECTED 2ND QUARTER 2020

QUARTER ENDING BALANCE EXCESS FEES	66,442.13
AMOUNT DEPOSITED WITH ADAMS COUNTY TREASURER (PUBLIC TRUSTEE SALARY FUND PER C.R.S. 38-37-104(3))	0.00
SPECIAL RESERVE FUND PER C.R.S. 38-37-104(3)	338,117.90
ENDING QUARTER BALANCES OF PUBLIC TRUSTEE ACCOUNTS	
Copies & Misc. Accts (Beg. Bal 11958.97 + revenues 134.55 - <1456.65> expenses)	10,636.87
Postage Acct (Beg. Bal 5389.26 + 340.20 revenues - <1044.00> expenses)	4,685.46
PT Escrow Fund Acct (Beg. Bal 337465.53 + 652.37 Interest)	337,117.90

LC

Susan A. Orecchio upon oath duly affirmed deposes and says the information contained herein above is a true and correct to the best of her knowledge

*Treasurer
Public Trustee*

Adams County Public Trustee - Susan A. Orecchio by Lisa L. Culpepper, JD,
Adams County Treasurer and Public Trustee as of 07/01/2020

State of Colorado)
)ss
County of Adams)

This record was acknowledged before me on 7-21-20, 2020 by Lisa L. Culpepper, JD,
Adams County Treasurer and Public Trustee.

My Commission Expires: 09/26/2022

Suzanne Arguello
Notary Signature

SUZANNE RENE ARGUELLO
Notary Public
State of Colorado
Notary ID # 20144037458
My Commission Expires 09-26-2022

ADAMS COUNTY BOARD OF COMMISSIONER'S APPROVAL

Dated: _____

Chairman, Adams County Board of Commissioner's



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 4, 2020
SUBJECT: Intergovernmental Agreement Between Adams County and Southeast Weld Fire Protection District for the Collection of Fire District Impact Fees
FROM: Jill Jennings Golich, Director, Community and Economic Development Department
AGENCY/DEPARTMENT: Community and Economic Development Department
HEARD AT STUDY SESSION ON: July 14, 2020
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves an Intergovernmental Agreement between Adams County and the Southeast Weld Fire Protection District for collection of Fire District Impact Fees

BACKGROUND:

Southeast Weld Fire Protection District is requesting to enter into an Intergovernmental Agreement (IGA) with the County for collection of Fire District Impact fees from new development. On June 6, 2016, the Colorado Legislature passed a bill to authorize local governments to confer with Fire and Emergency Service Providers within local government jurisdictions to collect impact fees from new development. In accordance with the new law, the impact fee must be directly related to the impacts of new development and must be used for defraying the impacts of such new development on the provision of fire and emergency services. In addition, the fee cannot be imposed to remedy any deficiency in capital facilities that exists without the proposed new development. The fee must be used for capital projects only.

Since the passage of the bill, the fire districts that provide services to unincorporated Adams County worked together with County staff to identify potential processes for collecting the fees between the County and the fire districts. As part of the process, a majority of the districts completed studies to identify the costs and impacts of new development and recommended impact fees for each of their districts. Both the County and districts agreed that a study was necessary to determine the potential impacts. In 2017, eight of the districts that provide fire protection in the County entered into identical IGAs for adoption by the Board of County Commissioners. Southeast Weld and Byers Fire Protection Districts did not enter into IGAs at that time.

Southeast Weld Fire Protection District completed an impact study this past spring 2020 in anticipation of collecting fees (see Exhibit A). The Fire District is requesting to enter into an

IGA with Adams County for the collection of fire district impact fees; the proposed IGA is the same as the others entered into for the collection of fees with the other fire districts (see Exhibit B).

As part of this process, Southeast Weld Fire Protection District is proposing three categories of impact fees and an IGA. The specific fees are summarized below:

Southeast Weld Fire Protection District Fees:

Type of Development	Proposed Fee
Single-Family	\$1,835 per home
Multi-Family	\$1,835 per unit
Non-Residential	\$1.07 per sq.ft.

Regarding the collection of the fees, the District is proposing to collect the fees directly. The processes for collecting the fees are described in the IGA. In the IGA, a developer and the District will sign an impact fee form and the developer will provide the form with their development application to the County. The County will then notify the District to collect the fee prior to final approval of a building permit when all outstanding review requirements have been completed. The County will not issue a building permit until it obtains notification from the Fire District of the payment of the impact fees. However, the District shall be solely responsible for collecting the fees and accounts for all such fees. Also, as part of the IGA, the District can terminate its IGA with the County by giving a 30-day notice. The County can also do the same. The IGA requires the District to update its fees every seven years. Once the fees are updated, the District is required to submit the proposed fees to the County for review and adoption.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

- Exhibit A - Impact Fee Study
- Exhibit B - Proposed Intergovernmental Agreement
- Exhibit C - 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:

**RESOLUTION APPROVING INTERGOVERNMENTAL AGREEMENT BETWEEN
THE BOARD OF COUNTY COMMISSIONERS OF ADAMS COUNTY AND THE
SOUTHEAST WELD FIRE PROTECTION DISTRICT FOR COLLECTION OF FIRE
DISTRICT IMPACT FEES**

RESOLUTION 2020-

WHEREAS, C.R.S. § 29-20-104.5 authorizes local governments to confer with Fire Districts and Emergency Service Providers within local government jurisdictions to collect impact fees from new developments; and,

WHEREAS, Adams County and Southeast Weld Fire Protection District are authorized to set forth a Fee Schedule reasonably calculated to compensate Southeast Weld Fire Protection District for impact of a new development or defraying the impact of such development on the District Facilities; and,

WHEREAS, the Board of County Commissioners will review, and Southeast Weld Fire Protection District will review and update, the Fee Schedule every seven years.

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 the Southeast Weld Fire Protection District for collection of Fire District Impact Fee, a copy of which is attached hereto and incorporated herein by this reference, be approved.

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

**INTERGOVERNMENTAL AGREEMENT FOR THE ASSESSMENT,
COLLECTION, AND REMITTANCE OF EMERGENCY SERVICES IMPACT FEES**

This INTERGOVERNMENTAL AGREEMENT FOR THE ASSESSMENT, COLLECTION, AND REMITTANCE OF EMERGENCY SERVICES IMPACT FEES ("*Agreement*") is entered into by and between Adams County ("*County*") and the Southeast Weld Fire Protection District ("*District*"). The County and the District are referred to collectively as the "*Parties*" or individually as a "*Party*".

RECITALS

WHEREAS, the County is a political subdivision of the State of Colorado ("*State*"), and the District is a political subdivision of the State organized pursuant to the Special District Act, C.R.S. § 32-1-101, *et seq.*;

WHEREAS, the District was organized to provide fire protection, rescue, and emergency services (collectively, "*Emergency Services*"), as well as other services including fire suppression, public education, hazardous materials, emergency medical, and ambulance services, to the citizens and property within its jurisdiction, and to individuals passing through its jurisdiction, either directly or through third-party providers;

WHEREAS, pursuant to C.R.S. § 32-1-1002(1)(d.5), the District has the authority to receive and spend impact fees or other similar development charges imposed pursuant to the provisions described in § 29-20-105.5, C.R.S.;

WHEREAS, the District obtained an Impact Fee Study dated May 12, 2020 to evaluate the nexus between new development within the District's jurisdictional boundaries and the projected impact that such development has on the District's Capital Facilities ("*Nexus Study*"). The Nexus Study recommended an Impact Fee schedule for both residential and non-residential development at a level no greater than necessary to defray the impacts of new development on the District's Capital Facilities ("*Impact Fee Schedule*");

WHEREAS, on May 14, 2020, the District's Board of Directors ("*Board*") adopted a Resolution approving the Impact Fee Schedule recommended by the Nexus Study. A copy of the approved Impact Fee Schedule is attached as *Attachment 1*; and,

WHEREAS, in accordance with C.R.S. § 29-20-104.5(2)(c) , the Parties desire to enter into this Agreement to define the District Impact Fee, and the details of assessment, collection, and remittance, all in accordance with the requirements of C.R.S. § 29-20-104.5 ("*Act*").

NOW, THEREFORE, in consideration of the mutual promises contained in this Agreement, the Parties agree as follows:

AGREEMENT

1. Definitions. In addition to the definitions provided elsewhere in this Agreement, the terms "*Development Permit*" and "*Capital Facility(ies)*" shall be defined as provided in Sections 29-20-103(1) and 29-20-104.5(4), C.R.S., respectively, including any amendments thereto.

2. Establishment of District Impact Fee.

a. The County agrees to impose the District Impact Fee on new development that is located within the County and the District in accordance with the Impact Fee Schedule attached as *Attachment 1*. The District Impact Fee shall be imposed on all new development for which a Development Permit application is submitted to the County on or after August 4, 2020. On December 31 of each year, the fees set forth in the

attached Impact Fee Schedule (or any Updated Impact Fee Schedule as defined below) shall automatically be adjusted by the increase, if any, in the Denver-Aurora-Lakewood Consumer Price Index for All Urban Consumers (CPI-U) over the preceding year.

b. The District will update the Nexus Study no less frequently than every seven years ("*Updated Nexus Study*"). If the Updated Nexus Study recommends any changes to the Impact Fee Schedule, then by September 1 of the then-current calendar year, the District Board shall, after considering such recommendations, adopt a Resolution approving an updated Impact Fee Schedule at a level no greater than necessary to defray the impacts of new development on the District's Capital Facilities ("*Updated Impact Fee Schedule*"). On or before September 10 of the then-current calendar year, the District shall submit to the County a copy of: (i) the Updated Impact Fee Schedule; (ii) the Resolution approving the Updated Impact Fee Schedule; and, (iii) the Updated Nexus Study. Unless the County objects to the Updated Impact Fee Schedule in accordance with Section 5 below, a copy of the Updated Impact Fee Schedule shall be effective January 1 of the following calendar year.

3. Procedures for Assessment, Collection, and Remittance.

a. As part of its Development Permit application process, the County shall require the developer of any proposed new development within the District's jurisdictional boundaries to confer with the District regarding whether, under the Impact Fee Schedule (or any Updated Impact Fee Schedule), a District Impact Fee is owed and, if owed, the amount of the District Impact Fee. The developer and the District may mutually determine whether an in-kind contribution will be made by the developer in lieu of paying a District Impact Fee ("*In-Kind Contribution*"). The developer and the District shall sign an Impact Fee Form that is substantially the same as the form attached as Attachment 2, stating one of the following: (i) a District Impact Fee is not owed; (ii) a District Impact Fee is owed and the amount of the District Impact Fee; or, (iii) the developer will make an In-Kind Contribution as described in the Impact Fee Form.

b. The developer shall submit the signed Impact Fee Form with the other documentation required by the County as part of the Development Permit application process.

c. The County shall promptly notify the District of the County's final decision on whether to grant or deny the Development Permit application. If the County denies the Development Permit application, the developer shall not be required to pay a District Impact Fee or make an In-Kind Contribution to the District. If the County grants the application and issues a Development Permit, the Development Permit shall require the developer to pay the District Impact Fee or to make the In-Kind Contribution to the District.

d. The District shall be solely responsible for collecting any District Impact Fee owed by the developer, or receiving the In-Kind Contribution from the developer, if applicable. The County shall have no responsibility for collecting any District Impact Fee owed by any developer or ensuring a developer makes any In-Kind Contribution to the District. The District shall promptly notify the County when it has collected the District Impact Fee or accepted the In-Kind Contribution from the developer, and the County shall not issue a building permit in connection with the new development until it has received such notification from the District. For purposes of this paragraph 3(d), if an In-Kind Contribution to be made by the developer constitutes construction of improvements or apparatus, then "acceptance" shall mean a written agreement between the District and the developer for such construction.

e. No developer shall be required to provide any site-specific dedication or improvement to meet the same need for Capital Facilities for which the District Impact Fee is imposed, and no District Impact Fee shall be imposed on a developer if the developer already is required to pay an impact fee or other similar development charge for another Capital Facility used to provide similar Emergency Services, or if the developer has voluntarily contributed money for such other Capital Facility.

f. The District shall account for all District Impact Fees in accordance with Part 8 of Article 1 of Title 29, Colorado Revised Statutes.

4. Effective Date and Term. This Agreement is effective as of the date the last Party signs this Agreement and shall continue in effect until terminated in accordance with its terms.

5. Termination.

a. The Parties may at any time mutually agree in writing to terminate this Agreement.

b. The District may at any time terminate this Agreement upon 30 calendar days prior written notice to the County.

c. Within 30 calendar days of receiving an Updated Impact Fee Schedule and an Updated Nexus Study, the County may send the District written notice that it objects to the Updated Impact Fee Schedule. The Parties shall promptly meet to determine if they can agree upon a mutually acceptable Updated Impact Fee Schedule, or to continue the then-current Impact Fee Schedule. If the Parties are unable to agree upon a mutually acceptable Updated Impact Fee Schedule, or to continue the then-current Impact Fee Schedule, the County may terminate this Agreement upon 30 calendar days prior written notice to the District, and the County shall cease assessing the District Impact Fee as of the effective date this Agreement is terminated.

6. Default. If either Party defaults in its performance under this Agreement, the non-defaulting Party shall notify the defaulting Party of the default. The defaulting Party shall have the right to cure, or to make substantial efforts to cure, the default within 10 calendar days after the non-defaulting Party's notice of default is given. If the defaulting Party fails to cure, or to make substantial efforts to cure, the default within the 10-day period, the non-defaulting Party, at its option, may immediately terminate this Agreement or may elect to treat this Agreement as being in full force and effect. If the non-defaulting Party elects to treat this Agreement as being in full force and effect, then the non-defaulting Party shall have the right to bring an action for any remedy available to such Party in equity or at law.

7. Governmental Immunity. Nothing in this Agreement shall be construed as a waiver of the limitations on damages or any of the privileges, immunities, or defenses provided to, or enjoyed by, the Parties under common law or pursuant to statute, including but not limited to the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*

8. Entire Agreement. This Agreement is the entire agreement between the Parties with respect to the matters covered by it, and supersedes any prior understanding or agreements, oral or written, with respect thereto.

9. Notices and Requests. Any notice permitted or required by this Agreement shall be in writing and shall be hand-delivered or sent by certified or registered mail, postage prepaid, return receipt requested, to the following addresses. Notices are effective upon receipt.

Adams County
Attn: CEDD Director
4430 S. Adams County Pkwy
Brighton, CO 80601

Southeast Weld Fire Protection District
Attn: Fire Chief
95 W. Broadway Ave
Keenesburg, CO 60643

10. Miscellaneous. Colorado law governs this Agreement. Jurisdiction and venue shall lie exclusively in the Adams County District Court. This Agreement may be amended only by a document signed by the Parties. Course of performance, no matter how long, shall not constitute an amendment to this Agreement. If any

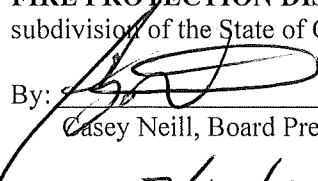
provision of this Agreement is held invalid or unenforceable, all other provisions shall continue in full force and effect. Waiver of a breach of this Agreement shall not operate or be construed as a waiver of any subsequent breach of this Agreement. This Agreement shall inure to the benefit of and be binding upon the Parties and their legal representatives and successors. Neither Party shall assign this Agreement. This Agreement is not intended to, and shall not, confer rights on any person or entity not named as a party to this Agreement. This Agreement may be executed in counterparts and by facsimile or electronic PDF, each of which shall be deemed an original and all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

ADAMS COUNTY, a political
subdivision of the State of Colorado

**SOUTHEAST WELD
FIRE PROTECTION DISTRICT**, a political
subdivision of the State of Colorado

By: _____
Chair BoCC

By:  _____
Casey Neill, Board President

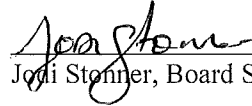
Date: _____

Date: 7/17/2020

ATTESTED:

ATTESTED:

_____, County Clerk

 _____
Jodi Stonner, Board Secretary

Attachment 1

SOUTHEAST WELD FIRE PROTECTION DISTRICT
EMERGENCY SERVICES IMPACT FEE SCHEDULE
Effective August 4, 2020

Residential Units		Commercial Units	
<u>Unit Type</u>	<u>Fee Per Housing Unit</u>	<u>Land Use Type</u>	<u>Fee Per Square Foot of Floor Area</u>
Residential Dwelling	\$1,835.00	Commercial/Non-Residential Building	\$1.07

No individual Landowner is required to provide any site-specific dedication or improvement to meet the same need for capital facilities for which an impact fee is imposed pursuant to this schedule.

Attachment 2

SOUTHEAST WELD FIRE PROTECTION DISTRICT
IMPACT FEE FORM

Developer Information			
Development Company		State of Incorporation	
Address			
Telephone		Fax	
Contact Person			
Name		Title	
Telephone		Cell Phone	
Email Address			
Development Information			
Name of Development		Location (Address or Cross Streets)	
Residential Units		Commercial/Non-Residential Square Footage	
Residential Dwelling (\$1,835.00 per dwelling unit)		Commercial (\$1.07 per square foot)	
Impact Fee			
Check one: <input type="checkbox"/> No impact fee owed* or <input type="checkbox"/> Impact fee owed in the amount of \$ _____			
*No impact fee will be assessed if the amount of the impact fee would be less than that assessed on a manufactured home.			
If applicable: <input type="checkbox"/> An in-kind contribution will be made in lieu of paying an impact fee. Description of the in-kind contribution (attach additional information if necessary):			

The developer must submit this signed Impact Fee Form with the other documentation required by Adams County as part of its development permit application process. If the County denies the application, the developer is not required to pay the Impact Fee or make an In-Kind Contribution to the District. If the County grants the application and issues a development permit, the developer must pay the Impact Fee or make the In-Kind Contribution before the County will issue a building permit in connection with the development.

DEVELOPER:

SOUTHEAST WELD FIRE PROTECTION DISTRICT:

By: _____
Date: _____

By: _____, Fire Chief
Date: _____



Southeast Weld Fire Protection District Impact Fee Study

FINAL REPORT

Final Report

May 12th, 2020

Southeast Weld Fire Protection District Impact Fee Study

Prepared for:

Southeast Weld Fire Protection District
95 W Broadway St
Keenesburg, CO 80643

Prepared by:

BBC Research & Consulting
1999 Broadway, Suite 2200
Denver, Colorado 80202-9750
303.321.2547 fax 303.399.0448
www.bbcresearch.com
bbc@bbcresearch.com



SECTION I.

Introduction

The Southeast Weld Fire Protection District (SEWFPD, or the District) provides fire rescue services in Adams and Weld counties, serving the town of Keenesburg and the surrounding communities, as shown in Figure I-1. SEWFPD services a population of more than 10,000 residents in a total area of 492 square miles and responds to approximately 1,300 calls per year. Because of a heightened interest in development, the District is considering implementing *development impact fees* as part of a larger strategy to ensure that future development pays its own way and existing residents and services are not financially burdened by new growth.

Many Colorado communities impose development impact fees for expansion of public infrastructure. Some cities have entire suites of fees with separate charges for multiple infrastructure categories (e.g., streets, parks, and fire protection). Colorado statute and a series of United States Supreme Court decisions dictate the amounts that communities can charge in impact fees and how they can devise, impose, and spend them. Because of those requirements, SEWFPD retained BBC Research & Consulting (BBC) to conduct a feasibility assessment and prepare a report documenting the calculation of appropriate fees for its services. This report documents BBC's analysis and recommendations for implementing an impact fee system that would recover the proportional capital costs associated with new development.

A. Impact Fee Requirements

Although there is no universally accepted definition of impact fees, most feasibility assessments focus on:

- *One-time application*, meaning that fees are a one-time payment for new development;
- *Restricted use*, meaning that fees are only applicable to infrastructure expansion projects.
- *New development*, meaning that fees are only applicable to new development and not improvements to existing developments; and
- *Proportionality requirements*, meaning that fees must be limited to the proportionate share of the capital costs associated with providing services to the new development.

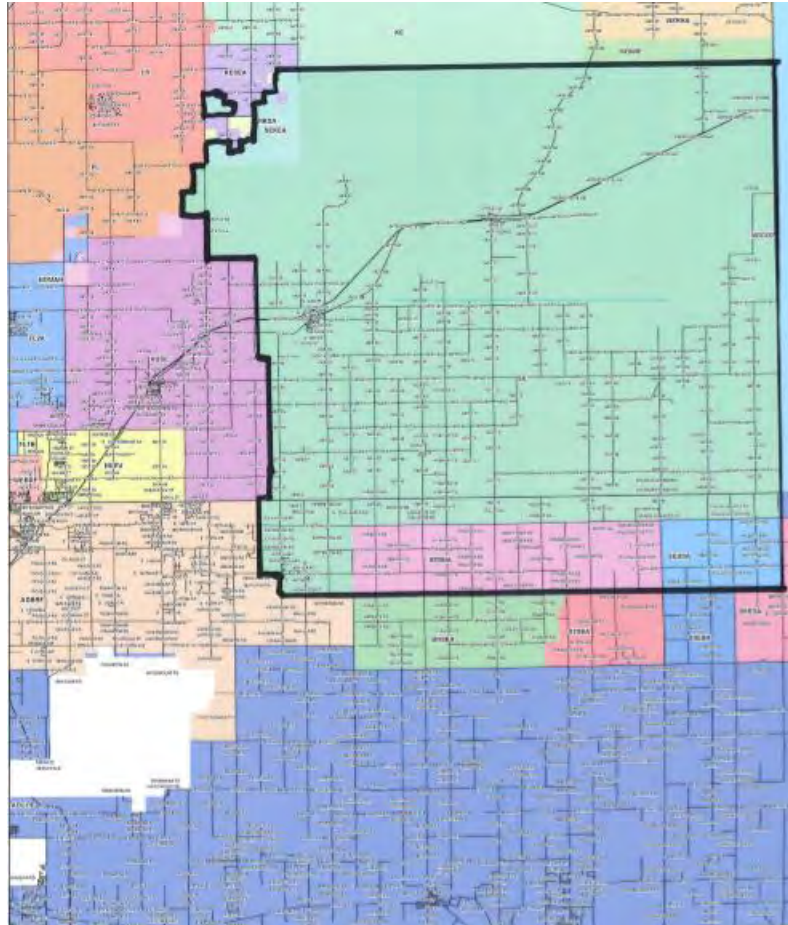
For example, Juergensmeyer and Thomas (2008) describe impact fees as:

"Fees collected through a set schedule or formula, spelled out in a local ordinance fees are levied only against new development projects as a condition of permit approval to fund infrastructure needed to serve the proposed development. Impact fees are calculated to cover the proportionate share of the capital costs for that infrastructure..."¹

¹ Juergensmeyer, Julian C., and Thomas E. Roberts. Land Use Planning and Development Regulatory Law. St. Paul, MN: WestGroup, 2003; and ImpactFees.com, Duncan Associates, 20 February 2008.

**Figure I-1.
SEWFPD
boundaries**

Source:
SEWFPD.



1. Colorado requirements. Consistent with Juergensmeyer and Thomas’s (2008) description of impact fees, Colorado law specifies the following requirements for impact fees:

- Impact fees are a one-time payment levied on new development;
- Funds can only be used for capital infrastructure projects:
 - Applicable projects must have a five-year life.
 - No funds can be diverted for operations, maintenance, repair, or facility replacement.
- Impact fee revenue must be segregated from other revenue and used for the purposes for which it was collected;
- Fees must be imposed on all forms of development and cannot be limited to one type of land use;
- Impact fee revenue must be used for capital infrastructure expansion. No funds can be used for correcting existing system deficiencies; and
- There must be a reasonable expectation of benefit by the fee payer.

2. Supreme Court decisions. Impact fees must also be in accordance with a series of United States Supreme Court rulings. The two most notable court decisions that speak to impact fee requirements are often referred to as *Nollan* and *Dolan*.² Guidance from those decisions requires that there be an "essential nexus" between the fee and the state's interest. In *Dolan v. City of Tigard* (1994), the Supreme Court held that, in addition to an "essential nexus," there must be "rough proportionality" between the proposed fee and the impacts that the fee is intended to mitigate. In *Dolan*, the Court further ruled that "rough proportionality" need not be derived with mathematical exactitude but must demonstrate some relationship to the specific impact of the project:

*"We think a term such as 'rough proportionality' best encapsulates what we hold to be the requirements of the Fifth Amendment. No precise mathematical calculation is required, but the city must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development."*³

Over the past two decades since *Dolan*, many communities have imposed impact fees, resulting in a broad set of common practices when considering how best to reflect judicial and statutory requirements in designing new fees.

B. Fee Applicability

As noted above, communities can only use impact fee revenue to cover the costs of any necessary expansion of public infrastructure that is needed to serve new development. In addition, fee amounts can only be set in a manner that is proportional to the cost of such infrastructure expansion.

1. Public infrastructure. *Public or capital infrastructure* is the physical component of public services. Under Colorado statute, the definition of *infrastructure* can include all equipment that has at least a five-year lifetime. It does not include personnel or any elements of service costs, even in circumstances where new staff is required to operate new facilities. Public infrastructure generally includes buildings, facilities, parking, lighting, ball fields, or other support facilities. Capital infrastructure generally includes streets, parks, administrative facilities, specialized fire or police buildings, and recreational facilities.

2. Nature of infrastructure investments. Not all capital infrastructure costs are associated with community growth or with the expansion of facility capacity. Most communities make many infrastructure investments not because of growth pressures but for the repair and replacement of existing facilities, and it is allowable to account for such investments as part of impact fee calculations. For example, communities often make infrastructure investments related to:

- *Repair and replacement of existing facilities*, such as annual building maintenance or replacing a roof;

² *Nollan v. California Coastal Commission*, 483 U.S. 82; 1987 and *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

³ *Dolan v. City of Tigard* (1994) 114S.Ct. 2309

- *Betterment of existing facilities*, such as introducing new services or improving existing infrastructure without increasing service capacity; and
- *Facilities expansions*, such as expanding an existing building to accommodate growing personnel requirements.

C. Capital Standards

In designing impact fees, communities must determine the appropriate capital standards applicable to each category of infrastructure. Facility standards, such as library space or recreation facilities per household, can vary widely between communities. Whereas some states have legislation that describes such criteria with great specificity, other states—like Colorado—use more general standards.

1. Replacement value approach. Typically, determining capital standards involves estimating the replacement value of specific capital facilities and the qualified equipment necessary for each category of infrastructure. For example, a city of 2,500 homes with a 20,000 square foot recreation center that has a replacement value of \$5 million would have a recreation center standard of 8 square feet per housing unit (i.e., 20,000 square feet/2,500 homes = 8 square feet per home) and a replacement value of \$250 per square foot (i.e., \$5 million/20,000 square feet = \$250 per square foot). Thus, each existing residence would have an embedded recreational investment of \$2,000 per home (i.e., \$250 x 8 square feet = \$2,000 per home), representing the community's recreational facility standard, which is what a developer could be charged for recreational facilities for each new unit.

If capital standards are defined using a replacement value approach, then calculations of those standards must account for any debt that applies against the relevant infrastructure. Because current residents are already responsible for that debt, it would be duplicative and inappropriate to charge developers impact fees that also include that debt.

2. Plan-based approach. Sometimes, communities use a *plan-based approach* to set capital standards, which relies on capital improvement plans or other specific plans for each department. A plan-based approach requires forecasts of households and commercial growth and detailed data on capital expansion plans. Plan-based approaches must focus on expansion-related projects or the expansion portion of projects rather than betterment or replacement projects.

D. Other Considerations

Over time, some consensus has emerged on how best to ensure that impact fees comply with state statutes and court rulings. Many of the factors that communities must consider in designing fees appropriately are described above, but BBC also presents other considerations that communities must make.

- **Allocation by land use.** The courts have indicated that all forms of development that have facility impacts—that is, residential, industrial, and commercial developments—must pay their fair share of expansion costs. If one type of development is exempted from fees, then fees may not be sufficient to cover the cost of needed expansion that results from new development.

- **Use specificity.** Impact fee calculations vary between different forms and sizes of residential development and different uses of commercial buildings and how they impact demand for public services. When compelling evidence is available that the forms, sizes, or uses of particular types of development will result in substantially different demands for public services, then communities' impact fees should reflect that information.
- **Redevelopment.** The application of impact fees raises questions about how to deal with the redevelopment of existing properties. The redevelopment of a residence—even if it involves full scraping—does not lead to an increase in service demands, because it is still one residential unit with no implications for service delivery costs or capital needs. In contrast, the redevelopment of a larger lot into multiple homes would be assessed an impact fee based on the net number of new residential units, because there would be clear implications for service delivery and capital needs. Commercial redevelopment would be subject to the same considerations.
- **Waivers.** Communities should not waive fees unless the funds are reimbursed from other sources such as the general fund or other contributions by the developer to system expansion that exceed the calculated fees.
- **Timing.** Fees should be assessed at the time that building permits are issued.
- **Updates.** Impact fee calculations should be updated periodically. Most communities update their fees every two or three years.
- **Fee design costs.** The cost of fee design studies can be recovered through impact fees and used to reimburse communities' general funds.

SECTION II.

Impact Fee Derivation

As described in Section I, there are several types of information that communities must consider to appropriately set their development impact fees, including determining capital standards. BBC used data from various sources to make appropriate considerations in developing SEWFPD's development impact fees.

- **Capital standards.** BBC used SEWFPD's current investment in facilities as the basis for determining capital standards for its new fees. We obtained that information directly from the District. The valuation included estimates of investments in furniture, fixtures, and durable equipment. Calculations of capital standards must account for any debt that exists in connection with relevant infrastructure, but SEWFPD has no outstanding debt.
- **Land use allocation.** It is important for communities to determine how impact fees should be allocated according to land use so that all forms of development pay their fair share of expansion costs. Although SEWFPD does not maintain a database of relevant land use, data from the Adams and Weld County Assessor's Offices indicates that the majority of current development is for agricultural or industrial purposes (61.2% agricultural/industrial, 26.8% residential, and 11.9% commercial). BBC allocated SEWFPD's new development impact fees accordingly, because future development in the region is not expected to differ substantially from land use.
- **Use specificity.** To the extent possible, impact fees should reflect the degree to which different forms, sizes, and uses of particular types of development will result in different demand for public services. However, there is no compelling evidence that suggests that larger homes create more demand for public services than smaller homes. In addition, SEWFPD has modest expectations for commercial growth, and there is uncertainty about the nature of future commercial development. As a result, BBC treated all residential units equally and all commercial units equally as they relate to public service demand.
- **Fee design costs:** The cost of fee design studies can be recovered through impact fees, so BBC has included the cost of this report in the fee calculations.
- **Proportionality:** By using SEWFPD's current investment in facilities to derive capital standards and then setting fee rates to replace the current standards of facility investment, BBC has ensured that proportionality has been reasonably and fairly derived. New growth is simply replicating its proportional share of an existing facility standard. Existing standards will be the standards to which new growth will be held accountable.

A. SEWFPD Budget Overview

Property tax revenues for SEWFPD are collected through the District's 10.264 property tax mill in Adams and Weld counties across the geographic area. A millage rate is the tax rate used to calculate local property taxes and represents the amount per every \$1,000 of a property's assessed value that a community would charge. The 2020 SEWFPD Budget indicates the District will collect revenues of approximately \$5.1 million this year, the vast majority of which is tax-related revenue from property taxes and specific ownership taxes. After interfund transfers for

pension funds, bond repayment, and capital fund, SEWFPD projects an operating revenue of \$3.5 million, most of which is allocated to personnel costs, including salaries, benefits, and volunteer incentives. However, SEWFPD also funds capital purchases through its operating budget. As discussed in Section I, capital investments are generally used for repair and replacement, betterment of facilities and service standards, and facilities expansion.

Additional property tax and specific ownership tax revenue that funds SEWFPD's operating budget will continue to be dedicated to ongoing District expenses and will not likely be sufficient to fund the required level of growth-related capital expansion. If SEWFPD chooses to establish impact fees of the type presented in this report, it would retain an independent and equitable source of revenue for capital expenditures required to serve new growth. With impact fees, new development pays their equitable share of new infrastructure and existing taxpayers will not be responsible for subsidizing growth. In addition, SEWFPD's capital and operating funds can be reserved for other, non-growth-related uses.

B. Impact Fee Calculations

BBC's methodology for calculating SEWFPD's impact fee includes the following tasks:

1. Quantify the infrastructure investment needed to maintain current level of service;
2. Develop estimates of SEWFPD's current land use pattern; and
3. Calculate the fire protection infrastructure costs per unit of development (per household or per square foot of commercial development).

1. Infrastructure investment. A conservative method of establishing SEWFPD's current level of service for fire protection is to quantify its financial investment in infrastructure and capital equipment. Specifically, SEWFPD has five types of capital infrastructure-related spending that should be included in a calculation of current infrastructure investment:

- Land and buildings, including three fire stations;
- Major apparatus, such as fire engines and specialized vehicles;
- A variety of lifesaving and fire-fighting apparatus;
- Business property, such as furniture, computers, and related durable assets; and
- The cost of this impact fee study.

SEWFPD has no outstanding debt related to its assets, so its equity in those assets is 100 percent of their replacement value. Figure II-1 presents SEWFPD's current infrastructure and the value eligible to be included in impact fee calculations. As shown in the last row of Figure II-1, the total replacement value of SEWFPD's current infrastructure is approximately \$10.9 million.

**Figure II-1.
SEWFPD's Current Assets**

Type of Capital Infrastructure	Total Replacement Value	Portion to Include in Impact Fees ⁽¹⁾	Allocated Replacement Value ⁽²⁾
Buildings and Land			
Station 1	\$1,056,720	100%	\$1,056,720
Station 2	\$1,036,800	100%	\$1,036,800
Station 3	\$625,582	100%	\$625,582
Storage Building	\$239,847	100%	\$239,847
Property w/ carport	\$110,925	100%	\$110,925
Administration Building	\$466,642	100%	\$466,642
Vehicles			
Pierce Saber/PUC	\$ 650,000	100%	\$650,000
Pierce Saber/PUC	\$ 650,000	100%	\$650,000
International 4400	\$ 650,000	100%	\$650,000
Pierce Enforcer	\$ 900,000	100%	\$900,000
Ford F-450	\$ 250,000	100%	\$250,000
Chevrolet 3500	\$ 175,000	100%	\$175,000
Dodge 4500	\$ 250,000	100%	\$250,000
Ford F-450	\$ 250,000	100%	\$250,000
International 7400 SFA 4X4 Brush Truck	\$ 250,000	0%	\$0
Ford F-550 Brush Truck	\$ 125,000	0%	\$0
Ford F-550 Brush Truck	\$ 125,000	0%	\$0
Ford F-550 Brush Truck	\$ 125,000	0%	\$0
Kenworth T-370	\$ 200,000	100%	\$200,000
Kenworth T-370	\$ 200,000	100%	\$200,000
Kenworth T-800	\$ 200,000	100%	\$200,000
Kenworth T-370	\$ 200,000	100%	\$200,000
International 4400	\$ 200,000	100%	\$200,000
Ford F-150 4X4	\$ 40,000	100%	\$40,000
Chevy Tahoe 4X4	\$ 60,000	100%	\$60,000
Ford F-150 4X4	\$ 62,000	100%	\$62,000
Ford F-250 4X4	\$ 65,000	100%	\$65,000
Williams	\$ 110,000	100%	\$110,000
Fire Equipment and Business Property			
Extrication Equipment	\$ 238,535.07	100%	\$238,535
Medical Equipment	\$ 447,166.89	100%	\$447,167
Radios	\$ 343,205.85	100%	\$343,206
SCBA's	\$ 471,629.75	100%	\$471,630
Station-Office Business Property	\$ 598,448.93	100%	\$598,449
Turnout Gear	\$ 138,841.92	100%	\$138,842
Fee Study			
Cost of study	\$10,000	100%	\$10,000
Total Value of Fire Infrastructure for Fee Calculation			\$10,896,344

Notes:

(1) Reflects SEWFPD's equity in each piece of capital infrastructure net of any outstanding debt service obligation.

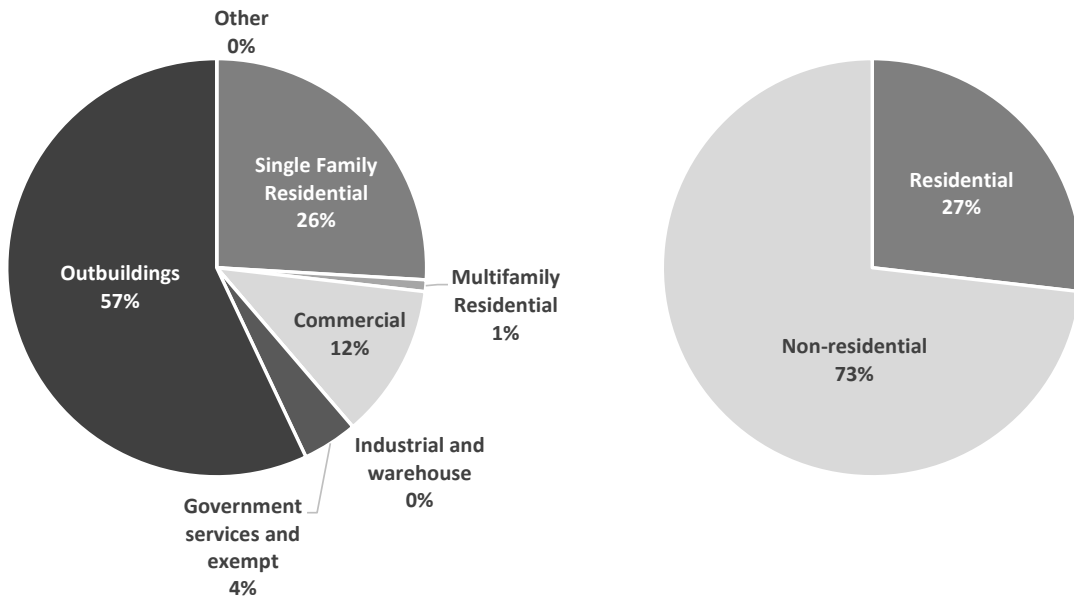
(2) Total replacement value x Portion to include in impact fees = Allocated replacement value.

Source:

SEWFPD and BBC Research & Consulting.

2. Current land use. BBC used SEWFPD’s current distribution of development as a basis for allocating certain infrastructure expansion costs over different types of land uses, which is consistent with the Colorado Municipal League’s recommendation that cost allocation be based on measures of land use. Figure II-2 presents the distribution of residential and non-residential building square footage, based on data from the Weld County Assessor and the Adams County Assessor. As shown in Figure II-2, 73 percent of development in the region is non-residential and 27 percent is residential.

Figure II-2.
Distribution of Residential and Non-Residential Square Footage, 2020



Source:
 SEWFPD and BBC Research & Consulting.

3. Impact fee calculation. Figure II-3 uses SEWFPD’s current service standards and infrastructure replication costs to determine appropriate household, commercial, and other non-residential fees. BBC used SEWFPD’s existing land use pattern as a proxy for the assignment of costs to particular types of development. Figure II-3 presents fee calculations for each relevant type of development. The value of total fire infrastructure is presented in the top row of Figure II-3 (and is identical to the last row of Figure II-1).

- The first step in calculating impact fees was to allocate the total value proportionally to each type of development, based on SEWFPD’s existing land use pattern. Thus, BBC allocated \$2.9 million to residential development (or, 26.8%), \$1.3 million to commercial development (or, 11.9%), and \$6.7 million to other non-residential development (or, 61.2%).
- Next, BBC allocated infrastructure value for each type of development to each unit of existing development within that category—that is, each dwelling unit for residential development and each square foot for commercial and other non-residential

development—to determine the relevant burden of each unit of existing development on current infrastructure.

The result of allocating costs in the manner described above resulted in full cost-recovery impact fees, which, as shown in the last three rows of Figure II-3 are \$1,835 per residential dwelling unit, \$1.07 per square foot of commercial development, and \$1.07 per square foot of other non-commercial development. SEWFPD can choose to charge less than those amounts but it must apply discounts uniformly to all land use categories.

**Figure II-3.
Full Cost Recovery Impact
Fees for SEWFPD**

Source:
SEWFPD and BBC Research & Consulting.

Calculation of Impact Fees	
Value of Fire Infrastructure	\$10,896,344
Current Land Use Distribution	
Residential	26.8%
Commercial	11.9%
Other non-residential	61.2%
Costs by Land Use Category	
Residential	\$2,923,881
Commercial	\$1,300,329
Other non-residential	\$6,672,134
Existing Development	
Residential (in dwelling units)	1,593
Single family (in dwelling units)	1,555
Multifamily (in dwelling units)	38
Non-Residential (in square feet)	7,427,902
Commercial (in square feet)	1,211,510
Other non-residential (in square feet)	6,216,392
Impact Fee by Land Use	
Residential (per dwelling unit)	\$1,835
Commercial (per square foot)	\$1.07
Other non-residential (per square foot)	\$1.07

SECTION III.

Summary and Recommendations

The development impact fees of \$1,835 per residential dwelling unit and \$1.07 per commercial and other non-residential square foot that BBC recommends for SEWFPD's consideration represent maximum defensible amounts, and we recognize that the District may choose not to adopt fees as high as the maximum defensible amounts. BBC also offers the following recommendations:

- SEWFPD should maintain its impact fee fund separate and apart from its general fund and make withdrawals from the former only to pay for growth-related infrastructure.
- SEWFPD should adhere to a written policy governing its expenditure of monies from its impact fee fund. SEWFPD should be prohibited from paying for operational expenses with impact fees, including the repair and replacement of existing infrastructure not necessitated by growth. In cases when SEWFPD expects new infrastructure to partially replace existing capacity and to partially serve new growth, cost sharing between its general fund (or capital fund) and its impact fee fund should be allowed on a proportional basis as determined by the District's board.
- SEWFPD's impact fees should be updated periodically as it invests in additional infrastructure beyond what is listed in this report or the District's population or inventory of commercial square footage changes substantially.
- SEWFPD's fees should be updated annually based on established inflation indices, such as the Consumer Price Index or the Engineering News Record.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 4, 2020
SUBJECT: Agreement with Adams County Foundation 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 agreement to distribute CARES funds to the Adams County Foundation.

BACKGROUND:

Attached is an 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 \$3 million to the Adams County Foundation to distribute in the form of grants to community organizations working in response and recovery related to the COVID-19 public health pandemic.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office
County Attorney's Office
Budget & Finance Department

ATTACHED DOCUMENTS:

Resolution
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 AGREEMENT BETWEEN
THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ADAMS AND
ADAMS COUNTY FOUNDATION**

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 the Foundation, and the Foundation wishes to receive from the County, CARES funds for disbursement to organizations and entities serving Adams County residents for COVID-19 related costs.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Agreement Between the Board of County Commissioners of the County of Adams and Adams County Foundation, is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is authorized to execute said Agreement.

AGREEMENT BETWEEN ADAMS COUNTY AND THE ADAMS COUNTY
FOUNDATION REGARDING
DISBURSEMENT OF CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY
ACT FUNDS

THIS AGREEMENT ("Agreement"), is made this 29th day of July, 2020, by and between Adams County, Colorado, located at 4430 S. Adams County Parkway, Brighton, CO 80601 ("County") and the Adams County Foundation, located at 4430 S. Adams County Parkway, Brighton, CO 80601 ("Foundation") for the purpose of disbursing funds provided by the Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136 ("CARES").

WITNESSETH:

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 the Foundation, and the Foundation wishes to receive from the County, CARES funds for disbursement to organizations and entities serving Adams County residents for COVID-19 related costs.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

I. FUNDING

County will disburse a maximum of three million dollars (\$3,000,000) to the Foundation. Payments will be disbursed to the Foundation monthly, only after County receives an invoice from the Foundation for each month's payment. The Foundation 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.

The Foundation 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. The Foundation agrees to be solely responsible for ensuring that it disburses 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. The Foundation 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 disbursed by the Foundation, the Foundation shall be solely responsible for reimbursing said funds, and, in the event the federal government seeks reimbursement of funds disbursed by the Foundation from County, Foundation shall reimburse County for any funds returned by County on the Foundation'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 County, its 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
Attn: Alisha Reis, areis@adcogov.org

Adams County Attorney's Office
4430 South Adams County Parkway, Suite C5000B
Brighton, Colorado 80601-8206

For the Adams County Foundation:

Adams County Foundation
4430 S. Adams County Parkway
Brighton, Colorado 80601-8206
Attn: Rebecca Zamora, rzamora@adcogov.org

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 Foundation. Said representatives shall have the authority for all approvals, authorizations, notices or concurrences required under this Agreement, but shall not be authorized to amend the terms of this Agreement.

VI. AMENDMENTS

This Agreement contains all of the terms agreed upon by and among the Parties. Any amendments or modifications to this Agreement shall be in writing and executed by the Parties hereto to be valid and binding.

VII. SEVERABILITY

If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Agreement as a whole and all other clauses or provisions shall be given full force and effect.

VIII. APPLICABLE LAWS

This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any and all legal actions regarding the transaction covered herein shall lie in Adams County, Colorado.

IX. ASSIGNABILITY

No party to this Agreement shall assign or transfer any of its rights or obligations hereunder without the prior written consent of the non-assigning party or parties to this Agreement.

X. BINDING EFFECT

The provisions of this Agreement shall bind and shall inure to the benefit of the Parties hereto and to their respective successors and permitted assigns.

XI. EMPLOYMENT STATUS

This Agreement shall not change the employment status of any employees of the Parties. No party shall have the right to control or direct the activities of any employees of another related to this Agreement.

XII. NO DISCRIMINATION IN EMPLOYMENT

In connection with the performance of work under this Agreement, the Parties agree not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified because of race, color, ancestry, creed, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability and further agree to insert the foregoing provision in all subcontracts hereunder.

XIII. APPROPRIATIONS

Notwithstanding any other term, condition, or provision herein, each and every obligation of the Parties stated in this Agreement is subject to the requirement of a prior appropriation of funds therefor by the appropriate governing body of the City and/or the County.

XIV. NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to the Parties, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. It is the express intention of the Parties that any person or party other than either one of the Parties receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.


XV. ILLEGAL ALIENS

The Parties agree that any public contract for services executed as a result of this 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 FOUNDATION



By: Adams County Foundation Chair

ATTEST:



By: Adams County Foundation Vice Chair

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: August 4, 2020
SUBJECT: Intergovernmental Agreement with Maiker Housing Partners 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 30, 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 Maiker Housing Partners.

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 \$550,000 to Maiker Housing Partners in support of an initiative of the Housing Stability Response & Recovery Team –

- 1) mortgage and rental assistance (\$550,000): to building upon existing resources from the County's CDBG program and the Adams County Foundation, to respond to residents in need of housing stability support.

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
MAIKER HOUSING PARTNERS**

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 Maiker Housing Partners, and Maiker Housing Partners wishes to receive from County, CARES funds for COVID-19 related costs incurred by Maiker Housing Partners.

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 Maiker Housing Partners, 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 MAIKER
HOUSING PARTNERS REGARDING
DISBURSEMENT OF CORONAVIRUS AID, RELIEF AND ECONOMIC SECURITY
ACT FUNDS

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement"), is made this _____ day of August, 2020, by and between Adams County, Colorado, located at 4430 S. Adams County Parkway, Brighton, CO 80601 ("County") and Maiker Housing Partners located at 3033 W. 71st Avenue, Suite 1000, Westminster, CO 80030 ("Maiker") 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 Maiker, and Maiker wishes to receive from County, CARES funds for COVID-19 related costs incurred by Maiker.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

I. FUNDING

County will disburse a maximum of eight hundred thousand dollars (\$550,000) to Maiker. Payments will be disbursed to Maiker monthly, only after County receives an invoice from Maiker for each month's payment, based upon the reimbursement of itemized expenses. Maiker 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.

Maiker must submit reports on the expenditure of its CARES funds, including the amount and purpose of each expenditure, to County monthly, by the 5th day of each month. 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. Maiker 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. Maiker 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 Maiker, Maiker shall be solely responsible for reimbursing said funds, and, in the event the federal government seeks reimbursement of funds spent by Maiker from County, Maiker shall reimburse County for any funds returned by County on Maiker'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 Maiker, 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 Maiker:

Maiker Housing Partners
3033 W. 71st Avenue, Suite 1000
Westminster, CO 80030
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 Maiker. 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 Maiker 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.

MAIKER HOUSING AUTHORITY

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

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING ANDY SHAW AS A MEMBER TO THE WORKFORCE
DEVELOPMENT BOARD

WHEREAS, a vacancy currently exists for a member for the Workforce Development Board; and,

WHEREAS, Andy Shaw has expressed an interest in serving on the Workforce Development Board; and,

WHEREAS, the Board of County Commissioners have interviewed all candidates deemed qualified; and,

WHEREAS, the Board of County Commissioners selected Andy Shaw to fill this vacancy.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Andy Shaw is hereby appointed as a member of the Workforce Development Board for a term beginning July 11, 2020 and ending July 11, 2023



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 4, 2020
SUBJECT: ADA Accessible Voting Machines
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Clerk & Recorder Elections Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves Amendment One for purchase of 200 Dominion American with Disabilities Act (ADA) Accessible Voting Machines and additional items from Dominion Voting Systems.

BACKGROUND:

In 2016, the County, with Board of County Commissioners approval, purchased voting machines and software from Dominion Voting Systems. This purchase was in accordance with the Colorado State, Secretary of State's review and approval of voting systems for Colorado. Dominion Voting Systems is an approved voting systems vendor for Colorado.

The Elections Department is requesting Board of County Commissioners approval of Amendment One for the purchase 200 ADA Accessible Voting Machines, transport bags, voting booths, annual licensing, and warranties. This purchase will maintain standardization with current equipment and software.

The recommendation is to approve Amendment One for purchase of Dominion ADA Accessible Voting Machines and related equipment in the not to exceed cost of \$772,000.00.

Amendment one was originally approved by the BOCC on April 7, 2020, and is being presented again to clarify the resolution.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Clerk & Recorder Elections 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: 1022

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	9215	10222004	\$1,038,900
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u><u>\$1,038,900</u></u>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

This is an approved CIP request.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT ONE FOR THE PURCHASE OF VOTING
EQUIPMENT AND ACCESSORIES FROM DOMINION VOTING SYSTEMS AND
REPLACING AND SUPERSEDING RESOLUTION 2020-177 THAT PREVIOUSLY
APPROVED AN AGREEMENT

WHEREAS, In 2016, the Secretary of State approved Dominion Voting Systems as the provider of Voting Machines for the State of Colorado; and,

WHEREAS, in 2016, Adams County entered an agreement with Dominion Voting Systems for VOTING SYSTEM ACQUISITION AGREEMENT BY AND BETWEEN DOMINION VOTING SYSTEMS INC. AND COUNTY OF ADAMS, STATE OF COLORADO; and,

WHEREAS, Dominion Voting Systems has submitted a quote to provide additional Voting Machines for the Clerk & Recorder Elections Department; and,

WHEREAS, as the result of a clerical error, Resolution 2020-177 approved a separate Agreement with Dominion Voting Systems, instead of Amendment One to the existing agreement; and,

WHEREAS, the Clerk & Recorder Elections Department is seeking approval of Amendment One for the purchase of an additional 200 American with Disabilities Act (ADA) accessible voting machines, transport bags, voting booths, annual licensing, and warranties from Dominion Voting Systems to maintain compatibility and standardization throughout the County; and,

WHEREAS, Dominion Voting Systems agrees to provide the aforementioned items in the not to exceed amount of \$772,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Amendment One for the purchase of ADA Voting Equipment and Accessories from Dominion Voting Systems is hereby approved.

BE IT FURTHER RESOLVED, that Resolution Number 2020-177 Approving an Agreement is hereby replaced and superseded by Amendment One.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the Amendment One with Dominion Voting Systems 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: August 4, 2020
SUBJECT: Amendment Three to the agreement for the Leader Blade Station
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & 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 Amendment Three to the agreement for Change Order Four with Taylor Kohrs, LLC, for the Leader Blade Station Project.

BACKGROUND:

In May 2019, the Board of County Commissioners approved an agreement with Taylor Kohrs, LLC, for Construction Manager / General Contractor (CMGC) Services for the Adams County Leader Blade Station Project.

This project included Change Order One for the pre-engineered metal building and Change Order Two for the Guaranteed Maximum Price. Change Order Three was issued for a no-cost change. Change Order Four is necessary to correct unforeseen site conditions, changes in the plans, reconcile the scope and the addition of a concrete apron around the building. Work is scheduled for completion in August 2020.

Original Contract: Pre-Construction Services	\$ 5,250.00
Amendment One: Guaranteed Maximum Price and Change Orders One and Two	\$ 1,723,482.00
Amendment Two: Extend the Agreement and Change Order Three	\$ 0.00
Amendment Three: Change Order Four	\$ 43,427.58
TOTAL AGREEMENT	\$ 1,772,159.58

The recommendation is to approve Amendment Three to the agreement for Change Order Four in the amount of \$43,427.58 for a total not to exceed amount of \$1,772,159.58.

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: 04
Cost Center: 3164

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9055	31641801W	\$1,822,584
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$1,822,584</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 AMENDMENT THREE TO THE AGREEMENT
BETWEEN ADAMS COUNTY AND TAYLOR KOHRS, LLC,
FOR THE LEADER BLADE STATION, REPLACING AND SUPERSEDING THE PREVIOUS
RESOLUTION THAT APPROVED CHANGE ORDER FOUR

WHEREAS, in May 2019, Taylor Kohrs, LLC, was awarded a construction agreement for the Leader Blade Station; and,

WHEREAS, as the result of a clerical error, the previous Resolution approved Change Order Four instead of Amendment Three; and,

WHEREAS, this Resolution is necessary to replace and supersede the previous Resolution and to approve Amendment Three for additional construction services in the amount of \$43,427.58; and,

WHEREAS, Taylor Kohrs, LLC, has agreed to provide the additional construction services in the not to exceed amount of \$43,427.58 for a total agreement price of \$1,772,159.58.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment Three to the Agreement with Taylor Kohrs, LLC, for the Leader Blade Station is hereby approved.

BE IT FURTHER RESOLVED, that this Resolution Approving Amendment Three to the Agreement with Taylor Kohrs, LLC hereby replaces and Supersedes the previous Resolution Approving Change Order Four.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign Amendment Three to the Agreement with Taylor Kohrs, LLC, on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 4, 2020
SUBJECT: Ballot Print 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: Adams County Elections 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 K&H Election Services Solutions for Ballot Print Services.

BACKGROUND:

Adams County utilizes a print vendor for Ballot Print Services for the Adams County Elections Department.

A formal Request for Proposals (RFP) was issued on BidNet for Ballot Print Services. Four responses were received on June 19, 2020 and were evaluated on the following criteria:

- Ability to print several different types of envelopes
- Ability to print ballots following the Dominion Ballot Specification Guide
- Ability to print instruction sheets
- Preparation of Ballot Packets, assembly, sorting, handling transportation and required USPS submission paperwork
- Pricing

After a thorough evaluation, K&H Election Services Solutions was determined to be the most responsive, responsible proposer. Adams County Elections Department recommends an agreement with K&H Election Services for Ballot Print Services in the not to exceed amount of \$250,000.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Elections 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: 1022

	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:	8025		\$250,000.00
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>\$250,000.00</u>

New FTEs requested: YES NO

Future Amendment Needed: YES NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN AGREEMENT BETWEEN ADAMS COUNTY AND
K&H ELECTION SERVICES FOR BALLOT PRINT SERVICES

WHEREAS, K&H Election Services submitted a proposal on June 19, 2020 to provide Ballot Print Services for the Adams County Elections Department; and,

WHEREAS, after thorough evaluation it was deemed that K&H Elections Services was the most responsive and responsible proposer; and,

WHEREAS, K&H Election Services agrees to provide the Ballot Print Services in the not to exceed amount of \$250,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement between Adams County and K&H Election Services for Ballot Print Services is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign said agreement with K&H Election Services 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: August 4, 2020
SUBJECT: Asphalt Fog Sealing and Restriping to Airport Runways and Taxiways
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Budget & Finance Director Jen Tierney Hammer, Procurement and Contracts Manager
AGENCY/DEPARTMENT: Colorado Air and Space Port
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 Vance Brothers, Inc., to provide Asphalt Fog Sealing and Restriping to Airport Runways and Taxiways located and the Colorado Air and Space Port.

BACKGROUND:

The Colorado Air and Space Port (CASP) maintains a Capital improvement Plan with the Federal Aviation Administration (FAA) and Colorado Department of Transportation (CDOT) Division of Aeronautics for projects that are eligible for Federal and State grant funding. The asphalt fog sealing and restriping to airport runways and taxiways, are listed on the construction plan for 2020.

The purpose of this fog seal and restriping project is to rejuvenate the existing asphalt to extend the life of the pavement of the runways located at CASP and to meet FAA pavement marking standards. The project includes CASP’s runway 8-26, and connecting taxiways, A3, A4, A5, A6, A7, A8, and A9 that are approximately 135,200 square feet and Taxiways “B” and “E” that are approximately 69,300 square feet.

A formal Invitation for Bid was posted on BidNet Direct and bids were opened on June 16, 2020. Three bids were submitted from the following companies:

Bidders	Schedule 1	Schedule 2	Schedule 3	Bid Total
Vance Brothers, Inc.	\$205,000.00	\$34,580.00	\$29,484.00	\$269,064.00
Maxwell Asphalt, Inc.	\$223,125.00	\$25,875.00	\$21,625.00	\$270,625.00
American Road Maintenance	\$239,025.00	\$34,695.00	\$29,285.00	\$303,005.00

After reviewing the bids, Colorado Air and Space Port confirmed that Vance Brothers Inc., submitted the lowest responsive, responsible, bid. The grant awarded will provide ninety (90%) funding by CDOT Division of Aeronautics with Adams County responsible for the remaining ten (10%) percent. CASP recommends awarding an agreement to Vance Brothers Inc., in the not to exceed amount of \$269,064.00, for the Asphalt Fog Sealing and Restriping Project at CASP.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Colorado Air and Space Port

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: 43			
Cost Center: 4304			
	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:	5590		\$242,157.60
Total Revenues:			\$242,157.60
	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:	9136	43042006	\$269,064.00
Total Expenditures:			\$269,064.00

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 VANCE BROTHERS, INC., TO PROVIDE
ASPHALT FOG SEALING AND RESTRIPING FOR
COLORADO AIR AND SPACE PORT RUNWAYS AND TAXIWAYS

WHEREAS, Vance Brothers, Inc., submitted a bid to provide asphalt fog sealing and restriping of runway 8-26, connecting taxiways A3, A4, A5, A6, A7, A8, and A9 and Taxiways B, and E, at the Colorado Air and Spaceport; and,

WHEREAS, Vance Brothers, Inc., agrees to provide the services in the not to exceed amount of \$269,064.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement between Adams County and Vance Brothers, Inc., to provide asphalt fog sealing and restriping for airport runways and taxiways at the Colorado Air and Spaceport is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the agreement with Vance Brothers, Inc., after negotiation and approval as to form is completed by the County Attorney's Office.



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO.: PRC2019-00018

CASE NAME: 6642 Decatur Subdivision

TABLE OF CONTENTS

EXHIBIT 1 – BoCC Staff Report

EXHIBIT 2 – Maps

- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Future Land Use Map
- 2.4 Simple Map

EXHIBIT 3 – Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan
- 3.3 Applicant Preliminary Plat
- 3.4 Applicant Landscape Plan
- 3.5 Applicant Neighborhood Meeting Summary
- 3.6 Applicant Response to Public Comments
- 3.7 Applicant Resource Review Report
- 3.8 Applicant Subsurface Study
- 3.9 Applicant Soil Resource Report

EXHIBIT 4 – Referral Comments

- 4.1 Referral Comment (Adams County 1st Review)
- 4.2 Referral Comment (Adams County 2nd Review)
- 4.3 Referral Comment (Adams County Fire Protection District)
- 4.4 Referral Comment (Colorado Department of Transportation)
- 4.5 Referral Comment (Colorado Division of Water Resources)
- 4.6 Referral Comment (Colorado Geological Survey)
- 4.7 Referral Comment (Crestview Water and Sanitation District)
- 4.8 Referral Comment (Denver Water)
- 4.9 Referral Comment (Regional Transportation District)
- 4.10 Referral Comment (Tri-County Health Department)
- 4.11 Referral Comment (Xcel Energy)
- 4.12 Public Comment (Deems)
- 4.13 Public Comment (Santella)

EXHIBIT 5 – Associated Case Materials

- 5.1 Request for Comments
- 5.2 Public Hearing Notice
- 5.3 Newspaper Publication
- 5.4 Referral Agency Labels
- 5.5 Property Owner and Resident Labels
- 5.6 Certificate of Posting



COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners

August 4, 2020

CASE No.: PRC2019-00018	CASE NAME: 6642 Decatur Subdivision
--------------------------------	--

Owner's Name:	Leger Property Group, LLC
Applicant's Name:	Samuel Leger, Unique Properties, Inc.
Applicant's Address:	303 South Broadway, Suite 250-300
Location of Request:	West 67 th Place and Decatur Street
Parcel #s:	0182505403020
Nature of Request:	1) Major Subdivision Preliminary Plat to create 7 lots for a duplex development and 2) a Waiver from Subdivision Design Standards in order to allow access to be taken from a private road.
Zone Districts:	Residential-2 (R-2)
Future Land Use:	Urban Residential
Site Size:	2.191 acres (95,439.96 s.f.)
Proposed Uses:	7 Duplexes
Existing Use:	Vacant
Hearing Date(s):	PC: July 23, 2020 / 6:00 p.m. BoCC: August 4, 2020 / 9:30 a.m.
Report Date:	July 15, 2020
Case Manager:	Holden Pederson
Staff Recommendation:	APPROVAL of the Preliminary Plat with 12 Findings-of-Fact, 10 Conditions, and 2 Notes

SUMMARY OF APPLICATION

Background:

Samuel Leger, on behalf of Unique Properties, Inc., is requesting a major subdivision preliminary plat for the proposed Decatur Duplexes subdivision. A Waiver from Subdivision Design Standards is also being requested in order to allow access to be taken from a private road that would connect to Decatur Street. The preliminary plat consists of 7 two-family residential lots and an associated private road.

Site Characteristics:

The subject site is located approximately 900 feet to the east of Federal Boulevard, south of the Pomponio Terrace Subdivision, and southwest of the Midtown at Clear Creek Subdivision. Little Dry Creek and railroads utilized by BNSF and RTD abut the property and separate it from Pomponio Terrace and Midtown. The Westminster Station is located approximately a half a mile down the railroad tracks from the subject site.

The site is located within the Lynn Peterson Subdivision, which is a resubdivision from 1999 of Lot 10, Block 4 of the North Federal Hills Subdivision. The original North Federal Hills Subdivision was platted in 1925. It is currently undeveloped and abuts Decatur Street along its west property line. Decatur Street will provide direct access to the development's proposed private road. A small, unbuilt portion of the West 67th Place public right-of-way abuts the site's north property line.

Development Standards and Regulations Requirements:

Per Section 2-02-19-03 of the County's Development Standards and Regulations, the applicant is requesting a Major Subdivision (Preliminary Plat) for the proposed residential development. Currently, the site consists of a single 2.191-acre parcel. The applicant's proposed preliminary plat will create 7 residential lots.

In addition, Per Section 2-02-17, the applicant is requesting a Waiver from Subdivision Design Standards for the proposed residential development in order to allow access to be taken from a private road. The road would connect to Decatur Street to the west and run through the middle of the subdivision. If approved, the applicant will form a Homeowner's Association to maintain the proposed private road as well as the site's drainage facilities and landscaping.

The proposed plat conforms to the criteria for approval for a major subdivision preliminary plat as outlined in Section 2-02-19-03-05 of the County's Development Standards. These standards include conformance to the County's Comprehensive Plan, the subdivision design standards, evidence of adequate water and sewer supply, adequate drainage improvements, adequate public infrastructure, and compatibility with the surrounding area. Per Section 5-03-03-02 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. The property is located in the Residential-2 (R-2) zone district, which has a minimum internal lot size

of 9,000 square feet, a minimum internal lot width of 90', and a minimum corner lot width of 100' where a two-family dwelling is built on a single lot. The proposed subdivision lots will be served by the Crestview Water & Sanitation District and all lots conform to the minimum dimensional requirements for the R-2 zone district.

The applicant has also provided evidence of adequate water and sewer supply in the form of letters from the Crestview Water & Sanitation District and Denver Water stating that adequate water supply and sanitary sewer service is available to support the proposed development. The Colorado Division of Water Resources reviewed the project and confirmed the availability of adequate water supply to support the development.

Per Section 5-03-02-05, design considerations to mitigate noise impacts of adjacent roadways and railroads must be prioritized. In response, the applicant has committed to installing a fence adjacent to the railroad right-of-way. If the noise level from passing trains exceeds 60dBA, a noise barrier will be constructed per Colorado Department of Transportation standards and design will be proposed by the applicant. If the noise level is less than 60dBA, then a 6' wooden fence will be constructed. This commitment is consistent with Section 5-03-02-05. In addition, Section 5-03-02-05-01 states that noise barriers must be installed prior to issuance of any building permits for residential structures, and that a subdivision improvements agreement and appropriate collateral must be required to cover the costs of any required noise barriers prior to platting. A Recommended Condition of Approval has been included by staff in order to ensure that these considerations are incorporated as part of the subsequent Final Plat review.

Per Section 5-03-03-08, double fronting lots should be avoided, excepted for in rural areas where the lot size is greater than 5 acres. The applicant currently includes three double frontage lots on the Preliminary Plat but has had discussions with the Development Services staff about including landscape tracts around the perimeter of the overall site. A Recommended Condition of Approval has been included by staff in order to ensure that these landscape tracts are included as part of the Final Plat and that double frontage lots will not be created as a result of this approval.

Per Section 5-03-03-09, all lots created by a subdivision shall have access to a County-maintained right-of-way. Section 5-03-03-10 states that if the Board of County Commissioners finds the most logical development of land requires lots to be created which front and are accessed by a private road, the Board of County Commissioners may make findings supporting the use of private roads in the form of a Waiver from the Subdivision Design Standards. The applicant has requested a waiver as part of this application due to the extraordinary hardships and practical difficulties that would result from constructing a public right-of-way to County standards through the irregularly shaped, relatively small infill redevelopment site.

After consultation with Development Services staff during the site design process, it was determined that a private road is necessary to redevelop the site with the number of two-family, R-2 lots (based on minimum lot size and lot width) for the project to be financially feasible for the applicant. This alternative proposal would serve the purpose of the standards and regulations to a greater extent when considering the unique qualities of the site by allowing all proposed lots to meet the dimensional and setback requirements for the zone district, as well as the parking and landscaping design requirements for the overall site. The waiver would not have the effect of

nullifying the purpose of the standards and regulations, as the 24' wide, 392' long private road would still be closely connected to a public right-of-way (Decatur Street) to the west, would provide an emergency vehicle turnaround within the site, and would be maintained by a Homeowner's Association formed by the applicant. The Adams County Fire Protection District has reviewed the proposed subdivision plan and confirmed that it meets their access requirements.

Section 5-03-05 addresses landscaping considerations for subdivisions. In response, a preliminary landscape plan has been provided by the applicant that would include street frontage landscaping, extensive bufferyards separating the existing residential uses to the south from the proposed new residential uses, and extensive landscaping along the railroad right-of-way. In addition, the landscape plan includes uniform fencing surrounding the entire subdivision in order to address Section 5-03-07-03, which requires all lot fencing within a subdivision to be uniform in design for each type of fencing provided.

The applicant has also demonstrated that their proposal can meet the requirement of Section 4-12-03, which states that each two-family dwelling must provide a total of two off-road parking spaces per dwelling unit. Through their submitted site plan, the applicant has confirmed that each dwelling unit would include a two-car attached garage, as well as two parking spaces in each driveway per unit, for a total of eight parking spaces provided in total for each two-family lot. The same site plan also demonstrates that each duplex can meet the required setbacks for the R-2 zone district, listed in Section 3-14.

Per Section 5-04 of the County's Development Standards and Regulations, public improvements are required with development of a subdivision. All required public improvements, such as streets and drainage systems, will be reviewed at time of final plat application. Per Section 2-02-19-04, approval of a final plat is required prior to development on the property. In addition, a Subdivision Improvements Agreement (SIA) with applicable collateral shall be required with any applications for a final plat. The SIA will address the timing and type of improvements that are required, as well as the necessary collateral to ensure those improvements are constructed.

Future Land Use Designation:

The Adams County Comprehensive Plan designates the subject site as Urban Residential. This future land use designation is intended for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities.

Overall, the subject request would create more than one dwelling unit per acre, which is consistent with the Urban Residential future land use designation and the underlying zoning. The request is also consistent with the goals of the Comprehensive Plan by providing for a type of infill development that does not currently exist in the immediate area and would therefore encourage a larger variety of housing types within the existing neighborhood. Additionally, areas surrounding the subject site are also designed as Urban Residential future land use in the Comprehensive Plan.

Additional long-range plans that address this request include the Southwest Area Plan, which prioritizes addressing housing affordability concerns and allowing developers more room for innovation in creating mixed-use and mixed-income communities. The Balanced Housing Plan prioritizes balancing housing supply with demand by incentivizing infill development, creating development incentives through flexible land use regulations, and exploring development opportunities to promote the “missing middle” housing stock. The Federal Boulevard Framework Plan encourages using a “transitional” use designation to allow for planning and land use flexibility, seeking new opportunities for higher density residential development along the corridor, and minimizing impacts to adjacent neighborhoods.

In addition, the Transit Oriented Development and Rail Station Area Planning Guidelines include a policy (Development Intensity/Density) that 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. Another policy (Mix of Uses) prioritizes creating an environment that meets a wide variety of needs within a compact space to increase transit use, extend hours of activity, and reduce traffic. In addition, a third policy (Planning in Context with Local Communities) seeks to ensure that development patterns are compatible with both the established character of the County and the new framework provided in Station Area Plans.

Surrounding Zoning Designations and Existing Use Activity:

<p>Northwest R-2 Single and Two-Family Residential</p>	<p>North PUD Pomponio Terrace Townhomes</p>	<p>Northeast PUD Midtown Townhomes and Open Space</p>
<p>West R-2 Single and Two-Family Residential</p>	<p>Subject Property R-2 Vacant</p>	<p>East PUD Midtown Townhomes and Open Space</p>
<p>Southwest R-2 Single and Two-Family Residential</p>	<p>South R-2 Single and Two-Family Residential</p>	<p>Southeast R-2 Single and Two-Family Residential</p>

Compatibility with the Surrounding Land Uses:

Properties within the immediate neighborhood are all located within the R-2 zone district and include a mix of single-family and two-family homes. Further to the west and along Federal Boulevard, there are primarily commercial uses located along the corridor, including a prominent mini-storage facility at the intersection of Federal Boulevard and West 67th Place. Properties within the jurisdiction of the City of Westminster are primarily located to the northwest of the subject property, including the Westminster Station and associated open space along Little Dry Creek. Prominent and very dense Planned Unit Developments are located across from the railroad and creek, including Pomponio Terrace and Midtown at Clear Creek.

In addition, the properties immediately surrounding the subject site are developed at densities similar to the proposed Decatur Duplexes subdivision, although this request would represent the first unified two-family development within the neighborhood that includes multiple units accessed by a shared private road. The project would provide a buffer from the railroad for the existing residential homes in the area, as well as from the dense townhome developments to the north and northeast. Overall, the request for 7 two-family lots is compatible with existing development in the surrounding area and the County's future land use designation of Urban Residential.

PLANNING COMMISSION UPDATE:

The Planning Commission considered this request on July 23, 2020, and recommended approval through a 7-0 vote with 9 findings-of-fact, 10 conditions, and 2 notes. A 10th Condition of Approval was included by the Planning Commission where staff originally recommended only 9 Conditions of Approval. That new condition states the following: "Staff and the applicant will examine the feasibility of the roadway being placed in a tract for this project, alternate to the current easement shown on the preliminary plat." In addition, no members of the public spoke in support or opposition to the request during the public hearing.

The Planning Commission expressed concern during the hearing about the proposed private road being platted as an easement through the front yards of the proposed new residential lots rather than being platted as a separate tract that would not be included as part of the new lots. The Planning Commission also asked whether or not the County or Homeowner's Associations have experienced issues with the long-term maintenance of these types of private access roads in the past.

The applicant responded that the proposed easement and the alternative tract would provide the same function; however, the Planning Commission did express continued concern related to potential liability if an accident were to occur on a private road that was located on a residential lot. In response, the applicant has revised their site plan in order to confirm their ability to design the private access road as a separate tract and in order to demonstrate (even with the associated modifications to the overall site design) that the proposed new residential lots would be able to meet all setback, minimum lot size, and minimum lot width requirements for the zone district. That updated site plan has been included as part of this packet in order to reflect the associated changes that would be included as part of the Final Plat and in order to demonstrate the applicant's willingness to meet Criteria of Approval #10.

In addition, Development Services Engineering responded that Chapter 5, Section 5-03-03-10 of the Adams County Development Standards and Regulations allows for private roads to be constructed and defines the conditions that are required for the approval of private roads. They shared that it is the experience of the Public Works Department that if the requirements as described in the regulations are adhered to by the applicant, that potential issues that can occur with the construction, maintenance, and ownership of private roads will be reduced.

Additional concerns were expressed by the Planning Commission related to the proposed turn into the overall site from Decatur Street, as well as the proposed turn from the private access road into Building 7's driveway (located in the southeast corner of the overall site), being too difficult to maneuver. The applicant responded that they would reexamine their proposed access as they continued to fine tune their site design for the subsequent Final Plat application. Development Services Engineering stated that the applicant could complete future auto turn programs in order to demonstrate that the proposed turns, driveways, and private road are all realistic. Staff also shared that the proposal had met the Adams County Fire Protection District's access requirements and that future construction documents will be required by the Fire District from the applicant that will need to include auto turn exhibits utilizing their apparatus specifications.

Additional questions were posed by the Planning Commission regarding the creation of the Homeowner's Association for this residential subdivision and whether or not that information should be included as an associated Condition of Approval. Further questions addressed the minimum lot size for the R-2 zone district, whether or not the applicant would be able to split the lots in the future in order to sell each dwelling unit separately, and the materials that the noise barrier wall would be constructed from.

Staff responded that the minimum lot size for any internal lot within the R-2 zone district is 9,000 square feet. Staff responded that information regarding the proposed Homeowner's Association is typically finalized as part of the subsequent Final Plat application and associated Subdivision Improvements Agreement. Staff also responded that the applicant may utilize a Condominium Plat in the future in order to sell each dwelling unit separately, but that the Condominium Plat process is not completed by the Community and Economic Development Department and would not have any impact on an approved Major Subdivision Plat or the new residential lots that were created through the Major Subdivision process. In addition, staff responded that, according to the County's Development Standards and Regulations, noise barriers should be constructed according to current Colorado Department of Transportation standards and that the barrier should be constructed of materials which match the architecture of the buildings associated with the barrier. The County's Subdivision Design Standards state that brick, stone, or other masonry units should be used for fence columns or walls to add permanence and structure to site development; that all barriers should be composed of durable materials and be maintenance free or require minimal maintenance; that wood privacy fences and railroad tie barriers are prohibited; that barriers should be constructed of materials with an A-weighted transmission loss of at least 25 dBA; and that some materials meeting these specifications include masonry sandstone or concrete-fabricated sandstone (4-6" thick), stucco on metal lath (1" thick, 4" frame), or solid wood (4" thick).

Based upon the application, the criteria for approval of a preliminary plat, and a recent site visit, staff recommends approval of this request with 12 findings-of-fact, 10 conditions, and 2 notes.

RECOMMENDED FINDINGS-OF-FACT

Major Subdivision Preliminary Plat:

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
 - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

Waiver from Subdivision Design Standards (considered only by the BoCC, Section 2-02-17-04)

10. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations.
11. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.

12. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

Recommended Conditions of Approval:

1. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.
2. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
3. A Subdivision Improvements Agreement and collateral shall be submitted prior to scheduling any public hearing for a final plat application.
4. A public land dedication fee for parks and schools shall be paid to Adams County submitted prior to scheduling any public hearing for a final plat application. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
5. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.
6. Applicant must include landscape tract(s) around the perimeter of the overall site in order to prevent the creation of double frontage lots. The Final Plat must be modified from this Preliminary Plat approval in order to include the new landscape tract(s).
7. If noise levels adjacent to the railroad exceed 60dBA, the applicant must construct a noise barrier along the portion of the site that abuts the railroad according to Colorado Department of Transportation (CDOT) standards. As part of the subsequent Final Plat application, applicant must submit the results of the proposed noise level study for CDOT and staff's review. If required, noise barriers must be installed prior to issuance of any building permits for residential structures, and a subdivision improvements agreement and appropriate collateral will be required to cover the costs of any required noise barriers prior to platting.
8. A nest survey to determine if any active nests are present in the project area shall be completed at least one week prior to the commencement of construction with survey findings reported to the County.
9. Applicant must provide construction plans to the Regional Transportation District (RTD) for their review, prior to receiving building permit approval. The RTD has requested this review due to the site's proximity to their railroad.
10. Staff and the applicant will examine the feasibility of the roadway being placed in a tract for this project, alternate to the current easement shown on the preliminary plat.

Notes to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. The preliminary plat approval shall lapse on August 4, 2022 if a final plat application is not submitted.

PUBLIC COMMENTS

Number of Property Owners Notified	Number of Public Comments Received by Staff
160	2

All property owners within a 750-foot radius of the proposed subdivision were notified of the application. Staff received two public comments regarding the proposed development. The first was provided in opposition to an associated Roadway Vacation application for West 67th Place that is no longer being pursued by the applicant. The second member of the public was not opposed to the project but listed several concerns, including the height of the units, parking, traffic increasing along West 67th Avenue and West 66th Place as a result of this project, and the need for a privacy fence in order to mitigate noise within the site for adjacent properties. The applicant provided a response to both commenting member of the public to provide more information about their proposal and address their concerns.

In order to address required street improvements, at time of final plat application, the applicant will be required to submit a traffic study, drainage study, and a subdivision improvements agreement, as well as public land dedication (land or fees-in-lieu) in order to support schools and parks.

Prior to submitting this application, the applicant did hold a neighborhood meeting on January 6, 2020. According to the applicant, members of the public (owners and residents) within 750 feet of the site were invited. Support was shared by members of the public for revitalization happening in the area. General questions were posed by the neighbors in order to receive additional information about a potential privacy fence on the property, whether the units would be for sale or rent, flood plain concerns, property values, and the timeline of the overall project.

Concerns were shared by members of the public for increased traffic along Decatur Street and West 67th Place, the inadequate width of the corner where Decatur Street and West 67th Place meet, and that the units would quickly become affordable or subsidized housing. In addition, a member of the public shared concerns during the meeting about potential light pollution, their viewsheds being damaged by the introduction of two-story structures behind the backyard, the proximity of new homes being located near his home, all the duplexes having the same architectural design and looking the same, and that new development is crowding the surrounding area.

Overall, staff believes many of these concerns were adequately addressed by the applicant and that sufficient information was provided during the meeting, as only two comment letters were received from members of the public during the referral period.

COUNTY AGENCY COMMENTS

Adams County staff reviewed the subject request and determined the proposed preliminary plat conforms to the County's Development Standards and Regulations. Evidence of adequate water and sewage facilitates have been provided with the application. In addition, the request is

compatible with the surrounding area and consistent with the Adams County Comprehensive Plan.

Development Services Engineering reviewed the applicant's Preliminary Drainage Analysis and the drainage easements shown on the Preliminary Plat. In addition, Development Services Engineering reviewed the applicant's Trip Generation Analysis and determined that the applicant will be required to construct roadway improvements adjacent to the site (consisting of curb, gutter, and sidewalk as well as any other roadway improvements as required by the approved traffic study). The reviewer also shared that a portion of the site is located within a special flood hazard delineated area and that any development within this area will require a floodplain use permit; that the site is located within the County's MS4 Stormwater Permit area and that a County SWQ Permit and State Permit COR400000 will be required if over an acre of the site is disturbed; and that the proposed private roadway will need to be configured to meet all local fire district requirements, be contained entirely within an easement on the Preliminary Plat, and will need to create a HOA or other entity in order to provide roadway maintenance.

The County's Right-of-Way Agent required 5' of public right-of-way dedication along Decatur Street. After consultation with the Public Works Department, it was determined that no additional right-of-way dedication would be required along West 67th Place. The review also confirmed that utility and ingress/egress easements were included on the Preliminary Plat, as well as all existing easements associated with the property as shown on the submitted Title Commitment.

The County's Environmental Program Manager reviewed the applicant's Resource Review, which is required for any project that would disturb more than an acre of land within the Natural Resource Conservation Overlay. A Recommended Condition of Approval has been included to address the required nest survey prior to the commencement of construction.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None.

Responding without Concerns:

Adams County Fire Protection District confirmed that the subdivision plan met the fire district access requirements. They also shared that once the subdivision plans were approved, construction documents must be submitted to the Fire District as well as an auto turn exhibit utilizing their apparatus specifications.

Colorado Department of Transportation had no concerns.

Colorado Division of Water Resources, Crestview Water and Sanitation District, and Denver Water provided comment letters confirming that water supply and sanitary sewer service is available to support the proposed development.

Colorado Geological Survey reviewed the site as well as the applicant's submitted Soil Resource Report and Subsurface Study for mineral resource potential, soils and bedrock engineering properties, artificial fill, and shallow groundwater. They shared that as long as the recommendations provided by the Hollingsworth Associates study (submitted by the applicant) are adhered to, that the Colorado Geological Survey had no objection to the plat approval.

The Regional Transportation District had no concerns but stated that they would like to review the construction plans for the site based on its location relative to their rail line. A Recommended Condition of Approval has been included by staff in order to address this request.

Tri-County Health Department provided comments related to community design to support walking and bicycling, healthy building design standards, sidewalks, connections to transit and nearby trails, and noise. The Department also provided comments related to noise and the site's location next to a railroad, providing several recommendations for noise mitigation measures that could aid in the mitigation of nuisance noises.

Xcel Energy requested standard utility easements within all proposed lots on the Preliminary Plat and provided a will serve letter for natural gas and electricity.

Notified but not Responding / Considered a Favorable Response:

Adams County Attorney's Office
Adams County Sheriff's Office
Adams County Treasurer
Burlington Northern Santa Fe Railway
Century Link, Inc.
City of Westminster
Colorado Division of Mining Reclamation and Safety
Colorado Division of Wildlife
Comcast
Goat Hill
Metro Wastewater Reclamation
Pomponio Terrace Metropolitan District
United States Postal Service
United States Environmental Protection Agency
Westminster Fire Department
Westminster School District #50



Legend

- +— Railroad
- Major Water
- Zoning Line
- ▭ Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Case Name: 6642 Decatur Subdivision

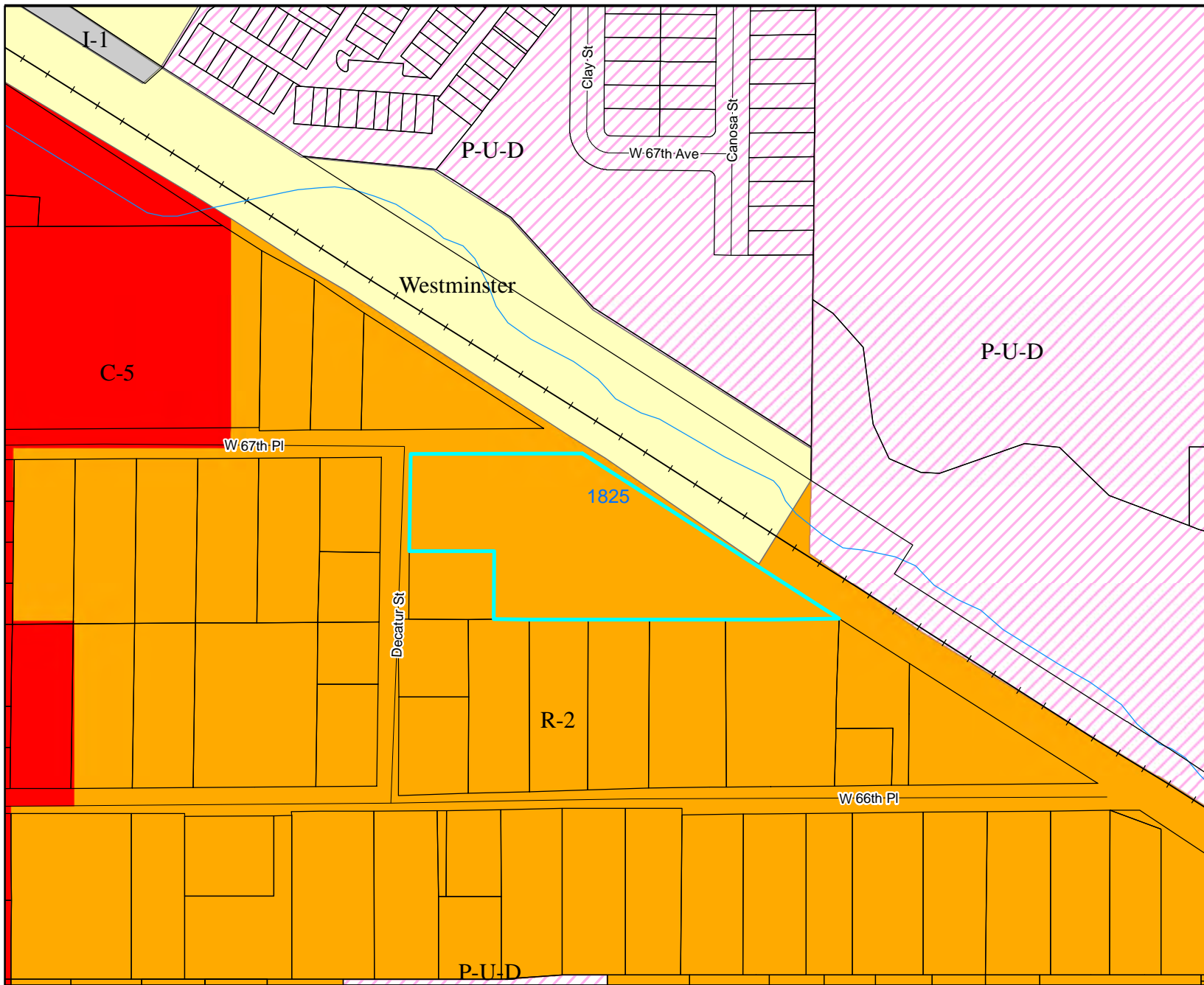
Case Number: PRC2019-00018



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



Legend

- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Case Name: 6642 Decatur Subdivision

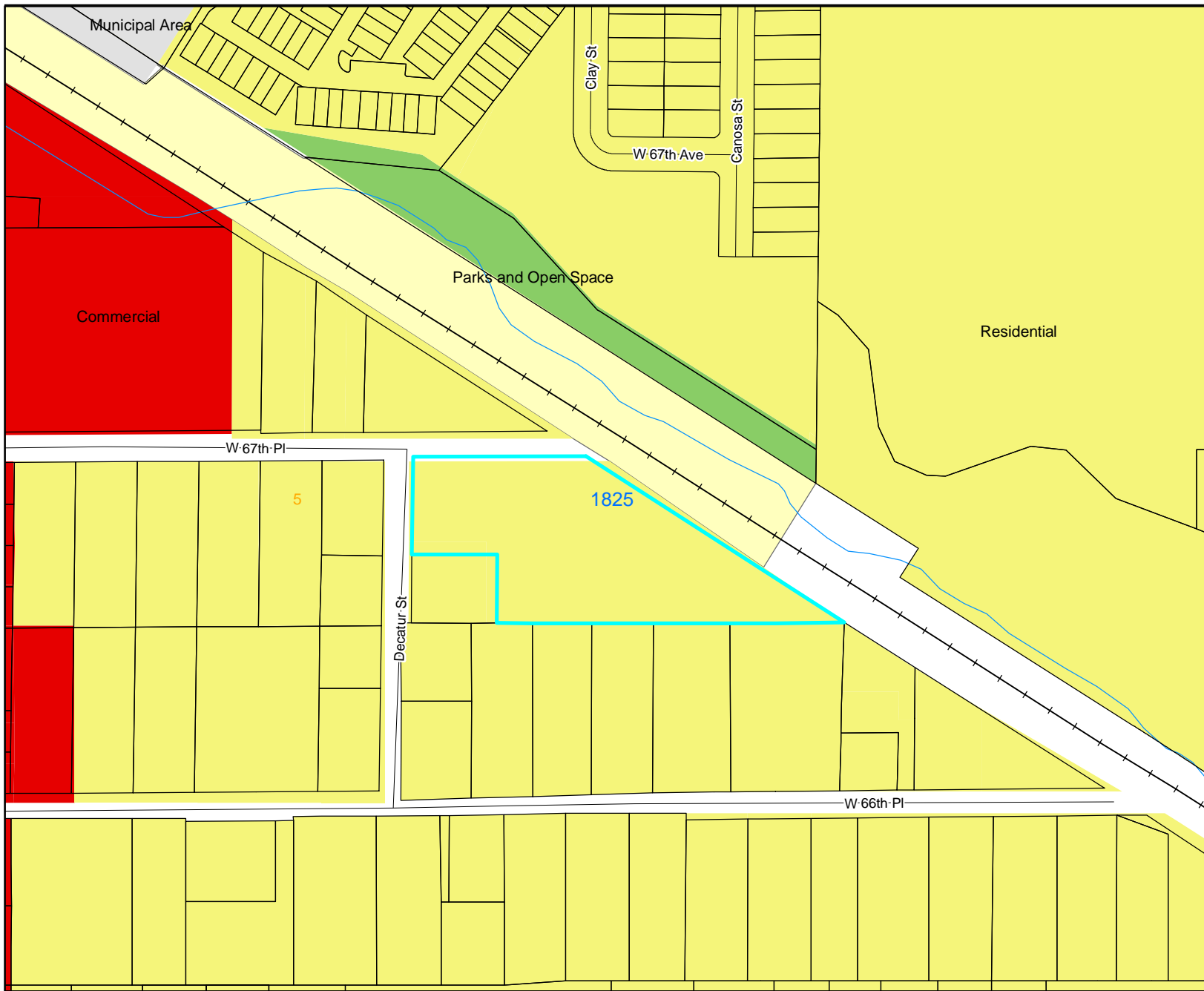
Case Number: PRC2019-00018



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



Legend

- +— Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Case Name: 6642 Decatur Subdivision

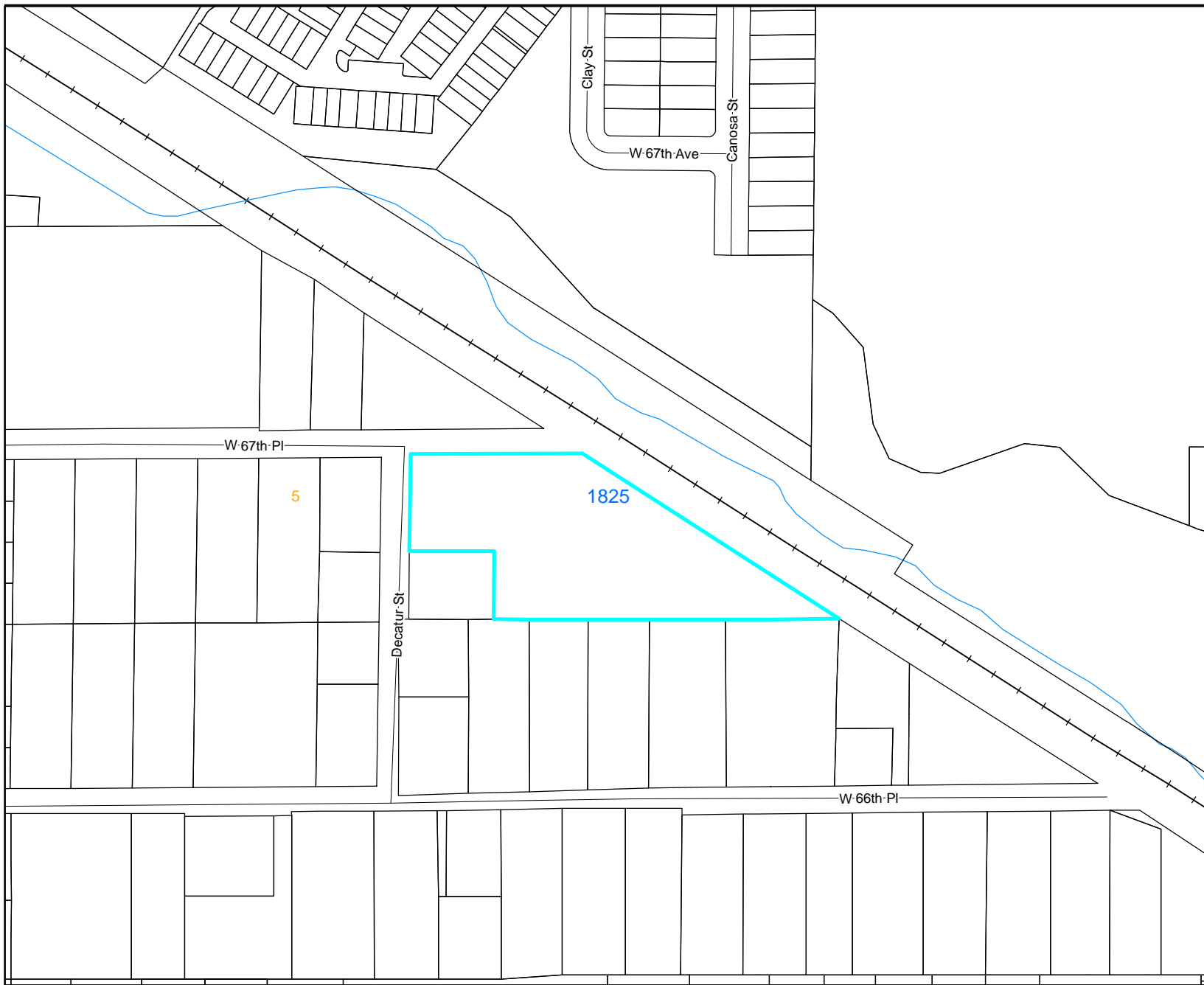
Case Number: PRC2019-00018



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



Legend

- +— Railroad
 - Major Water
 - Zoning Line
 - ▭ Sections
- Zoning Districts**
- A-1
 - A-2
 - A-3
 - R-E
 - R-1-A
 - R-1-C
 - R-2
 - R-3
 - R-4
 - M-H
 - C-0
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - I-1
 - I-2
 - I-3
 - CO
 - PL
 - AV
 - DIA
 - P-U-D
 - P-U-D(P)

Case Name: 6642 Decatur Subdivision

Case Number: PRC2019-00018



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



DECATUR DUPLEXES

Decatur Subdivision Filing No. 1. The proposal is to replat lot 1, Lynn Peterson Subdivision, a resubdivision of lot 10, block 4, north federal hills. The parcel of land is lying in the southeast one-quarter of section 5, township 3 south, range 68 west of the 6th principal meridian, County of Adams, state of Colorado. The subdivision aims to divide into seven lots, ranging from .247 to .577 acres. Each lot exceeds 10,000 sq ft. in size and meets all other zoning requirements for R-2 Zoning. The plat includes an eight-foot utility easement around the outside of the entire subdivision. The existing thirty-foot utilities and slope easement along the eastern border is unchanged. A twenty-four-foot shared access easement is proposed over a twenty-foot private drive for all new lots as well as hammer head turn as per fire department regulations. The private access drive requires a waiver from Adams County.

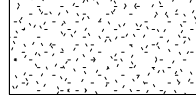
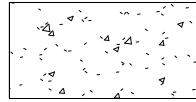
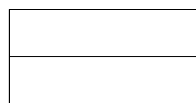

Each new lot is sized for a duplex – meaning one building with two single family units. Each unit will have a two-car garage with two car driveway parking totaling eight parking spaces per lot, four per unit. Each proposed duplex building complies with front setbacks of 20' - 0", side setbacks of 23' – 0" feet total; 5' - 0" on one side and 17' – 0" on the other. Rear setbacks are 15' – 0.

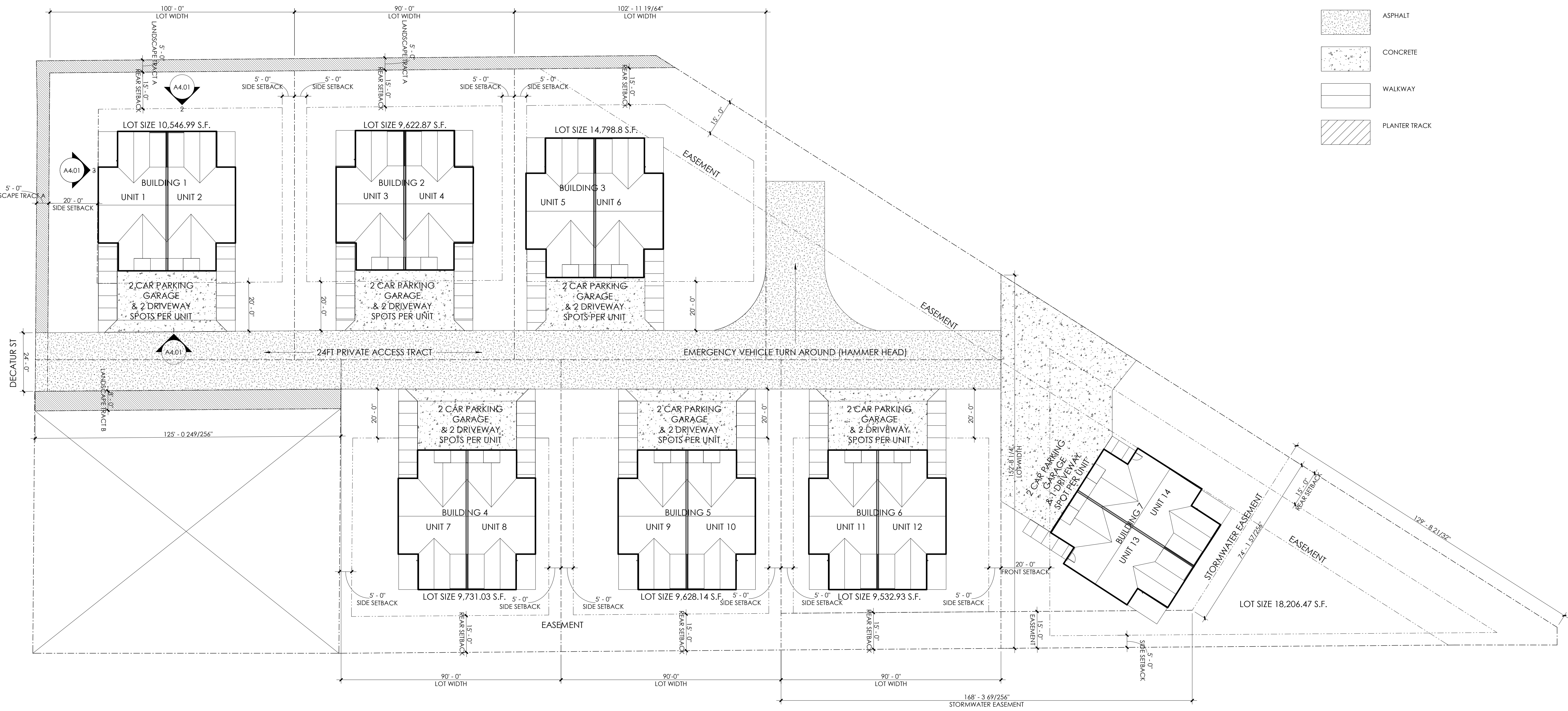
The goal is to create a functional, attractive and environmentally friendly development by creating roadway improvements within site boundaries, implementing updated utility infrastructure, place buffer yards with street frontage landscaping between new and existing residential, and enhance the overall attractiveness of the area.

SITE PLAN NOTES

1. -
2. -
3. -
4. -
5. -
6. -
7. -

FLAGNOTES

-  ASPHALT
-  CONCRETE
-  WALKWAY
-  PLANTER TRACK



1 SITE PLAN
1" = 20'-0"

DECATUR DUPLEXES

6642 DECATUR ST, DENVER, CO. 80221

PROJ. NO. 000000
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: ISSUE DATE
REVISIONS

ISSUED FOR: NOT FOR CONSTRUCTION
© NEO STUDIO

SCALE: As indicated

SHEET TITLE: ARCHITECTURAL SITE PLAN

A1.01

DECATUR SUBDIVISION FILING NO. 1- PRELIMINARY PLAT

CASE NO.: PRC2019-00018

A REPLAT OF LOT 1, LYNN PETERSON SUBDIVISION, A RESUBDIVISION OF LOT 10, BLOCK 4, NORTH FEDERAL HILLS

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S) OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING LOT 1, LYNN PETERSON SUBDIVISION, A RESUBDIVISION OF LOT 10, BLOCK 4, NORTH FEDERAL HILLS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A FOUND 3.25" DIAMETER ALLOY CAP STAMPED "CDOT" PLS 27259 IN RANGE BOX; THENCE S59°22'39"E, 1078.82 FEET TO THE POINT OF BEGINNING BEING THE NORTHWEST CORNER OF LOT 1, LYNN PETERSON SUBDIVISION, RECORDED IN FILE MAP 18 PAGE 58 OF THE ADAMS COUNTY RECORDS; THENCE N89°30'47"E, 253.10 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE COLORADO AND SOUTHERN RAILROAD; THENCE S57°36'35"E ALONG THE SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 449.36 FEET TO THE NORTHWEST CORNER OF LOT 1, MESTQUITE VISTA, REVISION NO. 1, RECORDED AT RECEPTION NO. 2005001154130 OF THE ADAMS COUNTY RECORDS; THENCE S89°34'29"W, 509.28 FEET TO THE SOUTHWEST CORNER OF LOT 2, LYNN PETERSON SUBDIVISION; THENCE N00°25'30"E ALONG THE EAST LINE OF SAID LOT 2, 100.08 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S89°34'29"W ALONG THE NORTH LINE OF SAID LOT 2, 125.08 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF DECATUR STREET; THENCE N00°25'30"E ALONG THE EAST RIGHT-OF-WAY LINE OF DECATUR STREET, 143.22 FEET TO THE POINT OF BEGINNING,

COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE DESCRIBED PARCEL CONTAINS 95,510 SQUARE FEET OR 2.193 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO TRACTS, LOTS, EASEMENTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE THE NAME AND STYLE OF **DECATUR SUBDIVISION FILING NO. 1** AND THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS (AND TRACTS) AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

BASIS OF BEARINGS:

BASIS OF BEARINGS: AN ASSUMED BEARING OF S89°34'29"W BEING THE SOUTH LINE OF LOT 1, LYNN PETERSON SUBDIVISION BETWEEN TWO MONUMENTS 509.28 FEET APART. BOTH MONUMENTS BEING A NO. 5 REBAR WITH GREEN CAP STAMPED PLS 38284; ONE AT THE SOUTHWEST CORNER OF SAID LOT 1 AND THE OTHER BEING AT THE SOUTHEAST CORNER OF SAID LOT 1.

ACCESS RESTRICTION STATEMENT:

ALL ACCESS RIGHTS SHALL BE RESTRICTED ACROSS RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, WHERE REQUIRED AS A PROVISION OF APPROVAL. WITH THE FILING OF DECATUR SUBDIVISION FILING NO. 1 PLAT THERE WILL BE NO ACCESS PROVIDED, OR ALLOWED, TO AND FROM EXISTING COLORADO AND SOUTHERN RAILROAD RIGHT-OF-WAY.

EASEMENT STATEMENT:

UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY AS SHOWN ON SUBDIVISION PLAT. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.

STORM DRAINAGE FACILITIES STATEMENT:

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. _____.

FLOODPLAIN NOTE:

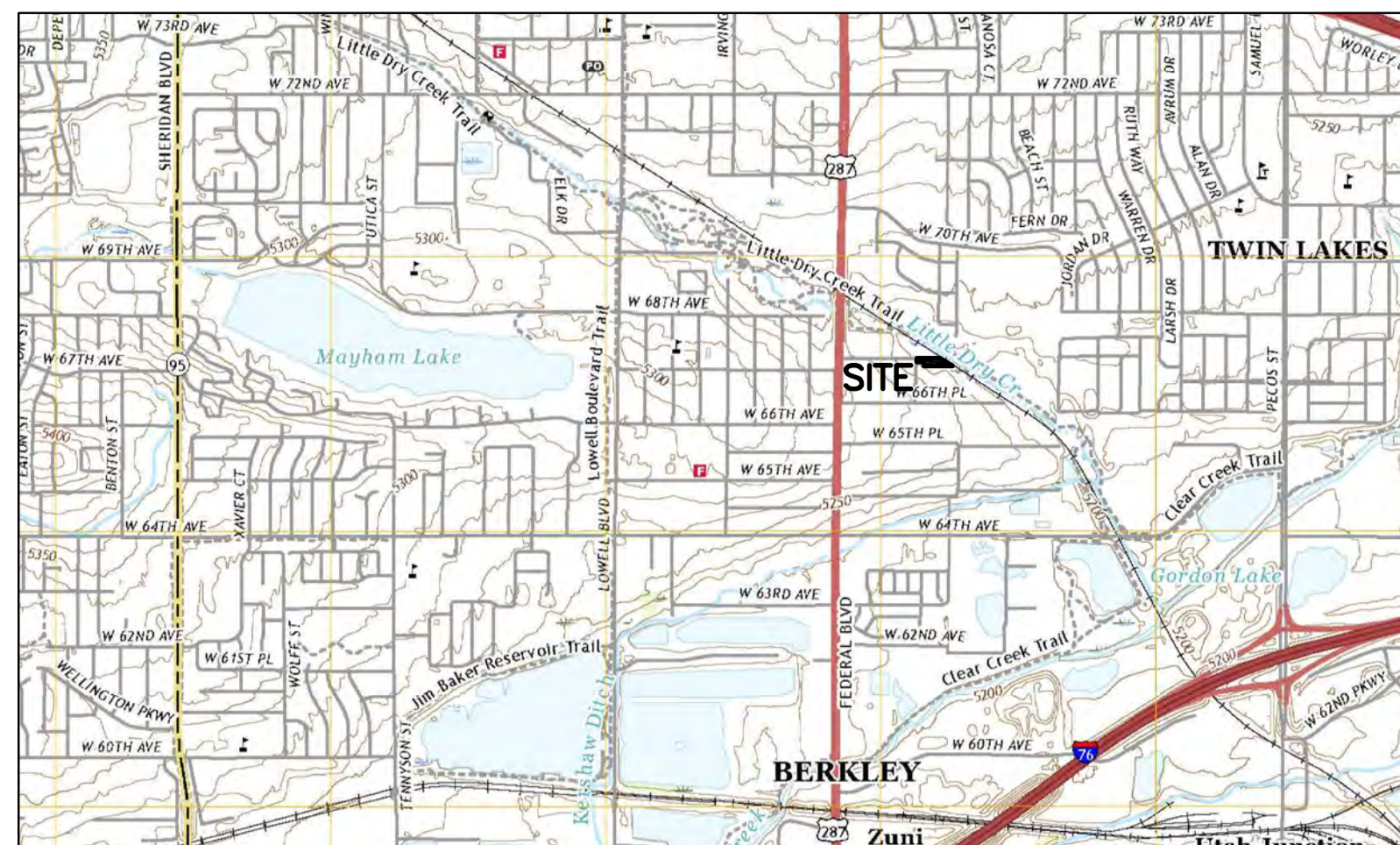
PROPERTY IS WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FIRM MAP NO. 08001C0584H DATED MARCH 5, 2007, REVISED TO REFLECT LOMR CASE NO. 18-08-0635P DATED FEBRUARY 14, 2019.

TITLE COMMITMENT NOTE:

SURVEYOR RELIED UPON THE TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY FILE NO. 100-N0026225-030-TH WITH AN EFFECTIVE DATE OF FEBRUARY 26, 2020, FOR THE PREPARATION OF THIS PLAT.

SHEET INDEX:

SHEET 1- COVER SHEET
SHEET 2- PLAT



Vicinity Map
1"=2000'

OWNER:

BY: _____, ITS

ACKNOWLEDGEMENT

STATE OF COLORADO)
COUNTY OF _____) §
THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY _____, OF _____, OWNER.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

LIENHOLDER CERTIFICATE

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM ENCUMBRANCE RECORDED IN BOOK _____ AT PAGE(S) _____ OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER.

NAME _____

TITLE _____

STATE OF COLORADO)
COUNTY OF _____) §

THE FOREGOING LIENHOLDER CERTIFICATE WAS SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2020, BY _____

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

SIGNED THIS _____ DAY OF _____, 2020.

SURVEYORS CERTIFICATE:

I, DAMIEN CAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE OCTOBER 2019, BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT SAID SURVEY HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH SURVEYING OF LAND.

I ATTEST THE ABOVE ON THIS _____ DAY OF _____, 2020

DAMIEN CAIN
STATE OF COLORADO PLS 38284
FOR AND ON BEHALF OF
39 NORTH ENGINEERING AND SURVEYING LLC

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2020.

CHAIR

CLERK AND RECORDER CERTIFICATE:

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT ____M. ON THE _____ DAY OF _____, 2020.

COUNTY CLERK AND RECORDER

BY DEPUTY: _____

DECATUR SUBDIVISION FILING NO. 1- PRELIMINARY PLAT

CASE NO.: PRC2019-00018

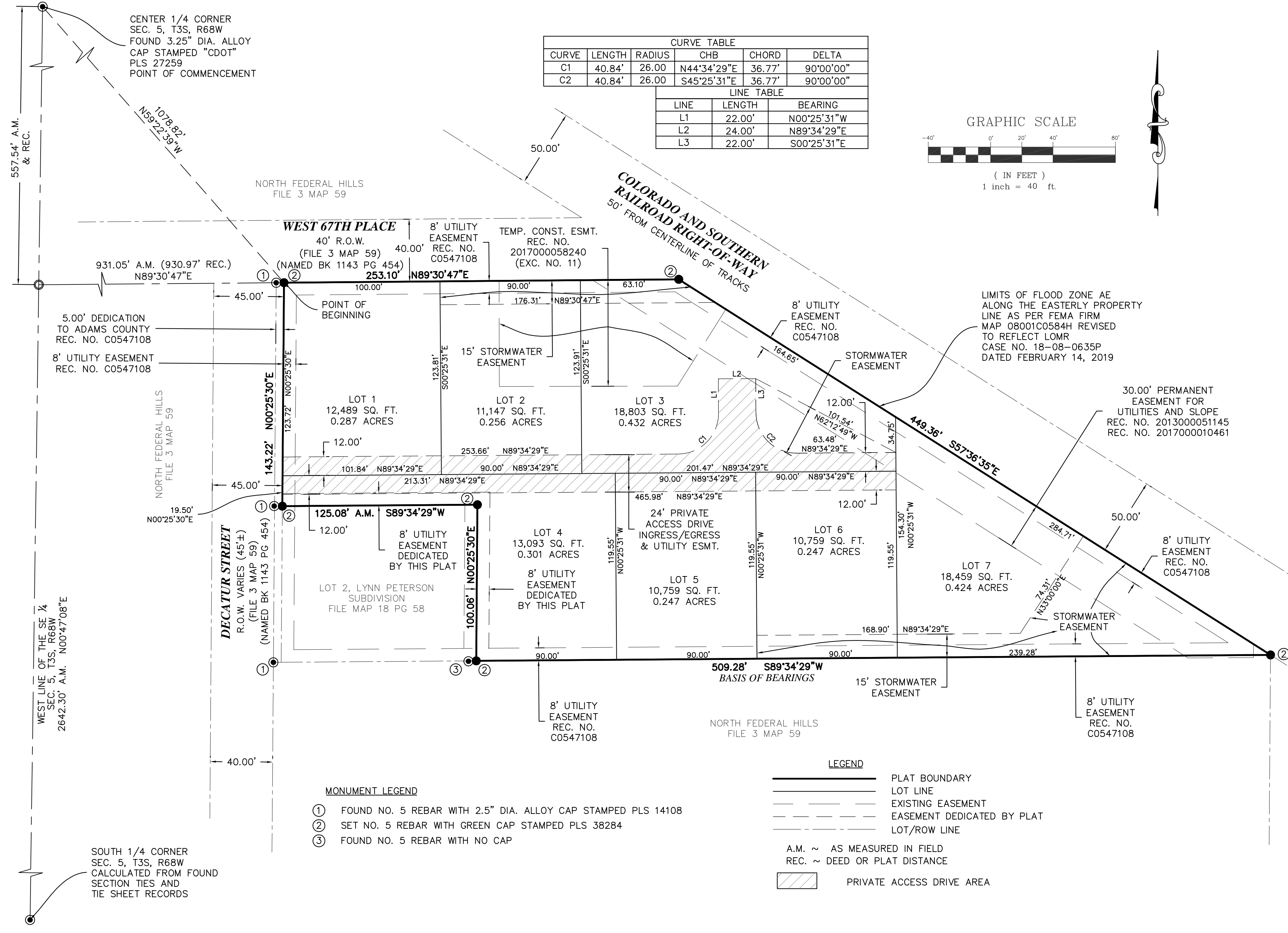
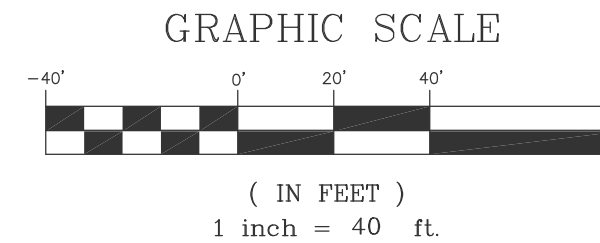
A REPLAT OF LOT 1, LYNN PETERSON SUBDIVISION, A RESUBDIVISION OF LOT 10, BLOCK 4, NORTH FEDERAL HILLS

A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHB	CHORD	DELTA
C1	40.84'	26.00	N44°34'29"E	36.77'	90°00'00"
C2	40.84'	26.00	S45°25'31"E	36.77'	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.00'	N00°25'31"W
L2	24.00'	N89°34'29"E
L3	22.00'	S00°25'31"E



CENTER 1/4 CORNER
SEC. 5, T3S, R68W
FOUND 3.25" DIA. ALLOY
CAP STAMPED "CDOT"
PLS 27259
POINT OF COMMENCEMENT

WEST LINE OF THE SE 1/4
SEC. 5, T3S, R68W
2642.30' A.M. N00°47'08"E

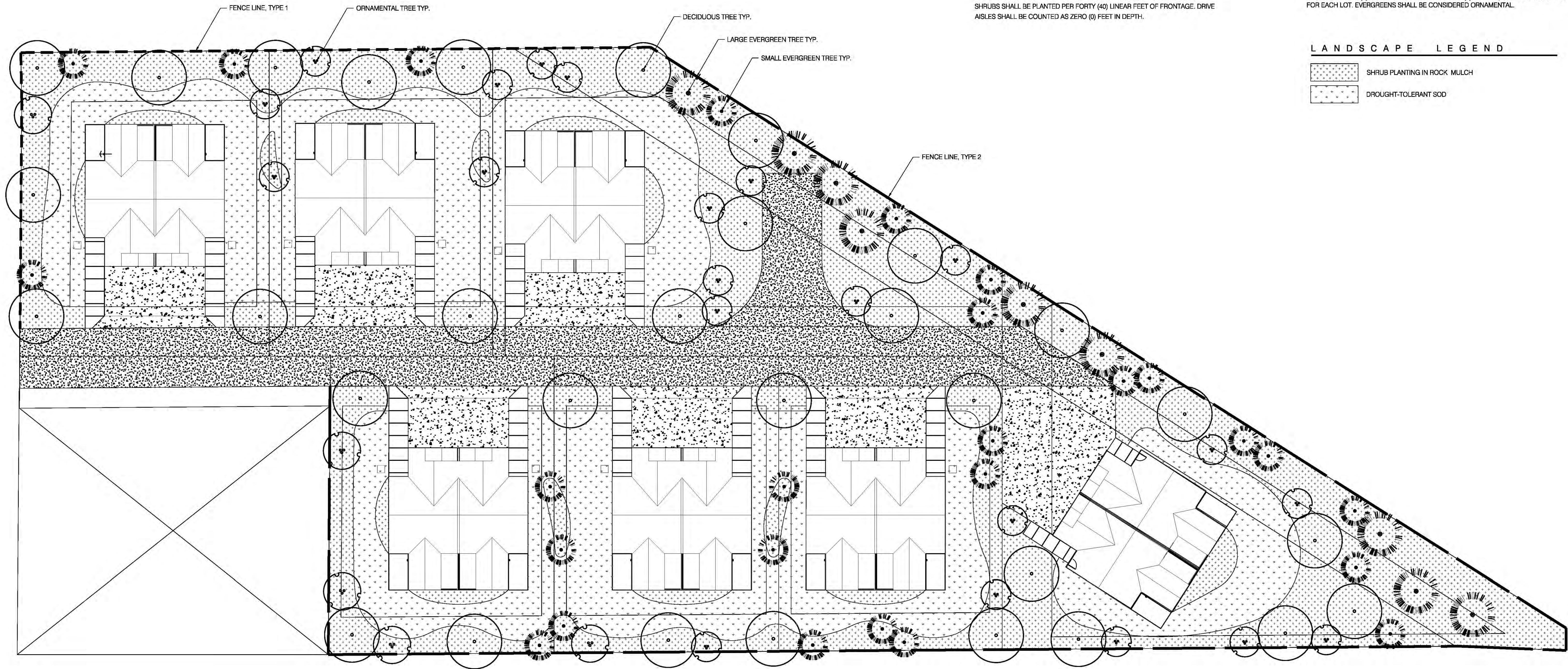
SOUTH 1/4 CORNER
SEC. 5, T3S, R68W
CALCULATED FROM FOUND
SECTION TIES AND
TIE SHEET RECORDS

LIMITS OF FLOOD ZONE AE
ALONG THE EASTERLY PROPERTY
LINE AS PER FEMA FIRM
MAP 08001C0584H REVISED
TO REFLECT LOMR
CASE NO. 18-08-0635P
DATED FEBRUARY 14, 2019

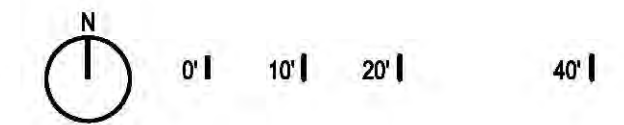
30.00' PERMANENT
EASEMENT FOR
UTILITIES AND SLOPE
REC. NO. 2013000051145
REC. NO. 2017000010461

MESQUITE VISTA, REVISION NO. 1
REC. NO. 2005001154130

1. LANDSCAPED AREAS SHALL NOT BE ENCLOSED BY A FENCE, WHICH LIMITS ITS VISIBILITY. IF A SIGHT OBSCURING FENCE IS REQUIRED, IT SHALL BE SET BACK FROM THE LANDSCAPED AREA. THIS WILL HAVE THE EFFECT OF HAVING THE LANDSCAPED AREA ADJACENT TO THE RIGHT-OF-WAY AND THE FENCE WILL BE LOCATED BEHIND THE LANDSCAPED AREA.
2. ALL LANDSCAPING SHALL BE LOCATED SO IT DOES NOT INTERFERE WITH UTILITIES, EASEMENTS, ROAD LIGHTING OR FIRE HYDRANTS.
3. THE EXTERIOR BOUNDARIES OF A LOT WHICH DO NOT ABUT A PUBLIC ROAD RIGHT-OF-WAY SHALL MEET THE BUFFERYARD REQUIREMENTS, DEPENDING UPON THE ADJACENT LAND USE.
 - A. BUFFERYARD A: FIVE (5) FOOT MINIMUM BUFFERYARD WIDTH WITH ONE (1) TREE PER EIGHTY (80) LINEAR FEET OF LOT LINE.
4. ALL DEVELOPMENTS SHALL BE REQUIRED TO LANDSCAPE A MINIMUM OF TEN (10) PERCENT OF THE LOT AREA, WITH AT LEAST FIFTY (50) PERCENT OF THE REQUIRED LANDSCAPE AREA PLACED SO IT ABUTS ADJOINING PUBLIC RIGHTS-OF-WAY, EXCLUDING ALLEYS AND DRIVES.
5. THE AREA ALONG ANY PROPERTY LINE ABUTTING A PUBLIC ROAD RIGHT-OF-WAY SHALL BE LANDSCAPED USING ONE (1) OR ANY COMBINATION OF THE FOLLOWING LANDSCAPE OPTIONS:
 - A. OPTION 1: INSTALL A TWENTY-FIVE (25) FOOT WIDE AREA ALONG THE ROAD RIGHT-OF-WAY. WITHIN THE LANDSCAPE AREA, ONE (1) TREE AND TWO (2) SHRUBS SHALL BE PLANTED PER FORTY (40) LINEAR FEET OF FRONTAGE. DRIVE AISLES SHALL BE COUNTED AS ZERO (0) FEET IN DEPTH.
 - B. OPTION 2: INSTALL A TWENTY (20) FOOT LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. WITHIN THE LANDSCAPE AREA, ONE (1) TREE AND TWO (2) SHRUBS SHALL BE PLANTED PER FORTY (40) LINEAR FEET OF FRONTAGE. DRIVE AISLES SHALL BE COUNTED AS ZERO (0) FEET IN DEPTH.
 - C. OPTION 3: INSTALL A TEN (10) FOOT LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. WITHIN THE LANDSCAPE AREA, TWO (2) TREES AND FIVE (5) SHRUBS SHALL BE PLANTED PER FORTY (40) LINEAR FEET OF FRONTAGE. DRIVE AISLES SHALL BE COUNTED AS ZERO (0) FEET IN DEPTH.
 - D. OPTION 4: INSTALL A FIVE (5) FOOT LANDSCAPE AREA ALONG THE ROAD RIGHT-OF-WAY. WITHIN THE LANDSCAPE AREA, ONE (1) TREE AND TWO (2) SHRUBS SHALL BE PLANTED PER FORTY (40) LINEAR FEET OF FRONTAGE. A THIRTY (30) INCH HIGH DECORATIVE WALL OR THE BUILDING SHALL BE LOCATED BETWEEN THE PARKING AREA AND THE ROAD FRONTAGE. DRIVE AISLES SHALL BE COUNTED AS ZERO (0) FEET IN DEPTH.
 - E. OPTION 5: INSTALL A LANDSCAPE BERM WITH A TWO (2) FOOT MINIMUM AVERAGE HEIGHT. THE BERM SHALL HAVE A SLOPE OF NO GREATER THAN ONE (1) FOOT OF RISE TO EVERY FOUR (4) FEET OF RUN. WITHIN THE LANDSCAPE AREA, ONE (1) TREE AND FIVE (5) SHRUBS SHALL BE PLANTED PER SIXTY (60) LINEAR FEET OF FRONTAGE.
6. ALL REQUIRED LANDSCAPED AREAS AND BUFFERYARDS MUST CONTAIN A MINIMUM OF SEVENTY-FIVE PERCENT (75%) ORGANIC LANDSCAPING MATERIAL, WITH A MAXIMUM OF TWENTY-FIVE PERCENT (25%) NON-LIVING LANDSCAPING MATERIALS.
7. FOR SINGLE FAMILY ATTACHED LANDSCAPING:
 - A. FRONT AND SIDE SETBACKS: THE ENTIRE FRONT AND SIDE SETBACKS SHALL BE LANDSCAPED, EXCEPT FOR DRIVEWAYS.
 - B. BACK YARD SETBACK: A MINIMUM OF THIRTY PERCENT (30%) OF THE BACK YARD SHALL BE LANDSCAPED.
 - C. REQUIRED GROUNDCOVER: A MINIMUM OF THIRTY PERCENT (30%) OF THE REQUIRED FRONT AND SIDE LANDSCAPE AREA MUST BE COVERED BY LIVING GROUND MATERIAL.
 - D. REQUIRED TREES AND SHRUBS: A MINIMUM OF ONE (1) LARGE TREE AND FIVE (5) SHRUBS OR TWO (2) ORNAMENTAL TREES AND FIVE (5) SHRUBS, SHALL BE REQUIRED FOR EACH LOT. EVERGREENS SHALL BE CONSIDERED ORNAMENTAL.



1 LANDSCAPE PLAN
 SCALE: 1"=20'-0"



DECATUR DUPLEXES

6642 DECATUR ST., DENVER, CO. 80221

PROJ. NO. 000000
 DRAWN: Author
 CHECKED: Checker
 APPROVED: Approver
 DATE: ISSUE DATE
 REVISIONS

ISSUED FOR: NOT FOR CONSTRUCTION
 © NEO STUDIO

SCALE: As indicated

SHEET TITLE: LANDSCAPE PLAN

L1.01



DECATUR NEIGHBORHOOD 1/6/2020 – COMMENTS

- 1- Excited for the area revitalization, "Keep it going"
- 2- Traffic concerns, Decatur, 67th PL. need to be widened to support more traffic.
"When there is traffic on Federal, people cut through Decatur & it's a mess!"
- 3- (Neighbors reported the following individual to being under the influence. Claimed substance: Alcohol) Said individual expressed the following concerns"
 - a. Worried about how much people its going to be in the neighborhood. Individual thought there were going to be 26 new families. (We tried clarifying that it was 14, but he told us that he knew how to count, and that he knew it was going to be 26).
 - b. Worried about light pollution
 - c. Angry that his view was going to be damaged by having houses built behind his backyard.
 - d. Says the development will "Destroy his neighborhood"
 - e. He is angry and concerned that there will be another family "Less than 50ft from my house"
 - f. Said: "30 years of my life GONE. We can't fight this."
 - g. Worried that all the houses will "Look the same".
 - h. Development is "congesting the land".
 - i. Upon fellow neighbors telling him his property value will go up, his response was "My value of lifestyle means more to me than money."
 - j. Called the developer & development "His worst nightmare".
- 4- Most present neighbors complained how many vehicles are backing up in their driveways. The minority of present neighbors expressed they didn't care about this.
- 5- Supporters of the development told their fellow neighbors to "Just use the light rail" when discussing traffic concerns.

- 6- One neighbor asked developer "Why are you building in the ghetto?" & loudly exclaimed "You can't take the ghetto out of the ghetto" repeatedly while the developer was answering questions & concerns of others present.
- 7- Many neighbors asked, "How quickly will you be turning it into section 8 housing?"
- 8- Neighbors with previous developing/property management experience repeatedly said to their fellow neighbors: "You can't stop progress"
- 9- Almost all who assisted the meeting expressed concern over the width of the corner where Decatur & 67th Pl meet. (See Fig. 1)



Fig. 1

- 10- Neighbor whose backyard is to the South of development property line was wondering if there was going to be a fence. Developer confirmed there were going to be a 6'-0" cedar fence.
- 11- Neighbors wanted to know if the units were going to be for sale or rent.
- 12- Neighbors that lived on 66th Pl. conversed about:
 - a. Property Value
 - b. Flood Plain Concerns



- c. Privacy Fence
 - d. After a chat with Developer, they expressed they were “ Good with it” and “ Had no problem with it [the development] as long as there is a fence”.
- 13- Recurrent question: Timeline of project.

February 24, 2020

Donna Santella
2681 W. 66th Place
Denver, CO 80221

RE: Response to the Decatur Street Development

Dear Donna,

We have received an email that you had some concerns regarding our development. I wanted to address the couple issues you have stated.

- Concern:** Heights of Units
Answer: The Duplex's will be 2-stories high.
- Concern:** Parking
Answer: This development project is 7 duplexes', each duplex will have a two-car attached garage, with two parking spaces in the driveway. The total of off-street parking spaces will be 4 spaces per duplex.
- Concern:** Traffic W. 67th is a short street with only one access to Federal Blvd. Unless a loop is made onto W. 66th Place, W. 66th Place is a dead-end street to the east and has Federal Blvd. access to the west.
Answer: Our meeting with the County and Public Works stated they have plans to install new sidewalks. We do not have a time frame on when this work will begin, we were told this will help the traffic through this neighborhood.
- Concern:** Noise to adjacent properties – Will there be a privacy fence?
Answer: Yes, there will be a 6-foot privacy fence around this development.

If you would like to discuss any other concerns you may have. If you need to reach me, please do so at 303-941-8112.

7016 3010 0001 0631 1404

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
 Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL RECEIPT

Certified Mail Fee
 \$

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$

Postage
 \$

Total Postage and Fees
 \$

Sent To: Donna Santella
 Street and Apt. No. of PO Box No. 2681 W 66th Pl
 City, State, ZIP+4® Denver CO 80221

PS Form 3800, April 2015 PSN 7530-02-000-9047

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
 Donna Santella
 2681 W 66th Pl
 Denver CO 80221

2. Article Number
 (Transfer from service label)

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 Agent
 Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? Yes
 If YES, after delivery, address below: No

3. Service Type
 Certified Mail
 Registered
 Insured Mail
 Express Mail
 Return Receipt for Merchandise
 C.O.D.

4. Restricted Delivery (Extra Fee) Yes

1234567891011121314151617181920
 Post Office Station
 2020
 Denver CO 80221 USPS

7016 3010 0001 0631 1404

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

February 24, 2020

Richard Deems
6733 West 67th Place
Denver, CO 80221

RE: Response to Decatur Street Development

Dear Richard,

We have received your email regarding your concerns for the Decatur Street Development. We have decided not to move forward with the Vacation of 67th Place. We have decided to continue our development without vacating the road. This will not affect your entry way to your property.

Please let us know if you have any questions or concerns.

Thank you,

Sam Leger

9106 010E 0000 10691 1221

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT <i>Domestic Mail Only</i>	
For delivery information, visit our website at www.usps.com ®	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent to Richard Deems	
Street and Apt. No. or PO Box No. 6733 W 67th Pl	
City, State, ZIP+4® DENVER CO 80221	
PS Form 3800, April 2013 PSN 7530-02-000-9047 See Reverse for Instructions	



Consultants in Natural Resources and the Environment

Resources Review Report 6642 Decatur Street Adams County, Colorado

Prepared for—

TJC Limited
4955 North Iris Street
Wheat Ridge, Colorado 80033

Prepared by—

ERO Resources Corporation
1842 Clarkson Street
Denver, Colorado 80218
(303) 830-1188
ERO Project #20_043

March 5, 2020

Contents

Executive Summary	ii
Introduction	1
Project Area Description	1
Wetlands and Waters of the U.S.	4
Background	4
Site Conditions and Regulations	4
Recommendations	4
Threatened, Endangered, and Candidate Species	5
Other Species of Concern	6
Raptors and Migratory Birds.....	6
Other Wildlife	7
Individual Protected Resources Component	7
Recommendations	7
Natural Resources Conservation Overlay	8
Recommendations	8
Agricultural Resources	8
Cultural Resources	8
Conclusion and Recommendations	9
References	9

Tables

Table 1. Federally threatened, endangered, and candidate species potentially found in Adams County or potentially affected by projects in Adams County.	5
--	---

Figures

Figure 1. Vicinity Map	2
Figure 2. Existing Conditions	3

Appendices

Appendix A Photo Log

Executive Summary

TJC Limited retained ERO Resources Corporation (ERO) to provide a resources review report for the property at 6642 Decatur Street in Arvada, Adams County, Colorado (project area). ERO assessed the project area for potential wetlands and waters of the U.S., threatened and endangered species, general wildlife use, individual protected resources under Adams County regulations, the Natural Resources Conservation Overlay (NRCO), and agricultural and cultural resources. Below is a summary of the resources found at the project area and recommendations or future actions necessary based on the current site conditions; federal, state, and local regulations; and Chapter 4 of the Adams County Development Standards and Regulations (Adams County 2019).

The natural resources and associated regulations described in this report are valid as of the date of this report, and this report may be relied on for the specific use for which it was prepared by ERO under contract to TJC Limited. Because of their dynamic natures, site conditions and regulations should be reconfirmed by a qualified consultant before relying on this report for a use other than that for which ERO was contracted.

Wetlands and Other Waters of the U.S. – No wetlands or potential waters of the U.S. are in the project area, and no further action is necessary.

Threatened and Endangered Species – The project area does not contain suitable habitat for any federally listed threatened or endangered species, and no further action is necessary.

Migratory Birds – No active bird nests were observed in the project area during the 2020 site visit. However, the uplands could provide nesting habitat for ground-nesting bird species, such as killdeer.

The Denver Field Office of the U.S. Fish and Wildlife Service (2009) and Colorado Department of Transportation (2011) have identified the primary nesting season for migratory birds in eastern Colorado as occurring between April 1 and mid to late August. However, some birds, such as the red-tailed hawk and great horned owl, can nest as early as February or March. Because of the variability in the breeding seasons of various bird species, ***ERO recommends a nest survey be conducted within one week prior to construction*** to determine if any active nests are present in the project area so they can be avoided. If active nests are found, any work that would destroy the nests could not be conducted until the birds have vacated the nests.

Other Wildlife – No sensitive wildlife species, including black-tailed prairie dogs, were observed in the project area during the 2020 site visit. Overall, surrounding and continuing development contributes to a decline in the number and diversity of wildlife species nearby and to a change in species composition.

Individual Protected Resources Component – A small portion of the Little Dry Creek 100-year floodplain occurs within the project area. ERO recommends that the floodplain be avoided and designated as a setback/buffer if possible.

Natural Resources Conservation Overlay – The NRCO occurs within the project area. No wetlands or waterbodies occur within the project area. A very small portion of the Little Dry Creek 100-year floodplain occurs within the project area. Although the NRCO occurs within the project area, ERO believes that the project area does not provide quality habitat for wildlife and does not consider the project area to have an exceptional environmental value.

Agricultural Resources – The project area does not occur within an Adams County agricultural district and no prime farmland occurs within the project area; therefore, no further action is necessary.

Cultural Resources – No known cultural resources occur within the project area, and no further action is necessary.

Resources Review Report 6642 Decatur Street Adams County, Colorado

March 5, 2020

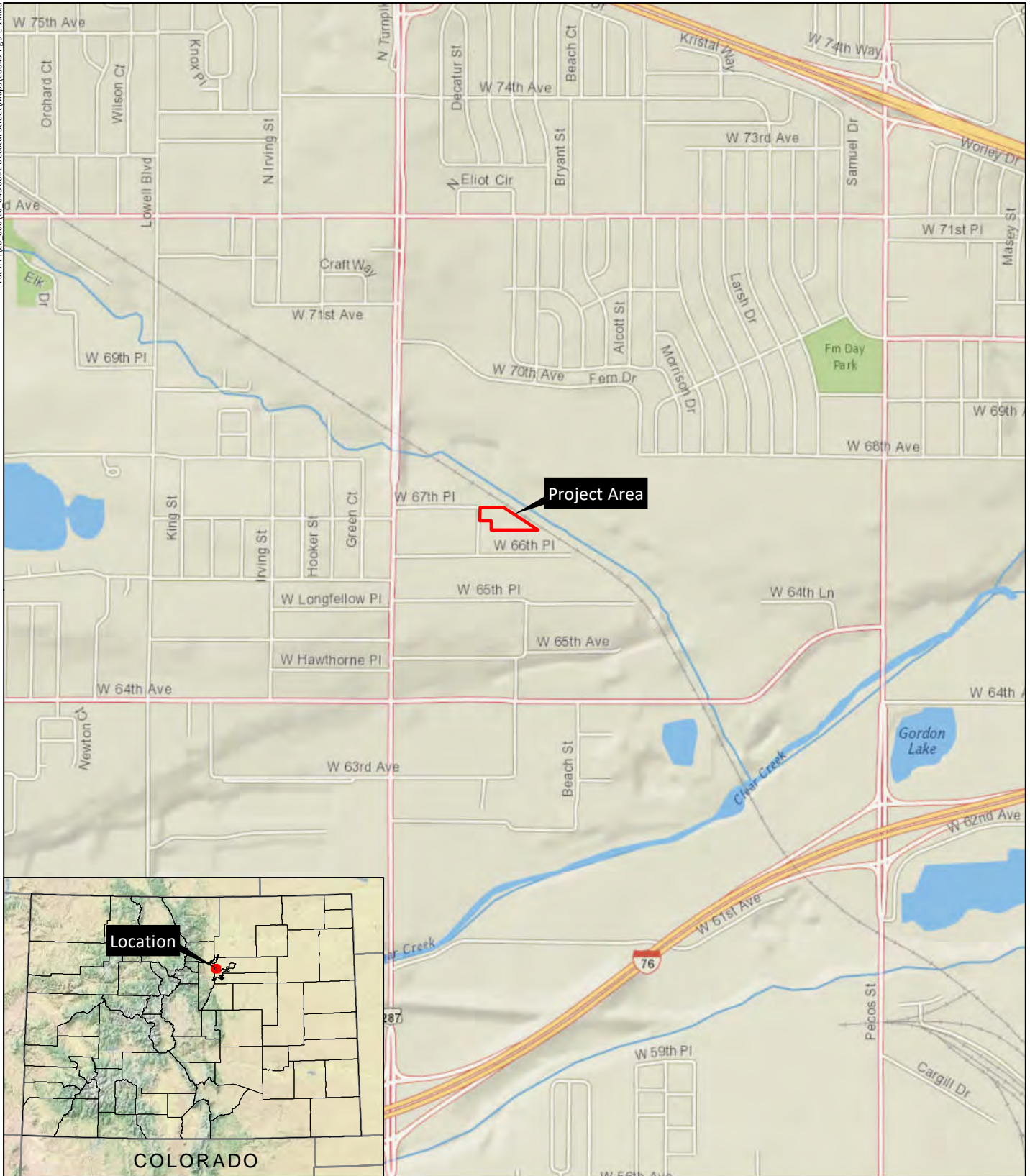
Introduction

TJC Limited retained ERO Resources Corporation (ERO) to provide a resources review report for the property at 6642 Decatur Street in Arvada, Adams County, Colorado (project area; Figure 1). On February 26, 2020, Anna Hennage with ERO assessed the project area for natural resources (2020 site visit). During this assessment, activities included a review of potential wetlands, identification of potential federally threatened and endangered species habitat, review of individual protected resources, the Natural Resources Conservation Overlay (NRCO), agricultural and cultural resources, and identification of other natural resources. This report provides information on existing site conditions and resources, current regulatory guidelines related to those resources, and how the proposed project meets all the applicable standards and objectives of Chapter 4 of the Adams County Development Standards and Regulations (Adams County 2019) regarding natural and cultural resources. ERO assumes the landowner/developer is responsible for obtaining all federal, state, and local permits for construction of the project.

Project Area Description

The project area is a 2.12-acre parcel in Section 5, Township 3 South, Range 68 West of the 6th Principal Meridian in Adams County, Colorado (Figure 1) and is located within the Adams County Residential District R-2. The UTM coordinates for the approximate center of the project area are 498208mE, 4407581mN, Zone 13 North. The longitude/latitude of the project area is 105.020937°W/39.818212°N. The elevation of the project area is approximately 5,235 feet above sea level. Photo points of the project area are shown on Figure 2, and the photo log is in Appendix A.

The project area is northeast of West 66th Place and Decatur Street in Arvada, Colorado and is bounded by developed land to the south and west, with the RTD light rail tracks and its associated concrete stormwater channels directly to the northeast (Photo 1; Figure 2). The project area consists primarily of graded and mowed upland vegetation dominated by a mix of nonnative and native species including kochia (*Bassia scoparia*), prickly lettuce (*Lactuca serriola*), smooth brome (*Bromus inermis*), and the Colorado noxious weed species, Scotch thistle (*Onopordum acanthium*) (Figure 2; Photos 2 and 3). Two plains cottonwood (*Populus deltoides*) snags and a small honey locust tree (*Gleditsia triacanthos*) occur in the central and eastern parts of the project area (Photos 4 and 5).



6642 Decatur Street
 Section 5, T3S, R68W; 6th PM
 UTM NAD 83: Zone 13N; 498208mE, 4407581mN
 Longitude 105.020937°W, Latitude 39.818212°N
 USGS Arvada, CO Quadrangle

Adams County, Colorado
 Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.
 Copyright: © 2013 National Geographic Society, i-cubed





Figure 1
 Vicinity Map

Prepared for: TIC Limited
 File: 20043 Figure 1.mxd [dlH]
 March 2, 2020





6642 Decatur Street

-  Photo Point
-  Project Area
-  Natural Resources Conservation Overlay (1.28 ac)
-  FEMA Flood Zone AE (0.021 ac)

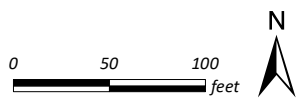


Figure 2
Existing Conditions

Prepared for: TIC Limited
File: 20043 Figure 2.mxd [dlH]
March 3, 2020



Wetlands and Waters of the U.S.

Background

The Clean Water Act (CWA) protects the chemical, physical, and biological quality of waters of the U.S. The U.S. Army Corps of Engineers' (Corps) Regulatory Program administers and enforces Section 404 of the CWA. Under Section 404, a Corps permit is required for the discharge of dredged or fill material into wetlands and other waters of the U.S. (streams, ponds, and other waterbodies). Colorado was previously under the 2015 waters of the U.S. rule for determining which open water or wetland features are jurisdictional; however, on October 22, 2019, the Environmental Protection Agency (EPA) and Corps published a repeal of the 2015 rule defining waters of the U.S. in the Federal Register (FR). The final "recodification of pre-existing rules" was effective on December 23, 2019, at which time the entire U.S. reverted to Rapanos guidelines for defining waters of the U.S. Under the Rapanos guideline, the Corps considers traditionally navigable waters (TNWs), wetlands adjacent to a TNW, and tributaries to TNWs that are relatively permanent waters (RPWs) and their abutting wetlands to be jurisdictional waters. Other wetlands and waters that are not TNWs or RPWs will require a significant nexus evaluation to determine their jurisdiction. A significant nexus evaluation assesses the flow characteristics and functions of a tributary and its adjacent wetlands to determine if they significantly affect the physical, biological, or chemical integrity of downstream TNWs.

The prepublication version of the Navigable Waters Protection Rule (NWPR) was signed by USEPA and the Assistant Secretary of the Army on January 23, 2020. Correspondence from the Corps states that the final NWPR is expected to be published in the Federal Register by March 20, 2020, and the NWPR will become effective 60 days following publication. Based on the prepublication of the NWPR, the NWPR will likely change the jurisdictional status of some wetlands, ditches, and tributaries; however, the NWPR will be subject to court challenges.

Site Conditions and Regulations

ERO assessed the project area for potential isolated wetlands, jurisdictional wetlands, and other waters of the U.S. No drainages are shown on the U.S. Geological Survey (USGS) Arvada, Colorado topographic quadrangle as occurring within the project area, and no potential wetlands or other waters of the U.S. were observed in the project area during the 2020 site visit. Little Dry Creek, a tributary to the South Platte River, occurs directly northeast of the project area but is separated from the project area by the RTD light rail.

ERO also reviewed the current U.S. Fish and Wildlife Service (Service) National Wetlands Inventory (NWI) database and mapping application for potential wetlands on the project area (Service 2020a). No wetlands are shown in the project area on the NWI database.

Recommendations

No wetlands or other potential waters of the U.S. occur in the project area, and no further action is necessary.

Threatened, Endangered, and Candidate Species

ERO assessed the project area for potential habitat for threatened, endangered, and candidate species under the Endangered Species Act (ESA). Federally threatened and endangered species are protected under the ESA of 1973, as amended (16 United States Code 1531 et seq.). Significant adverse effects on a federally listed species or its habitat require consultation with the Service under Section 7 or 10 of the ESA. The Service lists several threatened and endangered species with potential habitat in Adams County, or that would be potentially affected by projects in Adams County (Table 1).

Table 1. Federally threatened, endangered, and candidate species potentially found in Adams County or potentially affected by projects in Adams County.

Common Name	Scientific Name	Status*	Habitat	Habitat Present or Potential to Be Affected by Project?
Mammals				
Black-footed ferret	<i>Mustela nigripes</i>	E	Prairie environments with active prairie dog towns	No habitat
Preble's meadow jumping mouse (Preble's)	<i>Zapus hudsonius preblei</i>	T	Shrub riparian/wet meadows	No habitat
Birds				
Interior least tern**	<i>Sterna antillarum athalassos</i>	E	Sandy/pebble beaches on lakes, reservoirs, and rivers	No habitat and no depletions anticipated
Mexican spotted owl	<i>Strix occidentalis</i>	T	Closed-canopy forests in steep canyons	No habitat
Piping plover**	<i>Charadrius melodus</i>	T	Sandy lakeshore beaches and river sandbars	No habitat and no depletions anticipated
Whooping crane**	<i>Grus americana</i>	E	Mudflats around reservoirs and in agricultural areas	No habitat and no depletions anticipated
Fish				
Pallid sturgeon**	<i>Scaphirhynchus albus</i>	E	Large, turbid, free-flowing rivers with a strong current and gravel or sandy substrate	No habitat and no depletions anticipated
Plants				
Ute ladies'-tresses orchid (ULTO)	<i>Spiranthes diluvialis</i>	T	Moist to wet alluvial meadows, floodplains of perennial streams, and around springs and lakes below 7,800 feet in elevation	No habitat
Western prairie fringed orchid**	<i>Platanthera praeclara</i>	T	Moist to wet prairies and meadows	No habitat and no depletions anticipated

*T = Federally Threatened Species; E = Federally Endangered Species.

**Water depletions in the South Platte River may affect the species and/or critical habitat in downstream reaches in other counties or states.

Source: Service 2020b.

There is no likelihood for the proposed project to affect the black-footed ferret or Mexican spotted owl because of the lack of habitat in the project area. The interior least tern, piping plover, whooping crane, pallid sturgeon, and western prairie fringed orchid are species that are affected by continued or ongoing water depletions to the Platte River system. Based on ERO's current knowledge of the project, the project activities would not result in any depletions to the South Platte River and, therefore, would not result in any changes to historic patterns of natural depletions to the South Platte River watershed. Because of the lack of habitat and depletions, the proposed project would not affect these species.

Potential habitat for Preble's and ULTO is not present in the project area. The project area does not contain a perennial stream, wetlands or riparian habitat, or an active floodplain and, therefore, does not provide the required habitat for Preble's or ULTO. Because no habitat is present for any federally listed species and the project would have no adverse effects on any federally listed species, no further action is necessary.

Other Species of Concern

Raptors and Migratory Birds

Migratory birds, as well as their eggs and nests, are protected under the Migratory Bird Treaty Act (MBTA). The MBTA does not contain any prohibition that applies to the destruction of a bird nest alone (without birds or eggs), provided that no possession occurs during the destruction. While destruction of a nest by itself is not prohibited under the MBTA, nest destruction that results in the unpermitted take of migratory birds or their eggs is illegal and fully prosecutable under the MBTA (Service 2003). The regulatory definition of a take means to pursue, hunt, shoot, wound, kill, trap, capture, or collect; or attempt to pursue, hunt, shoot, wound, kill, trap, capture, or collect.

Under the MBTA, the Service may issue nest depredation permits, which allow a permittee to remove an active nest. The Service, however, issues few permits and only under specific circumstances, usually related to human health and safety. Obtaining a nest depredation permit is unlikely and involves a process that takes, at a minimum, 8 to 12 weeks. The best way to avoid a violation of the MBTA is to remove vegetation outside of the active breeding season, which typically falls from March through August, depending on the species. Public awareness of the MBTA has grown in recent years, and most MBTA enforcement actions are the result of a concerned member of the community reporting a violation.

Potential Habitat

During the 2020 site visit, no songbird or raptor nests were observed in the project area. However, ground-nesting bird nests are difficult to detect and may be present in the uplands in the project area. The breeding season for most birds in Colorado is March through August, except for a few species that begin breeding during the winter months such as bald eagles, great horned owls, and red-tailed hawks.

Recommendations

Although no active nests were observed during the 2020 site visit, a full nest survey was not conducted. To avoid destruction of potential ground-nesting or other migratory bird nests, vegetation should be removed outside of the April 1 through August 31 breeding season.

Both the Denver Field Office of the Service (2009) and the Colorado Department of Transportation (2011) have identified the primary nesting season for migratory birds in eastern Colorado as occurring between April 1 and mid to late August. However, a few species such as bald eagles, great horned owls, and red-tailed hawks can nest as early as December (eagles) or late February (owls and red-tailed hawks). Because of the variability in the breeding seasons of various bird species, ERO recommends that

a nest survey be conducted within one week prior to construction to determine if any active nests are present in the project area so they can be avoided. Additional nest surveys within the nesting season may also be warranted to identify active nesting species that may present additional development timing restrictions (e.g., eagles or red-tailed hawks).

If active nests are identified within or near the project area, activities that would directly affect the nests should be restricted. Habitat-disturbing activities (e.g., tree removal, grading, scraping, and grubbing) should be conducted during the nonbreeding season to avoid disturbing active nests and to avoid a take of the migratory bird nests within the project area. Nests can be removed during the nonbreeding season, September 1 through March 31, to preclude future nesting and avoid violations of the MBTA. There is no process for removing nests during the nonbreeding season; however, nests may not be collected under MBTA regulations. If the construction schedule does not allow vegetation removal outside of the breeding season, a nest survey should be conducted within one week prior to vegetation removal to determine if the nests are active and by which species. If active nests are found, any work that would destroy the nests or cause birds to abandon young in the nest could not be conducted until the birds have vacated the nests.

Other Wildlife

The project area is vegetated with uplands, surrounded by development, and is separated from Little Dry Creek by the RTD light rail, resulting in the project providing little habitat or value for wildlife. No prairie dogs or other wildlife were observed within the project area during the 2020 site visit. As with any human development, wildlife species sensitive to human disturbance are likely to decline in abundance or abandon the area, while other wildlife species adapted to development are likely to increase in abundance. Species likely to decline include some raptors and possibly coyotes. Species likely to increase include red fox, raccoon, and great horned owl. Overall, surrounding and continuing development contributes to a decline in the number and diversity of wildlife species nearby and to a change in species composition to favor species that adapt better to human disturbance.

Individual Protected Resources Component

Waterbodies, floodplains, and wetlands are defined as protected resources under Chapter 4 of the Adams County Development Standards and Regulations to protect the community as a whole from potential negative impacts caused by development that may affect these resources or their functions (Adams County 2019). ERO evaluated the project area for these resources during the 2020 site visit. No wetlands or waterbodies were observed within the project area during the 2020 site visit. However, a very small portion of the Little Dry Creek 100-year floodplain occurs along the eastern boundary of the project area and occupies 0.021 acre (Figure 2).

Recommendations

ERO recommends, if possible, avoiding any work within the 100-year floodplain and designating the 0.021-acre 100-year floodplain as a setback/buffer that shall remain free from development, parking,

open storage of vehicles, refuse, or any other material (Adams County 2019). No other individual protected resources occur within the project area and no further action is necessary.

Natural Resources Conservation Overlay

The purpose of the NRCO is to protect areas of identified exceptional environmental value, such as wildlife habitat areas, or areas that are hazardous for development, such as floodplains. The NRCO is established as a means of assuring these lands are treated in a particularly sensitive manner so as to protect the associated natural resources (Adams County 2019). Approximately 1.28 acres of NRCO land occurs within the project area (Figure 2). The project area does not contain wetlands or waterbodies; however, 0.021 acre of the Little Dry Creek 100-year floodplain occurs within the project area. The Little Dry Creek 100-year floodplain located east of the project area is disrupted by the RTD light rail and its associated concrete stormwater channels (Figure 2). In addition, the project area is sparsely vegetated with upland species, and portions of the project area have been graded and mowed.

Recommendations

Although the NRCO occurs within the project area, ERO believes that the project area does not provide quality habitat for wildlife and does not consider the project area to have an exceptional environmental value. The surrounding development and adjacent RTD light rail limits the project area's ability to provide habitat for wildlife or any connectivity to Little Dry Creek, the closest wildlife corridor. As stated above, the project area does not contain any wetlands or riparian habitat and is dominated by disturbed uplands.

Agricultural Resources

The project area is not located within an Adams County agricultural district. The soils within the project area are mapped as gravelly land-shale outcrop complex, which is commonly found along hillslopes, and wet alluvial land, which is commonly found within floodplains. The soils are not classified as prime farmland (Natural Resources Conservation Service 2020). Because the project area is not within an agricultural district and does not contain prime farmland, no further action is necessary.

Cultural Resources

ERO historian Abigail Sanocki conducted a cultural resource file search of the project area using the Office of Archaeology and Historic Preservation (OAHP) online Compass database on February 27, 2020. The purpose of the review is to assist Adams County with considering the effects of development on historic and cultural resources on the subject property pursuant to Chapter 4, Section 11-02-06 "Cultural Resources Preservation" of the Adams County Development Standards and Regulations (Adams County 2019). The file search area covered the entire extent of the current legal parcel boundary for 6642 Decatur Street.

The OAHP records file search results indicate that no previously conducted surveys have occurred in the project area, and that no previously documented cultural resources are within or overlap the project area. Furthermore, a review of historic maps and 1960s through 1990s aerial photographs indicates that the project area was historically undeveloped, with intermittent use for agriculture (Nationwide Environmental Title Research, LLC 2020; USGS 1899, 1941, 1950). Aerial photographs from 1963, 1964, and 1971 depict small dams, water storage ponds, and cultivated fields within the project area; these were filled between 1971 and 1991 (Nationwide Environmental Title Research, LLC 2020). Because landforms have been rearranged in the project area multiple times, ERO recommends there is no potential for intact archaeological deposits on the project area.

Conclusion and Recommendations

No wetlands, waterbodies, or waters of the U.S. occur within the project area. In addition, the project area does not contain habitat for any federally listed threatened or endangered species, and no bird or raptor nests were observed within the project area during the 2020 site visit. A small portion of the Little Dry Creek 100-year floodplain occurs within the project area, and ERO recommends that the floodplain should be avoided and designated as a setback/buffer if possible. The NRCO occurs within the project area; however, due to the sparseness of vegetation and lack of wetlands and waterbodies, ERO believes that the project area does not provide quality habitat for wildlife and does not consider the project area to have an exceptional environmental value. The project area is not located within an agricultural district and no prime farmland exists within the project area. In addition, ERO recommends that there is no potential for intact archaeological deposits on the project area.

References

- Adams County. 2019. Adams County Development Standards and Regulations. Chapter 4—Design Requirements and Performance Standards. December 10.
- Colorado Department of Transportation. 2011. Work Sheet: 240pmbcdotb dated 02-03-11. <https://www.codot.gov/programs/environmental/wildlife/guidelines/Birdspecccontractorsbio.pdf/view>. Last accessed December 16, 2016.
- Nationwide Environmental Title Research. 2020. Historic Aerials. <https://www.historicaerials.com/viewer>.
- Natural Resources Conservation Service. 2020. Web Soil Survey. <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.
- U.S. Army Corps of Engineers (Corps). 2016. Regulatory Guidance Letter 16-01. http://www.usace.army.mil/Portals/2/docs/civilworks/RGLS/rgl_6-01_app1-2.pdf?ver=2016-11-01-091706-840.
- U.S. Fish and Wildlife Service (Service). 2003. Migratory Bird Permit Memorandum. April 15.
- U.S. Fish and Wildlife Service (Service). 2009. Personal communication between Pete Plage (U.S. Fish and Wildlife Service) and ERO Resources Corporation.

- U.S. Fish and Wildlife Service (Service). 2020a. National Wetland Inventory Mapping. <https://www.fws.gov/wetlands/data/mapper.html>. Last accessed March 13, 2019.
- U.S. Fish and Wildlife Service (Service). 2020b. Endangered, Threatened, Proposed and Candidate Species, Colorado Counties. <http://ecos.fws.gov/ipac/>. Last accessed March 2, 2020.
- U.S. Geological Survey (USGS). 1899. West Denver, Colorado [topographic map]. 1:125,000. Department of the Interior, Washington DC.
- U.S. Geological Survey (USGS). 1941. Arvada, Colorado [topographic map]. 1:31,680. Geological Survey, Denver, Colorado.
- U.S. Geological Survey (USGS). 1950. Arvada, Colorado [topographic map]. 1:24,000. Geological Survey, Denver, Colorado.

PHOTO LOG
6642 DECATUR STREET
ADAMS COUNTY, COLORADO
FEBRUARY 26, 2020



Photo 1 - Overview of light rail tracks and stormwater conveyance channel east of the project area. View is to the northwest.



Photo 2 - Overview of uplands in the western part of the project area. View is to the east.

PHOTO LOG
6642 DECATUR STREET
ADAMS COUNTY, COLORADO
FEBRUARY 26, 2020



Photo 3 - Overview of uplands in the eastern part of the project area. View is to the southeast.



Photo 4 - Overview of plains cottonwood snag in the central part of the project area. View is to the east.

PHOTO LOG
6642 DECATUR STREET
ADAMS COUNTY, COLORADO
FEBRUARY 26, 2020



Photo 5 - Overview of honey locust tree in the central part of the project area. View is to the west.

SUBSURFACE STUDY
FOR
THE PLANNED DECATUR TOWNHOMES
DECATUR STREET AND WEST 67TH PLACE
ADAMS COUNTY, COLORADO

Job Number 19-492
October 7, 2019

PREPARED FOR

Unique Properties, Inc.
400 South Broadway
Denver, Colorado 80209

 **Hollingsworth**
Associates, Inc.

Sheridan, Colorado
(303) 781 - 5188

Contents

0.1	Purpose and scope of work	1
0.2	Proposed construction	1
0.3	Site conditions	1
0.4	Field exploration	2
0.5	Laboratory testing	2
0.5.1	Index properties	3
0.5.2	Swell-consolidation	3
0.5.3	Proctor compaction	3
0.5.4	Remolded California bearing ratio	4
0.5.5	Water soluble sulfate content	4
0.6	Subsurface conditions	4
0.7	Potential foundation systems	5
0.7.1	Foundation design parameters - Mat stiffened with ribs	6
0.7.2	Foundation design parameters - spread footings	7
0.8	Floor slabs	8
0.9	Foundation walls	9
0.10	Water soluble sulfates	10
0.11	Underdrain system	10
0.12	Surface drainage	11
0.13	Pavement design	11
0.13.1	Subgrade materials	12
0.13.2	Design traffic	12
0.13.3	Flexible pavements	12
0.13.4	Rigid pavements	12
0.13.5	Subgrade preparation	13
0.13.6	Drainage	13
0.14	Limitations	13

List of Figures

Fig. 1 - Locations of Exploratory Borings

Fig. 2 - Logs of Exploratory Borings

Fig. 3 - Legend and Notes of Exploratory Borings

Figs. 4 through 9 - Gradation Test Results

Figs. 10 through 12 - Swell-Consolidation Test Results

Fig. 13 - Proctor Test Results

Table I - Summary of Laboratory Testing Results

Appendix A - Pavement Design Calculations

0.1 Purpose and scope of work

This report presents the results of a subsurface study for the planned Decatur Townhomes to be located at the intersection of Decatur Street and West 67th Place in Adams County, Colorado. The subsurface study was conducted for the purpose of developing foundation recommendations. The project site is shown on Fig. 1. The study was conducted in accordance with our proposal P19-283 dated September 5, 2019.

A field exploration program consisting of drilling five exploratory borings was conducted to obtain information on subsurface conditions. Material samples obtained during the field exploration were tested in the laboratory to determine the classification and engineering characteristics of the on-site soils. The results of the field exploration and laboratory testing were analyzed to develop foundation recommendations and allowable bearing pressures. The results of the field exploration and laboratory testing are presented herein.

This report has been prepared to summarize the data obtained during this study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction of the planned townhomes are included in the report.

0.2 Proposed construction

It is our understanding that seven two-story non-basement townhome buildings and an interior drive are planned. Foundation loads are expected to be light as is typical for this type of construction. We understand that the site will be graded with minor cuts on the south side of the site and fills on the north side of the site. The fill materials may be imported. If the design varies from the project description above, the recommendations presented in this report should be reevaluated.

0.3 Site conditions

At the time of our field investigation, the site was vacant with a sparse native grass and weed cover. Soils had been dumped on the site especially on the north side of the site. The south side of the site appeared to be undisturbed

and the north had areas of fill. The site sloped down from the southeast to the northwest with a difference in elevation of approximately 8 feet.

0.4 Field exploration

The field exploration for the project was conducted on September 18, 2019. Five exploratory borings were drilled at the locations shown on Fig. 1 to explore the subsurface conditions. The exploratory borings were located within the footprints of the planned building footprints by Hollingsworth Associates personnel.

The borings were advanced through the soils with a 4-inch diameter continuous flight auger. The borings were logged by a project engineer.

Samples of the subsurface materials were taken with a 2-inch I.D. spoon sampler and a 1 3/8-inch I.D. sampler. The samplers were driven into the various strata with blows from a 140-pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. Penetration resistance values, when properly evaluated, indicate the relative density or consistency of the soils and bedrock. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Fig. 2 with a legend and notes shown on Fig. 3.

Measurement of the water level was made in the borings by lowering an M-scope into the open holes shortly after completion of drilling and two days later.

0.5 Laboratory testing

Laboratory testing was conducted to study the engineering characteristics of the materials obtained in the exploratory borings. Samples obtained from the exploratory borings were examined and visually classified in the laboratory by the project engineer. Laboratory testing was performed on selected samples to determine their classification, moisture content, dry density, moisture-volume change characteristics, water soluble sulfate content, standard Proctor compaction and remolded California bearing ratio. Results of the laboratory testing are shown on Figs. 4 through 13 and are summarized in Table I. A discussion of the laboratory testing procedures is

presented below. The testing was conducted in general accordance with recognized test procedures, primarily those of the American Society for Testing and Materials (ASTM).

0.5.1 Index properties

In order to identify the soils and to classify them into categories of similar engineering properties, the Unified Soil Classification System (ASTM D-2487) was used. This system is based on index property tests, including liquid limits and plastic limits (ASTM D-4318) and grain size distribution (ASTM D-422). Moisture contents were determined in accordance with ASTM D-2216. Moisture contents, dry densities, liquid and plastic limits, and the percent of soil fractions are summarized in Table I. Grain size distribution curves are shown on Figs. 4 through 8.

0.5.2 Swell-consolidation

Swell-consolidation tests, similar to ASTM D-2435, were conducted on five typical samples of the upper soils in order to determine their compressibility or swell characteristics under loading when submerged in water. Each sample was prepared and placed in an oedometer ring between porous discs. An initial seating load of either 500 psf or 1,000 psf was placed on the sample. The sample was then submerged in water and the change in sample height was measured with a dial gauge. Samples that swelled after wetting were loaded incrementally until returning to their original height. The sample height was monitored until deformation practically ceased under each load increment.

Results of the consolidation tests are plotted as a curve of the final strain at each increment of pressure against the log of the pressure. Swell-consolidation test results are shown on Figs. 9 through 12.

0.5.3 Proctor compaction

The moisture-density relationships of one composite sample of the subgrade materials were conducted using the procedures of ASTM D-698, Method A. The sample was processed through the #4 screen before testing. The moisture-density relationships are shown on Fig. 13.

0.5.4 Remolded California bearing ratio

A sample of the potential pavement subgrade material was tested to determine its subgrade support properties for use in pavement design. A sample of the material was remolded to approximately 95% of the standard Proctor density (ASTM D-698) approximately 2% above the optimum moisture content.

A California Bearing Ratio (CBR) test (ASTM D-1883) was performed on the remolded sample after being submerged in water for a period of 96 hours. The CBR test is a penetration test wherein a standard piston penetrates the soil at a rate of 0.05 inches per minute. The CBR value is the ratio of the test load to a standard unit load and is an indication of the strength of the soil. It is empirically related to the required thickness of pavement structure for a given traffic loading. Results of the CBR test are summarized in Table I.

0.5.5 Water soluble sulfate content

The percentage of water soluble sulfates was determined in general accordance with "Standard Methods for the Examination of Water and Wastewater, 15th ed.", for three selected samples. The test results are shown in Table I.

0.6 Subsurface conditions

The subsurface conditions at the site were quite varied, as indicated by exploratory borings B-1 through B-5. On the north side of the site, as indicated by borings B-1 and B-2, the subsurface conditions consisted of 12 inches of topsoil and 13 feet of very stiff to hard sandy to very sandy clay which occasionally grades into a gravelly clayey sand overlying medium dense to dense clean to silty sand and gravel for the depth drilled, 20.5 feet. Eight feet of stiff sandy clay fill was encountered at the ground surface in boring B-2. In the southeast corner of the site, as indicated by boring B-3, the subsurface conditions consisted of 12 inches of topsoil overlying medium dense to dense clean to silty sand and gravel for the depth drilled, 16 feet. For the remainder of the south side of the site, as indicated by Borings B-4 and B-5, the subsurface conditions consisted of 12 inches of topsoil and 10 feet to at least 29 feet of very stiff to hard sandy to very sandy clay which occasionally grades

into a gravelly clayey sand overlying medium dense to very dense clean to silty sand and gravel for the depth drilled, 30 feet.

Free water was encountered only in exploratory boring B-2 at depth 13.3 feet at the time of drilling and depth 13.0 feet when the borings were checked two days later. No free water was encountered in the other exploratory borings at the time of drilling and when checked two days later.

Gradations of typical samples of the sandy clay are shown on Fig. 4. The sandy clay ranged from settling upon loading and when wetted under constant load to possessing a high swell potential with a percent swell of 6.6% and an uplift pressure of 9,500 psf when wetted under constant load as indicated by the swell-consolidation test results shown on Fig. 10. Gradations of typical samples of the very sandy clay are shown on Figs. 5 and 7 through 9. The very sandy clay ranged from settling upon loading and when wetted under constant load to possessing a low swell potential with a percent swell of 0.4% and an uplift pressure of 300 psf when wetted under constant load as indicated by the swell-consolidation test results shown on Figs. 11 and 12. A gradation of a typical sample of the gravelly clayey sand is shown on Fig. 7. The gravelly clayey sand settled upon loading and when wetted under constant load as indicated by the swell-consolidation test results shown on Fig. 11. Gradations of typical samples of the other granular soils are shown on Figs. 4, 6, and 8. The laboratory test results are summarized in Table I.

0.7 Potential foundation systems

The majority of the site is suitable for the use of a normal spread footing foundation system. The sandy clay soils in the northwest corner of the site in boring B-1 are not suitable for the use of normal spread footings because of their high swell potential and the existing fill in boring B-2 which could have erratic consolidation characteristics. A mat stiffened with ribs foundation system is suitable for the three buildings that may be founded on the sandy clay soils in the northwest corner of the site. The mat stiffened with ribs foundation system will also provide a stable floor. However, if the grading plan allows for the placement of at least 5 feet of non-expansive granular soils over the existing soils for the building foundations to bear on, those buildings may also be founded on spread footings. Design parameters and construction considerations are given below for both a mat stiffened with ribs foundation system and a spread footing foundation system.

0.7.1 Foundation design parameters - Mat stiffened with ribs

The design and construction criteria presented below should be observed for a mat stiffened with ribs foundation system. This foundation system will withstand differential settlement and provide a stable floor for the planned buildings. The construction details should be considered when preparing project documents.

1. Mats bearing on the on-site materials should be designed for a maximum allowable soil bearing pressure of 3,000 psf.
2. Based on experience, we estimate differential settlements between interior stiffening ribs will be negligible.
3. The ribs on the exterior of the mat should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 36 inches below the exterior grade is typically used in this area.
4. The lateral resistance of a mat foundation placed on the on-site materials will be a combination of the sliding resistance of the mat on the foundation materials and passive earth pressure against the sides of the ribs. Resistance to sliding at the bottom of the mat can be calculated based on a coefficient of friction of 0.35. Passive pressure against the sides of the ribs can be calculated using an equivalent fluid unit weight of 200 pcf. The coefficient of friction and passive pressure values recommended above assume mobilization of the ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain that will occur at the ultimate strength, particularly in the case of passive resistance. Compacted fill placed against the sides of the ribs to resist lateral loads should be placed and compacted to at least 95% of the maximum standard Proctor (ASTM D-698) density at a moisture content above optimum.
5. The stiffening ribs should be spaced across the mat and reinforced to resist an uplift of at least 1-inch between ribs. While the layout of the foundation system is the responsibility of the project structural engineer, the following suggestions are offered based on our experience with similar projects. In general, ribs should be provided around the

exterior of the mat. On the interior of the mat, ribs should be provided at an approximate maximum spacing between ribs of 10.0 feet.

6. The following design parameters should be used:
 - (a) Edge Lift, $e_m = 2.5$ ft., $y_m = 0.615$ inch
 - (b) Center Lift, $e_m = 5.5$ ft., $y_m = 1.120$ inch
 - (c) Soil Subgrade Modulus, $k_s = 87.0$ lb/in³.
7. The fill materials required beneath the foundation to achieve finish grade should similar to the on-site soils and be approved by the geotechnical engineer prior to placement. The fill should be placed and compacted to at least 95% of the maximum standard Proctor (ASTM D-698) density at a moisture content above optimum.
8. A representative of the geotechnical engineer should observe all foundation excavations prior to concrete placement.

0.7.2 Foundation design parameters - spread footings

The design and construction criteria presented below should be observed for a spread foundation system. The construction details should be considered when preparing project documents.

1. Footings bearing on undisturbed natural soils or compacted structural fill should be designed for an allowable soil bearing pressure of 3,000 psf. Footings should also be designed for a minimum dead load pressure of 800 psf. The compacted structural fill should consist of non-expansive granular soils compacted to 100% of the maximum standard Proctor (ASTM D-698) within 2 percentage points of the optimum moisture content.
2. Based on one-dimensional consolidation theory, we estimate total settlement for footings designed and constructed as discussed in this section will be approximately 1 inch. Differential settlements across individual buildings are estimated to be approximately 1/2 inch.
3. Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost

protection. Placement of foundations at least 36 inches below exterior grade is typically used in this area.

4. The lateral resistance of a spread footing bearing on undisturbed natural soils and compacted structural fill will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.40. Passive pressure against the sides of the footings can be calculated using an equivalent fluid unit weight of 250 pcf. The coefficient of friction and passive pressure values recommended above assume mobilization of the ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain that will occur at the ultimate strength, particularly in the case of passive resistance.
5. Continuous foundation walls should be reinforced top and bottom to span an unsupported length of at least 12 feet.
6. Areas of loose material encountered within the foundation excavation should be removed and the footings extended to adequate bearing material. As an alternative, the loose material may be removed and replaced with non-expansive fill material compacted to 100% of the maximum standard Proctor (ASTM D-698) density within 2 percentage points of the optimum moisture content. New fill should extend down from the edges of the footings at a 1 horizontal to 1 vertical projection.
7. A representative of the soil engineer should observe all footing excavations prior to concrete placement.

0.8 Floor slabs

Floor slabs present a problem where expansive materials are present near floor slab elevation because sufficient dead load cannot be imposed on them to resist the uplift pressure generated when the materials are wetted and expand. Based on the moisture-volume change characteristics of the materials encountered, we believe slab-on-ground construction may be used, provided the risk of distress resulting from slab movement is accepted by the owner.

The following measures should be taken to reduce damage which could result from movement should the underslab materials be subjected to moisture changes.

1. Floor slabs should be separated from all bearing walls and columns with expansion joints that allow unrestrained vertical movement.
2. Interior non-bearing partitions resting on floor slabs should be provided with slip joints at the bottoms so that, if the slabs move, the movement can not be transmitted to the upper structure. This detail is also important for wallboards, stairways, and door frames. Slip joints that will allow at least 4 inches of vertical movement are recommended.
3. Floor slab control joints should be used to reduce damage due to shrinkage cracking. We suggest joints be provided on the order of 15 feet on center. The requirements for slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 4-inch thick layer of free-draining gravel should be placed beneath the slabs. This material should consist of minus 1 1/2 inch aggregate with less than 10% passing the No. 4 sieve and less than 5% passing the No. 200 sieve. The granular layer will aid drainage.
4. All plumbing lines should be tested before operation. Where plumbing lines enter through the floor, a positive bond break should be provided. Flexible connections should be provided for slab-bearing mechanical equipment.

0.9 Foundation walls

Foundation walls that are laterally supported and can be expected to undergo only a moderate amount of deflection should be designed for a lateral earth pressure computed based on an equivalent fluid unit weight of 50 pcf for backfill consisting of the on-site soils.

All foundation walls should be designed for appropriate hydrostatic pressures. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall.

The lateral resistance of foundation walls footings placed on undisturbed natural soils and compacted structural fill will be a combination of the sliding resistance of the footing on the foundation materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.4. Passive pressure against the sides of the footings can be calculated based on an equivalent fluid unit weight of 250 pcf. The coefficient of friction and passive pressure values recommended above assume mobilization of the ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain that will occur at the ultimate strength, particularly in the case of passive resistance.

Compacted fill placed against the sides of the footings to resist lateral loads should be a non-expansive material. Fill should be placed and compacted to at least 95% of the maximum standard Proctor (ASTM D-698) density at a moisture content near optimum.

0.10 Water soluble sulfates

The concentration of water soluble sulfates measured in samples obtained from the exploratory borings ranged from 0.01% to 0.04%. This concentration of water soluble sulfates represents a negligible degree of sulfate attack on concrete exposed to these materials. The degree of attack is based on a range of negligible, positive, severe, and very severe as presented in the U.S. Bureau of Reclamation Concrete Manual.

Based on this information, we believe special sulfate resistant cement will not be required for concrete exposed to the on-site soils.

0.11 Underdrain system

If the planned buildings have crawlspaces, the crawlspaces should be protected by an underdrain system.

The underdrain system should consist of perimeter drains. Free-draining granular material used in the drain system should contain less than 5% passing the No. 200 sieve, less than 10% passing the No. 4 sieve and have a maximum size of $1\frac{1}{2}$ inch.

The drains should consist of drainpipe placed in the bottom of a trench

and surrounded above the invert level with free-draining granular material. The free-draining material should extend 1 foot above the crawlspace excavation level for an exterior drain or to the interior grade for an interior drain. The perimeter drains should be at least 4 inches in diameter. The drain lines should be placed at least 1 foot below the interior grade and graded to sumps at a minimum slope of $\frac{1}{2}\%$. The underdrain system should be sloped to a sump where water can be removed by pumping or gravity drainage.

0.12 Surface drainage

The following drainage precautions should be observed during construction and maintained at all times after the buildings have been completed.

1. Excessive wetting or drying of the foundation excavations and under-slab areas should be avoided during construction.
2. Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor (ASTM D-698) density in pavement areas and to at least 90% of the maximum standard Proctor (ASTM D-698) density in landscape areas.
3. The ground surface surrounding the exterior of the buildings should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 6 inches in the first 10 feet in unpaved areas and a minimum slope of 3 inches in the first 10 feet in paved areas.
4. Roof downspouts and drains should discharge well beyond the limits of all backfill.

0.13 Pavement design

A pavement section is a layered system designed to distribute concentrated traffic loads to the subgrade. Performance of the pavement structure is directly related to the physical properties of the subgrade soils and traffic loadings. Soils are represented for pavement design purposes by means of a soil support value for flexible pavements and a modulus of subgrade reaction for rigid pavements. Both values are empirically related to strength.

Pavement design procedures are based on strength properties of the subgrade and pavement materials assuming stable, uniform conditions. Certain soils, such as those encountered on this site, are potentially expansive and require additional precautions be taken to provide for adequate pavement performance. Expansive soils are problematic only if a source of water is present. If those soils are wetted, the resulting movements can be large and erratic. Therefore, pavement design procedures address expansive soils only by assuming they will not become wetted. Proper surface drainage is essential for adequate performance of pavement on these soils. The pavement design calculations are given in Appendix A.

0.13.1 Subgrade materials

Based on the results of the field and laboratory studies, the subgrade materials at the site classify as A-6 with a group index of 8.7 in accordance with the American Association of State Highway and Transportation Officials (AASHTO) classification. A minimum CBR value of 3.9% was determined for a composite sample of the very sandy clay subgrade materials.

0.13.2 Design traffic

The interior drive should be designed for an equivalent 18-kip daily load application (EDAL) of 8. The pavement sections presented below are based on laboratory test results, the design traffic loadings and pavement design procedures presented in the AASHTO Guide for Design of Pavement Structures.

0.13.3 Flexible pavements

The pavement should consist of 6.0-inches of high quality aggregate base course and a 4.0-inch asphalt surface. An alternate full-depth asphalt section of 5.0-inches may be used.

0.13.4 Rigid pavements

As an alternative, the pavement may consist of 5-inches of Portland cement concrete. All concrete should be based on a mix design established by a qualified engineer that will result in a minimum 28-day compressive strength of 4,000 psi. The concrete should be air entrained with approximately 6%

air. The concrete should be provided with longitudinal and transverse joints to control cracking.

0.13.5 Subgrade preparation

Prior to placing the pavement section, the entire subgrade area should be scarified to a depth of 8 inches, adjusted to a moisture content above optimum and compacted to 95% of the maximum standard Proctor density. The pavement subgrade should be proofrolled with a heavily loaded pneumatic-tired vehicle. Pavement design procedures assume a stable subgrade. Areas which deform excessively under heavy wheel loads are not stable and should be removed and replaced to achieve a stable subgrade prior to paving.

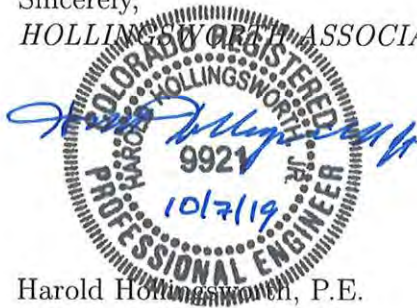
0.13.6 Drainage

The collection and diversion of surface drainage away from paved areas is extremely important to the satisfactory performance of pavement. Drainage design should provide for the removal of water from paved areas and prevent the wetting of the subgrade soils.

0.14 Limitations

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in this area for use by the client for design purposes. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings drilled at the locations shown on the exploratory boring plan and the proposed type of construction. The nature and extent of subsurface variations across the site may not become evident until excavation is performed. If during construction, fill, soil, rock, or water conditions appear to be different from those described herein, this office should be advised at once so reevaluation of the recommendations may be made. We recommend on-site observation of excavations and foundation bearing strata by a representative of the soil engineer.

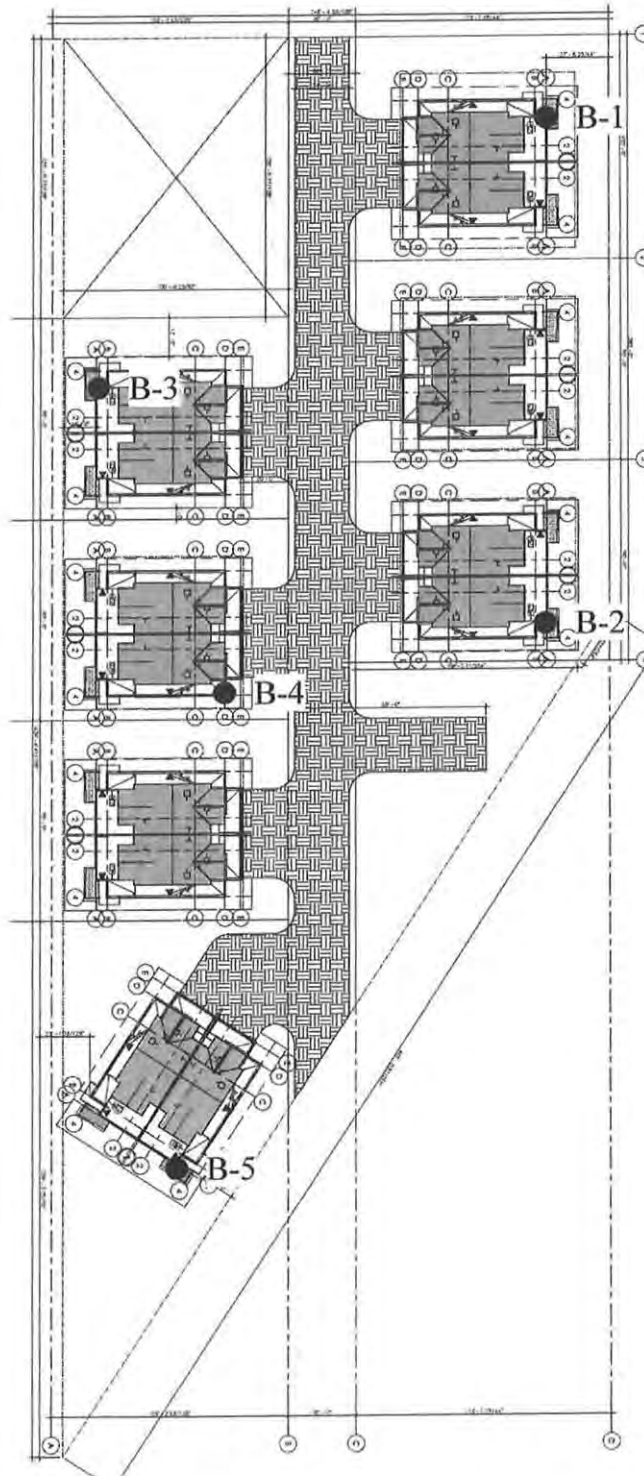
Sincerely,
HOLLINGSWORTH ASSOCIATES, INC.



Harold Hollingsworth, P.E.
HH: cm
Reviewed by: TRH
Attachments



Not to scale



● B-1 --Exploratory boring

Base map provided by the client

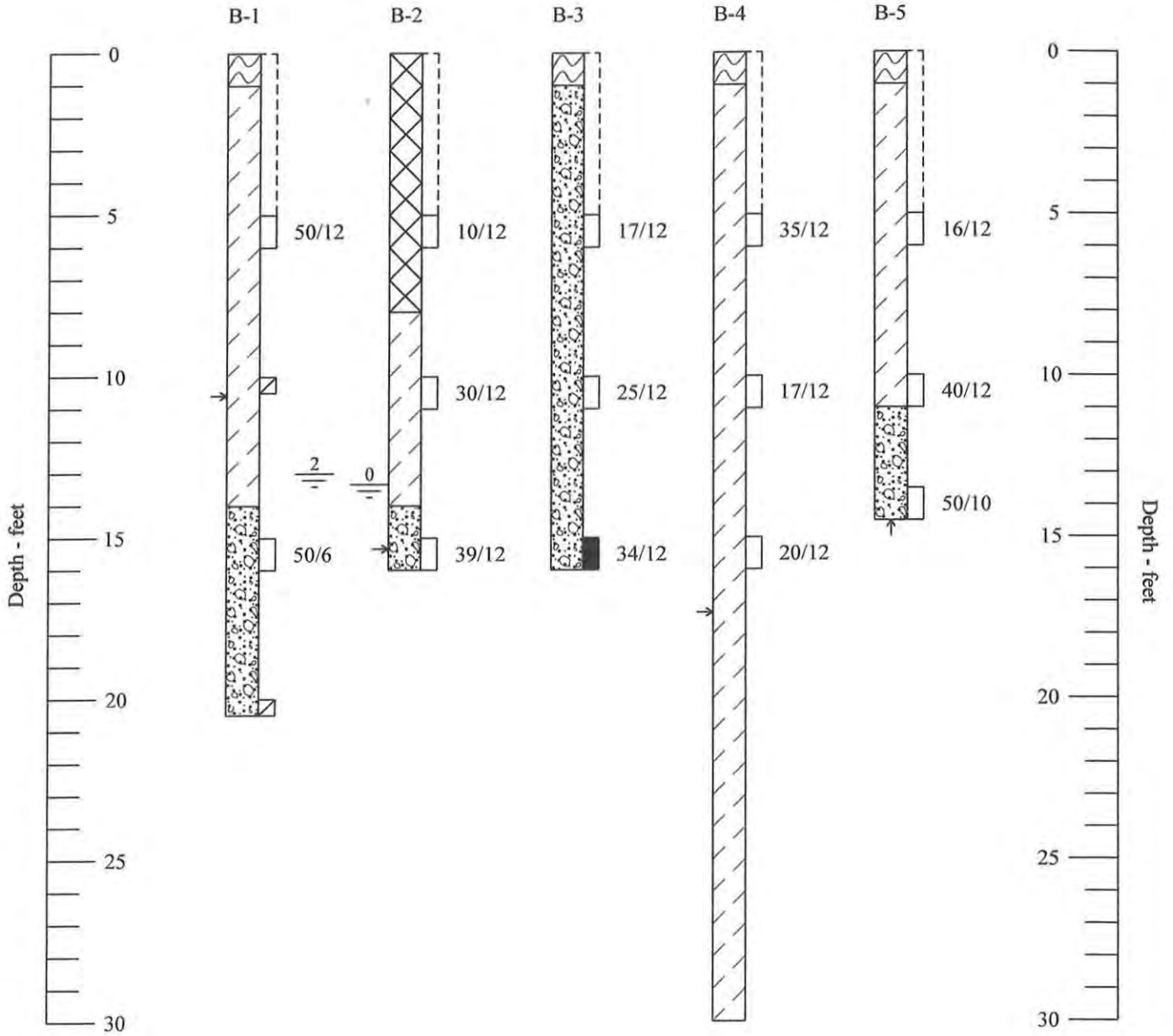
19-492



HOLLINGSWORTH ASSOCIATES
Geotechnical/Environmental Engineers

Locations of Exploratory Borings

Fig. 1



LEGEND



Topsoil.



Clay (CL), sandy to very sandy, very stiff to hard, occasionally grades into a gravelly clayey sand, calcareous, light brown to dark brown, moist.



Fill: Clay (CL), sandy, stiff, scattered construction debris, brown, moist.



Sand and gravel (SP-GP), clean to silty, medium dense to very dense, numerous scattered cobble, light brown to brown, moist.



Disturbed bulk sample taken from auger cuttings.



Drive sample, 2-inch I.D., California liner sample.



Drive sample, 1 3/8-inch I.D., split spoon sample.

50/12

Drive sample blow count. Indicates that 50 blows of a 140-pound hammer falling 30 inches were required to drive the California or split spoon sampler 12 inches.



Small, discrete bag sample.

0.2

Depth to water level and number of days after drilling measurement was made.



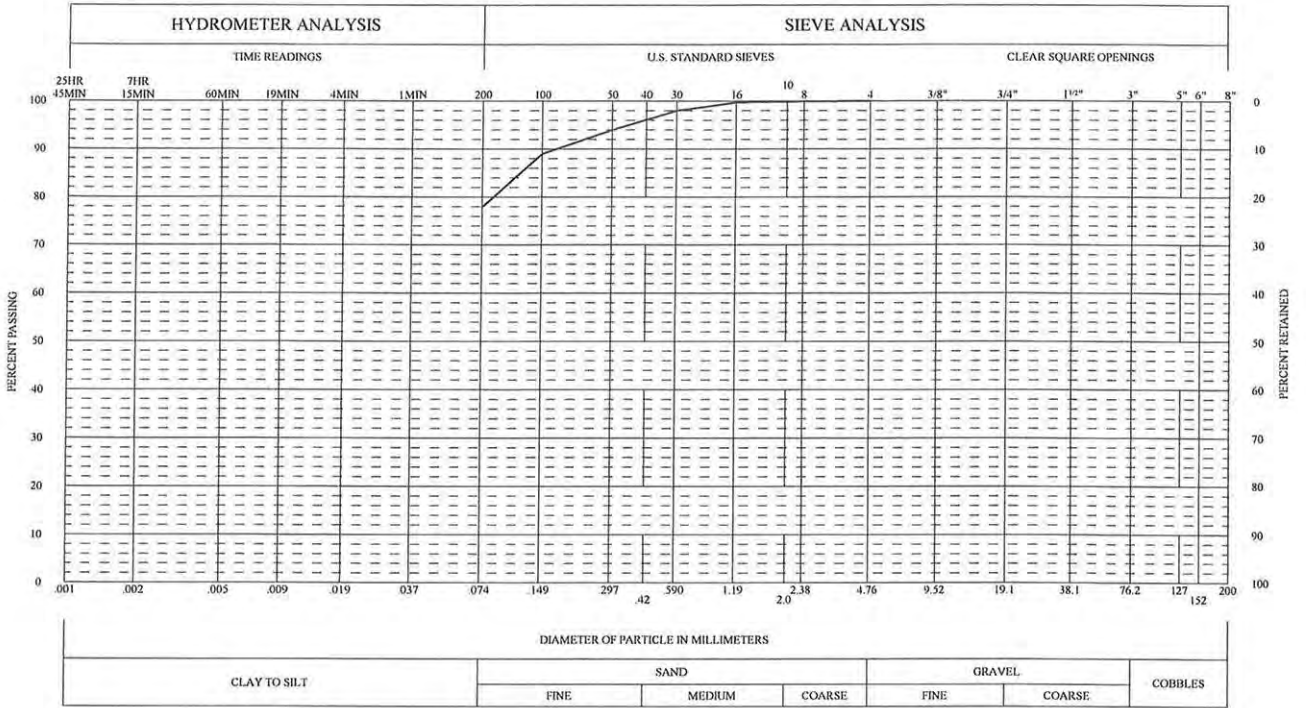
Depth at which boring caved.



Practical drill rig refusal.

NOTES

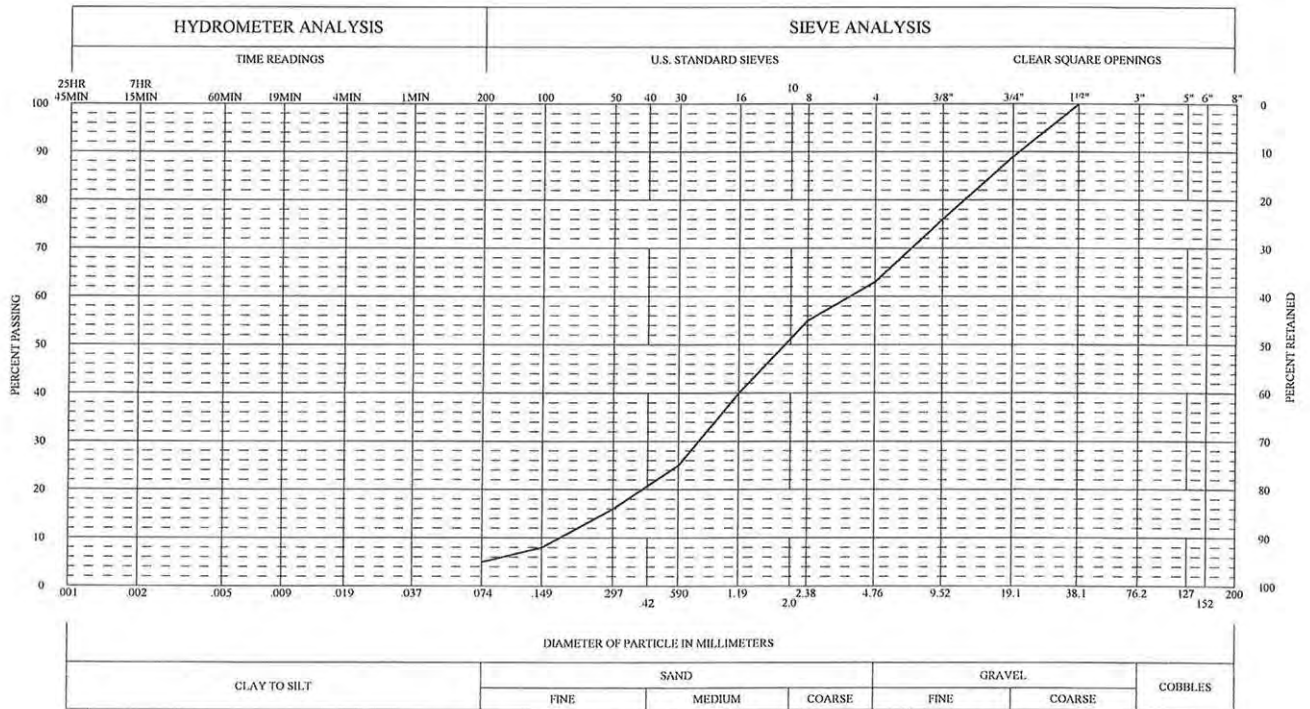
1. The exploratory borings were drilled on September 18, 2019, with a 4-inch diameter continuous flight auger.
2. The exploratory borings were drilled within the planned building footprints.
3. Logs are drawn to depth.
4. The lines between materials shown in the borings represent the approximate boundaries between material types and the transitions may be gradual.
5. Water level readings shown on the log were made at the time and under conditions indicated. Fluctuations in the water levels may occur with time.



GRAVEL 0 % SAND 22 % SILT AND CLAY 78 %

LIQUID LIMIT 48 % PLASTICITY INDEX 31 %

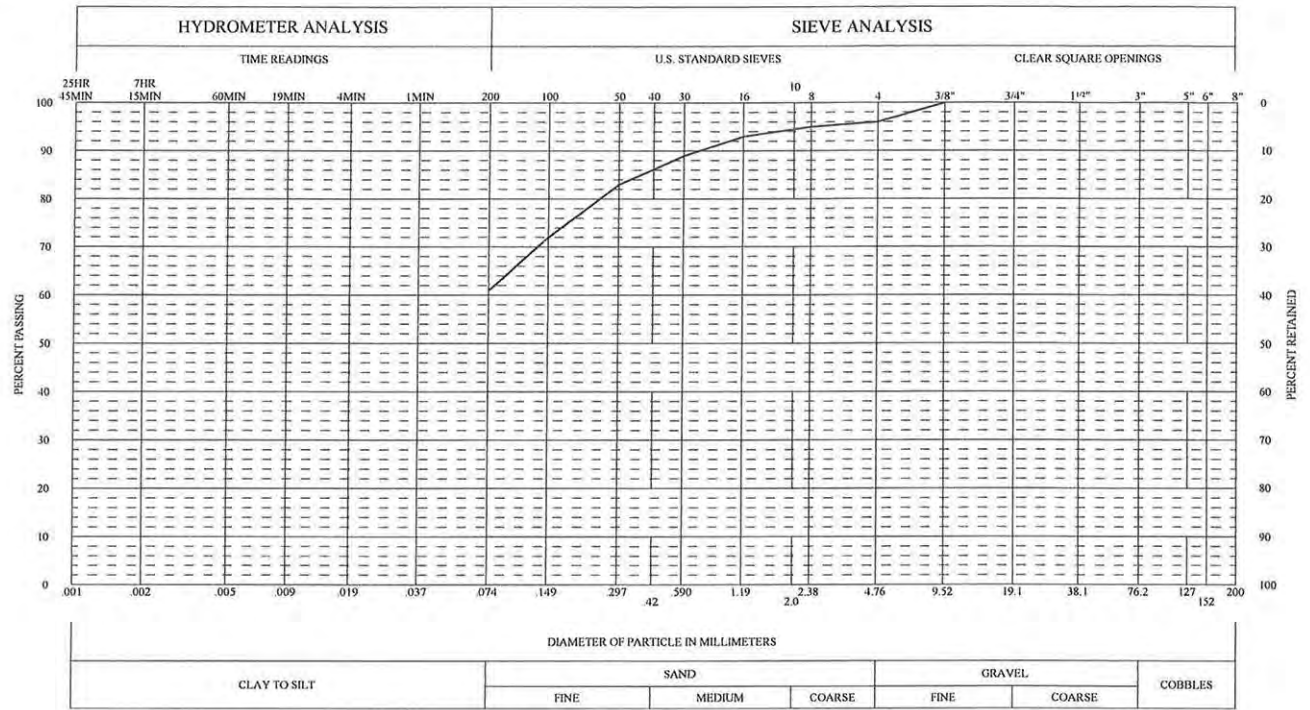
SAMPLE OF Sandy clay FROM Boring B-1 at 5'-0"



GRAVEL 37 % SAND 58 % SILT AND CLAY 5 %

LIQUID LIMIT % PLASTICITY INDEX NP %

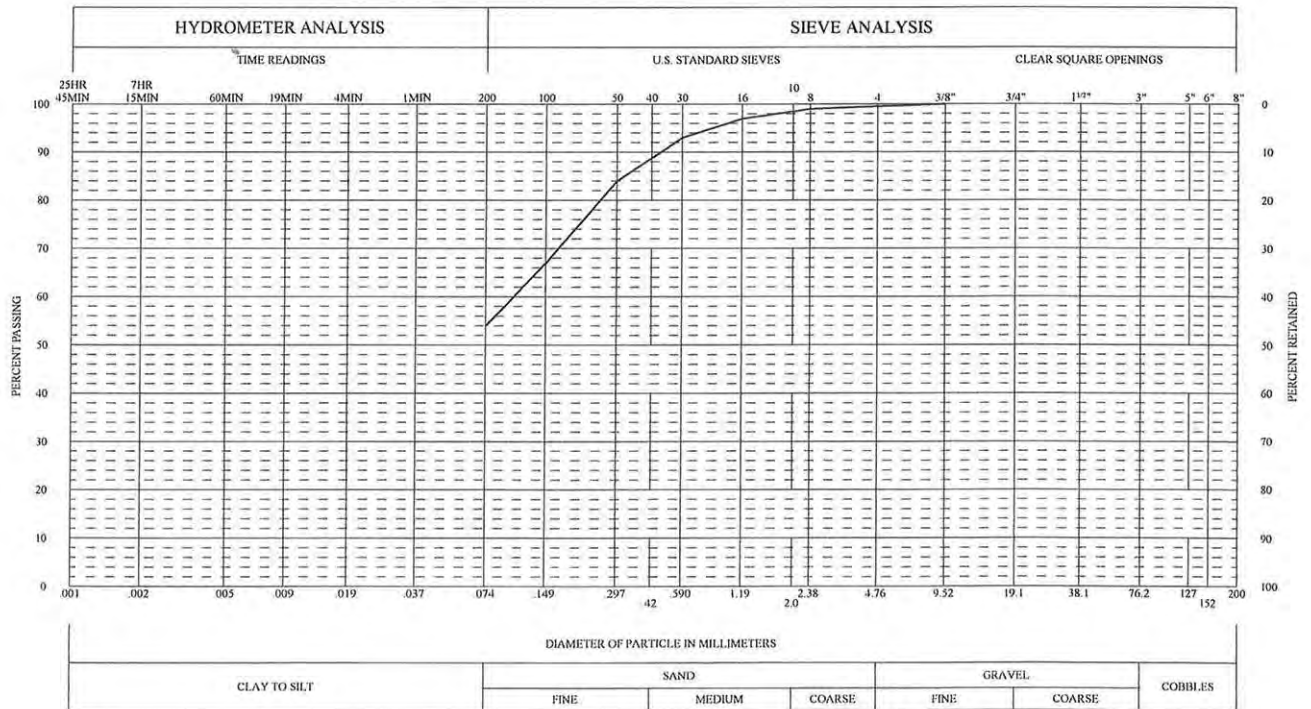
SAMPLE OF Gravelly sand FROM Boring B-1 at 15'-0"



GRAVEL 4 % SAND 35 % SILT AND CLAY 61 %

LIQUID LIMIT 45 % PLASTICITY INDEX 28 %

SAMPLE OF Sandy clay FROM Boring B-2 at 5'-0"

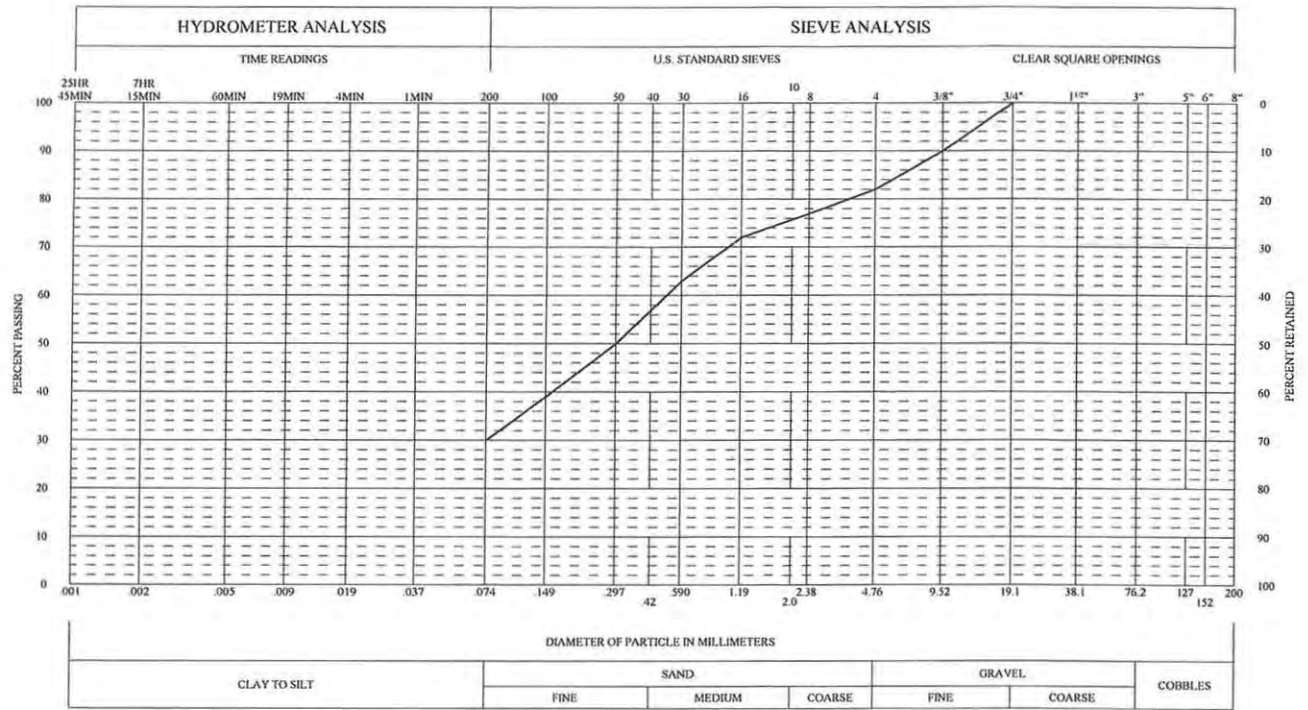


GRAVEL 1 % SAND 45 % SILT AND CLAY 54 %

LIQUID LIMIT 49 % PLASTICITY INDEX 33 %

SAMPLE OF Very sandy clay FROM Boring B-2 at 10'-0"



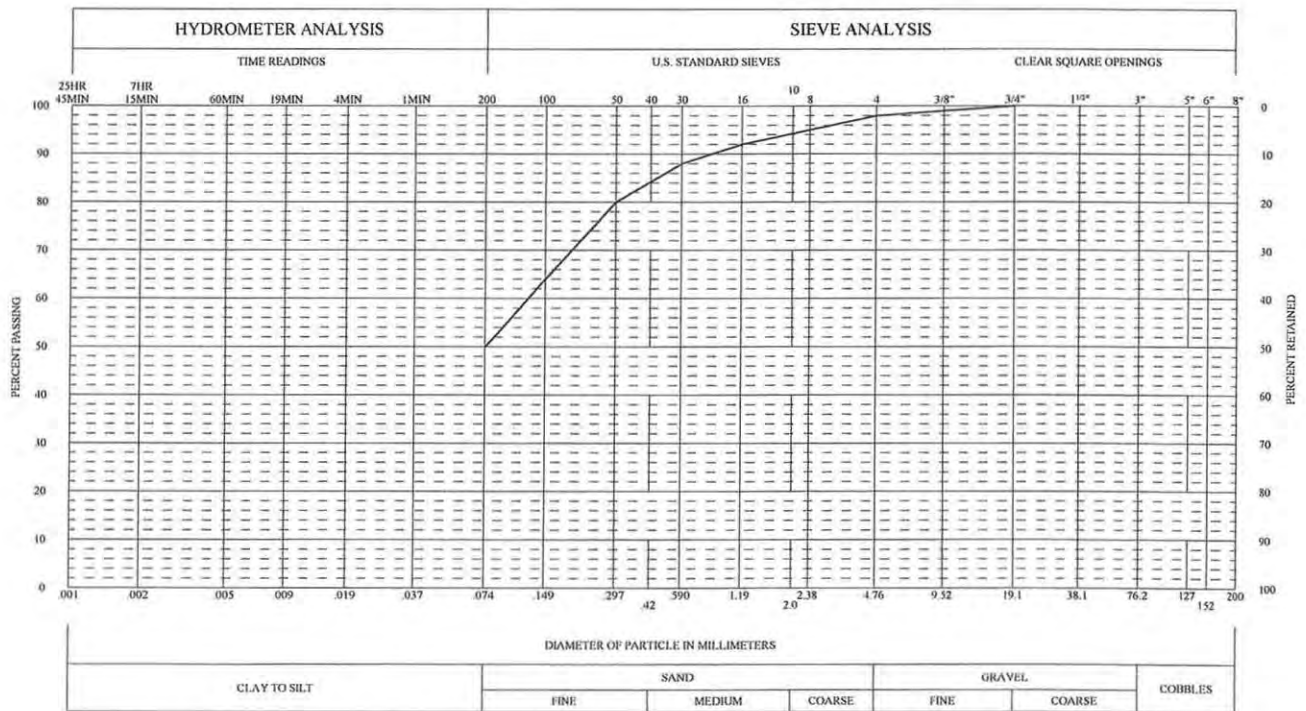


GRAVEL 18 % SAND 52 % SILT AND CLAY 30 %

LIQUID LIMIT 31 % PLASTICITY INDEX 16 %

SAMPLE OF Gravelly clayey sand

FROM Boring B-4 at 5'-0"



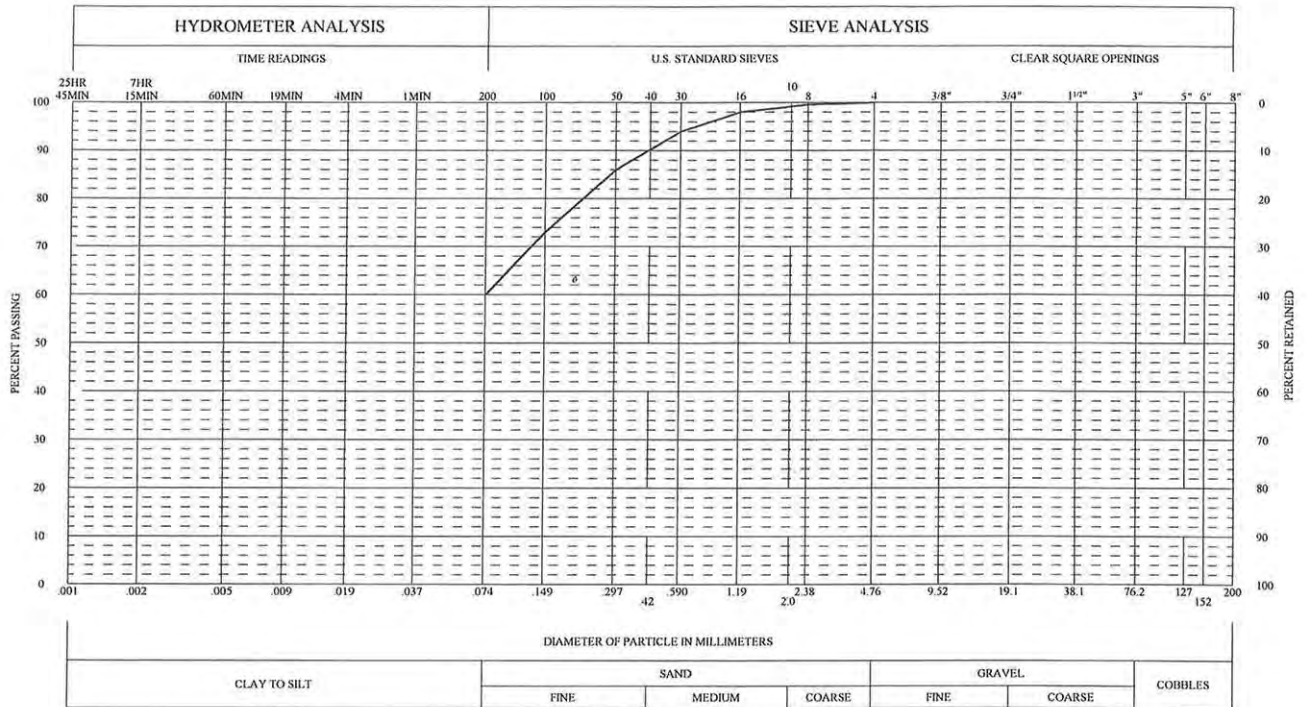
GRAVEL 3 % SAND 47 % SILT AND CLAY 50 %

LIQUID LIMIT 47 % PLASTICITY INDEX 31 %

SAMPLE OF Very sandy clay

FROM Boring B-4 at 10'-0"





GRAVEL 0 %

SAND 40 %

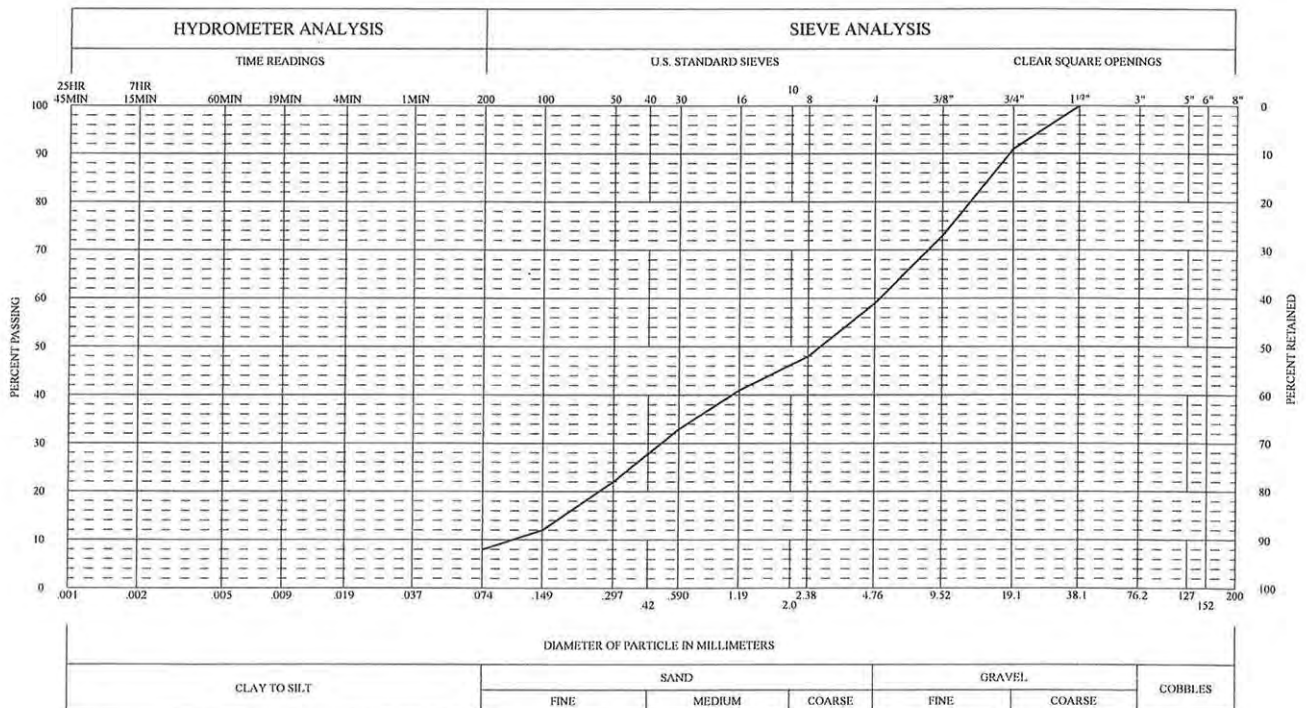
SILT AND CLAY 60 %

LIQUID LIMIT 41 %

PLASTICITY INDEX 23 %

SAMPLE OF Very sandy clay

FROM Boring B-5 at 5'-0"



GRAVEL 41 %

SAND 51 %

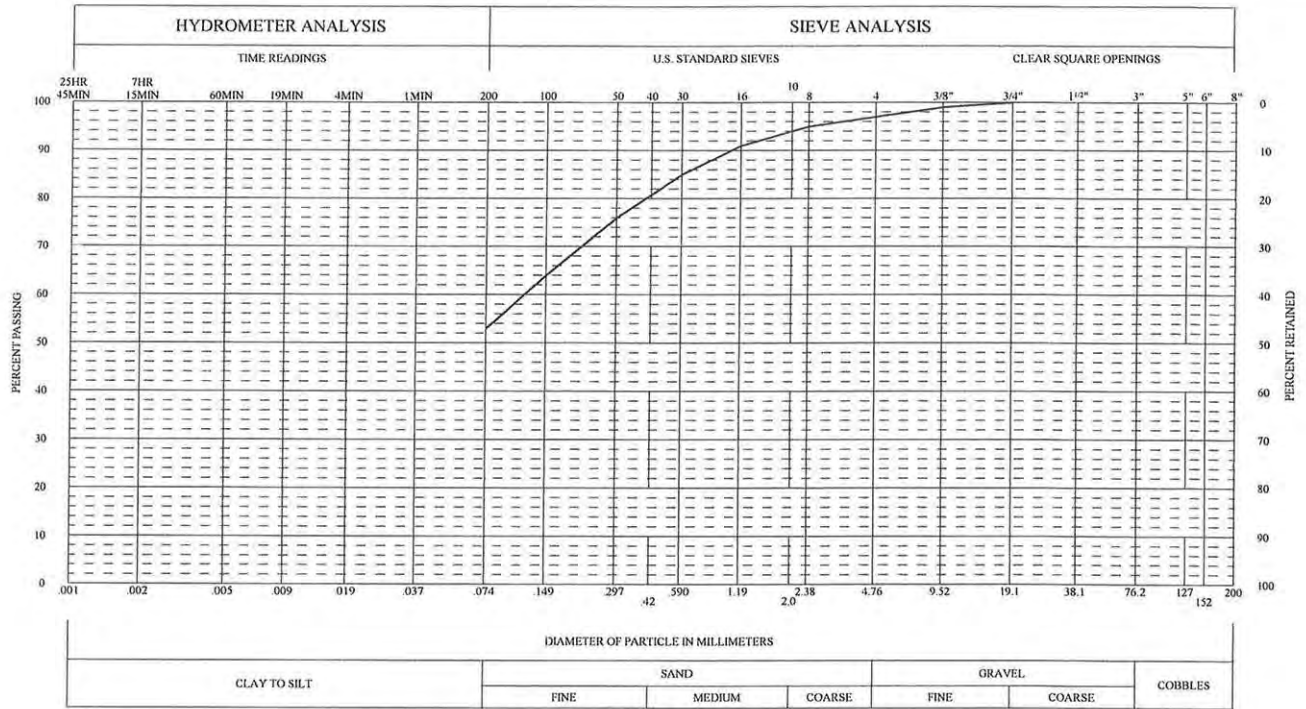
SILT AND CLAY 8 %

LIQUID LIMIT %

PLASTICITY INDEX NP %

SAMPLE OF Slightly silty very gravelly sand

FROM Boring B-5 at 15'-0"



GRAVEL 3 %

SAND 44 %

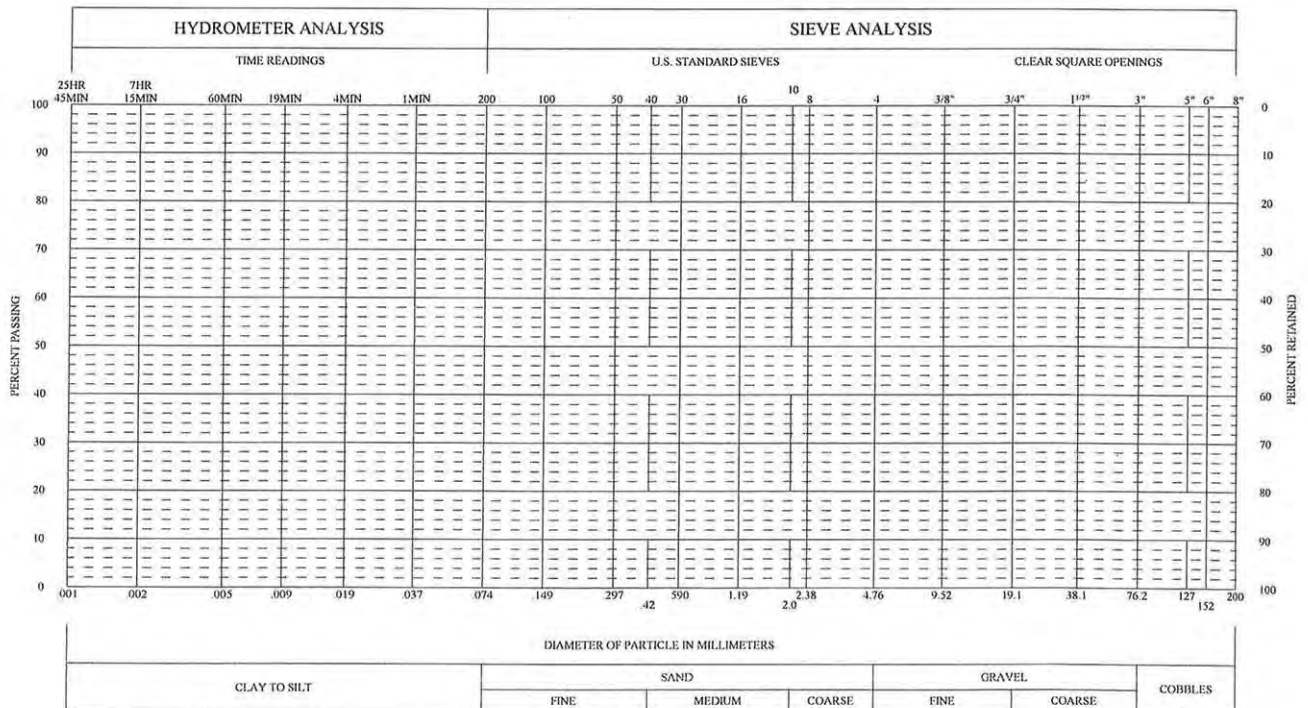
SILT AND CLAY 53 %

LIQUID LIMIT 37 %

PLASTICITY INDEX 23 %

SAMPLE OF Very sandy clay

FROM Composite A



GRAVEL %

SAND %

SILT AND CLAY %

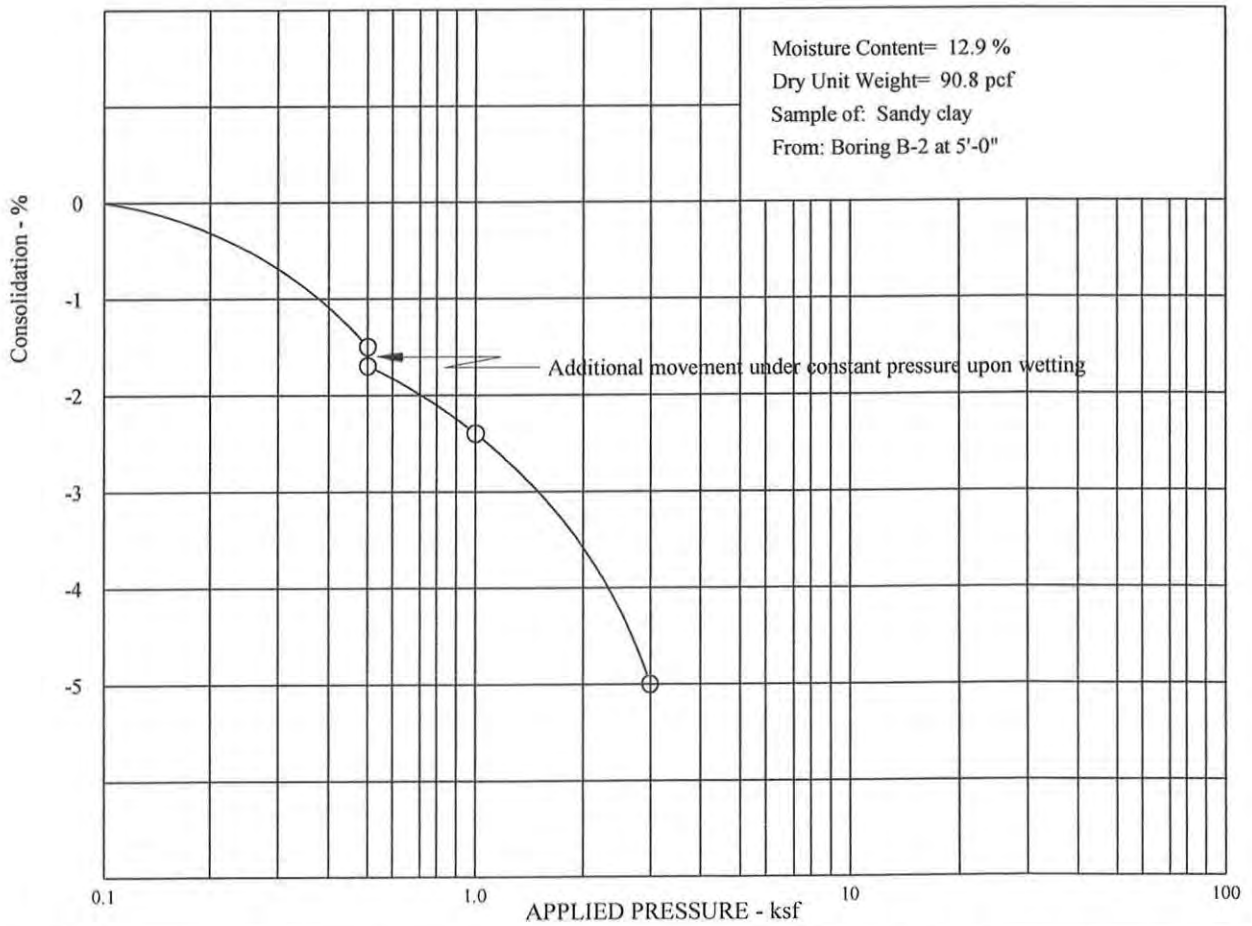
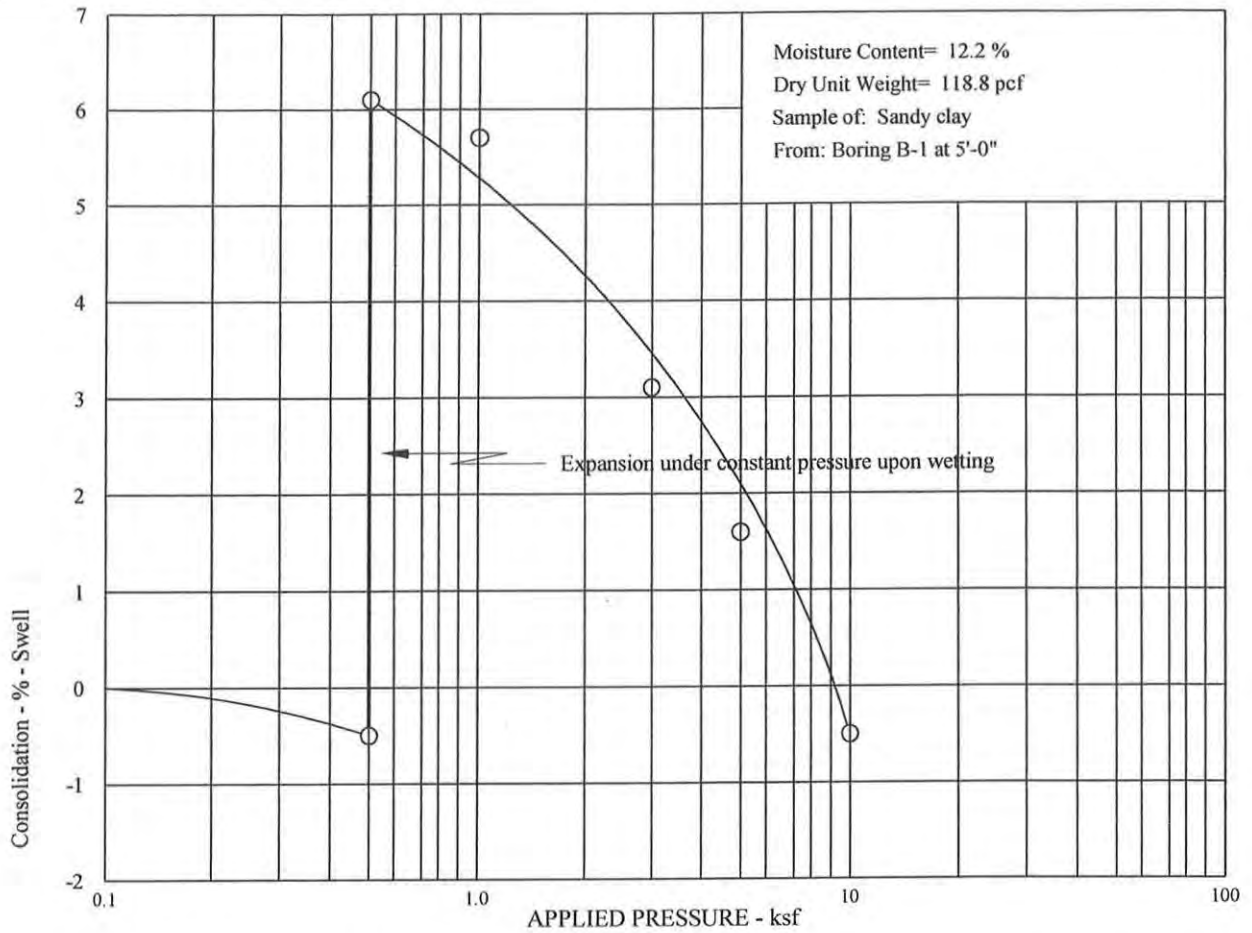
LIQUID LIMIT %

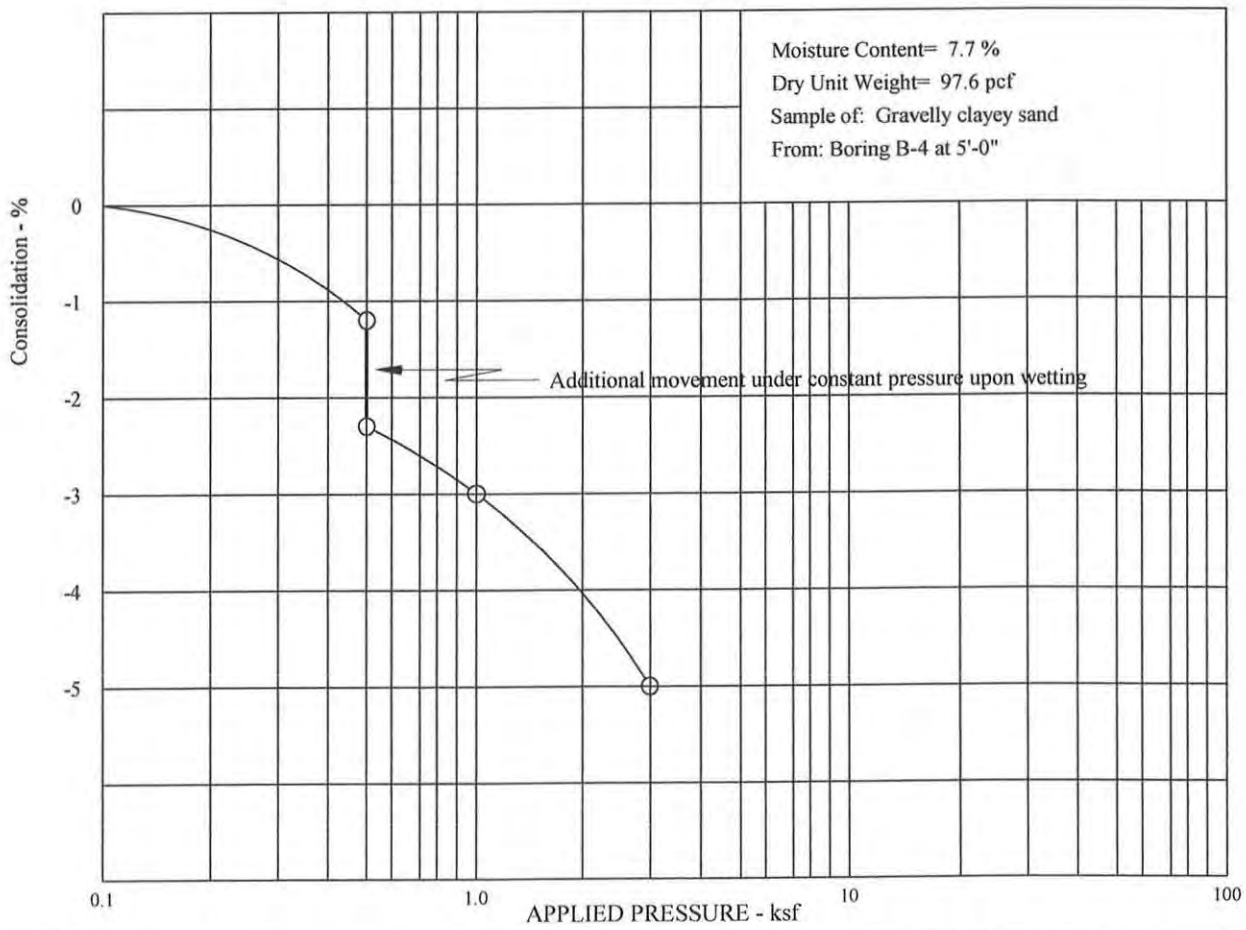
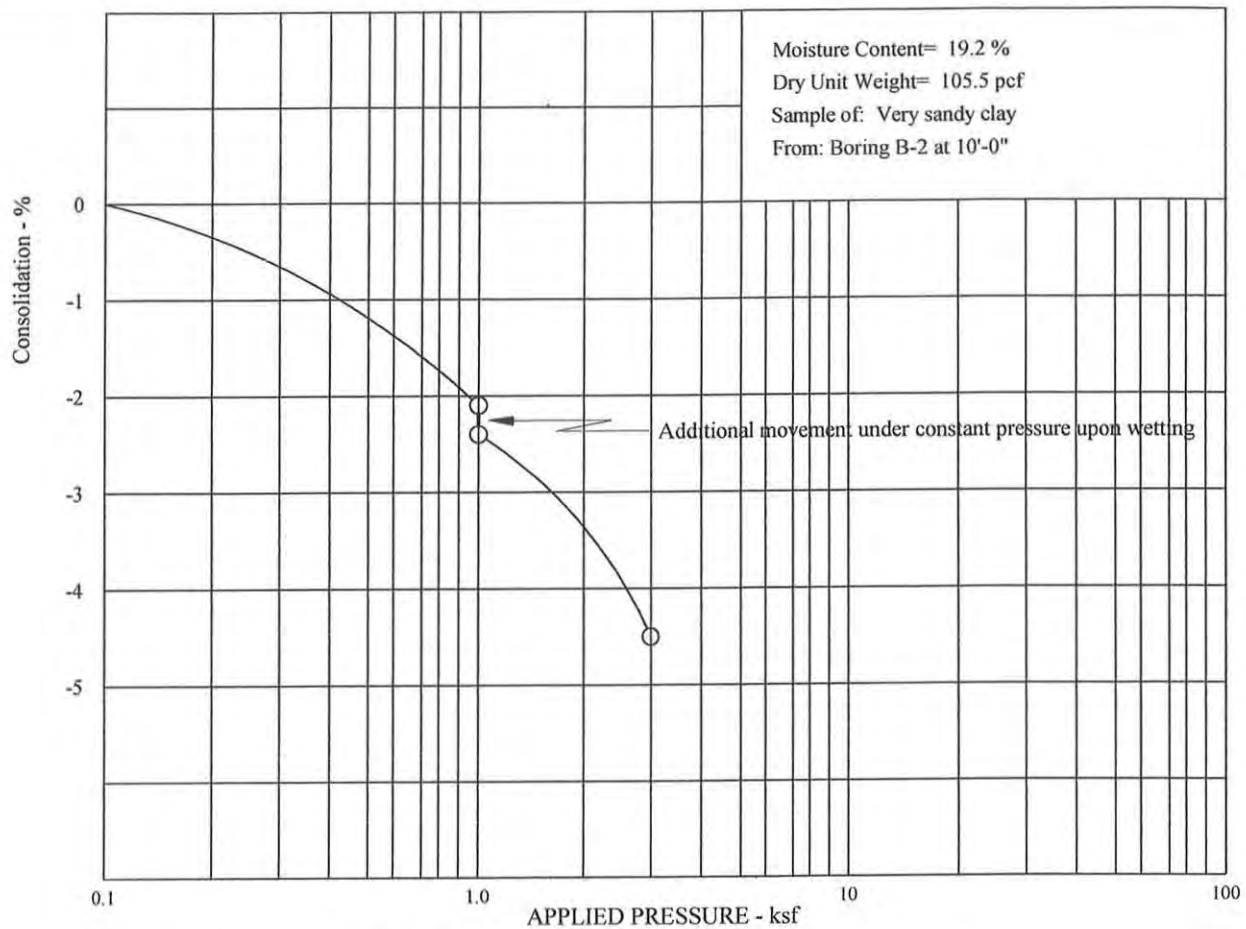
PLASTICITY INDEX %

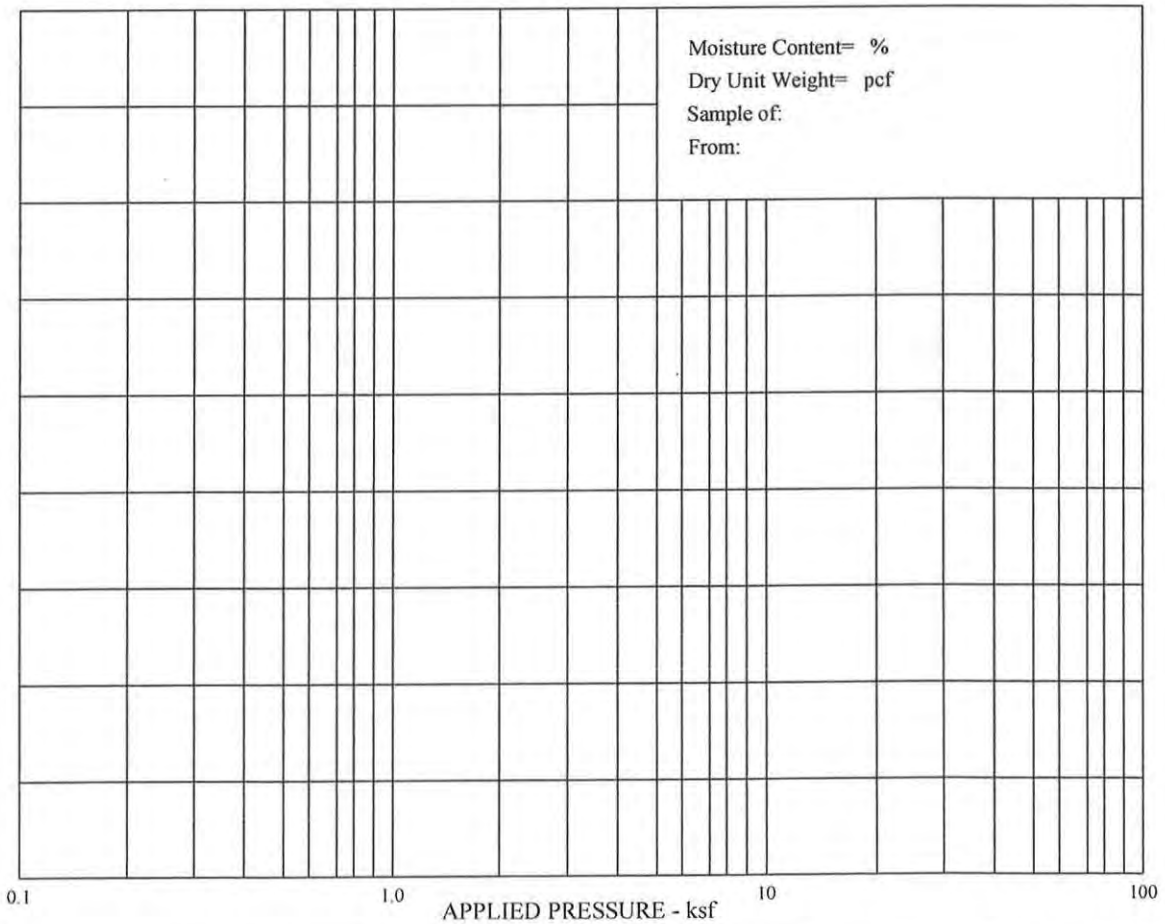
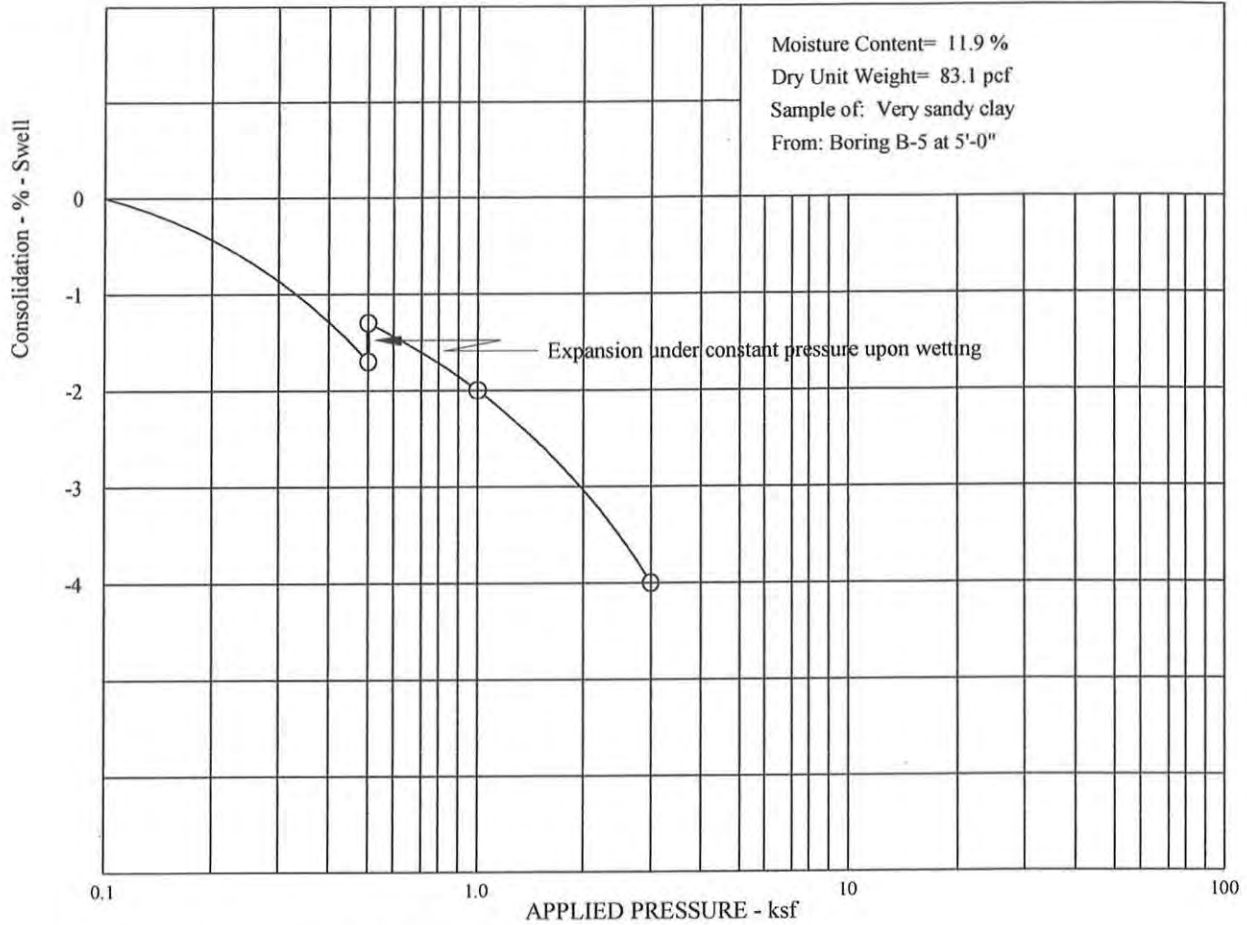
SAMPLE OF

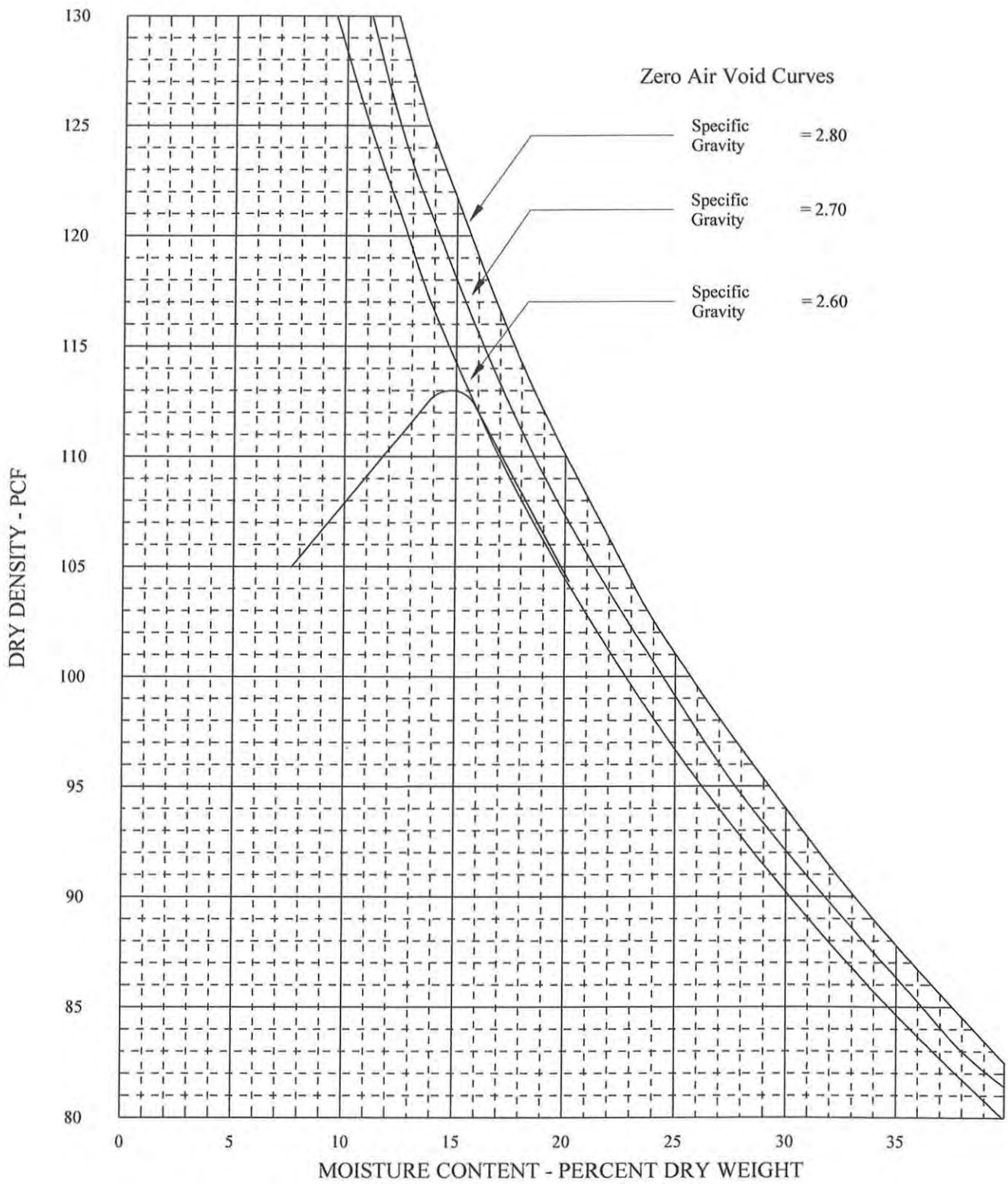
FROM











Location: 6642 Decatur Street, Denver, Colorado

Max Dry Density: 113.0 pcf

Sample: Composite A

Opt. Moist. Content: 14.9 %

Sample Description: Very sandy clay

Gravel 3 % Sand 44 % Silt and Clay 53 %

Procedure: ASTM D698, A

Liquid Limit: 37 % Plasticity Index: 23 %



APPENDIX A

Pavement Design Calculations

Job No: 19-492



HOLLINGSWORTH ASSOCIATES
Geotechnical/Environmental Engineers

Date: 10/7/19

Project: Decatur Townhomes
Interior Drive

28975 W. Oxford Ave #7 Sheridan, Colorado 80110
303-781-5188/fax 303-781-5224

Page 1 of 3

Pavement Design:

Subgrade is a very sandy clay: A-6, $GI = 8.7$ $CBR = 3.9$
 $BDLA = 8$

Flexible Pavement

Strength coefficient: $HMA = 0.44$ aggregate base course = 0.12

Design structural number = 2.4 from chart on page 2.

$SN = a_1 d_1 + a_2 d_2$ $a_1 =$ thickness of asphalt $a_2 =$ thickness of base course

assume 6 inches of base course

$$2.4 = (0.44) a_1 + (0.12)(6)$$

$$\frac{2.4 - 0.72}{0.44} = 3.8 \text{ inches use 4 inches of asphalt over 6 inches of aggregate base course}$$

Rigid Pavement

working stress of concrete = 500 psi

required thickness of concrete pavement is less than 5 inches from page 3, use 6-inches of concrete pavement

Design Nomographs for Pavements

Table 4.5

Design Nomograph for Flexible Pavements Serviceability Index 2.0

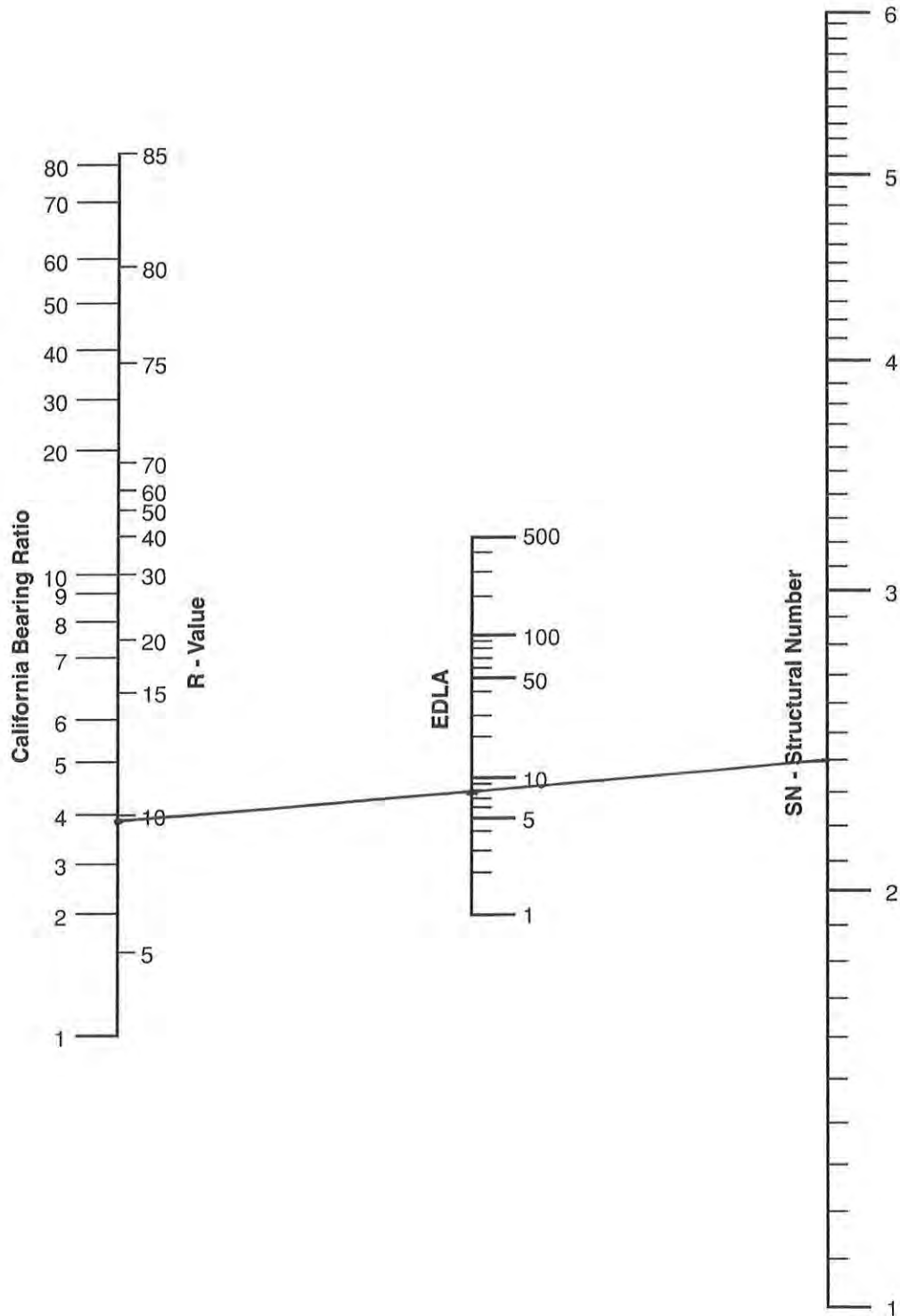
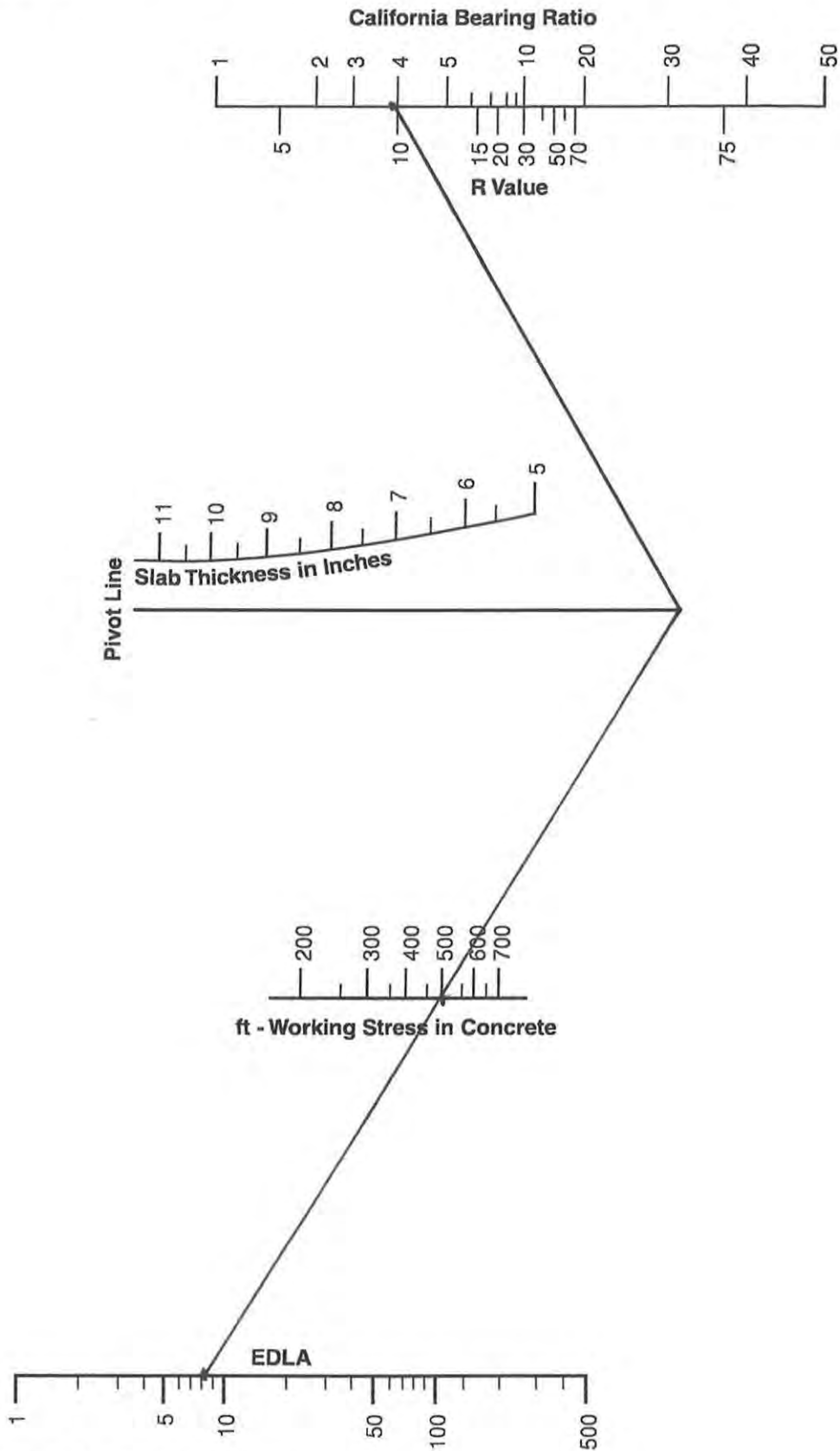


Table 4.7
Design Nomograph for Rigid Pavements
 Serviceability Index 2.0





United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Adams County Area, Parts of Adams and Denver Counties, Colorado



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Preface	2
Soil Map	5
Soil Map.....	6
Legend.....	7
Map Unit Legend.....	9
Map Unit Descriptions.....	9
Adams County Area, Parts of Adams and Denver Counties, Colorado.....	11
Gr—Gravelly land-Shale outcrop complex.....	11
Wt—Wet alluvial land.....	12

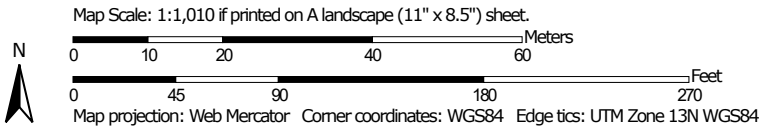
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado
 Survey Area Data: Version 16, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 20, 2018—Oct 26, 2018

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Gr	Gravelly land-Shale outcrop complex	0.8	35.6%
Wt	Wet alluvial land	1.5	64.4%
Totals for Area of Interest		2.4	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Adams County Area, Parts of Adams and Denver Counties, Colorado

Gr—Gravelly land-Shale outcrop complex

Map Unit Setting

National map unit symbol: 34vy
Elevation: 4,400 to 5,500 feet
Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 120 to 160 days

Map Unit Composition

Gravelly land: 65 percent
Shale outcrop: 35 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Gravelly Land

Setting

Landform: Hillslopes
Landform position (three-dimensional): Side slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Colluvium derived from mixed and/or slope alluvium derived from mixed

Typical profile

H1 - 0 to 3 inches: gravelly sand
H2 - 3 to 60 inches: gravelly sand

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7s
Hydrologic Soil Group: A
Ecological site: Gravel Breaks (R067BY063CO)
Hydric soil rating: No

Description of Shale Outcrop

Typical profile

H1 - 0 to 60 inches: unweathered bedrock

Properties and qualities

Slope: 15 to 45 percent
Depth to restrictive feature: 0 inches to paralithic bedrock
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Available water storage in profile: Very low (about 0.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8s
Hydrologic Soil Group: D
Ecological site: Shaly Plains (R067BY045CO)
Hydric soil rating: No

Wt—Wet alluvial land

Map Unit Setting

National map unit symbol: 34xj
Elevation: 4,000 to 5,600 feet
Mean annual precipitation: 12 to 14 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 125 to 155 days
Farmland classification: Not prime farmland

Map Unit Composition

Wet alluvial land: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Wet Alluvial Land

Setting

Landform: Flood plains
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from mixed

Typical profile

H1 - 0 to 8 inches: variable
H2 - 8 to 36 inches: stratified sandy loam to clay
H3 - 36 to 60 inches: sand

Properties and qualities

Slope: 0 to 1 percent
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high
(0.06 to 6.00 in/hr)
Depth to water table: About 6 to 24 inches
Frequency of flooding: Frequent
Calcium carbonate, maximum in profile: 15 percent
Salinity, maximum in profile: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water storage in profile: Low (about 4.8 inches)

Interpretive groups

Land capability classification (irrigated): 5w
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: D
Ecological site: Wet Meadow (R067BY038CO)
Hydric soil rating: Yes

Custom Soil Resource Report



Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided in person to the One-Stop Customer Service Center of the Community and Economic Development Department. The following items will be expected by our One-Stop Customer Service Center:

- One paper copy of all new materials
 - Paper copies shall not exceed 11"x17" (exception shall be made only for construction drawings or engineering plan review)
 - All paper copies shall be accompanied by the attached Resubmittal Form
- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: ~~Addressing, Building Safety, Neighborhood Services,~~

Engineering, Environmental, Parks, Planner, ROW, SIA ~~Finance, SIA Attorney~~

Commenting Division: Development Services, Planning

Resubmittal Required

Name of Reviewer: Holden Pederson

Email and Phone Number: HPederson@adcogov.org / 720-523-6847

PLN1: Due to staff receiving a comment letter from the property owner located directly to the north at 2833 West 67th Place in opposition to the Roadway Vacation proposed for the portion of West 67th Place, applicant may need to reevaluate their proposal. Staff envisions four separate options for moving the proposal forward:

- A. Continue pursuing the Roadway Vacation and processing it concurrently with the Major Subdivision. This will require the applicant to gain the support of the property owner located directly to the north who would be most affected by this request. It will also require the applicant to potentially reserve easements for Xcel Energy, the Crestview Water and Sanitation District, and the Adams County Public Works Department in order to provide for emergency, drainage, and infrastructure access as determined by the external referral agency comments. If approved by the Board of County Commissioners, these easements may preclude the applicant from installing fencing or landscaping within the vacated roadway.
- B. Separate the Roadway Vacation request from the Major Subdivision request in order to receive a decision from the Board of County Commissioners on that potentially controversial component of the application prior to moving the Major Subdivision component forward. Pausing the Major Subdivision for now may be less costly for the applicant if the Roadway Vacation component would impact overall approval or denial of the request or if the final decision would help inform plans for the applicant's separate proposals.
- C. Apply for a Variance from the required 20' collector or local right-of-way setback from West 67th Place for principal structures. This new application would require one public hearing with the Board of Adjustment, separate from the Major Subdivision and Roadway Vacation applications.
- D. Redesign the site plan in order to conform with the required 20' collector or local right-of-way setback from West 67th Place.
 - i. This may require removing the proposed deck/porches from the structures near the north property line, as decks/porches are not allowed in a setback area.
 - ii. This could also include a proposed landscape tract (5' in width) along the north property line, effectively replacing the 20' collector or local right-of-way setback requirement for double frontage lots with 15' rear setbacks for single frontage lots.
 - iii. The principal structures could also be shifted south if the proposed public right-of-way is shortened and developed as a private road providing access to the duplexes (which would require a Waiver from Subdivision Design Standards to be included as part of the Major Subdivision application).

PLN2: All proposed lots appear to meet the minimum lot size and lot width requirements for the R-2 zone district.

PLN3: Applicant must confirm if the required side setbacks along the east property line are being met. Principal structures in the R-2 zone district require side setbacks of 17' on one side or 5' from an attached garage, and 5' on the other side.

PLN4: Applicant must describe the proposed parking plan and number of parking spaces that would be included per duplex unit. Parking requirements for two-family dwellings are listed in Chapter 4, Section 4-12-04-03 of the Adams County Development Standards and Regulations as, "2 spaces for each dwelling unit, and the Planning Commission may require up to 1 space for every 2 units for visitor parking."

PLN5: Applicant must describe how drainage facilities, common tracts (landscaping), and potential private roadways will be maintained as part of this project. Will these portions of the overall site be HOA controlled?

PLN6: Applicant must provide a response to Tri-County Health Department's recommendation to consider how noise mitigation measures could aid in the mitigation of nuisance noises from the nearby railroad. TCHD's comment letter suggests that mitigation measures could include setbacks, sound walls, vegetative barriers, construction design, operational practices, or similar measures.

PLN7: Applicant must respond to the two commenting members of the public through written letters. The applicant should include these responses as part of the application resubmittal so that staff can share those directly with the commenting members of the public in order to facilitate further communication and to request a second round of public comments.

Commenting Division: Development Services, Engineering

Resubmittal Required

Name of Reviewer: Greg Labrie

Email and Phone Number: GLabrie@adcogov.org / 720-523-6824

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0584H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, a portion of the project site is located within a special flood hazard delineated area; If construction activity occurs in this area of the project site, A floodplain use permit will be required.

Section 5-03-02-06 of the Adams County Development Standards and Regulations states: “No developable lots shall be subject to inundation by a 100-year (1% frequency) flood unless an acceptable plan is submitted to alleviate the flooding condition”. The applicant will be required to submit an approvable plan prior to final platting. All living and mechanical spaces shall be located a minimum of 1-foot above the floodplain surface elevation.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000. The installation of erosion and sediment control BMPs is expected for any ground disturbance.

ENG3: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:

All construction projects shall reduce drainage impacts to the maximum extent practicable as described in the section referenced above.

ENG4: Sustainable Development Practices Section 3-27-06-05-07-08:

To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the features as described in the section referenced above.

ENG5: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee,

two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page:
<http://www.adcogov.org/one-stop-customer-center>.

ENG6: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements. The engineering construction plans and engineering documentation shall clearly distinguish between public and private improvements.

ENG8: The applicants site plan shows an emergency vehicle turn around (hammer head) partially located on a proposed parcel. If the proposed access road is to a public roadway, the street ROW will need to be configured to contain all features of the roadway.

ENG9: If the access roadway is to be a private roadway, the roadway will need to meet all fire district requirements, be entirely contained within a tract or easement and, the applicant will need to create an HOA or other entity to provide roadway maintenance.

Commenting Division: Development Services, Right-of-Way

Resubmittal Required

Name of Reviewer: Marissa Hillje

Email and Phone Number: mhillje@adcogov.org / 720-523-6837

ROW1: Both property owners (to the north and south of West 67th Place) shall sign the application for the Right-of-way vacation. Both owners shall be on the application for a full review of the ROW vacation plat.

ROW2: The right of way vacation may not be supported by Public Works due to the need for that road way for CIP and drainage as well as the access to the existing storm sewer structures along the RTD line.

ROW3: A subdivision plat was not submitted for review. A subdivision plat prepared by a PLS is required with the re-submittal.

ROW4: Submit a title commitment which should be used to depict the applicable recordings on the plat. Send Adams County a copy of the title commitment with your application dated no later than 30 days to review in order to ensure that any other party's interests are not encroached upon. All applicable easements/exceptions should be accurately shown and labeled on the plat.

ROW5: OTHER NOTES: See section 5-02-01 Plat Notes Required: The County will require specific plat notes to be included on the Final Plat document prior to recording.

See Section 5-04-02-01 and -02 for Easement location standards

See section 5-04-08 For Monument standards

Section 5-05 Land Dedication Standards explains standards for required land dedication or public improvements

ROW6: Additional comments will be provided with the next review.

Commenting Division: Development Services, Addressing

Complete

Name of Reviewer: Marissa Hillje

Email and Phone Number: mhillje@adcogov.org / 720-523-6837

ADR1: Addresses will be assigned for the new lots during the final plat review.

Commenting Division: Development Services, Environmental Analyst

Resubmittal Required

Name of Reviewer: Katie Keefe

Email and Phone Number: KKeefe@adcogov.org / 720-523-6986

ENV1. The northern and western portions of the parcel are covered by the Natural Resource Conservation Overlay (NRCO), which aims to protect important wildlife areas and designated floodplains and their riparian areas, among other things. See Section 3-38 of the Adams County Development Standards and Regulations for more details.

ENV2: As part of development plans and prior to disturbance of more than 1-acre of land within the NRCO, a Resources Review must be completed by a qualified professional prior to application submittal so that it may be taken into consideration. See section 4-11-02-03-04 for Resource Review methodology and content requirements.

ENV3: A separate permit for inert fill must be obtained prior to importing any volume of fill material onto the parcel as part of site development.

Commenting Division: Parks and Open Space

Complete

Name of Reviewer: Aaron Clark

Email and Phone Number: AClark@adcogov.org / 720-523-8005

No comment.

Commenting Division: Development Services, Building and Safety

Complete

Name of Reviewer: Justin Blair

Email and Phone Number: jblair@adcogov.org / 720-523-6843

No comment.

External Agency Referral Comments:



January 16, 2020

Holden Pederson, Planner I
Adams County Community & Economic Development Department
Transmission via email: hpederson@adco.gov

Re: 6642 Decatur Subdivision
Case No. PRC2019-00018
Part of the SE ¼ of Sec. 5, T. 3S, R. 68W, 6th P.M.
Water Division 1, Water District 7

Dear Holden Pederson:

We have reviewed the January 13, 2020 proposal to subdivide a 2.2-acre parcel known as Lot 1, Lynn Peterson Subdivision, into 7 lots for a duplex development and roadway vacation. The proposed use for this development is residential.

Water Supply Demand

Proposed water uses and estimated water demand were not provided.

Source of Water Supply

The proposed water source for this development was not provided. However, according to a letter dated July 8, 2019, the property can be served by the Crestview Water & Sanitation District (“District”) subject to compliance with Denver Water’s Operating Rules, Regulations, Engineering Standards, and applicable charges. This service is also subject to the District’s ability to serve, rules and regulations, and applicable charges. This office has not received information that these requirements have been met by the applicant. The District is contracted as a distributor with Denver Water. This office considers Denver Water to be a reliable water source. There are no permitted wells on the subject property.

According to the stormwater drainage plan dated November 25, 2019, two detention ponds will be developed on the site. The applicant should be aware that unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in Section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review [DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#), to ensure that the notification, construction and operation of the proposed structures meet statutory and administrative requirements. The applicant is encouraged to use [Colorado Stormwater Detention and Infiltration Facility Notification Portal](#) to meet the notification requirements.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, as long as the District is committed to supply water to the lots.



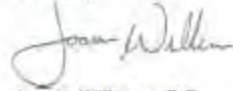
1313 Sherman Street, Room 821, Denver, CO 80203 P 303.866.3591 www.colorado.gov/water
Jared S. Polis, Governor | Dan Gibbs, Executive Director | Kevin G. Rein, State Engineer/Director

6642 Decatur Subdivision
January 16, 2020

Page 2 of 2

If you, or the applicant, have any questions please contact Wenli Dickinson at 303-866-3581 ext. 8206 or at wenli.dickinson@state.co.us.

Sincerely,

A handwritten signature in cursive script that reads "Joanna Williams".

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file no. 26930



January 22, 2020

Holden Pederson
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: 6642 Decatur Subdivision, PRC2019-00018
TCHD Case No. 6092 & 6103

Dear Mr. Pederson,

Thank you for the opportunity to review and comment on the Major Subdivision Preliminary Plat and roadway vacation to build seven lots for a duplex development located at 6642 Decatur Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

- A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
- Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
- Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

- Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
- Bicycle facilities and racks are provided in convenient locations.

Healthy building design standards:

Building design can impact health in several ways including through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain, the air and water quality, the amount of daylight available, and even by encouraging physical activity and social interaction. TCHD encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

Sidewalks:

Designers of active living communities typically recommend that sidewalks be a minimum of clear width of five (5) feet, the space needed for two people to walk comfortably side by side, with a buffer area like a tree lawn between the sidewalk and the street. TCHD encourages the use of detached sidewalks of at least 5 feet in width throughout the development.

Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed sidewalks and trails that connect with destinations in and adjacent to the community. TCHD recommends the applicant provides sidewalk throughout the development.

Connections to Transit and Nearby Trail:

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits. The site location appears to be about half a mile from the Westminster Station, via Little Dry Creek Trail TCHD recommends that the applicant provides onsite pedestrian facilities to facilitate walking between the site and the light rail station, and to encourage use of the trail. TCHD recommends the applicant provide a sidewalk along Decatur Street.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe

6642 Decatur Subdivision
January 22, 2020
Page 3 of 3

from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Noise – Site Location

Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension, ischemic heart disease, and sleep disturbance. Due to the site location's directly adjacent to the Light Rail B-Line, the proposed project may be subjected to elevated noise levels. TCHD recommends that the applicant consider how noise mitigation measures could aid in the mitigation of nuisance noises. These measures could include setbacks, sound walls, vegetative barriers, construction design, operational practices, or similar measures.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.

Sincerely,



Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD

RE-PRC2019-00018



Woodruff, Clayton <Clayton.Woodruff@RTD-Denver.com>
To: Holden Pederson

Reply Reply All Forward ...
Wed 1/29/2020 3:44 PM

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

The RTD has no comments at this time as this is a preliminary plat. The RTD will however be very interested in the construction plans for this site based on its location relative to our rail line.

Thank you,



C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202
o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

PRC2019-00018, 6642 Decatur Subdivision



Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
To: Holden Pederson
Cc: Bradley Sheehan - CDOT

Reply Reply All Forward ...
Tue 2/4/2020 7:28 AM

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

I have reviewed the referral for the 6642 Decatur subdivision including a Major Subdivision Preliminary Plat in order to create seven lots for duplex development and roadway vacation of a portion of W. 67th Place east of Decatur Street and have no objections. This is off the highway system and should have negligible impact.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



COLORADO
Department of Transportation

P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrjp.org



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3308
Facsimile: 303.571.3164
donna.l.george@xcelenergy.com

January 30, 2020

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Holden Pederson

Re: 6642 Decatur Subdivision Right-of-Way Vacation, Case # PRC2019-00018

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the right-of-way vacation for **6642 Decatur Subdivision** and has a **conflict** in that PSCo has existing electric distribution facilities within the proposed vacation area. Does Adams County reserve utility easements over existing utilities when vacating rights-of-way? If not, the property owner/developer/contractor must contact Frank Grady, Right-of-Way Agent at 303-425-3874, to coordinate an easement by separate document and the timing of this easement with the vacation.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests the following utility easements *within all lots*:

- 6-foot wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is space and drivable pavement for service truck access
- 8-foot wide for electric facilities including space for transformers, pedestals, and cabling
- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement

Space consideration must also be given to locate pad mount transformers and pedestals on this property.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3308 – Email: donna.l.george@xcelenergy.com

CGS review: 6642 Decatur Subdivision PRC2019-00018

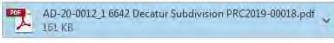


Jill Carlson <carlson@mines.edu>
To: Holden Pederson

Reply Reply All Forward

Fri 1/31/2020 9:55 AM

If there are problems with how this message is displayed, click here to view it in a web browser.



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

Hi Holden,

Colorado Geological Survey's review of the 6642 Decatur Subdivision referral (PRC2019-00018) is attached. No concerns, and no mapped mineral resource present.

Happy Friday,
Jill Carlson

Engineering geologist
Land Use Review Program
Colorado Geological Survey
1801 Moly Road (map)
Golden, CO 80401
carlson@mines.edu
303-384-2643

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

January 31, 2020

Holden Pederson
Adams County Community & Economic Development
4430 S. Adams County Parkway, Suite W2410
Brighton, CO 80601

Location:
E NW SE Section 5,
T3S, R68W, 6th P.M.
39.8181, -105.0209

Subject: 6642 Decatur Major Subdivision Preliminary Plat
Case No. PRC2019-00018; Adams County, CO; CGS Unique No. AD-20-0012

Dear Mr. Pederson:

Colorado Geological Survey has reviewed the 6642 Decatur major subdivision preliminary plat referral. I understand the applicant proposes 14 duplex units in seven buildings on approximately 2.2 acres located at 6642 Decatur Street. No geologic or geotechnical information was included with the available referral documents. NRCS soil survey data, included with the Level 1 Storm Drainage Plan, is typically valid for only the uppermost five feet below the ground surface.

The site does not contain steep slopes, is not undermined, and is not exposed to or located within any identified geologic hazard areas that would preclude the proposed residential use and density.

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Arvada Quadrangle, 1974), the subject property does not contain a mapped aggregate resource.

A definitive determination of whether the property contains an economic mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a resource.

Soils and bedrock engineering properties. According to available geologic mapping (Lindvall, R.M., 1979, Geologic map of the Arvada quadrangle, Adams, Denver, and Jefferson Counties, Colorado: U.S. Geological Survey, Geologic Quadrangle Map GQ-1453, scale 1:24,000), the site is underlain by Piney Creek Alluvium consisting of interbedded sand, silt, and clay, and loess (wind-deposited sandy silt and clay). Clayey layers and lenses within the alluvium are likely expansive, and loess deposits commonly exhibit collapse under wetting and loading but, depending on the clay content, can also exhibit shrink/swell (volume changes in response to changes in water content). Shales and claystones within the underlying Denver Formation bedrock may be highly expansive.

A geotechnical investigation consisting of drilling, sampling, lab testing and analysis will be needed once building locations are finalized, if this has not been completed already, to: characterize soil and bedrock engineering properties such as density, strength, swell/consolidation potential and bearing capacity; evaluate groundwater levels and determine basement feasibility, if basements are planned; determine

Holden Pederson
January 31, 2020
Page 2 of 2

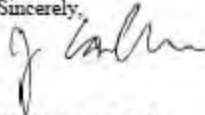
subgrade preparation and structural fill requirements; and design foundations, floor systems, surface and subsurface drainage, pavements, etc.

Artificial fill. Evidence of stockpiled materials and possible disturbance is visible in historic aerial imagery. The site may be underlain by fill and/or debris from past onsite or adjacent uses. If fill is identified during the geotechnical investigation and documentation cannot be located which verifies proper placement and compaction, the fill should be removed and replaced as densely compacted fill. Any debris-laden fill encountered will need to be removed and replaced with clean, properly placed and compacted structural fill.

Shallow groundwater. Based on the site's close proximity to Little Dry Creek and Clear Creek, groundwater should be expected to occur at fairly shallow depths beneath the site. Below-grade space (basements and crawl spaces) should allowed only if site-specific water level observations indicate that a separation distance of *at least* three feet can be maintained year round between lowermost floor levels and shallowest anticipated seasonal groundwater levels.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,




Jill Carlson, C.E.G.
Engineering Geologist

Public Referral Comments:

6642 DECATUR STREET DEVELOPMENT



Karron Deems <kdeems@q.com>
To: Holden Pederson

 You replied to this message on 1/29/2020 8:47 AM.

 Reply  Reply All  Forward 

Tue 1/28/2020 2:23 PM

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

I am the owner of 6733 West 67th Place. The above referenced project involves taking the extended roadway East of Decatur which is the only access I have to reach the back portion of my lot which I need to access daily. I strongly disagree with the splitting of said road for this project.

Richard Deems

January 21, 2020

Community and Economic Development Department
4430 South Adams County Parkway
Suite W2000A Brighton, CO 80601-8216

In response to your letter dated January 13, 2020 re: Project # PRC2019-00018 Parcel # 0182505403020

I have several concerns about this new development especially noise and traffic. The noise is most concerning to me as I am directly adjacent to these projected properties.

LIST OF CONCERNS:

Height of units

Parking

Traffic- W 67th is a short street with only one access to Federal Blvd unless a loop is made onto W66th place. W 66th place is a dead end street to the east and has Federal Blvd access to the west.

Noise to adjacent properties- Will there be a privacy fence?

Donna Santella 2681 W 66th Place



2681 W 66th pl
Den Co 80221

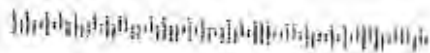
DELIVERED
23 JAN 2020 PM 2:1



Community and Economic Development
4430 S. Adams County Pkwy
ste W2000A
Brighton, Co 80601-8216

usps

80601-821601





Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided in person to the One-Stop Customer Service Center of the Community and Economic Development Department. The following items will be expected by our One-Stop Customer Service Center:

- One paper copy of all new materials
 - Paper copies shall not exceed 11"x17" (exception shall be made only for construction drawings or engineering plan review)
 - All paper copies shall be accompanied by the attached Resubmittal Form
- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only: Date Accepted: Staff (accepting intake): Resubmittal Active: Addressing, Building Safety, Neighborhood Services, <u>Engineering, Environmental, Parks, Planner, ROW,</u> SIA - Finance, SIA - Attorney

Commenting Division: Development Services, Planning

Resubmittal Required

Name of Reviewer: Holden Pederson

Email and Phone Number: HPederson@adcogov.org / 720-523-6847

PLN1: Lots 1 through Lot 6 appear to meet the minimum lot size and lot width requirements for the R-2 zone district. Buildings 2 through 6 appear to meet all required setbacks for the R-2 zone district.

PLN2: As currently designed, the front property line for Lot 7 would be its west lot line. The lot width should be measured from the front setback line. It appears that Lot 7 can meet the minimum lot width requirement and that Building 7 could meet the required setbacks for a principal structure in the R-2 zone district, but the applicant must update their site plan in order to confirm that the required setbacks can be met.

- a. The west property line of Lot 7 would be considered as the front property line, which requires a 20' setback for principal structures.
- b. The south property line of Lot 7 would be considered as the side property line, which requires a 5' setback for principal structures with attached garages.
- c. The northeast property line of Lot 7 would be considered as the rear property line, which requires a 15' setback for principal structures (from the property line, not from the easement area).

PLN3: Staff believes that the irregular shape of Lot 7 may be a point of contention during public hearings. If the proposed density of this infill project becomes controversial, then this irregularly shaped lot may be viewed as a technique for adding an inappropriate amount of density to the site.

- a. Staff recommends extending the west lot line of Lot 7 north in order to connect to the northeast property line. Such a reconfiguration would create a perfect triangle for Lot 7.
- b. The remaining area that was previously included as part of Lot 7 (north of the private road) could then be incorporated into Lot 3 or designated on the Preliminary Plat as a commonly maintained Tract.

PLN4: Building 1 requires a side corner setback from the west lot line and from Decatur Street of 20'. Applicant must update site plan in order to show that this setback can be met. The required side setback for a principal structure with an attached garage from the east lot line is 5'.

PLN5: Section 5-03-03-08-01 from the County's Subdivision Design Standards discourages the creation of double-frontage lots. As currently shown, Lots 2 and 3 are double frontage lots, and Lot 1 has three frontages.

- a. Staff recommends including landscape tracts where street frontage landscaping and bufferyards between uses are required. Landscape tracts would require provisions for common maintenance.
- b. Such a landscape tract along the north property line would enable Lots 2 and 3 to be platted with a single frontage while also allowing Lot 1 to be platted as a corner lot.

PLN6: Applicant must describe how drainage facilities, common tracts (landscaping), and the common private street will be maintained as part of this proposal.

- a. Staff highly recommends the creation of a Homeowner's Association, as the best strategy for receiving approval for the Waiver from Subdivision Design Standards will be to demonstrate how the private road will be maintained. Section 5-04-11 (Waivers from Subdivision Design Standards) states that the request shall describe the proposed waiver and the facts concerning the hardship upon which the request is based.
- b. The following Subdivision Design Standards directly address landscaping considerations associated with this issue: Section 5-03-05-4 (landscape maintenance plan), Section 5-03-07-02 (private open space maintenance plan), Section 5-03-07-03 (uniform perimeter fencing), Section 5-04-01-06-01 (right-of-way, drainage pond, and open space landscaping).

PLN7: Applicant must explain why the proposed private road is shown as connecting to the railroad right-of-way along the east property line. Would this proposal enable someone to drive directly onto the railroad right-of-way?

PLN8: Applicant has indicated that a report was attached to the resubmittal that addressed Tri-County Health Department's recommendation to consider how noise mitigation measures could aid in the mitigation of nuisance noises from the nearby railroad.

- a. Applicant must clarify which report they are referencing and whether or not it includes any of Tri-County's recommendations to incorporate setbacks, sound walls, vegetative barriers, construction design, operational practices, or similar measures as part of the overall project.
- b. When proposing noise mitigation measures for this project, the applicant can reference Section 5-03-02-05 from the County's Subdivision Design Standards which provides design guidance to mitigate noise impacts of roadways and railroads. Section 5-03-02-05 recommends noise barriers and barrier walls as mitigation techniques.

PLN9: Applicant must clarify if they are proposing a two car parking garage and one driveway parking space per dwelling unit for a total of three parking spaces per dwelling unit, or if they are providing a one car parking garage and one driveway parking space per dwelling unit for a total of two parking spaces per dwelling unit. Applicant must provide additional details regarding provisions for visitor parking on the site.

PLN10: The referral letter from the Colorado Geological Survey requires a response from the applicant. Additional information required by the CGS is listed in the first paragraph of the referral letter. Applicant should provide evidence through the resubmittal that they have contacted the CGS in order to provide those additional materials and in order to request a second external referral agency comment letter that confirms that their requirements for this proposal have been met.

PLN11: Applicant has provided a Will Serve Letter from Xcel Energy for natural gas and electrical service. Applicant has provided a letter from Adams County Fire Rescue stating that the subdivision plan meets fire district access requirements. Applicant has provided a Will Serve letter from the Crestview Water and Sanitation District confirming that public water and sewer can be provided to the project. Additional letters from Denver Water and the Colorado Division of Water Resources confirms that water is available. Applicant has provided responses to the two commenting members of the public.

PLN12: If the Preliminary Plat is approved by the Board of County Commissioners, a Subdivision Improvements Agreement will be required prior to scheduling the public hearing for the Final Plat. Below is a spreadsheet showing the Public Land Dedication (PLD) fees that will be required as part of the Subdivision Improvements Agreement and prior to the Final Plat being scheduled for public hearing:

Duplex, Two-to-Four Family Attached and R-2 zoning	
Number of Units=	14
Population generated=	35.4620
Student population generated=	5.0960
School Acreage Needed=	0.1325
Neighborhood Park Acreage Needed=	0.2100
Regional Park Acreage Needed=	0.1400
Total Acres of PLD Needed=	0.4825
Land Value per acre=	\$36,888.00
PLD Fee in lieu=	\$17,798.31
Deposits:	
School District { } Account =	\$4,887.51
Neighborhood Parks { } Account =	\$7,746.48
Regional Parks Account =	\$5,164.32

Commenting Division: Development Services, Engineering

Resubmittal Required

Name of Reviewer: Greg Labrie

Email and Phone Number: GLabrie@adcogov.org / 720-523-6824

ENG1: Although this is a preliminary plat, it appears that a preliminary drainage analysis was not completed because the plat does not show an easement for a water quality pond and/or detention pond that are typically required with the development of a subdivision. The applicant must provide documentation on why a water quality/detention pond is not required for this subdivision or they need to show an easement for the drainage facility on the preliminary plat.

Commenting Division: Development Services, Right-of-Way

Resubmittal Required

Name of Reviewer: Holden Pederson

Email and Phone Number: HPederson@adcogov.org / 720-523-6847

ROW1: Utility and access easements shall also be granted within any private streets in the subdivision. Said easements shall be clearly labeled to include width, use, and identification as public or private, if necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut, or are located within the subdivision boundary.

ROW2: Basis of Bearing and Point of Commencement must be labeled on plat drawing.

ROW3: Existing street rights-of-way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right-of-way width, and appropriate deed or plat recording information wherein the right-of-way is defined.

ROW4: "Existing easement" and "lot/row line" labels must be differentiated on plat drawing. Please update legend and provide different line weights in order to better differentiate the two labels.

ROW5: There appears to be one easement included in Schedule B (Part 2) of the submitted Title Commitment that is not shown on the Plat Drawing. Item #10 has a recording date of March 12, 2013, and a reception number of 2013000021210. If the location of any of the easements defined within the Schedule B – Part 2 Exceptions of the Title Commitment are not shown on the plat, please provide a statement or general note as to why (i.e. Exception 10 – Rec No: 2013000021210).

ROW6: PRE2019-00073 provided ROW comments stating the following: “W 67th Place is classified as a local street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 25 feet. Since the existing half right-of-way width is 20 feet, this would require a dedication of 5 feet additional right-of-way. If the plat is a major or minor subdivision plat, the right of way dedication can be directly by the plat.” Applicant must provide the required right-of-way dedication directly on the Plat.

ROW7: Please see “PRC2019-00018 Plat Redlines” document for additional comments. Additional redlines may be required as part of the next review.

Commenting Division: Development Services, Environmental Analyst

Complete

Name of Reviewer: Katie Keefe

Email and Phone Number: KKeefe@adcogov.org / 720-523-6986

ENV1: Condition Precedent 1. A nest survey to determine if any active nests are present in the project area shall be completed at least one week prior to the commencement of construction with survey findings reported to the County.

ADAMS COUNTY FIRE RESCUE
FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

To: ADCO Building Safety Division & Unique Properties
Attn: Planner & Jamie Vigil

From: Whitney Even
Date: 3/18/20

Type: ACFR Site Plan Approval – Decatur Street Duplex Subdivision Plan
Address: 6642 Decatur Street

To whom it may concern,

The address of 6642 Decatur Street is within the Adams County Fire Protection District's jurisdiction and will be covered by its services. We have received and reviewed the attached subdivision plan.

This letter shall serve as documentation that the subdivision plan meets fire district access requirements.

Once the county has approved the subdivision plans a full set of civils and whatever other documents required by the county for review will need to be submitted to us as well. At that time, we will also require that the autoturn exhibit is provided utilizing our apparatus specifications.

If you have any questions for the fire district, please feel free to call 303-539-6862.

Sincerely,

Whitney Even
Deputy Fire Marshal
Adams County Fire Protection District

DECATUR SUBDIVISION FILING NO. 1- PRELIMINARY PLAT

CASE NO.: PLT2020-000XX

A REPLAT OF LOT 1, LYNN PETERSON SUBDIVISION, A RESUBDIVISION OF LOT 10, BLOCK 4, NORTH FEDERAL HILLS

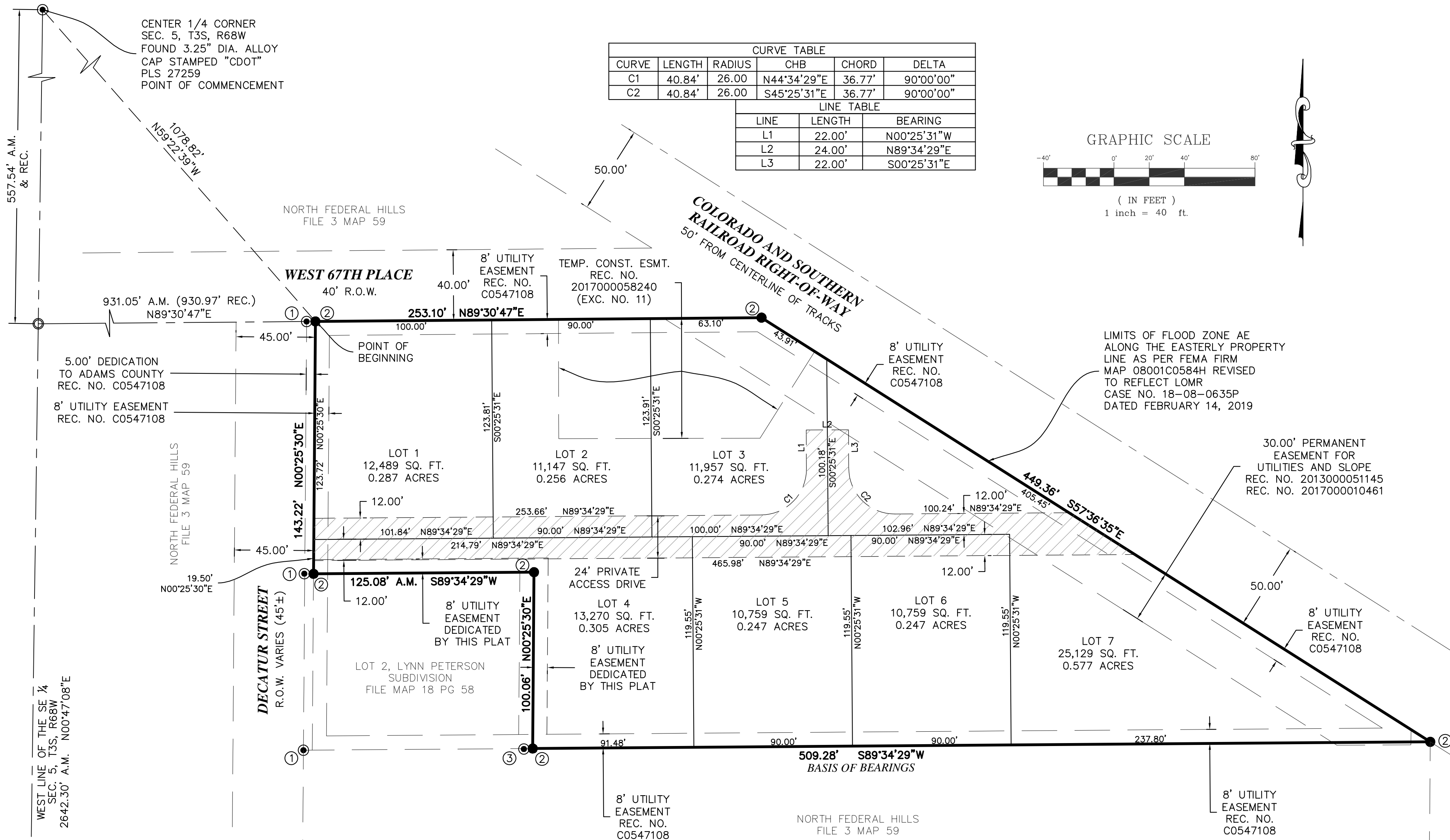
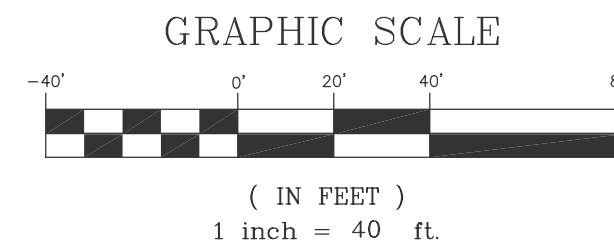
A PARCEL OF LAND LYING IN THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHB	CHORD	DELTA
C1	40.84'	26.00	N44°34'29"E	36.77'	90°00'00"
C2	40.84'	26.00	S45°25'31"E	36.77'	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.00'	N00°25'31"W
L2	24.00'	N89°34'29"E
L3	22.00'	S00°25'31"E



- MONUMENT LEGEND**
- ① FOUND NO. 5 REBAR WITH 2.5" DIA. ALLOY CAP STAMPED PLS 14108
 - ② SET NO. 5 REBAR WITH GREEN CAP STAMPED PLS 38284
 - ③ FOUND NO. 5 REBAR WITH NO CAP

- LEGEND**
- PLAT BOUNDARY
 - LOT LINE
 - EXISTING EASEMENT
 - EASEMENT DEDICATED BY PLAT
 - LOT/ROW LINE
 - PRIVATE ACCESS DRIVE AREA
- A.M. ~ AS MEASURED IN FIELD
REC. ~ DEED OR PLAT DISTANCE

MESQUITE VISTA, REVISION NO. 1
REC. NO. 2005001154130



SOUTH 1/4 CORNER
SEC. 5, T3S, R68W
CALCULATED FROM FOUND
SECTION TIES AND
TIE SHEET RECORDS

CENTER 1/4 CORNER
SEC. 5, T3S, R68W
FOUND 3.25" DIA. ALLOY
CAP STAMPED "CDOT"
PLS 27259
POINT OF COMMENCEMENT

WEST LINE OF THE SE 1/4
SEC. 5, T3S, R68W
2642.30' A.M. N00°47'08"E

557.54' A.M.
& REC.

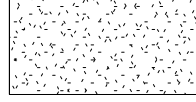
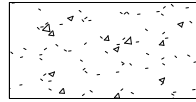
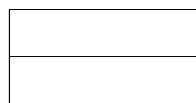
NORTH FEDERAL HILLS
FILE 3 MAP 59

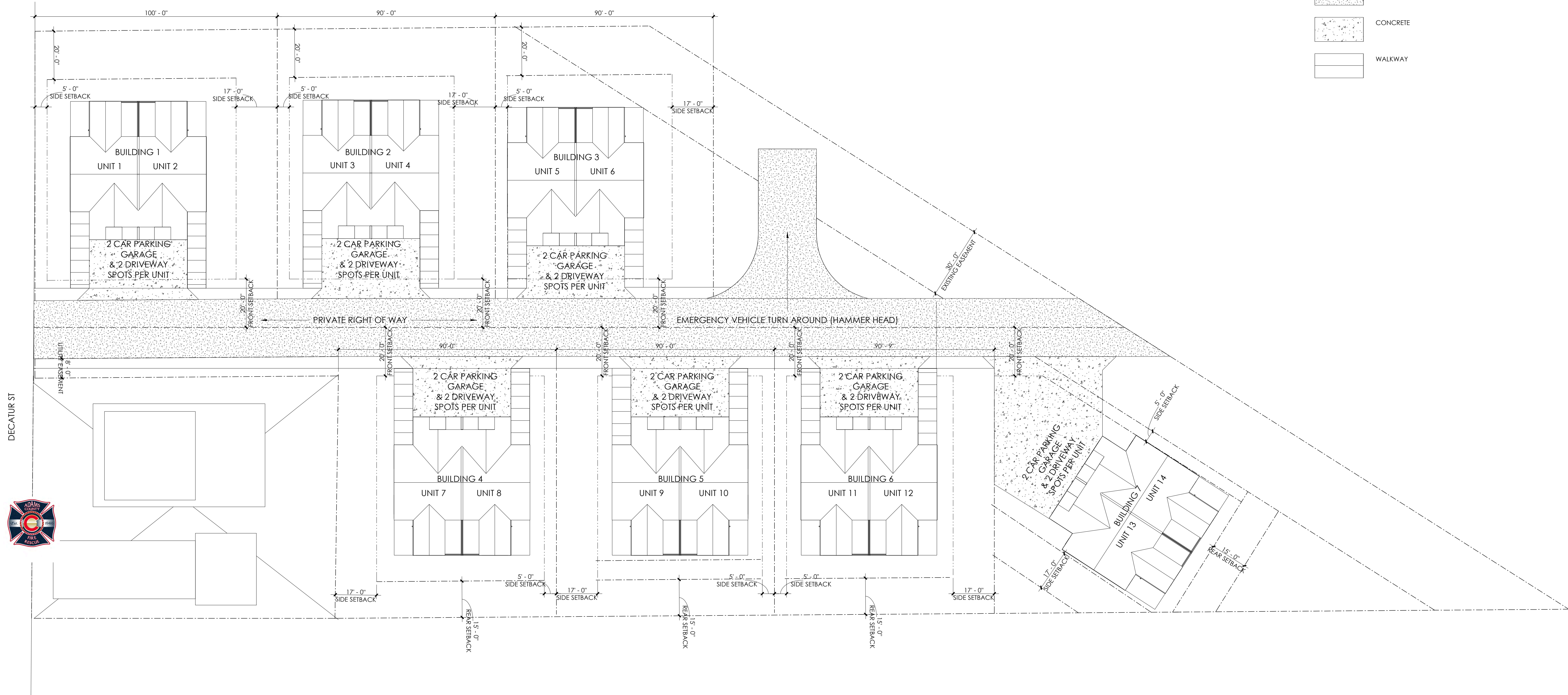
NORTH FEDERAL HILLS
FILE 3 MAP 59

SITE PLAN NOTES

1. -
2. -
3. -
4. -
5. -
6. -
7. -

FLAGNOTES

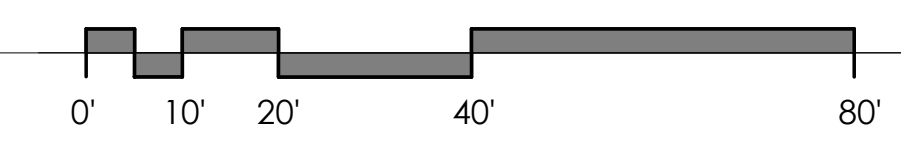
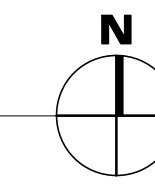
	ASPHALT
	CONCRETE
	WALKWAY



DECATUR ST



1 SITE PLAN
1" = 20'-0"



DECATUR DUPLEXES

6642 DECATUR ST, DENVER, CO. 80221

PROJ. NO. 000000
DRAWN: Author
CHECKED: Checker
APPROVED: Approver
DATE: ISSUE DATE
REVISIONS

ISSUED FOR: NOT FOR CONSTRUCTION
© NEO STUDIO

SCALE: As indicated

SHEET TITLE: ARCHITECTURAL SITE PLAN

A1.01

DECATUR DUPLEXES

6642 DECATUR ST, DENVER, CO. 80221

PROJ. NO.
DRAWN:
CHECKED:
APPROVED: Approver
DATE: ISSUE 11/25
REVISIONS

ISSUED FOR: NOT FOR CONSTRUCTION
© NEO STUDIO

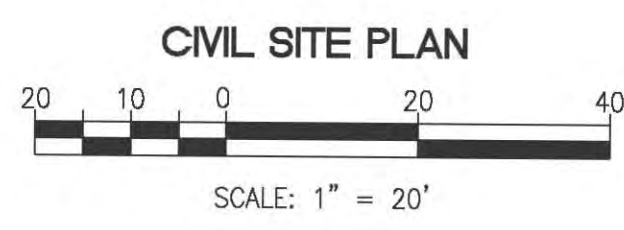
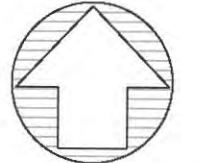
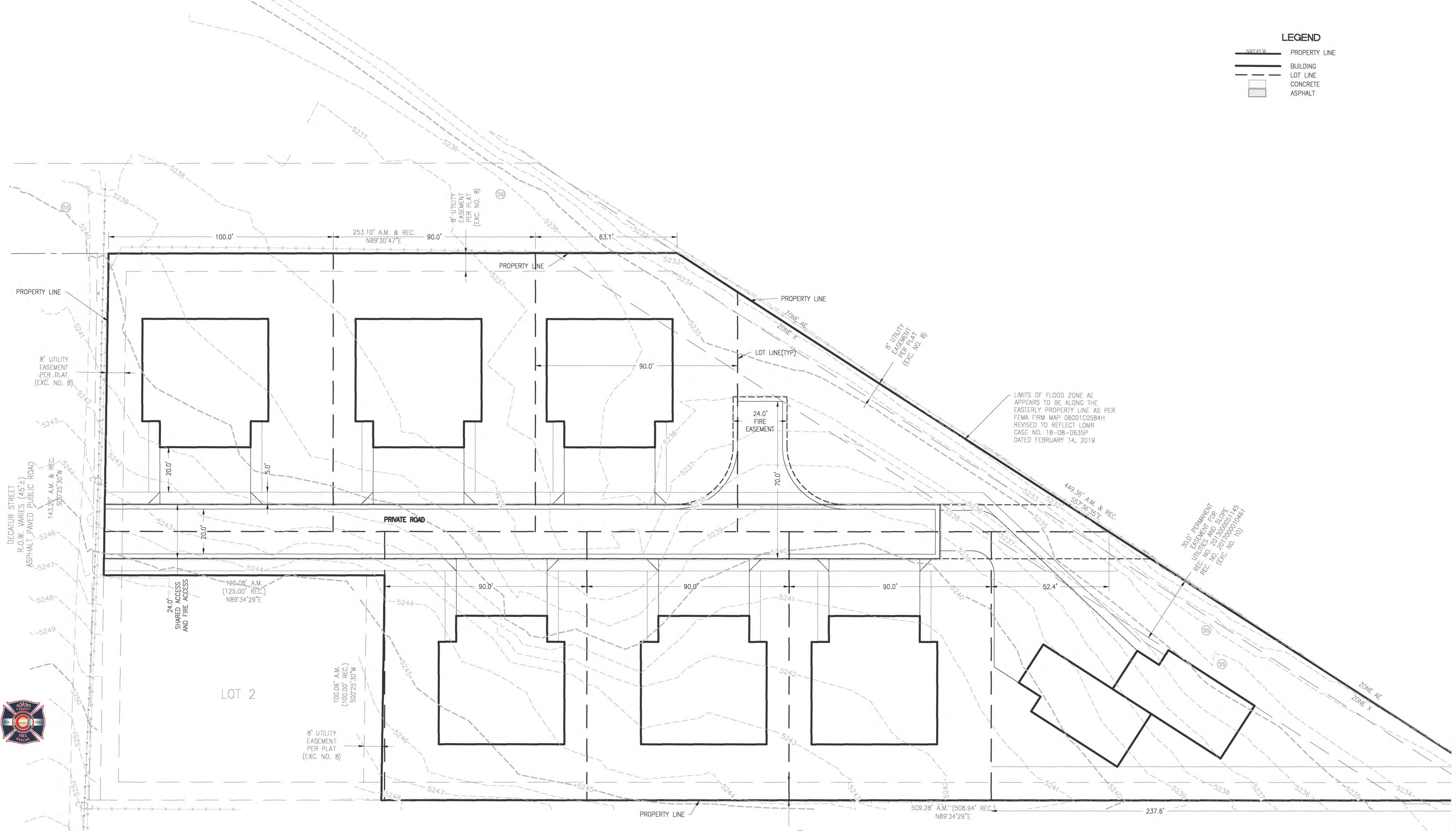
SCALE: 1"=20'

SHEET TITLE: CIVIL SITE PLAN

C1.01

LEGEND

- PROPERTY LINE
- BUILDING
- LOT LINE
- CONCRETE
- ASPHALT



From: [Loeffler - CDOT, Steven](#)
To: [Holden Pederson](#)
Cc: [Bradley Sheehan - CDOT](#)
Subject: PRC2019-00018, 6642 Decatur Subdivision
Date: Tuesday, February 04, 2020 7:28:30 AM

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

Holden,

I have reviewed the referral for the 6642 Decatur subdivision including a Major Subdivision Preliminary Plat in order to create seven lots for duplex development and roadway vacation of a portion of W. 67th Place east of Decatur Street and have no objections. This is off the highway system and should have negligible impact.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

External Agency Referral Comments:



January 16, 2020

Holden Pederson, Planner I
Adams County Community & Economic Development Department
Transmission via email: hpederson@adco.gov

Re: 6642 Decatur Subdivision
Case No. PRC2019-00018
Part of the SE ¼ of Sec. 5, T. 3S, R. 68W, 6th P.M.
Water Division 1, Water District 7

Dear Holden Pederson:

We have reviewed the January 13, 2020 proposal to subdivide a 2.2-acre parcel known as Lot 1, Lynn Peterson Subdivision, into 7 lots for a duplex development and roadway vacation. The proposed use for this development is residential.

Water Supply Demand

Proposed water uses and estimated water demand were not provided.

Source of Water Supply

The proposed water source for this development was not provided. However, according to a letter dated July 8, 2019, the property can be served by the Crestview Water & Sanitation District (“District”) subject to compliance with Denver Water’s Operating Rules, Regulations, Engineering Standards, and applicable charges. This service is also subject to the District’s ability to serve, rules and regulations, and applicable charges. This office has not received information that these requirements have been met by the applicant. The District is contracted as a distributor with Denver Water. This office considers Denver Water to be a reliable water source. There are no permitted wells on the subject property.

According to the stormwater drainage plan dated November 25, 2019, two detention ponds will be developed on the site. The applicant should be aware that unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in Section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review [DWR’s Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#), to ensure that the notification, construction and operation of the proposed structures meet statutory and administrative requirements. The applicant is encouraged to use [Colorado Stormwater Detention and Infiltration Facility Notification Portal](#) to meet the notification requirements.

State Engineer’s Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, as long as the District is committed to supply water to the lots.



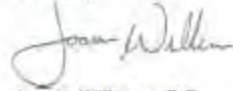
1313 Sherman Street, Room 821, Denver, CO 80203 P 303.866.3591 www.colorado.gov/water
Jared S. Polis, Governor | Dan Gibbs, Executive Director | Kevin G. Rein, State Engineer/Director

6642 Decatur Subdivision
January 16, 2020

Page 2 of 2

If you, or the applicant, have any questions please contact Wenli Dickinson at 303-866-3581 ext. 8206 or at wenli.dickinson@state.co.us.

Sincerely,

A handwritten signature in cursive script that reads "Joanna Williams".

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file no. 26930

CGS review: 6642 Decatur Subdivision PRC2019-00018

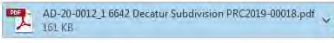


Jill Carlson <carlson@mines.edu>
To: Holden Pederson

Reply Reply All Forward

Fri 1/31/2020 9:55 AM

If there are problems with how this message is displayed, click here to view it in a web browser.



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

Hi Holden,

Colorado Geological Survey's review of the 6642 Decatur Subdivision referral (PRC2019-00018) is attached. No concerns, and no mapped mineral resource present.

Happy Friday,
Jill Carlson

Engineering geologist
Land Use Review Program
Colorado Geological Survey
1801 Moly Road (map)
Golden, CO 80401
carlson@mines.edu
303-384-2643

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

January 31, 2020

Holden Pederson
Adams County Community & Economic Development
4430 S. Adams County Parkway, Suite W2410
Brighton, CO 80601

Location:
E NW SE Section 5,
T3S, R68W, 6th P.M.
39.8181, -105.0209

Subject: 6642 Decatur Major Subdivision Preliminary Plat
Case No. PRC2019-00018; Adams County, CO; CGS Unique No. AD-20-0012

Dear Mr. Pederson:

Colorado Geological Survey has reviewed the 6642 Decatur major subdivision preliminary plat referral. I understand the applicant proposes 14 duplex units in seven buildings on approximately 2.2 acres located at 6642 Decatur Street. No geologic or geotechnical information was included with the available referral documents. NRCS soil survey data, included with the Level 1 Storm Drainage Plan, is typically valid for only the uppermost five feet below the ground surface.

The site does not contain steep slopes, is not undermined, and is not exposed to or located within any identified geologic hazard areas that would preclude the proposed residential use and density.

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Arvada Quadrangle, 1974), the subject property does not contain a mapped aggregate resource.

A definitive determination of whether the property contains an economic mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a resource.

Soils and bedrock engineering properties. According to available geologic mapping (Lindvall, R.M., 1979, Geologic map of the Arvada quadrangle, Adams, Denver, and Jefferson Counties, Colorado: U.S. Geological Survey, Geologic Quadrangle Map GQ-1453, scale 1:24,000), the site is underlain by Piney Creek Alluvium consisting of interbedded sand, silt, and clay, and loess (wind-deposited sandy silt and clay). Clayey layers and lenses within the alluvium are likely expansive, and loess deposits commonly exhibit collapse under wetting and loading but, depending on the clay content, can also exhibit shrink/swell (volume changes in response to changes in water content). Shales and claystones within the underlying Denver Formation bedrock may be highly expansive.

A geotechnical investigation consisting of drilling, sampling, lab testing and analysis will be needed once building locations are finalized, if this has not been completed already, to: characterize soil and bedrock engineering properties such as density, strength, swell/consolidation potential and bearing capacity; evaluate groundwater levels and determine basement feasibility, if basements are planned; determine

Holden Pederson
January 31, 2020
Page 2 of 2

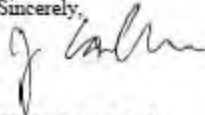
subgrade preparation and structural fill requirements; and design foundations, floor systems, surface and subsurface drainage, pavements, etc.

Artificial fill. Evidence of stockpiled materials and possible disturbance is visible in historic aerial imagery. The site may be underlain by fill and/or debris from past onsite or adjacent uses. If fill is identified during the geotechnical investigation and documentation cannot be located which verifies proper placement and compaction, the fill should be removed and replaced as densely compacted fill. Any debris-laden fill encountered will need to be removed and replaced with clean, properly placed and compacted structural fill.

Shallow groundwater. Based on the site's close proximity to Little Dry Creek and Clear Creek, groundwater should be expected to occur at fairly shallow depths beneath the site. Below-grade space (basements and crawl spaces) should allowed only if site-specific water level observations indicate that a separation distance of *at least* three feet can be maintained year round between lowermost floor levels and shallowest anticipated seasonal groundwater levels.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,



Jill Carlson, C.E.G.
Engineering Geologist

From: [Jill Carlson](#)
To: [Holden Pederson](#)
Subject: Re: [External] RE: CGS review: 6642 Decatur Subdivision PRC2019-00018
Date: Wednesday, May 27, 2020 1:24:29 PM
Attachments: [AD-20-0012_2 6642 Decatur Subdivision PRC2019-00018.pdf](#)

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

Hi Holden,

Thanks for sending the 6642 Decatur Townhomes subsurface report. This satisfactorily addresses the comments in our 1/31/2020 review letter, and CGS has no outstanding concerns.

2nd review letter attached.

Thanks, and take care!

Jill

Engineering geologist
Land Use Review Program
[Colorado Geological Survey](#)
1801 Moly Road ([map](#))
Golden, CO 80401
carlson@mines.edu

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

May 27, 2020

Holden Pederson
Adams County Community & Economic Development
4430 S. Adams County Parkway, Suite W2410
Brighton, CO 80601

Location:
E NW SE Section 5,
T3S, R68W, 6th P.M.
39.8181, -105.0209

Subject: Resubmittal with subsurface – 6642 Decatur Major Subdivision Preliminary Plat Case No. PRC2019-00018; Adams County, CO; CGS Unique No. AD-20-0012-2

Dear Mr. Pederson:

Thank you for forwarding the report “Subsurface Study for the Planned Decatur Townhomes, Decatur Street and West 67th Place, Adams County, Colorado” (Hollingsworth Associates, Inc. Job No. 19-492, October 7, 2019), submitted in response to our January 31, 2020 review comments.

Hollingsworth’s Subsurface Study contains a good description of subsurface conditions and soil and bedrock engineering properties based on the results of five borings and laboratory testing. Hollingsworth’s recommendations regarding subgrade preparation, foundations, floor systems, surface and subsurface drainage, pavements, etc. are valid.

Provided Hollingsworth’s recommendations are adhered to, Colorado Geological Survey has no objection to plat approval.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson".

Jill Carlson, C.E.G.
Engineering Geologist



CRESTVIEW WATER & SANITATION DISTRICT

Will Serve Letter

December 18, 2019

Re: Water and Sanitary Sewer Service, 6642 Decatur Street

To Whom It May Concern:

Please be advised that Crestview Water and Sanitation District is willing to provide treated water and sanitary sewer service to a possible development on the parcel no. 0182505403020 with the address of 6642 Decatur Street in Adams County, Colorado that is wholly within the Crestview Water and Sanitation District boundaries.

It will be necessary for the land owner/developer to install adequate water and sanitary sewer mains in accordance with District Rules and Regulations and engineering requirements if required by the District. The land owner/developer is responsible for all engineering studies and plan development/review costs. All water and sewer mains and appurtenances shall be installed at the land owner/developer's expense and deeded free and clear to the District prior to the issuance of any water or sewer taps.

Current connection fees can be provided by contacting our office. Any water and/or sewer services must be approved by Crestview and connected to the appropriate main lines and installed into its permanent structure's foundation prior to completion of the construction of said structure.

If you have any questions or require additional information, please contact our office.

Sincerely,

Mitchell T. Terry
District Manager

RE:

Dear

Denver Water has been asked to determine whether the property described on the attached layout is located within a Distributor's service area and eligible to receive water service. This letter verifies that the property is located within _____ Distributor service area. This property is eligible to receive water. Any project located on the property will be subject to compliance with Denver Water's Operating Rules, Regulations, Engineering Standards and applicable charges. Prior to proceeding with the project, verify with _____ to determine Distributor's ability to serve, rules and regulations affecting service and an additional applicable charges. Please check the fire requirements for the proposed development with the Fire Prevention Bureau and the availability of fire flow from existing mains with the Distributor's Hydraulics Department or with Denver Water's Hydraulics Department.

If you have questions, or you would like to schedule a meeting to discuss the proposed project, please contact Denver Water Sales Administration at 303-628-6100 (Option 2).

Sincerely,

Sales Administration

From: [Woodruff, Clayton](#)
To: [Holden Pederson](#)
Subject: RE-PRC2019-00018
Date: Wednesday, January 29, 2020 3:43:47 PM

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

Holden,

The RTD has no comments at this time as this is a preliminary plat. The RTD will however be very interested in the construction plans for this site based on its location relative to our rail line.

Thank you,



C. Scott Woodruff
Engineer III

Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rd-denver.com



January 22, 2020

Holden Pederson
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: 6642 Decatur Subdivision, PRC2019-00018
TCHD Case No. 6092 & 6103

Dear Mr. Pederson,

Thank you for the opportunity to review and comment on the Major Subdivision Preliminary Plat and roadway vacation to build seven lots for a duplex development located at 6642 Decatur Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

- A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
- Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
- Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

- Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
- Bicycle facilities and racks are provided in convenient locations.

Healthy building design standards:

Building design can impact health in several ways including through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain, the air and water quality, the amount of daylight available, and even by encouraging physical activity and social interaction. TCHD encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

Sidewalks:

Designers of active living communities typically recommend that sidewalks be a minimum of clear width of five (5) feet, the space needed for two people to walk comfortably side by side, with a buffer area like a tree lawn between the sidewalk and the street. TCHD encourages the use of detached sidewalks of at least 5 feet in width throughout the development.

Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed sidewalks and trails that connect with destinations in and adjacent to the community. TCHD recommends the applicant provides sidewalk throughout the development.

Connections to Transit and Nearby Trail:

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits. The site location appears to be about half a mile from the Westminster Station, via Little Dry Creek Trail TCHD recommends that the applicant provides onsite pedestrian facilities to facilitate walking between the site and the light rail station, and to encourage use of the trail. TCHD recommends the applicant provide a sidewalk along Decatur Street.

Radon

Radon is a naturally occurring radioactive gas that is present at high levels in all parts of Colorado due to the presence of uranium in the soil. Radon can enter homes and long-term exposure causes lung cancer. In order to prevent radon from infiltrating the home, TCHD recommends designing new homes so that they are radon resistant. This includes laying a barrier beneath the flooring system, installing a gas-tight venting pipe

6642 Decatur Subdivision
January 22, 2020
Page 3 of 3

from the gravel level through the roof, and sealing and caulking the foundation thoroughly. More information regarding radon and radon-resistant construction techniques can be found here: <https://www.epa.gov/radon/building-new-home-have-you-considered-radon>.

Noise – Site Location

Regular exposure to elevated sound levels can have a negative impact on both physical and mental health by increasing the risk of stress, hearing impairment, hypertension, ischemic heart disease, and sleep disturbance. Due to the site location's directly adjacent to the Light Rail B-Line, the proposed project may be subjected to elevated noise levels. TCHD recommends that the applicant consider how noise mitigation measures could aid in the mitigation of nuisance noises. These measures could include setbacks, sound walls, vegetative barriers, construction design, operational practices, or similar measures.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.

Sincerely,



Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



WILL SERVE LETTER

July 8, 2019

Sam Leger
303 S. Broadway, Suite 200-350
Denver, CO 80209

Re: Decatur Development 6642 Decatur St., Denver, CO 80221

Dear Sam,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electrical service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at Decatur Development, 6642 Decatur St., Denver, CO 80221.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Public Service's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received***
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction***

A scheduled in-service date will be provided once these requirements have been met.

It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for these requirements can be found at [Site Requirements. https://www.xcelenergy.com/staticfiles/xe-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf](https://www.xcelenergy.com/staticfiles/xe-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf) Easement requirements can be found at [Utility Design and Layout](#).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Fabricia Garza
Xcel Energy Planner

Mailing address: Public Service Company of Colorado
5460 W 60th Ave
Arvada, CO 80003



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3308
Facsimile: 303.571.3164
donna.l.george@xcelenergy.com

January 30, 2020

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80801

Attn: Holden Pederson

Re: 6642 Decatur Subdivision Right-of-Way Vacation, Case # PRC2019-00018

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the right-of-way vacation for **6642 Decatur Subdivision** and has a **conflict** in that PSCo has existing electric distribution facilities within the proposed vacation area. Does Adams County reserve utility easements over existing utilities when vacating rights-of-way? If not, the property owner/developer/contractor must contact Frank Grady, Right-of-Way Agent at 303-425-3874, to coordinate an easement by separate document and the timing of this easement with the vacation.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests the following utility easements *within all lots*:

- 6-foot wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is space and drivable pavement for service truck access
- 2-foot wide for electric facilities including space for transformers, pedestals, and cabling
- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement

Space consideration must also be given to locate pad mount transformers and pedestals on this property.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3308 – Email: donna.l.george@xcelenergy.com

From: [Karron Deems](#)
To: [Holden Pederson](#)
Subject: 6642 DECATUR STREET DEVELOPMENT
Date: Tuesday, January 28, 2020 2:22:55 PM

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

I am the owner of 6733 West 67th Place. The above referenced project involves taking the extended roadway East of Decatur which is the only access I have to reach the back portion of my lot which I need to access daily. I strongly disagree with the splitting of said road for this project.

Richard Deems

January 21, 2020

Community and Economic Development Department
4430 South Adams County Parkway
Suite W2000A Brighton, CO 80601-8216

In response to your letter dated January 13, 2020 re: Project # PRC2019-00018 Parcel # 0182505403020

I have several concerns about this new development especially noise and traffic. The noise is most concerning to me as I am directly adjacent to these projected properties.

LIST OF CONCERNS:

Height of units

Parking

Traffic- W 67th is a short street with only one access to Federal Blvd unless a loop is made onto W66th place. W 66th place is a dead end street to the east and has Federal Blvd access to the west.

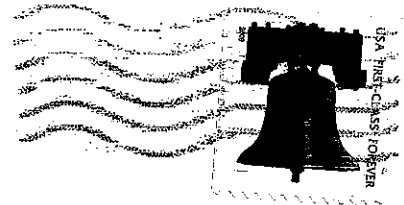
Noise to adjacent properties- Will there be a privacy fence?

Donna Santella 2681 W 66th Place

Donna Santella

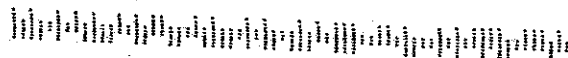
2681 W 66th pl
Den Co 80221

DENVER CO 802
22 JAN 2020 PM 21



Community and Economic Development
4430 S. Adams County PKwy
ste W2000A
Brighton, Co 80601-8216

80601-821601



USPS



Request for Comments

Case Name: 6642 Decatur Subdivision
Project Number: PRC2019-00018

January 13, 2020

The Adams County Planning Commission is requesting comments on the following application: **Major Subdivision Preliminary Plat in order to create seven lots for a duplex development and Roadway Vacation in order to vacate a portion of West 67th Place right-of-way that is located east of Decatur Street.** This request is located at 6642 DECATUR ST. The Assessor's Parcel Number is 0182505403020.

Applicant Information:

SAMUEL LEGER
303 S. BROADWAY
STE 250-300
DENVER, CO 80209

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 2/3/2020 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 HPederson@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.

Holden Pederson
Planner I



Public Hearing Notification

Case Name:	6642 Decatur Subdivision
Case Number:	PRC2019-00018
Planning Commission Hearing Date:	07/23/2020 at 6:00 p.m.
Board of County Commissioners Hearing Date:	08/04/2020 at 9:30 a.m.

June 25, 2020

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Major Subdivision Preliminary Plat in order to create seven lots for a duplex development and Waiver from Subdivision Design Standards in order to allow access to be taken from a private road.

The Assessor's Parcel Number(s) 0182505403020

Applicant Information:

SAMUEL LEGER
303 S. BROADWAY
STE 250-300
DENVER, CO 80209

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.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

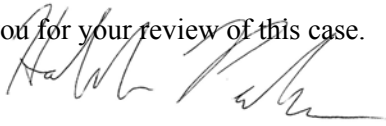
Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

Thank you for your review of this case.

A handwritten signature in black ink, appearing to read "Holden Pederson". The signature is written in a cursive style with a long horizontal stroke at the end.

Holden Pederson

Planner II

PUBLICATION REQUEST

6642 Decatur Subdivision

Case Number: PRC2019-00018
Planning Commission Hearing Date: 07/23/2020 at 6:00 p.m.
Board of County Commissioners Hearing Date: 08/04/2020 at 9:30 a.m.

Request: Major Subdivision Preliminary Plat in order to create seven lots for a duplex development and Waiver from Subdivision Design Standards in order to allow access to be taken from a private road.

Location: 6642 DECATUR ST
Parcel Number: 0182505403020
Case Manager: Holden Pederson

Applicant: SAMUEL LEGER
303 S. BROADWAY
STE 250-300
DENVER, CO 80209

Owner: LEGER PROPERTY GROUP LLC
303 S BROADWAY STE 200-350
DENVER, CO 802091558

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.

Legal Description: SUB:LYNN PETERSON LOT:1



Referral Listing
Case Number PRC2019-00018
6642 Decatur Subdivision

Agency

Contact Information

Adams County Attorney's Office

Christine Fitch
CFitch@adcogov.org
4430 S Adams County Pkwy
Brighton CO 80601
720-523-6352

Adams County CEDD Addressing

Marissa Hillje
PLN
720.523.6837
mhillje@adcogov.org

Adams County CEDD Development Services Engineer

Devt. Services Engineering
4430 S. Adams County Pkwy.
Brighton CO 80601
720-523-6800

Adams County CEDD Right-of-Way

Marissa Hillje
4430 S. Adams County Pkwy.
Brighton CO 80601
720-523-6837
mhillje@adcogov.org

Adams County Community & Economic Development Department

Gina Maldonado
4430 S. Adams County Pkwy
Brighton CO 80601
720-523-6823
gmaldonado@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 Construction Inspection

Gordon .Stevens
4430 S. Adams County Pkwy
Brighton CO 80601
720-523-6965
gstevens@adcogov.org

Adams County Development Services - Building

Justin Blair
4430 S Adams County Pkwy
Brighton CO 80601
720-523-6825
JBlair@adcogov.org

Agency

Contact Information

Adams County Fire Protection District

Chris Wilder
8055 N. WASHINGTON ST.
DENVER CO 80229
(303) 289-4683
cwilder@acfpd.org

Adams County Parks and Open Space Department

Aaron Clark
(303) 637-8005
aclark@adcogov.org

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

Adams County Treasurer

Lisa Culpepper
4430 S Adams County Pkwy
Brighton CO 80601
720.523.6166
lculpepper@adcogov.org

CDOT Colorado Department of Transportation

Bradley Sheehan
2829 W. Howard Pl.
2nd Floor
Denver CO 80204
303.757.9891
bradley.sheehan@state.co.us

Century Link, Inc

Brandyn Wiedreich
5325 Zuni St, Rm 728
Denver CO 80221
720-578-3724 720-245-0029
brandyn.wiedrich@centurylink.com

CITY OF WESTMINSTER

Rita McConnell
4800 W 92ND AVE.
WESTMINSTER CO 80031
303-658-2093
rmcconne@cityofwestminster.us

CITY OF WESTMINSTER

Andy Walsh
4800 W 92nd Avenue
WESTMINSTER CO 80031
303-658-2563
awalsh@cityofwestminster.us

COLO DIV OF MINING RECLAMATION AND SAFETY

ANTHONY J. WALDRON - SENIOR ENV
DEPT. OF NATURAL RESOURCES
1313 SHERMAN ST, #215
DENVER CO 80203
303-866-4926
tony.waldron@state.co.us

Agency

Contact Information

COLO DIV OF WATER RESOURCES

Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203
303-866-3581
joanna.williams@state.co.us

COLO DIV OF WATER RESOURCES

Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203
303-866-3581
joanna.williams@state.co.us

COLORADO DEPT OF TRANSPORTATION

Steve Loeffler
2000 S. Holly St.
Region 1
Denver CO 80222
303-757-9891
steven.loeffler@state.co.us

COLORADO DIVISION OF WILDLIFE

Serena Rocksund
6060 BROADWAY
DENVER CO 80216
3039471798
serena.rocksund@state.co.us

COLORADO DIVISION OF WILDLIFE

Matt Martinez
6060 BROADWAY
DENVER CO 80216-1000
303-291-7526
matt.martinez@state.co.us

COLORADO GEOLOGICAL SURVEY

Jill Carlson
1500 Illinois Street
Golden CO 80401
303-384-2643 303-384-2655
CGS_LUR@mines.edu

Colorado Geological Survey: CGS_LUR@mines.edu

Jill Carlson
Mail CHECK to Jill Carlson
303-384-2643 303-384-2655
CGS_LUR@mines.edu

COMCAST

JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260
303-603-5039
thomas_lowe@cable.comcast.com

Crestview Water & Sanitation

Patrick Stock
7145 Mariposa St
PO Box 21299
Denver CO 80221-0299
303-430-1660 303-434-0607
PatrickStock@crestviewwater.net

Agency

Contact Information

GOAT HILL

SHARON WHITEHAIR
2901 W 63RD
AVE SP:0047
DENVER CO 80221
720 480-2831
sharonwhitehair@gmail.com

METRO WASTEWATER RECLAMATION

CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229
303-286-3338
CSIMMONDS@MWRD.DST.CO.US

NS - Code Compliance

Kerry Gress
kgress@adcogovorg
720.523.6832
kgress@adcogov.org

Pomponio Terrace Metropolitan District

Zachary White
2154 E. Commons Avenue, #2000
Centennial CO 80122
0
zwhite@wbapc.com

REGIONAL TRANSPORTATION DIST.

Engineering RTD
1560 BROADWAY SUITE 700
DENVER CO 80202
303-299-2439
engineering@rtd-denver.com

United States Postal Service

Arlene Vickrey
303-853-6644
Arlene.A.Vickrey@usps.gov

United States Postal Service

Jason Eddleman
303-853-6025
Jason.G.Eddleman@usps.gov

US EPA

Stan Christensen
1595 Wynkoop Street
DENVER CO 80202
1-800-227-8917
christensen.stanley@epa.gov

WESTMINSTER FIRE DEPT.

CAPTAIN DOUG HALL
9110 YATES ST.
WESTMINSTER CO 80031
303-430-2400 x4542
dhall@ci.westminster.co.us

WESTMINSTER SCHOOL DISTRICT #50

Jackie Peterson
7002 Raleigh Street
WESTMINSTER CO 80030
720-542-5100
jpeterson@adams50.org

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

2661 W 65TH PLACE LLC
PO BOX 1500
ARVADA CO 80001-1500

BUSTAMANTE FRANCISCO JR AND
SANTILLANO NATIVIDAD S MORALES
2885 W 65TH PL UNIT A
DENVER CO 80221-2244

2812 W 66TH LLC
C/O DEERWOODS REAL ESTATE MANAGEMENT
510 E 51ST AVE
DENVER CO 80216-2091

CARDEL HOMES US LIMITED PARTNERSHIP
9110 E NICHOLS AVE STE 120
CENTENNIAL CO 80112-3451

6606-6640 N FEDERAL BL LLC
21521 MAIN AVE
GOLDEN CO 80401

CARDEL WESTMINSTER TOWNHOMES LLC
9110 E NICHOLS AVE STE 120
CENTENNIAL CO 80112-3451

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

CITY OF WESTMINSTER
4800 W 92ND AVE
WESTMINSTER CO 80030-6399

ALVAREZ JAIME
2863 W 65TH PL
DENVER CO 80221

COLORADO HOSPITALITY SERVICES INC
10 E 120TH AVE
NORTHGLENN CO 80233-1002

ARCHDIOCESE OF DENVER THE
OUR LADY OF VISITATION
1300 SOUTH STEELE STREET
DENVER CO 80210

CRESTVIEW WATER AND SANITATION DISTRICT
PO BOX 21299
DENVER CO 80221-0299

ARCHULETA JOSEPH AND
ARCHULETA KATY E
2621 W 65TH PLACE
DENVER CO 80221

DEEMS RICHARD AND
MS KARRON
1284 W 6TH AVE
BROOMFIELD CO 80020-1802

BENNETT DAWN D
2885 W 65TH PLACE NO. B
DENVER CO 80221

ESPERANZA HOLDING COMPANY LLC
1123 SANTA FE DR
DENVER CO 80204-3543

BPI WESTMINSTER LLC
2880 BRYANT ST
DENVER CO 80211-4223

GARCIA MANUEL AND
GARCIA MARGARITA
990 HAZEL COURT
DENVER CO 80204

BURKEY MANAGEMENT COMPANY
12021 PENNSYLVANIA ST STE 102
THORNTON CO 80241-3151

JAIME EDI S AND
JAIME SANDRA V
1146 S KENDALL CT
LAKEWOOD CO 80232-5751

LEGER PROPERTY GROUP LLC
303 S BROADWAY STE 200-350
DENVER CO 80209-1558

OLIVAS DENNIS L
7060 AVRUM DRIVE
DENVER CO 80221

LOPEZ SERBULA M AND
LOPEZ TOBIAS DAVID
2710 W 66TH PL
DENVER CO 80221-2218

OLIVAS GREGORY K
13475 FAIRPLAY ST
BRIGHTON CO 80601-6952

MAESTAS SANDRA
PO BOX 2
DUPONT CO 80024

OROZCO MARIA V
1799 E 96TH WAY
DENVER CO 80229-2415

MARTINEZ DAMARIS
3613 S FLANDERS ST
AURORA CO 80013-3949

POMPONIO TERRACE HOLDINGS LLC
ATTN JAMES R MERLINO
9110 E NICHOLS AVE SUITE 120
CENTENNIAL CO 80112

MATLACK ANTHONY W
6660 DECATUR
DENVER CO 80221

POMPONIO TERRACE METROPOLITAN DISTICT
C/O WHITE BEAR AND ANKELE
CENTENNIAL CO 80122-1880

MIDTOWN FACILITY LLC
6465 GREENWOOD PLAZA BLVD STE 700
CENTENNIAL CO 80111-7103

RAMOS ROSEMARY
2833 W 65TH PL
DENVER CO 80221-2250

MONTOYA TROY E
6665 DECATUR ST
DENVER CO 80221-2227

ROBINSON JAMES E AND
ROBINSON SHARON A
8225 W 67TH PL
ARVADA CO 80004-3386

MOWINSKI DAN AND
LIKENS KIMBERLY
2581 W 66TH PL
DENVER CO 80221-2213

RSM INVESTMENT CO LLC
1770 E 69TH AVE
DENVER CO 80229

NAVARRETE TOMAS
3185 W HAWTHORNE PL
DENVER CO 80221

SALVATION ARMY THE
PO BOX 2369
DENVER CO 80201

NEW DIRECTION IRA VANNA ROBBINS IRA
1070 W CENTURY DR APT 101
LOUISVILLE CO 80027

SOTO JESUS E AND
SOTO LETICIA A
19549 E 40TH PL
DENVER CO 80249-7171

STRONG CAPITAL V LP
5910 NORTH CENTRAL EXPRESSWAY SUITE 1580
DALLAS TX 75206

ARCHULETA JOSEPH AND
ARCHULETA KATY E
OR CURRENT RESIDENT
2621 W 65TH PLACE
DENVER CO 80221

TWO FUSES LLC
347 FOREST ST
DENVER CO 80220-5752

BARRIOS MIGUEL GUERRERO AND
RAMIREZ SILVIA LOPEZ
OR CURRENT RESIDENT
2820 W 67TH PL
DENVER CO 80221-2226

U-STORE-IT LP
PTA USI NO. 769
PO BOX 320099
ALEXANDRIA VA 22320

BENNETT DAWN D
OR CURRENT RESIDENT
2885 W 65TH PLACE NO. B
DENVER CO 80221

VALDEZ ADELLA/TIMOTHY/FRANCES/JOAN AND
VALDEZ DANIEL/KATHERINE
7160 BERTHOUD ST
WESTMINSTER CO 80030-5633

BURK WILLIAM R
OR CURRENT RESIDENT
2843 W 67TH PL
DENVER CO 80221-2225

VERHEY RICHARD J AND
VERHEY JANETTE M
116 KRAMERIA ST
DENVER CO 80220-5929

CARTER GRETCHEN AND
CARTER MICHAEL
OR CURRENT RESIDENT
6759 CANOSA ST
DENVER CO 80221-2372

VERHEY RICHARD J/JANETTE M/RICHARD J
VERHEY JANETTE M
116 KRAMERIA ST
DENVER CO 80220-5929

COELHO JAMES R
OR CURRENT RESIDENT
2701 W 66TH PL
DENVER CO 80221-2217

WELLS CHARLES J AND
WELLS SHARON L
2580 W 66TH PL
DENVER CO 80221-2214

DURAN BONIFACIO E AND
DURAN ANNETTE D
OR CURRENT RESIDENT
2792 W 66TH PL
DENVER CO 80221-2218

WELLS CHARLES J AND
WELLS SHARON
2580 W 66TH PL
DENVER CO 80221-2214

EQUITY TRUST COMPANY
OR CURRENT RESIDENT
2841 W 66TH PL
DENVER CO 80221-2219

AGUILERA ANA CRYSTAL AND
CARRILLO ANA LUISA
OR CURRENT RESIDENT
2853 W 67TH PL
DENVER CO 80221-2225

FAIRBANKS LINDA M AND
TRUJILLO RAYMOND G
OR CURRENT RESIDENT
2760 W 66TH PLACE
DENVER CO 80221

ANDREWS TRAVIS R AND
NEWMAN JENNIFER A
OR CURRENT RESIDENT
6758 CANOSA ST
DENVER CO 80221-2372

FORD ALBERT J
OR CURRENT RESIDENT
2840 W 67TH PL
DENVER CO 80221-2226

FRAZIER GARY W
OR CURRENT RESIDENT
2703 W 66TH PL
DENVER CO 80221-2217

MARTINEZ PHILLIP
OR CURRENT RESIDENT
2850 W 66TH PL
DENVER CO 80221-2220

GARTZ KEVIN
OR CURRENT RESIDENT
2740 W 66TH PL
DENVER CO 80221

MATA JOSE
OR CURRENT RESIDENT
2816 W 66TH PL
DENVER CO 80221-2220

GOODWILL INDUSTRIES OF DENVER
OR CURRENT RESIDENT
6850 FEDERAL BLVD
DENVER CO 80221

MATLACK CODY C AND
MATLACK NICHOLE
OR CURRENT RESIDENT
2680 W 66TH PL
DENVER CO 80221-2218

INSKEEP CHARLES C AND
INSKEEP CLAUDETTE M
OR CURRENT RESIDENT
2620 W 66TH PL
DENVER CO 80221-2218

MEDINA YESENIA MELENDEZ
OR CURRENT RESIDENT
2705 W 66TH PL
DENVER CO 80221-2217

KELLOGG EUGENE D
OR CURRENT RESIDENT
2700 W 66TH PLACE
DENVER CO 80221

MONTOYA TROY E
OR CURRENT RESIDENT
6665 DECATUR ST
DENVER CO 80221-2227

LOPEZ JOSEPH AND LOPEZ TOBIAS D AND
LOPEZ SERBULA M
OR CURRENT RESIDENT
2710 W 66TH PL
DENVER CO 80221-2218

MORENO ROLANDO
OR CURRENT RESIDENT
6685 DECATUR STREET
DENVER CO 80221

MAILLOUX JACQUES
OR CURRENT RESIDENT
2830 W 67TH PLACE
DENVER CO 80221

MORUA CHRISTIAN MICHEL MORALES
OR CURRENT RESIDENT
2520 W 66TH PL
DENVER CO 80221-2214

MARQUEZ DANIEL L AND
MARQUEZ SUZANNA M
OR CURRENT RESIDENT
2641 W 65TH PL
DENVER CO 80221-2201

MOWINSKI DAN AND
LIKENS KIMBERLY
OR CURRENT RESIDENT
2581 W 66TH PL
DENVER CO 80221-2213

MARQUEZ JAMES VICTOR AND
MARQUEZ LISA K
OR CURRENT RESIDENT
2661 W 66TH PL
DENVER CO 80221

NEYENS EUGENE M
OR CURRENT RESIDENT
2570 W 66TH PL
DENVER CO 80221-2214

MARTIN DYLAN N
OR CURRENT RESIDENT
6781 CANOSA ST
DENVER CO 80221-2372

RAGSDALE KERRY L AND
RAGSDALE RAMONA F
OR CURRENT RESIDENT
2803 W 66TH PL
DENVER CO 80221-2219

RAIGOSA DANIEL SR AND
RAIGOSA OLIVIA
OR CURRENT RESIDENT
2705 W 65TH PLACE
DENVER CO 80221

WOHLLEBER MAYLENE ANNE
OR CURRENT RESIDENT
2853 W 65TH PL
DENVER CO 80221-2209

RAMOS ROSEMARY
OR CURRENT RESIDENT
2833 W 65TH PL
DENVER CO 80221-2250

CURRENT RESIDENT
2812 W 66TH PL APT 1
DENVER CO 80221-2200

ROJO LINDA LOU
OR CURRENT RESIDENT
2550 W 66TH PL
DENVER CO 80221-2214

CURRENT RESIDENT
2812 W 66TH PL APT 2
DENVER CO 80221-2200

SANCHEZ AURELIO TORRES AND
TORRES CHRISTINA V
OR CURRENT RESIDENT
2693 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2812 W 66TH PL APT 3
DENVER CO 80221-2200

SANTELLA DONNA LYNN
OR CURRENT RESIDENT
2681 W 66TH PL
DENVER CO 80221-2217

CURRENT RESIDENT
2812 W 66TH PL APT 4
DENVER CO 80221-2200

TIFFT WILLIAM L AND
WHITE NANCY R
OR CURRENT RESIDENT
6771 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
2812 W 66TH PL APT 5
DENVER CO 80221-2200

VIGIL ODELIA
OR CURRENT RESIDENT
2650 W 66TH PL
DENVER CO 80221-2218

CURRENT RESIDENT
2812 W 66TH PL APT 6
DENVER CO 80221-2200

WELLS CHARLES J JR AND
WELLS SHARON
OR CURRENT RESIDENT
2580 W 66TH PLACE
DENVER CO 80221

CURRENT RESIDENT
2531 W 65TH PL
DENVER CO 80221-2201

WEN T TAP AND LUCYANN C YAP REVOCABLE TRUST
OR CURRENT RESIDENT
6756 CLAY ST
DENVER CO 80221-2337

CURRENT RESIDENT
2555 W 65TH PL
DENVER CO 80221-2201

WILLIAMS CHRISTOPHER O AND
WILLIAMS DEBORAH E
OR CURRENT RESIDENT
6766 CLAY ST
DENVER CO 80221-2337

CURRENT RESIDENT
2595 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2661 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2702 W 66TH PL
DENVER CO 80221-2218

CURRENT RESIDENT
2681 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2704 W 66TH PL
DENVER CO 80221-2218

CURRENT RESIDENT
2821 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2831 W 66TH PL
DENVER CO 80221-2219

CURRENT RESIDENT
2831 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2881 W 66TH PL
DENVER CO 80221-2219

CURRENT RESIDENT
2901 W 65TH PL
DENVER CO 80221-2209

CURRENT RESIDENT
2900 W 66TH PL
DENVER CO 80221-2220

CURRENT RESIDENT
2561 W 66TH PL
DENVER CO 80221-2213

CURRENT RESIDENT
2833 W 67TH PL
DENVER CO 80221-2225

CURRENT RESIDENT
2560 W 66TH PL
DENVER CO 80221-2214

CURRENT RESIDENT
2860 W 67TH PL
DENVER CO 80221-2226

CURRENT RESIDENT
2590 W 66TH PL
DENVER CO 80221-2214

CURRENT RESIDENT
2870 W 67TH PL
DENVER CO 80221-2226

CURRENT RESIDENT
2621 W 66TH PL
DENVER CO 80221-2217

CURRENT RESIDENT
2890 W 67TH PL
DENVER CO 80221-2226

CURRENT RESIDENT
2791 W 66TH PL
DENVER CO 80221-2217

CURRENT RESIDENT
6660 DECATUR ST
DENVER CO 80221-2228

CURRENT RESIDENT
6670 DECATUR ST
DENVER CO 80221-2228

CURRENT RESIDENT
6640 FEDERAL BLVD UNIT B
DENVER CO 80221-2253

CURRENT RESIDENT
2861 W 66TH PL APT A
DENVER CO 80221-2229

CURRENT RESIDENT
6640 FEDERAL BLVD UNIT C
DENVER CO 80221-2253

CURRENT RESIDENT
2861 W 66TH PL APT B
DENVER CO 80221-2229

CURRENT RESIDENT
6640 FEDERAL BLVD UNIT D
DENVER CO 80221-2253

CURRENT RESIDENT
2861 W 66TH PL APT C
DENVER CO 80221-2229

CURRENT RESIDENT
6700 CLAY ST
DENVER CO 80221-2337

CURRENT RESIDENT
2621 W 65TH PL APT A
DENVER CO 80221-2242

CURRENT RESIDENT
6712 CLAY ST
DENVER CO 80221-2337

CURRENT RESIDENT
2621 W 65TH PL APT B
DENVER CO 80221-2242

CURRENT RESIDENT
6722 CLAY ST
DENVER CO 80221-2337

CURRENT RESIDENT
2885 W 65TH PL UNIT A
DENVER CO 80221-2244

CURRENT RESIDENT
6734 CLAY ST
DENVER CO 80221-2337

CURRENT RESIDENT
2833 W 65TH PL UNIT A
DENVER CO 80221-2251

CURRENT RESIDENT
6746 CLAY ST
DENVER CO 80221-2337

CURRENT RESIDENT
2833 W 65TH PL UNIT B
DENVER CO 80221-2251

CURRENT RESIDENT
6778 CLAY ST
DENVER CO 80221-2337

CURRENT RESIDENT
6640 FEDERAL BLVD UNIT A
DENVER CO 80221-2253

CURRENT RESIDENT
6658 CANOSA ST
DENVER CO 80221-2371

CURRENT RESIDENT
6672 CANOSA ST
DENVER CO 80221-2371

CURRENT RESIDENT
6736 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6680 CANOSA ST
DENVER CO 80221-2371

CURRENT RESIDENT
6737 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6690 CANOSA ST
DENVER CO 80221-2371

CURRENT RESIDENT
6748 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6700 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6749 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6704 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6770 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6705 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6710 FEDERAL BLVD
DENVER CO 80221-2626

CURRENT RESIDENT
6714 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6728 FEDERAL BLVD
DENVER CO 80221-2626

CURRENT RESIDENT
6715 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6780 FEDERAL BLVD
DENVER CO 80221-2626

CURRENT RESIDENT
6726 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6790 FEDERAL BLVD
DENVER CO 80221-2626

CURRENT RESIDENT
6727 CANOSA ST
DENVER CO 80221-2372

CURRENT RESIDENT
6701 ZUNI ST
DENVER CO 80221-2698

CERTIFICATE OF POSTING



I, **Holden Pederson**, do hereby certify that I had the property posted at

6642 Decatur Street

on **July 8, 2020**

in accordance with the requirements of the Adams County Zoning Regulations

Holden Pederson

6642 Decatur Subdivision

PRC2019-00018

West 67th Place and Decatur Street

August 4, 2020

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Holden Pederson



Request

1. Major Subdivision Preliminary Plat to create 7 lots for a duplex development.
2. Waiver from Subdivision Design Standards in order to allow access to be taken from a private road.

Aerial View



Westminster Station

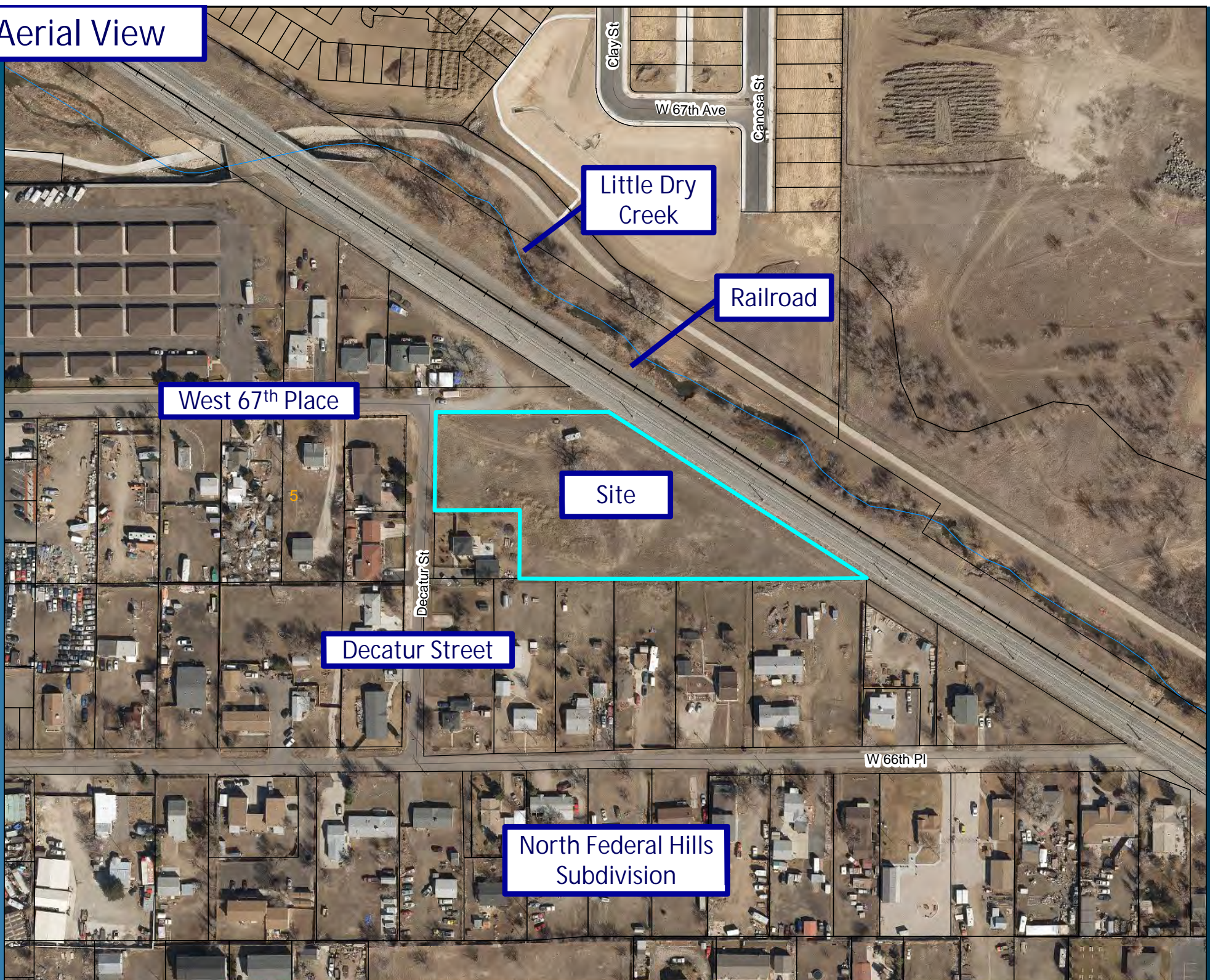
Federal Boulevard

Pomponio Terrace

Site

Midtown at Clear Creek

Aerial View



Little Dry
Creek

Railroad

West 67th Place

Site

Decatur Street

North Federal Hills
Subdivision

Clay St

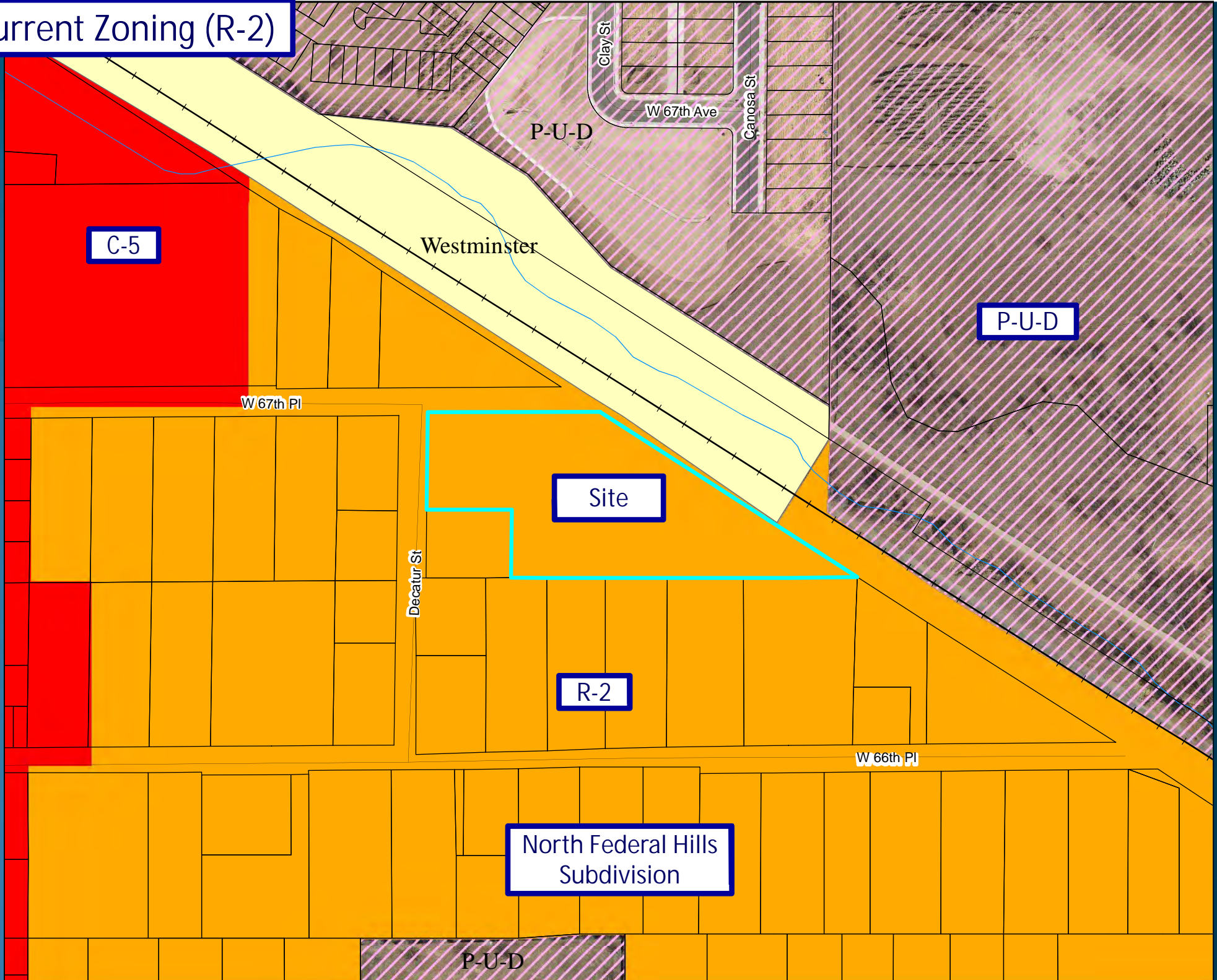
W 67th Ave

Canosa St

Decatur St

W 66th Pl

Current Zoning (R-2)



C-5

P-U-D

P-U-D

Site

R-2

North Federal Hills
Subdivision

P-U-D

W 67th Pl

Decatur St

W 66th Pl

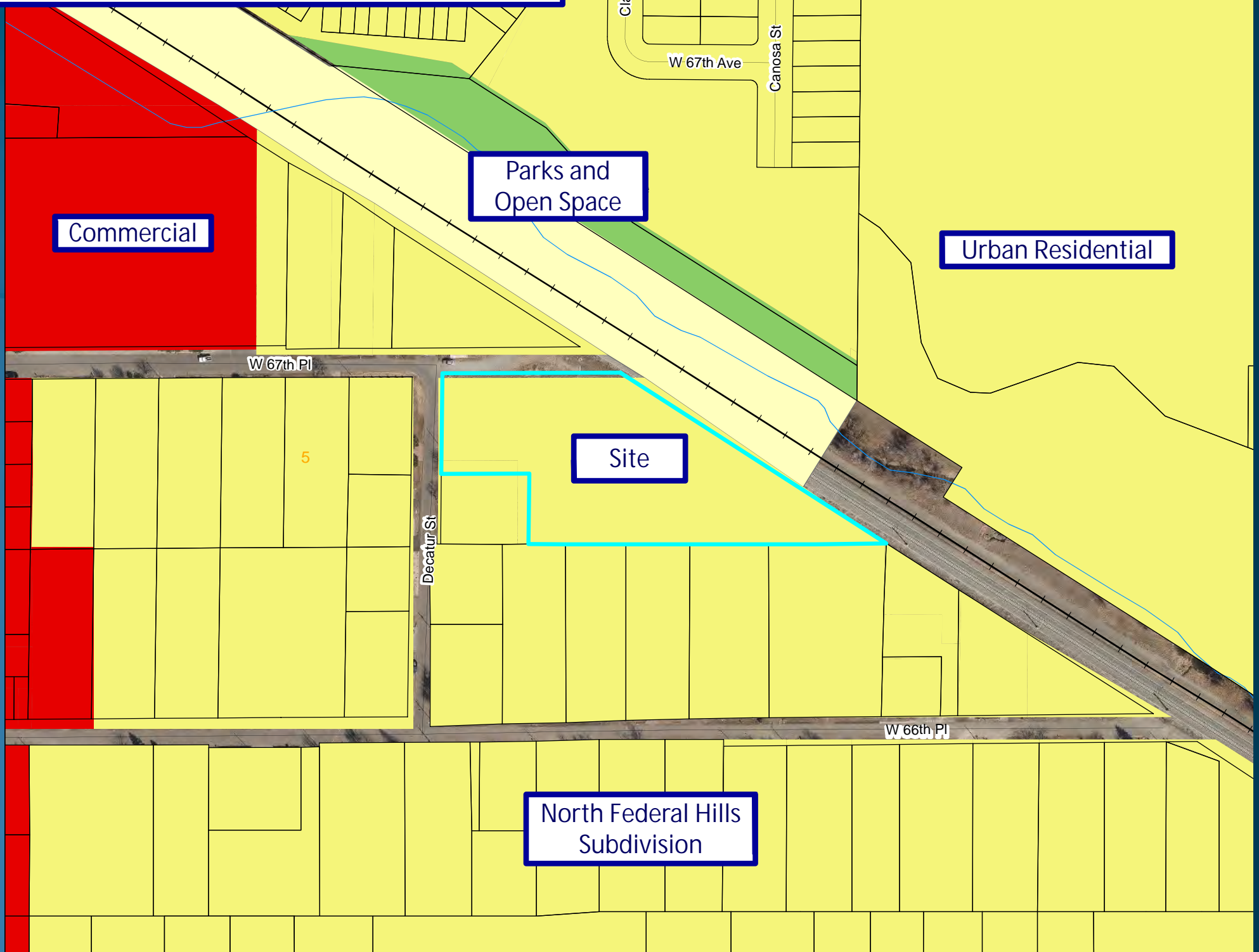
Clay St

W 67th Ave

Canosa St

Westminster

Future Land Use (Urban Residential)



Commercial

Parks and Open Space

Urban Residential

Site

North Federal Hills Subdivision

W 67th Pl

Decatur St

Clay St

W 67th Ave

Canosa St

W 66th Pl

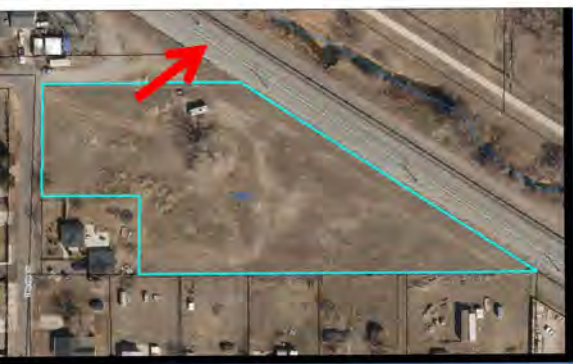
5











Criteria for Major Subdivision Preliminary Plat

Section 2-02-19-03-05

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Conforms to Subdivision Design Standards
4. Sufficient Water Supply
5. Established Sewage Disposal
6. Identified Soil & Topographical Issues
7. Adequate Drainage Improvements
8. Conforms to Density Standards
9. Compatible & Harmonious to Surrounding Area





Criteria for Waiver from Subdivision Design Standards

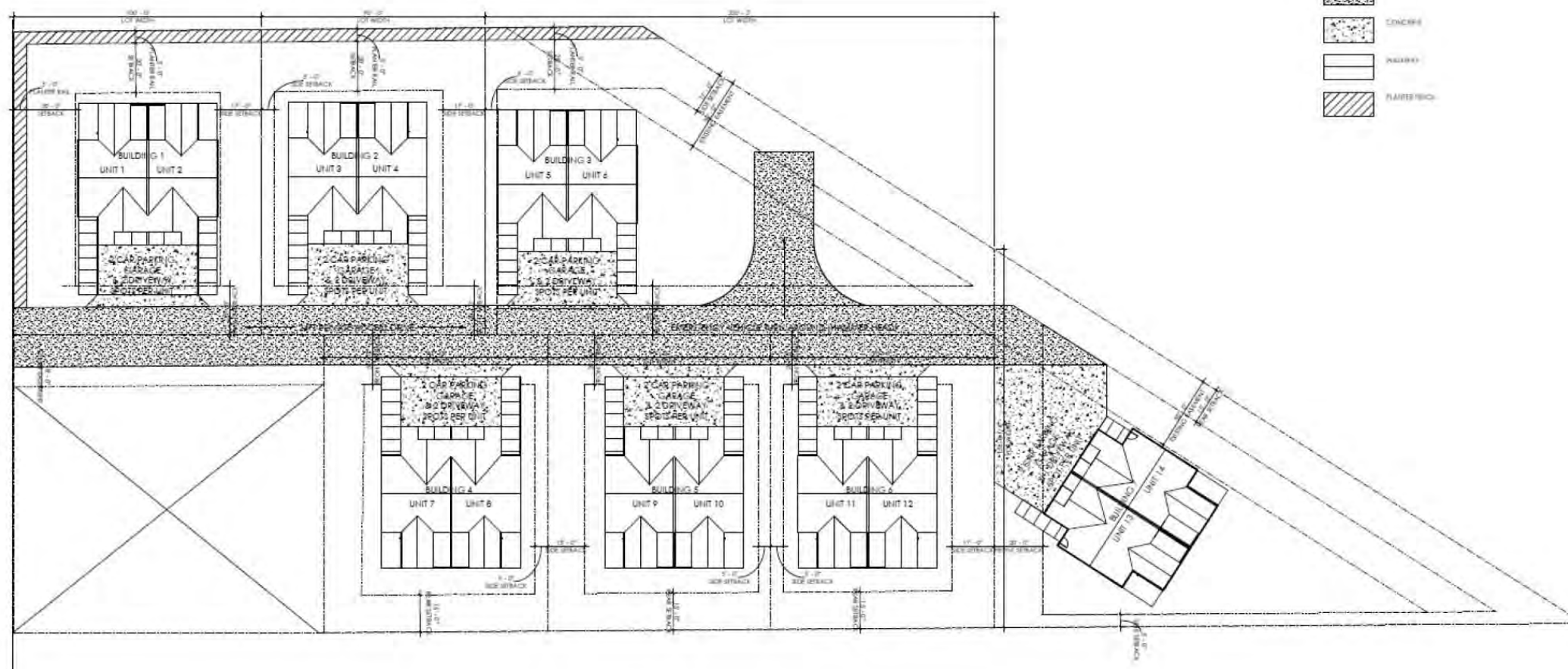
Section 2-02-17-05

1. Extraordinary hardships or practical difficulties result from strict compliance
2. Purpose of the regulations are served to a greater extent by the alternative proposal
3. Waiver would not nullify the purpose of the regulations

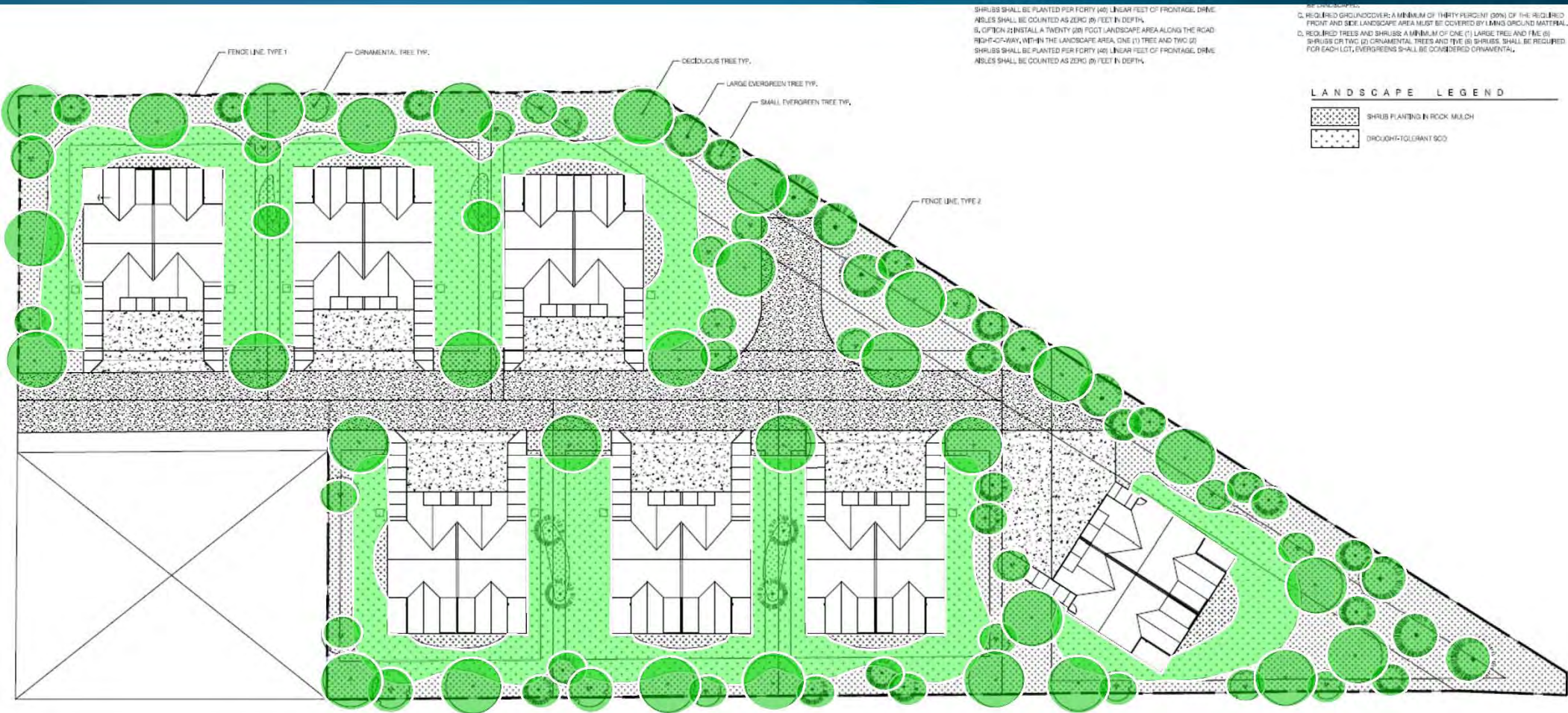
Site Plan

FLAGNOTES

-  ASPHALT
-  CONCRETE
-  PAVERIES
-  PLASTER/BIOD



Landscape Plan



Referral Comments

Notifications Sent*	# Comments Received
160	2

*Property owners and residents within 750 ft.

External Referral Agencies Responding with Concerns:

None.

External Referral Agencies Responding without Concerns:

Adams County Fire Protection District

Colorado Department of Transportation

Crestview Water and Sanitation District / Denver Water / Colorado Division of Water Resources

Colorado Geological Survey

Regional Transportation District

Tri-County Health Department

Xcel Energy

Planning Commission Update

(July 23, 2020)

- The following 10th Condition of Approval was included by the Planning Commission: “Staff and the applicant will examine the feasibility of the roadway being placed in a tract for this project, alternate to the current easement shown on the preliminary plat.”
- PC inquired about the proposed private road being placed in a tract, the long-term maintenance of the private road, the maneuverability of the proposed automobile turns, future Condominium Plats for the overall site, and the materials that the potential noise barrier wall would be constructed from.

Summary

- Consistent with minimum zone district standards.
- Compatible with surrounding area and Comprehensive Plan.
- Water, Sewage, Electric, and details regarding Soil and Topographical considerations have been provided.
- Planning Commission concerns addressed by the applicant.

PC and Staff Recommendation

(PRC2019-00018; 6642 Decatur Subdivision)

The Planning Commission and staff recommend APPROVAL of the subject request (PRC2019-00019) with 12 Findings-of-Fact, 10 Conditions of Approval, and 2 Notes to the applicant.

Recommended Conditions

1. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.
2. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
3. A Subdivision Improvements Agreement and collateral shall be submitted prior to scheduling any public hearing for a final plat application.
4. A public land dedication fee for parks and schools shall be paid to Adams County submitted prior to scheduling any public hearing for a final plat application. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
5. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.
6. Applicant must include landscape tract(s) around the perimeter of the overall site in order to prevent the creation of double frontage lots. The Final Plat must be modified from this Preliminary Plat approval in order to include the new landscape tract(s).

Recommended Conditions (cont.)

7. If noise levels adjacent to the railroad exceed 60dBA, the applicant must construct a noise barrier along the portion of the site that abuts the railroad according to Colorado Department of Transportation (CDOT) standards. As part of the subsequent Final Plat application, applicant must submit the results of the proposed noise level study for CDOT and staff's review. If required, noise barriers must be installed prior to issuance of any building permits for residential structures, and a subdivision improvements agreement and appropriate collateral will be required to cover the costs of any required noise barriers prior to platting.
8. A nest survey to determine if any active nests are present in the project area shall be completed at least one week prior to the commencement of construction with survey findings reported to the County.
9. Applicant must provide construction plans to the Regional Transportation District (RTD) for their review, prior to receiving building permit approval. The RTD has requested this review due to the site's proximity to their railroad.
10. Staff and the applicant will examine the feasibility of the roadway being placed in a tract for this project, alternate to the current easement shown on the preliminary plat.

Recommended Notes

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. The preliminary plat approval shall lapse on August 4, 2022 if a final plat application is not submitted.

Recommended Findings-of-Fact

Major Subdivision Preliminary Plat:

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.

Recommended Findings-of-Fact (cont.)

7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
 - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

Recommended Findings-of-Fact (cont.)

Waiver from Subdivision Design Standards:

10. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations.
11. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
12. The waiver does not have the effect of nullifying the purpose of these standards and regulations.